



JohnsonMowat
Planning & Development Consultants

Strata Homes Ltd

**Land off Westgate, Cleckheaton
Local Plan Allocation – MXS9**

**FULL PLANNING APPLICATION FOR THE ERECTION OF 194 NO. RESIDENTIAL
DWELLINGS**

HEALTH IMPACT ASSESSMENT



Land off Westgate Cleckheaton
Strata Homes Ltd

Health Impact Assessment

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1.0 INTRODUCTION

1.1 This Health Impact Assessment has been prepared on behalf of Strata Homes Limited to examine the potential health effects associated with the proposed full planning application for the residential development of 194 dwellings and associated works in relation to land off Westgate, Cleckheaton

Background

1.2 Kirklees Council produced a 'Health Impact Assessment in Framework' as part of a Sustainability Appraisal document in 2015 to support the Local Plan. This states:

"HIA seeks to measure the potential health impacts of a policy, programme or project on the wider population. The rationale of the assessment is to assess impacts on health and health inequalities in a systematic and transparent way. Ultimately the aims of the HIA are to reduce health inequalities, contribute to improved health and contribute to better decision making".

1.3 The social detriments of health with links to planning are listed below:

- ***"Housing***
- ***Access to public services***
- ***Opportunities for physical activity***
- ***Air quality, noise and neighbourhood amenity***
- ***Accessibility and transport***
- ***Crime reduction and community safety***
- ***Access to healthy food***
- ***Access to work and impact of unemployment and low incomes***
- ***Social cohesion and social capital***
- ***Resource minimisation***
- ***Climate change***
- ***Fuel poverty"***

1.4 The HIA works towards combatting these social detriments which have a direct and indirect influence on planning. The HIA Framework is based on social determinants of health identified in the Marmot review of health inequalities in England, which found that social inequalities in health arise because of inequalities that exist in the conditions of daily life and the fundamental drivers that give rise to these.



1.5 Policy LP47 of the Kirklees Local Plan reads:-

“... Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts.”

1.6 This Health Impact Assessment fully complies with the Provisions of the Local Plan, in particular Policy LP47.



2.0 SCHEME DESCRIPTION

Site Description

- 2.1 The application site is located within the settlement of Cleckheaton within the administrative boundaries of Kirklees Council.
- 2.2 The application site is allocated for mixed of uses including housing in the Kirklees Local Plan (site allocation ref. MXS9). The indicative residential capacity of the application site is 223 dwellings, however there is a requirement to retain the existing commercial units.
- 2.3 The application site comprises around 6.46 hectares of previously developed land located to the south of Westgate, around 800 metres to the west of Cleckheaton town centre. Cleckheaton is well located in relation to the town centre of Huddersfield, as well as the city centres of Leeds and Bradford, all of which are within 12 miles of the application site. In this context Cleckheaton is a sustainable location which is currently served by a range of shops and services.
- 2.4 The application site historically has accommodated a number of industrial uses and is now largely cleared of built form and laid to scrub and grassland. The industrial uses have included the Quarry Brick Works, Westgate Chemical Works, Wharfe Works (Machinery) and the Old Rolling Mill (Iron)
- 2.5 Access is available from a number of roads off Westgate, Taylor Street, Stone Street and Robert Street and from the south via Quarry Road. Westgate, an adopted road which leads on to the A643 before joining the M62.
- 2.6 There are still a number of commercial businesses operating from the application site. These are: -
- Steve Croft Transport; and,
 - Stables Garage
- 2.7 An area of land previously leased by Tangerine Confectionary Limited (accessed from Stone Street) is now used for car parking (circa. 45 spaces). To the west of the application



site there is a vacant commercial unit which was formerly occupied by Ward Fabrications. Cumulatively the remaining commercial buildings extend to 3,852 sq m.

- 2.8 The surrounding area is of mixed character with terraced housing to the east, industrial and commercial uses to the north and west and woodland and pasture land to the south. Blacup Beck runs to the south of the application site.
- 2.9 The entirety of the application site is outside of the Coal Mining High Risk Area as defined by the Coal Authority.
- 2.10 No designated or non-designated built heritage assets fall with the application site or its immediate vicinity. A number of designated assets fall within the locality of the application site; these include Cleckheaton Library, the Chapel at Cleckheaton Cemetery, the Church of St. Luke and Lower Blacup Farmhouse.
- 2.11 The majority of the site is within Flood Zone 1, with areas of Flood Zone 2 and 3 to the southern section of the application site. As discussed at pre-app, this area has become a focus

The Proposal

- 2.12 The planning application to which this Planning Case Report supports, seeks outline planning permission for the erection of 194 no. dwellings with the matters of access, layout and landscaping for consideration at this stage (all other matters reserved). This Phase of development will be accessed via the existing access from Westgate, as detailed on the proposed site layout.
- 2.13 The site falls wholly within the settlement of Cleckheaton and forms a mixed use allocation MXS9 in the adopted Kirklees Local Plan (February 2019).
- 2.14 The proposed accommodation schedule is detailed on the supporting site plan and further set out in the supporting Design and Access Statement.

