Broadgrove
PLANNING & DEVELOPMENT LTD

HEALTH IMPACT ASSESSMENT

Land south of Gynn Lane, Honley,
Holmfirth, HD9 6LF

Vivly Living Limited

171.04 Honley
June 2025

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1. INTRODUCTION

1.1. This Health Impact Assessment has been prepared by Broadgrove Planning and Development Limited ('the Agent') on behalf of Vivly Living Limited ('the Applicant') who have applied for full planning permission at Land south of Gynn Lane, Honley, Holmfirth, HD9 6LF ('the Site').

1.2. The application has been provided reference 2025/91370 (Planning Portal reference PP-13959985) and proposes the following description of development:

'Demolition of existing dwelling and erection of 50no. homes with associated access, infrastructure, and other works to facilitate the development.'

1.3. This Assessment is formed in line with the National Planning Policy Framework (NPPF) 2024, guidance from Public Health England and in accordance with Kirklees Council's commitment to improving health and wellbeing and reducing health inequalities through tackling the root causes of illness and health inequality.

1.4. The overarching aim of this Statement is to assess the potential health implications of the proposed development, demonstrating where positive health outcomes arise, and how any negative health outcomes have been minimised or avoided.

1.5. This Assessment corresponds with the principles detailed in Kirklees Council's General Advice Note on Rapid Health Impact Assessment (HIA) for spatial planning. This Statement follows the Rapid Health Impact Assessment Form provided within the LPA's guidance note.

1.6. This Assessment is structured as follows:

- Part 1 – Applicant Details and Proposal Summary
- Part 2 – Stakeholder Involvement
- Part 3 – Rapid Health Impact Assessment of Development Issues

2. DESCRIPTION OF THE DEVELOPMENT PROPOSAL

2.1. This Health Impact Assessment is provided in support of a full planning application at land to the south of Gynn Lane, Honley, HD9 6LF.

2.2. Permission is sought for the erection of 50no. residential dwellings on existing agricultural and residential land to the south of Gynn Lane. The proposals include the associated access, which involves the reconfiguration of the existing access over Ludhill Dike as well as associated parking, landscaping and public open space.

2.3. The description of development is as follows:

'Demolition of existing dwelling and erection of 50no. homes with associated access, infrastructure, and other works to facilitate the development.'

2.4. The proposed development comprises of 50 no. new homes in a mixture of 2-, 3-, 4- and 5-bed properties. The overall proposed housing mix is set out below:

- 14no. 2-bed homes;
- 16no. 3-bed homes;
- 13no. 4-bed homes;
- 3no. 5-bed homes;
- 4no. 2-bed apartments.

2.5. The proposed quantum of development is consistent with the residential housing allocation prescribed in the LPA's Development Plan policy. The proposed development comprises of the construction of 50no. residential homes in a mixture of 2, 3, 4 and 5- bed properties.

2.6. The scheme proposes properties with building heights of two storeys. Due to the gradient of the land, the western portion of the site is situated at lower levels than the eastern portion of the site. As such, some degree of retaining structures will be required across the site, which adds somewhat to the scale of development. Nevertheless, gardens and landscaped areas are designed to be usable.

2.7. The proposed access point requires the reconfiguration of Ludhill Dike and the associated culvert in order to provide safe access and egress for the housing allocation. The development includes the relevant engineering operations and some degree of tree clearance to achieve

the point of access into the site.

2.8. The existing access will be reconfigured in order to meet current highways safety standards and allow for the appropriate visibility splays. The proposed point of access will pass over Ludhill Dike, which will flow through a new culvert that is proposed as part of the development. The proposed parking provision includes 2 no. vehicles spaces per household. Visitor parking is also provided and is distributed around the site.

2.9. The proposed site layout includes an estate road through the site which feeds onto two private drives; one located to the southeast of the site and the other to the southwest.

2.10. The proposal looks to retain existing trees and green space so much as possible. A new footpath link will be provided through the site to Pennine View for pedestrian and cycle use.

2.11. Please see the accompanying Design and Access Statement and visual representations for further details on the design and appearance of the scheme.

3. BACKGROUND AND CONTEXT TO THE PROPOSAL

Site Context

3.1. The site proposed for residential development is located within Honley, which is recognised alongside Brockholes as one of the district settlements in Kirklees. The Honley/Brockholes area is allocated to deliver 350 homes in Kirklees Local Plan Strategies and Policies document.

3.2. The site covers 2.69 hectares of land on the eastern extent of Honley. The land to the rear of 34 Gynn Lane is in agricultural use and is split into three parcels. The surrounding area is both residential and agricultural in character.

