

Kirklees Council – Public Health

Rapid Health Impact Assessment (HIA) for spatial planning template form

WHAT TYPE OF HEALTH IMPACT ASSESSMENT IS REQUIRED?

There are different types of Health Impact Assessment – these are often referred to as Rapid, Intermediate and Comprehensive HIA. Each of these types differs in complexity, the range of stakeholders who might be involved in the process and the time they take to complete. Comprehensive HIA is the most intensive form of HIA and Rapid HIA is the least intensive.

In Kirklees, we would like applicants to complete a **Rapid Health Impact Assessment (HIA)**. This is a relatively quick process, involving desk-top research and the Applicants' professional knowledge and expertise. However, you may also wish to include insight from stakeholders and/or local people where available and relevant.

The Applicant or the Applicant's appointed representative can complete the HIA.

Please note, on occasion, there may be a requirement for a more in depth HIA to be completed. **If this is the case, you will be informed by the lead Planning Case Officer.**

THE RAPID HEALTH IMPACT ASSESSMENT SCREENING / COMPLETION PROCESS:

Stage 1. Planning Development Management or Public Health will use a screening methodology to assess if a Rapid Health Impact Assessment needs to be completed by the Applicant at pre-application or application stage.

Stage 2. If a Rapid Health Impact Assessment is required, applicants will need to refer to the guidance and framework sections included in this document. **The applicant will be required to use the template document included in this document. Different formats of health impacts assessments will not be accepted.**

Stage 3. Applicants when completing a Rapid Health Impact Assessment will need to clearly refer to, where relevant, any of the other planning conditions and documentation which are associated with the health and development issues set out in the framework template in this document. For example:

The Design and Access Statement may be relevant to detail and reference for Housing

The Travel Plan may be relevant for Active Travel and Sustainable Transport etc.

Stage 4. Kirklees Public Health will review the completed Rapid Health Impact Assessment before response and feedback is provided. All responses and further correspondence about the completed assessment will be via the lead Planning Case Officer/ Planning Development Management.

Stage 5. Public Health will respond and/or action in the following way:

- a) Accept the completed assessment with no further action required.
- b) Request further information and or ask for clarification as well as highlight matters which do not meet the requirements of the assessment before a response is provided
- c) Make recommendations which enhance the proposed development and ask the Applicant to revise and resubmit the Rapid Health Impact Assessment for further review
- d) Agreed Public Health recommendations are noted by the lead Planning Case Officer and for future follow up with the Applicant about the recommendations and implementation pre and post development.

WHEN WILL A RAPID HEALTH IMPACT ASSESSMENT BE REQUIRED?

Kirklees Council has in place a screening methodology to determine when a HIA is required and will therefore advise Planning Development Management when assessments need to be completed. The screening process acknowledges the interrelationship between planning policy, health and health inequalities and that those living in the most deprived neighbourhoods experience both environmental disadvantages and area inequalities which adversely affect population and individual health. Refer to SCREENING METHODOLOGY FOR RAPID HEALTH IMPACT ASSESSMENTS section of this document.

For developments on both allocated and unallocated sites, applications will be screened to assess if an assessment is required based on:

- the size of the proposed development (residential dwellings and or commercial space) AND
- tKirklees Rapid Health Impact Assessment Form.

To be completed by the applicant / applicants' agent.

Part 1 – Applicant details and proposal Summary.

Application number:

Postcode and full address of the proposed development:

Person responsible for completing this Rapid Health Impact Assessment:

Name: [Arran Neale, Associate Architect, Farrell and Clark](#)

Contact email: arran.neale@farrellandclark.co.uk

Date submitted to Planning Development: [10/11/2023](#)

Proposal summary
Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access.

Part 2 – Stakeholder involvement.

Stakeholder Involvement
Please provide a description of any other stakeholders or organisations who have been involved in the development of the proposal. If appropriate, please also detail any changes that have been made as a result of this involvement.

Part 3 – Rapid Health Impact Assessment of development issues

1. Planning and development issue: Construction phase

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Air quality		P	
Noise		P	
Light			P
Odour			P
Construction waste		P	
Recycling and repurposing of construction materials	P		
Safe and secure cycle parking for the construction workforce	P		
Health, wellbeing and welfare on site for the construction workforce	P		

Describe the impacts on health and your rationale for this.

