



JohnsonMowat

Planning & Development Consultants

KCS DEVELOPMENT LIMITED

**LAND OFF HERMITAGE PARK,
LEPTON, HUDDERSFIELD**

HOUSING ALLOCATION HS3

**OUTLINE PLANNING APPLICATION FOR
THE RESIDENTIAL DEVELOPMENT OF 80 DWELLINGS
(THE MATTER OF ACCESS, LANDSCAPING AND LAYOUT FOR
DETERMINATION ONLY)**

HEALTH IMPACT ASSESSMENT



KCS Development Limited
Land off Rowley Lane, Lepton, Huddersfield

Health Impact Assessment

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Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS1 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk
w. www.johnsonmowat.co.uk



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1.0 INTRODUCTION

- 1.1 This Health Impact Assessment has been prepared on behalf of KCS Development Limited to examine the potential health effects associated with the proposed outline planning application for the residential development of 80 dwellings and associated works in relation to land off Hermitage Park, Lepton, Huddersfield.

Background

- 1.2 Kirklees Council produced a 'Health Impact Assessment in Framework' as part of a Sustainability Appraisal document in 2015 to support the Draft 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.

Methodology

- 1.5 The approach that is being taken to the HIA of the Local Plan is consistent with the HIA work that was undertaken in relation to the now-withdrawn Kirklees Core Strategy. The same 'HIA Framework' has been used with minor amendments made following the SA Scoping consultation and to remove out of date references to Primary Care Trusts. Consideration has been given to whether the Local Plan addresses the various decision-making questions and specific policies referred to as relevant.

Local Plan Allocation Requirements (2019)

- 1.6 The Councils Local Plan (2019) Allocation and Designations DPD provides expectations for all housing allocation. Each allocation has been given a set list of report expectations. Many but not all are required to provide a Health Impact Assessment. There appears to be no obvious reason as to why some allocations are required to provide these assessment and others not.
- 1.7 This application forms part of the HS3 Allocation. The text box requirement for HS3 does not require a Health Impact Assessment. However, this report is provided for the purpose of consistency and transparency.

2.0 SCHEME DESCRIPTION

Site Description

- 2.1 The application site is an area of 6.2 hectares and is the first phase of the larger Local Plan housing allocation HS3. The application site is located on the southern edge of Lepton which lies approximately 5.2kms south west of Huddersfield Town Centre. The site also lies approximately 1.25kms north of the village of Highburton, 2.95kms west of the village of Grange Moor and approximately 2.53kms east of the village of Almondbury.
- 2.2 The site is bounded to the immediate north by the residential area comprising of predominately detached dwellings along Rowley Lane and Hermitage Park. To the east the site adjoins woodland and to the south are open fields. To the west are detached residential properties along Woodsome Park. To the south east are open fields which form the proposed housing HS2 – Land Adjacent, Penistone Road/Woodsome Park, Lepton.
- 2.3 Through the Local Plan Examination the application site is deemed to be located within a sustainable location in relation to access to services, facilities, employment opportunities and public transport links. The nearest bus stops are located adjacent to the site along Rowley Lane however this is an infrequent service (served by the 83 and 84A buses) with links to Huddersfield Town Centre and Denby Dale 5no times a day. More frequent services located are on Highgate Lane 350 meters from the site and Penistone Road 450 meters from the site. The Highgate Lane bus stop is served by the 83, 84A, 231, 232 and 241 buses with links to Huddersfield Town Centre, Wakefield City Centre, Denby Dale and Hill Houses at least every 25 minutes at peak times. The Penistone Road bus stop is served by the 83, 84, 84A, 233, 286 and 287 buses with links to Huddersfield Town Centre and Denby Dale at least every half hour at peak times.
- 2.4 The site lies within a 10 minute walk of the village centre which benefits from a number of shops and services including local club and public houses.
- 2.5 The nearest school to the site is Rowley Lane Junior and Infant School located off Rowley Lane. Government records for this school demonstrate that it is currently at 92% capacity, with availability to take on new pupils in the area.
- 2.6 The nearest doctors surgery to the site is Lepton Surgery which is located along Highgate Lane. The practice is currently welcoming new patients.