Planning History

3.3. There have been a limited number of planning applications at the site. There has only been one previous outline application for residential development of 50no. homes under reference 2019/60/91388/W.

3.4. The application was set to be determined at planning committee on 14 October 2019. The proposal had been recommended for refusal on the basis that insufficient information had been provided to demonstrate that and appropriate safe access onto Gynn Lane could be achieved, without crossing third party land. This was considered to increase the potential risk to highway safety.

3.5. The recommendation for refusal also emanated from insufficient information being submitted to demonstrate that the highway access would no result in the loss of protected trees of amenity value. This also related to a negative impact on biodiversity, both without the necessary mitigation measures in place.

3.6. At the time of submission of application 2019/60/91388/W, the Kirklees Local Plan Allocations and Designations had been adopted (27 February 2019). Therefore, the principle of development of the site was considered to be acceptable, subject to matters relating to the proposed access, associated culvert, and impacts on trees being appropriately considered.

3.7. The planning application which forms the basis for this Health Impact Assessment was submitted to Kirklees Council under reference 2025/91370. Kirklees Council have requested a Health Impact Assessment to be submitted to accompany the application.

4. PLANNING POLICY CONSIDERATIONS

National Policy

4.1. The Government's overarching vision for planning policy in England is contained within the National Planning Policy Framework (NPPF), the most recent version published in December 2024.

4.2. At the heart of the NPPF is the presumption in favour of sustainable development. Sustainable development has three strands, each of which are interdependent and need to be pursued in mutually supportive ways. These are:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – 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; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3. Paragraph 9 of the NPPF clarifies that the three objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.4. Paragraph 96 of Section 8, 'Promoting Healthy and Safe Communities,' of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places and buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

4.5. Paragraph 116 of Section 9, 'Promoting Sustainable Transport,' of the NPPF states that applications for development should give priority first to pedestrian and cycle movements, address the needs of people with disabilities, create places that are safe, secure and attractive, and allow for the efficient delivery of goods and access by service and emergency vehicles.

4.6. Paragraph 139 of Section 12, 'Achieving Well-Designed and Beautiful Places,' of the NPPF states that significant weight should be given to development which reflects local design policies and government guidance on design, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area.

Planning Practice Guidance (PPG)

4.7. PPG on promoting Healthy and Safe Communities defines a 'healthy place' as one 'which is inclusive and promotes social interaction, including spaces that can be shared by all residents.'

4.8. PPG on promoting Healthy and Safe Communities also states that 'good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve or improve resilience.'

Local Policy

4.9. The adopted development plan for Kirklees consists of the Local Plan Strategies and Policies as well as the Allocations and Designations document (adopted February 2019).

4.10. A number of Strategic Priorities are targeted by the Local Plan, including:

Development will have taken place in a sustainable way (balancing economic, social and environmental priorities) and by making efficient and effective use of land and buildings supported by necessary infrastructure and with minimal effect on the environment.

Health inequalities will have been reduced, enabling higher standards of health and well-being resulting from improved access to training and job opportunities, a decent and affordable home, access to services and green spaces and opportunities for physical activity and a healthy lifestyle.

The diverse character of the district as a whole and within its different character areas will be retained and enhanced while creating opportunities to build thriving communities which respond to local needs.

There will be a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing. The challenges of an ageing population will have been addressed and a range of housing and employment choices available to attract and retain younger age groups within the district to build sustainable communities.

People will have access to a range of local facilities including services, health-care and education provision, and adequate infrastructure. Places will be well-connected encouraging sustainable travel including increased opportunities for walking and cycling and improved links to other parts of the Leeds City Region and beyond.

4.11. Policy LP24 (Design) requires development proposals to provide a high standard of amenity for future and neighbouring occupiers. This includes design that promotes high levels of sustainability including design that promotes behavioural change that promotes walking and cycling.

4.12. Policy LP52 (Protection and improvement of environmental quality) also looks to ensure the amenity and health of future residents is adequately safeguarded in terms of pollution from noise, vibration, light, dust, odour, shadow flicker, chemicals and other forms of pollution.

4.13. Policy L2 (Place Shaping) seeks to build on the strengths and opportunities to help address challenges identified in the Local Plan. The various strengths and opportunities include references to the creation, improvement or maintenance of healthy, safe, sociable and inclusive mixed and balanced communities and places, and delivery of a strong and responsive economy.