The construction industry is a major source of pollution, responsible for around 4% of particulate emissions, more water pollution incidents than any other industry, and thousands of noise complaints every year. Although construction activities also pollute the soil, the main areas of concern are air, water and noise pollution.

The construction will be undertaken by an experienced contractor, using traditional and modern clean building techniques. The intention of the client is to employ local contractors and sub-contractors as well as utilize locally sourced materials and equipment, minimizing pollution and embodied carbon.

How do you intend to mitigate any negative impacts and maximise positive impacts?

The contractor will be implementing measures to minimise the impacts of construction traffic (e.g. controls on dust, noise and congestion).

The proposal itself looks to clean-up a currently derelict and unused site, and through the construction process will remove any existing pollutants and rubbish.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which form part of this application.

Has an Environmental Impact Assessment been submitted with the proposed application? **Yes**

If answer is No, please complete section: **Planning and development issue: Climate change**

2. Planning and development issue: Housing

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Housing mix and pepper potting, range of house sizes and types etc			P
Proportion of affordable housing.			N/A
Adaptable and accessible space	P		
Energy efficiency.	P		
Falls and injury.		P	
Fire safety.	P		
Indoor air quality.	P		

Describe the impact on health and your rationale for this.

The proposed development is in an appropriate location and provides ideal services and amenities appropriate to the requirements of the proposed residents. The use of good materials for noise insulation and energy efficiency will help reduce noise pollution, energy waste and fuel poverty.

The proposed development has considered orientation and layouts, looking to maximise natural lighting and ventilation where possible. The Central courtyard has been deliberately orientated to maximise solar gain and views out.

The proposed scheme will also adhere to all relevant Building Regulations guidance in relation to falls, cold homes and fire safety.

How do you intend to mitigate any negative impacts and maximise positive impacts?

All the proposed buildings are to be constructed to above the current building regulation in terms of U-values and Air tightness.

All entrances/exits to have 'level access' thresholds. Opening windows are to have restrictors to prevent potential falls.

All buildings will be constructed to comply with and exceed the requirements of both the Building Regulations and the Regulatory Reform (Fire Safety) Order.

All exterior rooms to be provided with both openers and trickle ventilation and where required adequate extract to assist ventilation.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

3. Planning and development issue: Active travel and sustainable transport

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of walking	P		
Ease of cycling	P		
Cycling infrastructure which meet national standards	P		

Access to public transport links	P		
Promotion of active travel and sustainable travel	P		

Describe the impact on health and your rationale for this.

The proposed development has been located and designed to provide sustainable transport options through the availability of public transport and facilities to encourage cycling and walking.

The two separate carparks/entrances/exits are not connected and will not provide a through route or thoroughfare across the site. They have been designed to be segregated to enable staff and visitors to the front (off Oxford Road) and Services to the rear (off Reservoir Street).

The isolate nature of the proposed development relies less on local amenities, however it's location and setting still provides staff the options to adopt sustainable transport methods, by having good links to the local public transport network.

How do you intend to mitigate any negative impacts and maximise positive impacts?

The proposed site has excellent connections to promote cycling and walking as described in both the Design and Access statement and Transport Assessment.

The proposed site has excellent connections to Public Transport links as described in both the Design and Access statement and Transport Assessment.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

410004-FCA-01-ZZ-RP-A-3800 - Design & Access Statement - Pages 16-17 and 38

410004-FCA-01-ZZ-RP-A-3802 - Transport Statement

4. Planning and development issue: Access to open and green spaces

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Safe and secure open and green spaces	P		
Accessible open and green spaces for all (Buggy users, Wheelchair users, cycles and push scooter)	P		
Playable space with play equipment		P	
Playable spaces - natural play		P	
Location and size of open and green spaces outside of proposed development			P
Location and size of open and green spaces inside the proposed development	P		

Describe the impact on health and your rationale for this.

The nature and requirements of the proposed accommodation restricts the opportunities to provide additional accessible public open space. Whilst service users are not detained under the mental health act, the proposed development provides a safe, secure space where they are encouraged and supported to live independently.