3.0 POLICY CONTEXT

National Health Policy

3.1 National Health Policy is set out in a wide range of sources including White Papers, various strategy and operational publications and ministerial speeches. The health policy of the Conservative Government is still emerging but there are some key themes that are likely to have a lasting impact. These include:

- A focus on prevention of ill health (being proactive)
- Local decision making
- Greater clinical input in decision making (particularly general practitioners)
- A focus on health outcomes
- Greater plurality of healthcare provision, with more voluntary and independent sector providers competing for work alongside public sector bodies.

3.2 There are many policy documents dealing with specific health issues (eg. heart disease, mental health etc.) but the rest of this chapter highlights some important overall policy drivers. An important document to set the scene for future planning is the recent NHS White Paper (July 2010 - Equality and Excellence: Liberating the NHS). This has four main elements:

1) Putting patients and the public first:

“We will put patients at the heart of the NHS, through an information revolution and greater choice and control” (p3).

2) Improving healthcare outcomes:

“To achieve our ambition for world-class healthcare outcomes, the services must be focused on outcomes and the quality standards that deliver them. The Government’s aims are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all” (p4).

3) Autonomy, accountability and democratic legitimacy:

“The Government’s reforms will empower professionals and providers, giving them more autonomy and in return, making them more accountable for the results they



achieve, accountable to patients through choice and accountable to the public at local levels” (p5).

4) Cutting bureaucracy and improving efficiency:

“The NHS will need to achieve unprecedented efficiency gains with saving reinvested in front line services, to meet the current financial challenge and the future costs of topographic and technological change” (p5).

3.3 It will therefore be increasingly important to ensure that general practitioners and the local authority are involved in the health impacts of development proposals. The emphasis on choice and competition also means that the pattern of health services provision is likely to be different in future, with a strong possibility of new health providers being in place locally.

3.4 Within the overall policy context, some strategic priorities for the NHS are set out in a 5 year plan for 2010 to 2015, published in December 2009 (Department of Health, NHS 2010-2015 From Good to Great: Preventative, People-centred, Productive). This included a commitment to:

- More rights for patients
- Accelerated improvements in quality across five key areas of care
- Transformed services for those with a long term condition
- Ensuring that a proportion of hospital income is dependent on patients experience and satisfaction with services.

3.5 More detailed priorities for the NHS are set out each year in the Department of Health Operating Framework. This NHS Operating Framework sets out the planning, performance and financial requirements for NHS organisations in 2012/13 and the basis on which they will be held to account. To improve services for patients, there will be four key themes for all NHS organisations during 2012/13:

1. Putting patients at the centre of decision making
2. Completion of the last year of transition to the new system, building the capacity of emerging clinical commissioning groups and supporting the establishment of Health and Wellbeing Boards so that they become key drivers of improvement across the NHS
3. Increasing the pace on delivery of the quality, innovation, productivity and prevention challenge and



4. Maintaining a strong grip on service and financial performance, including ensuring that the NHS Constitution right to treatment within 18 weeks is met.
- 3.6 The Operating Framework also states that **“it is imperative that all NHS organisations prepare themselves for the reforms that come into place for 2013/14 and as such this NHS Operating Framework sets out the steps to allow that to happen”**.
- 3.7 The Health and Social Care Act 2012 transfers the responsibility for public health to upper-tier local authorities from April 2013. It also requires the creation of health and wellbeing boards to bring together key commissioners from the local NHS and local government to strategically plan local health and social care services.
- 3.8 Healthy Lives, Healthy People: Our Strategy for Public Health in England (Department of Health, November 2010) the Public Health White Paper makes several key references to the planning function and new role of local government in public health, and to integrating policy areas, including planning and housing.

National Planning Policy

- 3.9 National Planning Policy referring to health is found in the National Planning Policy Framework (the Framework) (2019).
- 3.10 The one of the objectives of achieving sustainable development at Paragraph 8 is:-

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.