4.14. Additionally, Policy LP1 of the Local Plan sets out a number of key strategic sustainability principles to ensure that new development contributes to the delivery of sustainable development and the improvement of economic, social and environmental conditions, in accordance with NPPF.

4.15. The amalgamation of these factors forms the basis for the wide range of factors considered in the Advice Note on Health Impact Assessments. The Advice Note sets out the guiding principles for the content of such Assessments, and how the Council will monitor their successes. The forthcoming section will discuss the various planning and development issues specific to this project which are to be considered in turn through the Assessment.

4.16. There are different types of Health Impact Assessments which differ in complexity. Applicants are expected to address the relevant planning and development issues set out which covers factors relating to:

- Coonstruction;

- Housing;
- Active travel and sustainable transport
- Access to open and green spaces;
- Access to healthy and affordable food;
- Community and personal safety;
- Employment and economy;
- Community cohesion.

5. CONSIDERATION OF POTENTIAL IMPACTS

5.1. This section of the report has utilised the template included in the Health Impact Assessment Advice Note. Each relevant issue is considered in turn and the associated positive or negative links to health have been considered.

Construction

5.2. The applicant is mindful of the possible sources of pollution as a result of construction practices. It is acknowledged that the main areas of concern relate to air, water and noise pollution.

5.3. A Construction Management Plan can be secured through an appropriately worded condition to ensure that measures to minimise the impacts of construction traffic and control dust, noise and congestion are effectively implemented and will cause a positive contribution on health.

5.4. It is acknowledged that construction activities have the potential to contribute towards air pollution, noise (from vehicles heavy equipment, and machinery), and water pollution. With the appropriate mitigation measures in place, any potential impacts arising from construction activities can be appropriately managed to ensure no negative impacts are inflicted on as a result of construction activities.

Housing

5.5. The proposed development will provide high-quality housing in the form of 50no. new homes. The site is allocated for housing in Kirklees' Local Plan Allocations and Designations document. The site is considered to be an appropriate location for residential development which is close to services and amenities (including shops, schools, health services).

5.6. The accompanying reports submitted with the application demonstrate that the location of the proposed development is such that there will be no detrimental impacts in terms of noise and air pollution on future residents.

5.7. The development will provide a diverse mix of house types and tenures with a mixture of apartments, houses, terraced, detached and semi-detached properties. The proposed development will therefore contribute towards the formation of diverse and sustainable communities that promotes social interaction.

5.8. The design of the proposed development allows for adequate natural light into each of the units and also provides outdoor amenity space. As a result of the layout and design of the residential development, prospective residents will experience a high level of amenity at the site. All

dwellings will be accessible and adaptable and will also adhere to relevant Building Regulations guidance on falls, cold homes and fire safety.

5.9. With regard to the location of development, the site is allocated in the Local Plan and therefore the principle of developing the site for residential uses in this location is considered as acceptable.

5.10. The proposed houses will be of high quality with good insulation. Please refer to the further details set out in the Energy and Sustainability Statement.

5.11. The density of residential development is entirely in accordance with the allocation in the Local Plan Allocations and Designations document. Therefore, the proposed development is not considered to give rise to any issues of overcrowding.

Active travel and sustainable transport

5.12. The site is situated in an extremely sustainable location for development and will reduce car dependency through the provision of convenient, safe and sustainable transport options.

5.13. There is an abundance of services and amenities located within walking distance from the site. The shops and services in Honley are located c.500m walk to the west of the site. Honley High School is also situated c.400m walk to the north of the site. There are employment opportunities and other recreational facilities within walking distance of the site along New Mill Road and Woodhead Road.

5.14. The site is well supported by existing public transport services that provide access to regional services and employment opportunities. Honley Railways Station is c.300m, walk to the north of the site. The site is supported by bus stops along Station Road, c.180m walk from the site. The 911 bus provides services between Meltham and Thurstonland. The K4, K5 and K7 services also operate from outside of Honley High School, providing connections to Meltham, Holmfirth and Netherton. The 314 and 316 Holme Valley Connection provides connections between Holme and Parkhead.

5.15. The proposed development provides genuine choice of sustainable and active travel modes, including walking, cycling and public transport. This will help to reduce private car dependency while the development still supports car usage for those who are unavoidably car dependent.

Access to Open and Green Spaces

5.16. The proposed development looks to incorporate green spaces on site, where possible. The

proposed green spaces and private amenity spaces will be high quality and safe, allowing for their effective use so prospective residents can enjoy the wide range of environmental and quality of life benefits.