The extensive landscape scheme works with the existing ecology of the site to provide a variety of different and inspiring outdoor facilities, including but not limited to; a Culinary Garden, lawn space, covered and uncovered external social space, wildflower and sensory gardens, wooded paths and small orchard.

The existing TPO's on existing perimeter tree bands already give the site a strong, protected, inward looking character. The works done will massively improve this unkempt and overgrown environment, and look to replace invasive, non-native species with appropriate, managed, native ones.

Obviously, as the site is currently fenced off around it's full perimeter, to try and dissuade anti-social and criminal activity, any development, management and improvement to the site and its perimeter should be seen as a huge positive for the local neighbourhood, ecology and the wider Green and Blue Infrastructure (GBI).

The Kirklees Council Open Space Supplementary Planning Document, June 2021, highlight Dewsbury West as having acceptable existing open space provision in 3 of the 4 categories, with Amenity Greenspace (0.27) the only category just below the benchmark target of 0.3.

How do you intend to mitigate any negative impacts and maximise positive impacts?

As described on Page 18 of the **Planning Statement, 410004-FCA-01-ZZ-RP-A-3801**, the proposal would provide the service users with fantastic access to a variety of external spaces to promote healthy living and encourage recovery.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

410004-FCA-01-ZZ-RP-A-3800 - Design & Access Statement - Pages 31-36

410004-FCA-01-ZZ-RP-A-3801 - Planning Statement – Page 18

711.03 - Soft Landscape Proposal Drawing

5. Planning and development issue: Access to healthy and affordable food

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of access to local supermarkets or convenience stores by sustainable modes of travel			P
Opportunities for local food growing	P		
Tree species in the proposed development including communal fruit trees and areas of vegetable growth	P		

Describe the impact on health and your rationale for this.

As a full qualified and experienced healthcare professional our client is acutely aware of the benefits of a healthy diet for their residents. As in their other hugely successful facilities access to healthy, nutritious food as a contributor to improving general health was a key element of the brief.

Again, as at their other homes, providing residents with gardens and allotment to enable them to grow their own fresh food and promotes physical activity has been highly effective amongst users.

How do you intend to mitigate any negative impacts and maximise positive impacts?

Also as described on Page 14 of the planning statement, a bistro style food service operates from 8am to 8pm, providing service users with a wide variety of healthy foods from a prescribed menu.

There are also opportunities for local food growing. An integrated culinary garden, with raised planter beds, provides the service users opportunities to grow produce. This has been extremely popular and successful at the client's other properties.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

410004-FCA-01-ZZ-RP-A-3800 - Design & Access Statement - Pages 31-36

410004-FCA-01-ZZ-RP-A-3801 - Planning Statement – Pages 14, 22

711.03 - Soft Landscape Proposal Drawing

6. Planning and development issue: Community and personal safety

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Traffic management			P
Lighting	P		
Clear and accessible off-road networks			P
Safe and secure play areas		P	
Safe and inclusive environments	P		
Prevention of crime and anti-social behaviour	P		

Prevention of suicide and self-harm	P		

Describe the impact on health and your rationale for this.

Through the pre-application system feedback on the development was received from the Designing Out Crime Officer, West Yorkshire Police, Kirklees Council Planning and Development Service. Comments, suggestions and opportunities highlighted by the consultee informed the design development of the scheme, leading to the current proposals.

How do you intend to mitigate any negative impacts and maximise positive impacts?

Pages 09 through to 12 of the Planning Statement include the Crime Preventions Statement and highlight measures within the development and securities features designed to keep both residents and the public safe. These includes approaches to boundary treatments, trees and vegetation, external lighting, door and window requirements, CCTV and many more.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

[410004-FCA-01-ZZ-RP-A-3801 - Planning Statement – Page 09-12](#)

7. Planning and development issue: Employment and economic vibrancy.

Note: Economic vibrancy can be applied at the construction phase and or where proposed development includes commercial and or employment space.	Positive impact	Negative impact	Unsure about the impact
For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.			
Local employment opportunities	P		
Job creation	P		
Apprenticeships			P