- 3.11 Section 8 of the Framework is titled ‘promoting healthy and safe communities’. In this section paragraph 91 states:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) ***promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for***



example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

3.12 Paragraph 96 states ***“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”***.

3.13 Paragraph 94 states ***“ It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”***.

Local Policy

3.14 The Kirklees Local Plan was adopted on 27th February 2019 following an Examination in Public by an appointed Government Inspector. The Local Plan was examined and adopted having regard to the Framework. The following health relates policies are considered relevant to the proposal and this assessment:

3.15 Policy LP 47 – Healthy, active and safe lifestyles states:

“The Council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

Healthy, active and safe lifestyles will be enabled by:



- a) *facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;*
- b) *increasing access to green spaces and green infrastructure to promote health and mental well-being;*
- c) *the protection and improvement of the stock of playing pitches;*
- d) *supporting initiatives which enable or improve access to healthy food. For example, land for local food growing or allotments;*
- e) *increasing opportunities for walking, cycling and encouraging more sustainable travel choices;*
- f) *supporting energy efficient design and location of development;*
- g) *ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals;*
- h) *creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;*
- i) *encouraging the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health;*
- j) *working with partners to manage the location of hot food take-aways particularly in areas of poor health;*
- k) *encouraging initiatives to promote energy efficiency within homes; and*
- l) *supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district.*

Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts”.

3.16 In relation to community facilities and services, Policy LP 48 states that:

“Community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.



Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community”.

3.17 Policy LP 49 – Education and health care needs states:

“Where the scale of development proposed may impact on education and health provision, the council will actively work with applicants to resolve key planning issues in advance of a planning application being submitted.

The need for the provision of additional school places will be a material consideration when proposals for new housing development are considered. Developers should work with the council at the earliest opportunity to ensure the phasing of development and appropriate mitigation is identified in a timely manner to ensure education provision can be secured”.



4.0 HEALTHCARE ASSESSMENT

4.1 This section outlines the existing situation regarding access to healthcare near the application site. It is appropriate to assess the primary care service provision of doctors surgeries, dental surgeries pharmacies and opticians as these are the most commonly accessed forms of healthcare and therefore will most likely experience any increase in demand resulting from this development. An analysis of secondary and tertiary healthcare is also included in order to show the full picture of existing health care provision in this locality.

Existing Primary Health Care

Doctor's Surgeries

4.2 The table below shows the 4 no. closest doctors surgeries to the application site which provide general practitioners services. These are all within a distance of 1.5 miles from the application site. A review of the practices' website provided the details of whether they are accepting new patients.

Practice Name and Postcode	Distance from site (Miles)	Accepting New Patients
Cleckheaton Health Centre, BD19 5AP	0.3	Yes
Parview Surgery, BD19 5AP	0.3	Yes
Cleckheaton Group Practice, BD19 3RQ	0.4	Yes
Liversedge Health Centre, WF15 6DF	1.35	Yes

4.3 The table shows that **all** local doctors' surgeries within 1.5 miles of the site are currently accepting new patients.

Dental Surgeries

4.4 The table below shows the nearest 3 no. dental surgeries to the application site, all of which are within 0.5 miles of the application site, using data from NHS Choices.

Surgery Name and Post Code	Distance from Site (Miles)
Greenside Dental Care, BD19 5AR	0.3
Northgate Dental Care, BD19 3HH	0.3



Locala Community Partnerships CIC, BD19 5AP	0.3
57 Dental Care, BD19 3LB	0.4

Pharmacies

- 4.5 There are 2 no. pharmacies within 750 metres of the site, the nearest is Rowlands Pharmacy located on Northgate, Cleckheaton, a distance of approximately 550 metres from the application site. It is therefore considered that there is sufficient access to existing pharmacies from the site.

Opticians

- 4.6 There are 3 no. opticians within 700 metres of the site, the nearest being Smith * Hughes Opticians located on Northgate, Cleckheaton a distance of approximately 500 metres from the application site. It is therefore considered that there is sufficient access to existing opticians from the site.

Secondary and Tertiary Health Care Provision

- 4.7 The application site is a 6 mile proximity of 4 no. hospitals. The BMI The Huddersfield Hospital is 5.3 miles from the site, the Huddersfield Royal Infirmary is 6 miles from the site, the Calderdale Royal Hospital is 5.7 miles from the site and Dewsbury Hospital is 3.2 miles from the site. BMI The Huddersfield Hospital is a private hospital which also treats NHS funded patients.
- 4.8 In relation to public hospitals with accident and emergency departments, Huddersfield Royal Infirmary Pinderfields Hospital is a large hospital providing a range of services and is run by the Calderdale and Huddersfield NHS Foundation Trust.
- 4.9 It is therefore considered that the application site is well located to access secondary and tertiary health care provision.