The Proposal

- 2.7 The planning application to which this Planning Case Report supports, seeks Outline planning permission for the erection of 80No. dwellings (Phase 1 of HS3) with the matters of access, layout and landscaping for consideration at this stage (all other matters reserved). This first Phase of development will be accessed via the existing access from Hermitage Park, as detailed on the proposed site layout. The remaining Phase 2 (for a future application and contained on the masterplan) will be delivered via access from allocation HS2 to the south.
- 2.8 The site falls wholly within the settlement limit of Lepton and forms a housing allocation HS3 in the adopted Kirklees Local Plan (February 2019). The Local Plan examined the suitability of this site for residential development having regard to all existing social infrastructure.
- 2.9 The proposed accommodation schedule is detailed on the supporting site plan and further set out in the supporting Design and Access Statement.
- 2.10 The development comprises of:-
- A vehicular access point from Hermitage Park;
 - The erection of 80 dwellings of a range of tenures and types;
 - Provision of on-site affordable homes in line with Local Policy (20%);
 - Footpath linkages;
 - Public open space; and
 - Retention of trees on-site where possible with the introduction of additional hedge planting.

3.0 POLICY CONTEXT

National Planning Policy

- 3.1 National Planning Policy referring to health is found in the National Planning Policy Framework (NPPF), updated in July 2021.
- 3.2 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.

- 3.3 Section 8 of the NPPF is titled ‘promoting healthy and safe communities’. In this section paragraph 92 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 attractive, well-designed, clear and legible pedestrian and cycle 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.”*

3.4 Paragraph 98 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”.

3.5 Paragraph 95 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

3.6 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. While a Health Impact Assessment is not directly required under Policy HS3, the following health related policies are considered relevant to the proposal and this assessment:

3.7 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”.

3.8 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”.

3.9 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 5No. closest doctors surgeries to the application site which provide general practitioners services. These are all within a distance of 2 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
Lepton Surgery HD8 0HH	0.4	Yes
Kirkburton Health Centre HD8 0SJ	1.5	Yes
The Waterloo Practice HD1 3UP	1.5	Yes
The Almondbury Surgery HD5 8XW	1.6	Yes
Dalton Surgery HD5 8DY	1.9	Yes

4.3 The table shows that **all** local doctors' surgeries within 2 miles of the site are currently accepting new patients.

Dental Surgeries

4.4 The table below shows the nearest 5No. dental surgeries to the application site, all of which are within 2 miles of the application site, using data from NHS Choices.

Surgery Name and Post Code	Distance from Site (Miles)	Accepting New Patients
Lepton Dental Surgery HS8 0HB	0.3	Yes
Kirkburton Dental Care HD8 0RN	1.3	Yes
Grayes Dental Care HD5 8PZ	1.6	Yes

Almondbury Dental Practice HD5 8LR	1.8	Yes
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Pharmacies

- 4.5 There are 4No. pharmacies within 2 miles of the site, the nearest is Rowlands Pharmacy located on Highgate Lane, Lepton, a distance of approximately 0.2 miles from the application site. It is therefore considered that there is sufficient access to existing pharmacies from the site.

Opticians

- 4.6 There are 2No. opticians within 2 miles of the site, the nearest being Dr Stella Griffiths Ltd located on Wakefield Road, Waterloo, a distance of approximately 1.6 miles 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 within a 5 mile proximity of 3No. hospitals. The Huddersfield Hospital is 4.1 miles from the site, the Holmevalley Memorial Hospital is 4.6 miles from the site and the Huddersfield Royal Infirmary is 4.7 miles from the site. 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 80 dwellings, a population increase of approximately 200 – 250 people can be expected. 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 a 2 mile radius 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 (all of the assessed doctors surgeries are accepting new patients).
- 5.4 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 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.

6.0 OTHER MATTERS RAISED IN THE HEALTH IMPACT ASSESSMENT FRAMEWORK

6.1 This 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 the capacity of social infrastructure formed a key consideration in the examination process.

6.2 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. They will require little energy to heat and will be well ventilated.
- 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.
- 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 is committed to 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 Rowley Lane, Lepton 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 2 miles of the site, including 5 doctors' surgeries, 4 dental surgeries, 4 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 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.