Access of a variety of sustainable and active travel modes to places of work	P		
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Describe the impact on health and your rationale for this. The proposed development looks to provide new employment opportunities for local people and contribute to a strong and thriving economy.
How do you intend to mitigate any negative impacts and maximise positive impacts? In addition to construction employment of up to 30 people over 18 month, the proposed development will employ around 70 FTE people. These include 10 qualified managerial staff, 40 support workers as well as domestic catering and maintenance staff.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. 410004-FCA-01-ZZ-RP-A-3800 - Design & Access Statement - Pages 10-11 410004-FCA-01-ZZ-RP-A-3801 - Planning Statement – Page 14

8. Planning and development issue: Community cohesion

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of access to public buildings for all			P
Opportunities for promoting community interaction			P
Ease of access to and use of public spaces for all			P

Describe the impact on health and your rationale for this. As noted previously, the proposed site has been derelict for decades. There has been an attempt to fence the site to try and discourage misuse and criminal and anti-social behaviour. Unfortunately, this has been unsuccessful, and the site remains a

local hotspot for unsavoury and unwanted behaviour. Its current secluded, isolated nature has also unfortunately in the past provided opportunities for vulnerable people to end their own lives.

How do you intend to mitigate any negative impacts and maximise positive impacts?

The proposed development looks to revitalise this forgotten site, and give it a useful and valuable place within the local area once again. The extensive landscaping proposals look to create a variety of beautiful green environments, as well as incorporate a symbolic nod to the site former use (Cullingworth Tennis Courts). Works to the site will include repairing/completing surrounding walls, removing invasive, non-native species and replacing with native planting, all of which will improve the sites perimeter whilst retaining those trees protected by TPO's. Having a development on site and residents will also ensure maintenance of the landscaping, trees and boundaries, as well as a much needed presence and use on the site, all of which will be a credit to the local area and community.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

711.03 - Soft Landscape Proposal Drawing

9. Planning and development issue: Climate change

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Green infrastructure	P		
Low carbon and renewable energy	P		
Flood risk and drainage	P		
Air quality (applicable if no EIA submitted)			
Noise (applicable if no EIA submitted)			
Light (applicable if no EIA submitted)			

Odour (applicable if no EIA submitted)			
Waste (applicable if no EIA submitted)			

Describe the impact on health and your rationale for this.

Research shows that climate change is likely to impact on human health in a range of ways. Harmful impacts may include extreme weather events and hotter weather and heatwaves. Most the UK's greenhouse gas emissions arise from the production and consumption of energy. Designing well insulated buildings, that can predominately be naturally lit and ventilated, yet have features and elements to control overheating in the summer, can reduce carbon emissions. Likewise including renewable energy sources and sustainable drainage systems can minimise the impact on the site and environment.

How do you intend to mitigate any negative impacts and maximise positive impacts?

To improve Green Infrastructure the proposed development has had significant involvement from both the Landscape Architect and Ecologist. They have been working in conjunction with the design team to ensure the proposal provides the best Biodiversity net gain, whilst working with the existing, protected, trees and species on site. This is shown and explained in greater detail in the submitted Landscape Plans and Ecologists information.

To reduce carbon emissions the proposal is to be well insulated and airtight, to well above requirements, to both reduce running costs and minimize its carbon footprint. A '*fabric first*' approach minimized the need for additional '*bolt on*' technologies. However, the buildings southern roofscape will also be utilized for photovoltaic arrays.

Being up the slopes of the Aire, information obtained from the Environment Agency highlights the site is at a very low risk of flood. It is categorized as being '*Low Risk*' with regards to Surface water flooding and '*Very Low Risk*' from flooding as a result of Rivers and the Sea. The site also incorporates a sustainable drainage system, including attenuation, filter drains and permeable paving, all of which can be seen on the submitted CCS Consulting information.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

410004-FCA-01-ZZ-RP-A-3800 - Design & Access Statement - Pages 12

410004-FCA-01-ZZ-RP-A-3801 - Planning Statement – Page 20, 22

LE-161-CCS-01-00-DR-S-0200-P02 – Drainage Plan

711.03 - Soft Landscape Proposal Drawing

AR-6262-02 AIA - Arboricultural Impact Assessment
ER-6262-02 EcIA - Ecological Impact Assessment

END