5.17. A Landscaping Plan has been prepared to accompany the application submission. This ensures the inclusion of high-quality green spaces and open spaces which are well-distributed across the proposed development. The resultant design provides an attractive development that will encourage communal spaces, support social cohesion and promote physical activity.

Access to healthy and affordable food

5.18. The location of the proposed development provides convenient access to local food supermarkets and the MSOA Kirklees 053 has at least 2-3 outlets according to the Food Environment Assessment Tool.

5.19. It is noted that there is not a concentration of large supermarkets in Honley and there are local producers and allotments located in the local area that will provide access to healthy and affordable food for prospective residents.

Community and personal Safety

5.20. The applicant is mindful of the development's responsibility in facilitating social interaction and creating healthy, inclusive and safe communities.

5.21. Crime and prevention measures will be incorporated into the proposed development and can be secured through appropriately worded condition. This will ensure the proposed development results in a space that feels safe and discourage crime and antisocial behaviour.

5.22. The pedestrian routes within the development with effective street lighting will facilitate environments in which people can interact socially and create a strong sense of community.

Employment and Economic Vibrancy

5.23. The Local Plan seeks to develop a strong and thriving economy, combining great quality of life and a strong and sustainable economy in order to help communities thrive.

5.24. The location of the proposed development has been allocated by Kirklees Council for its appropriateness and proximity to employment opportunities. Honely train station and the bus routes in the local area provide access to wider regional employment opportunities via sustainable transport modes.

5.25. The proposed development will bring more people to the area and work to encourage further investment in Honely and the surrounding areas and is therefore considered as a positive of the scheme.

Community cohesion

5.26. The proposed development layout incorporates a main estate road, with small private roads to some of the dwellings. There are also informal open spaces included across the site. This will help to create a community environment in which people can meet organically and interact socially.

Climate change

5.27. The applicant is mindful of the potential impacts of climate change on the health and wellbeing of future residents of the proposed development.

5.28. As part of the accompanying technical reports, the submitted Drainage Strategy includes appropriate management of surface water run off in order to minimise the risk of flooding.

5.29. The submitted Energy and Sustainability Statement incorporates various measures to ensure the scheme is as highly sustainable as possible. This includes the provision of well-insulated new homes, with the applicant exploring energy efficient boilers and solar panels. It is proposed for the development to be constructed with high quality materials that are energy efficient and reduce the potential carbon emissions of the development. Please refer to the accompanying Statement submitted with the application.

5.30. Green infrastructure has been incorporated into the proposed development and included in the proposed landscaping strategy. This includes the provision of street trees and other vegetation to create a high-quality living environment and provide natural shelter and shade.

6. CONCLUSIONS

6.1. The description of the proposed development is as follows:

'Demolition of existing dwelling and erection of 50no. homes with associated access, infrastructure, and other works to facilitate the development.'

6.2. The residential development at Land south of Gynn Lane, Honley, Holmfirth, HD9 6LF is compliant with Kirklees Council's Health Impact Assessment Advice Note. By considering the recommendations of potential positive and negative impacts set out in the Advice Not, it is considered that the proposed development can positively contribute towards the health and well-being of residents in the local area and wider Kirklees.

6.3. The overarching aim is to positively contribute to the economic and social fabric of Kirklees during and after the completion of the proposed development, ultimately enhancing the health and wellbeing of Kirklees' residents.

6.4. Overall, the anticipated impacts on health and wellbeing as a result of the proposed development are positive and long-term, promoting a pragmatic and sustainable impact on the local community. The completed scheme will enhance the visual appeal of the local area, making efficient use of a currently vacant site, boost the local economy, be within an accessible reach key services and amenities, and create a diverse and inclusive community within the Honley area.

6.5. Local residents and businesses within the immediate vicinity are most likely to be affected by the proposed development, which is limited to the short-term construction phase. It is important to note that the application site is allocated for residential development and therefore the principle of developing the site for 50no. homes in this location is considered to be acceptable by Kirklees Council.

6.6. The existing vacant site is private and offers little positive health and wellbeing impacts, thus redevelopment of the site will enhance the site and surrounding area offering a positive contribution, without any long-term effects in relation to air quality, noise and vibration and microclimate. Increased activity within the local area acts as a catalyst for inward investment, boosting the local economy and generating a long term positive gain.

6.7. In order to mitigate against any potential negative impacts on health and wellbeing which may arise from the proposed development, please refer to the reports provided within the application submission, which demonstrates where impacts are either non-existent, or minimised.

6.8. Should there be any queries regarding the application submission then please contact Michael Parham (mp@broadgrove.co.uk).

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