5.0 EVALUATION OF HEALTH CARE REQUIREMENTS

- 5.1 The Household Projections (Department for Communities and Local Government, July 2016) suggest that the number of households in Kirklees will rise by 20%, from 178,000 in 2014 to 213,000 in 2039. In the same period, average household size in Kirklees is predicted to decrease by 5%, from 2.39 to 2.27 people per household.
- 5.2 As this application seeks permission for 194 dwellings. It is not considered that on site health care facilities would be required for the relatively modest population increase associated with the development within a central Kirklees location.
- 5.3 The assessment of General Practitioners within 1.5 mile indicates a general capacity to absorb the increase in population as all are accepting new patients. Unfortunately no evidence was provided on the NHS choices in relation to current numbers of patients and capacity.
- 5.4 It should be noted that it is likely that a proportion of the future occupiers of the development will currently live within the immediate area and therefore potentially already be registered to a doctors surgery assessed in section 4 of this report.
- 5.5 In addition, there is good existing availability of opticians and pharmacies in an accessible distance from the application site. There are a number of local dental surgeries however the NHS choices did not provide information on whether they can accept more NHS patients. It is therefore considered very unlikely that this development would result in an under provision of these services in the surrounding area. All of the assessed doctors surgeries are accepting new patients.



6.0 OTHER MATTERS RAISED IN THE HEALTH IMPACT ASSESSMENT FRAMEWORK

- 6.1 The Health Impact Assessment Framework contains a number of topic areas that consider the social and environmental strands of sustainable development. While these are clearly not all relevant to all planning applications, many of the questions asked are addressed by the fact that this application site has been allocated for housing and as such, the principal of residential development on this site is accepted.
- 6.2 New housing developments are required to provide or contribute towards new open space. The proposals as submitted provide 1.69 hectares (35% of the application site) of open space predominantly located to the south / south east close to the Blacup Beck. The location of the open space is primarily defined by the existing extent of Flood Zone 2 and Flood Zone 3 and a requirement to direct development to areas at the lowest probability of flooding. This approach ensures that **1)** residential dwellings are not at risk of flooding and **2)** that a density of 40.64 dwellings per hectare can be achieved (which would not be the case if large areas of open space were provided centrally). The location of the open space will provide access to a high quality, well maintained and accessible open space, encourage both existing and future residents to physically active and will also assist in promoting a healthy lifestyle. The conception, location and overall quantum of open space is compliant with the provisions and overarching principles set out in Local Plan Policies **LP27, LP47 and LP63**
- 6.3 With respect to certain topic areas that require consideration, the following bullet points are made:-
- The site is in a sustainable location for housing, it lies in a predominately residential area, as accepted by the Council in allocating the site for housing.
 - The site is in proximity to shops, services, schools and bus routes.
 - The site will contain a broad range of market dwellings including affordable housing.
 - The new homes proposed will be built to modern day Building Regulations Standards.



- The site has been designed to connect to the existing footpath network and create new footpath linkages to encourage walking.
- The site will contain a number of green areas to encourage local play and offer residents a peaceful environment.
- Each dwelling is provided with cycle storage facilities,
- All family homes will have private garden space.
- A Construction Method Statement can be agreed with the Council to control noise and dust emissions during the construction period.
- A Noise Impact Assessment is provided with the planning submission.
- The applicant has been liaising with the Police Architectural Liaison Officer to design out crime.



7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Health Impact Assessment has considered the impacts of the proposed development on land off Westgate, Cleckheaton on primary health care provision in the surrounding area and the health benefits of the proposal.
- 7.2 The location and design of the proposal will result in a development which can contribute towards health objectives and provide high quality and adaptable dwellings for future occupiers.
- 7.3 The assessment of existing health care provision has reviewed the existing provision of doctor's surgeries, dental surgeries, pharmacies and opticians within 1.5 miles of the site, including 4 doctors' surgeries, 4 dental surgeries, 2 pharmacies and 2 opticians.
- 7.4 The analysis of existing local doctors' surgeries indicates there is capacity to absorb the projected number of occupiers of this development.
- 7.5 In addition to good access to existing healthcare facilities, this proposal will provide the following health and wellbeing benefits for future residents:
- This proposal is for a range of new housing which will provide housing choice and high quality dwellings. This development is an opportunity to provide a greater range of tenures and house types within the district to meet local needs and housing choice and create more mixed and balanced communities. Better housing provision has been identified as a pre-condition for enhancing the health of individuals.
 - The site is accessible to a range of services and facilities such as schools, shops, employment areas, restaurants, parks and recreation areas. Residents will therefore be able to walk or cycle to these services reducing the need to travel by private car and providing opportunities for exercise. These local services and facilities will also provide opportunities for social interaction, bringing together different members of the community and reducing isolation.
 - Access to high quality open space will be provided by the on-site area of public open space and contributions towards off site open space quality improvements. This will provide opportunities for exercise, recreation and interaction with other members of the



community. Proximity to open spaces has been shown to enhance people's health and wellbeing.

- 7.6 This Health Impact Assessment has been produced with the recognition of the influence that planning and housing has on improving health and wellbeing and reducing health inequalities. The proposal will not significantly impact upon the provision of existing health services within the local area or result in an under provision of services for the existing and future population. The proposed development has also been carefully planned to ensure that it will contribute towards a healthy community, is safe and accessible and provides benefits to future resident's health and wellbeing.