

Kirklees Council – Public Health

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

HEALTH IMPACT ASSESSMENT REQUIREMENTS

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: 2025/93355

Postcode and full address of the proposed development: Land off, Woodward Court, Mirfield, WF14 0PY

Person responsible for completing this Rapid Health Impact Assessment:

Name: Paul Butler

Contact email: paul.butler@pbplanning.co.uk

Date submitted to Planning Development: 04.12.2025

Proposal summary
Erection of 75 dwellings, open space, landscaping and associated infrastructure

Part 2 – Stakeholder involvement.

Stakeholder Involvement
Please refer to the submitted Statement of Community Involvement and Planning Statement. Formal pre-application discussions have taken place with the Council. The applicant has also met with Ward Members; held a public consultation event; and distributed a consultation leaflet to 2,843 local properties. Amendments have been made to the development following a review of the feedback received.

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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	Y		
Noise			Neutral
Light			Neutral
Odour			Neutral
Construction waste			Neutral
Recycling and repurposing of construction materials			Neutral
Safe and secure cycle parking for the construction workforce	Y		
Health, wellbeing and welfare on site for the construction workforce	Y		

The development will have a positive impact on air quality on account of the potential re-distribution of traffic from Wellhouse Lane through the new development. Measures will also be put in place through the Construction Management Plan to provide a safe and accessible construction site. All other impacts will be 'neutral' on account of mitigation measures being delivered by the development.

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.

Please refer to the following submitted documents: -

- Planning Statement
- Transport Assessment
- Travel Plan
- Sustainability Statement

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

No. As the size of the site and development proposals are below the EIA screening threshold (5ha or 150 dwellings)

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	Y		
Proportion of affordable housing.	Y		
Adaptable and accessible space	Y		
Energy efficiency.	Y		
Falls and injury.			Neutral
Fire safety.			Neutral
Indoor air quality.	Y		
Describe the impact on health and your rationale for this.			
The development will deliver 75 homes to meet an acute shortage of housing in the Kirklees area. The development will deliver a policy compliant provision of 20% affordable housing, which are pepper potted across the site.			
The development will exceed planning policy requirements in relation to adaptable and accessible internal space. All of the proposed homes			

will meet the overall internal size requirements of the Nationally Described Space Standards and 22% of the proposed homes will meet the M4(2) accessible housing standards

All of the homes to be delivered within the development will meet the sustainable housing standards set out by Building Regulations. Including the provision of an electric vehicle charging point for every home. Bellway Homes are proposing to pursue a non-gas heating strategy at the development in advance of the Future Homes Standard. Low carbon heat pumps will provide the space and hot water heating for every home. Accordingly, the development's forecasted emission rate is expected to represent a **65.55%** saving over Part L of Building Regulations which require a minimum a saving of 31% in CO2 emissions.

The development proposals will meet with the fire safety requirements as dictated by current Building Regulations.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- House Type Plans
- Planning Statement
- Sustainability Statement

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	Y		
Ease of cycling	Y		
Cycling infrastructure which meet national standards	Y		

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

Describe the impact on health and your rationale for this.

The site is sustainably located in respect of access to existing services and facilities. The following services and facilities are located within walking and cycling distance of the site: -

- Crossley Fields Junior & Infant School (adjacent to the site's northern boundary)
- Mirfield Evangelical Church
- Gilder Hall Field
- Mirfield Parish Church Cricket Club
- Greenside Road One Stop Convenience Store
- Castle Hall Academy
- Stepping Stones Day Nursery
- Old Bank Chemist
- Green Side Recreation Ground
- St Andrew's Methodist Church
- Old Bank Academy
- Mirfield Grammar School

With regards to public transport, bus stops are also located within walking distance of the site on Greenside Road, Flash Lane, and Dunbottle Lane. Mirfield Train Station is also located within 1.5km of the site. The site is therefore located in a highly sustainable location for residential development.

The development will include pedestrian and cycle links through the site, including the delivery of a new direct link between Hepworth Lane and Woodward Court to enhance access to the Primary School for existing residents of the area.

All of the existing PROW on the site's boundaries will be retained and direct connections will be delivered to them from the development.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- Planning Statement
- Design & Access Statement
- Transport Assessment
- Travel Plan

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	Y		
Accessible open and green spaces for all (Buggy users, Wheelchair users, cycles and push scooter)	Y		
Playable space with play equipment	Y		
Playable spaces - natural play	Y		
Location and size of open and green spaces outside of proposed development	Y		

Describe the impact on health and your rationale for this.

A large area of greenspace is provided within the north-eastern corner of the site. This area will deliver amenity greenspace and landscape planting. A linear area of greenspace will also be delivered along the full length of the site's eastern boundary to provide an attractive setting to the retained PROW. A surface water attenuation basin is located in the southern parcel of the site, which will be planted to ensure that it visually integrates with the wider greenspace.

The development will deliver a significant **36.34%** biodiversity net gain in habitat units through the provision of the on-site landscape and biodiversity proposals. It will also deliver a **73.4%** net gain in hedgerow units.

The areas of greenspace have the ability to accommodate playable spaces if desired by the Council.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- Landscape Masterplan
- Planning Statement
- Design & Access Statement
- BNG Metric

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	Y		
Opportunities for local food growing			Neutral
Tree species in the proposed development including communal fruit trees and areas of	Y		

vegetable growth			
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Describe the impact on health and your rationale for this.

The development is located within walking distance of local supermarkets and convenience stores.

Opportunities for local food growing is available for prospective residents within their own private garden curtilage.

The development proposals include significant areas of greenspace which have the potential to include the provision of communal fruit trees if desired by the Council.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- Landscape Masterplan
- Planning Statement
- Design & Access Statement

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	Y		
Lighting			Neutral

Clear and accessible off-road networks	Y		
Safe and secure play areas	Y		
Safe and inclusive environments	Y		
Prevention of crime and anti-social behaviour	Y		
Prevention of suicide and self-harm	Y		

Describe the impact on health and your rationale for this.

The development proposals will deliver safe and accessible streets, with areas of safe and secure play located away from the proposed roads.

With regards to traffic management, in order to respond to the feedback received at the pre-application stage and to seek to reduce the volume of traffic on Wellhouse Lane, the development proposals now include the delivery of one point of access (Woodward Court) and two points of egress (Woodward Court and Hepworth Lane). The submitted Transport Assessment establishes that a safe and suitable access to the site can be achieved for all people and that the residual cumulative impacts of development are not severe. Indeed, the development will deliver either a betterment or at least a 'nil detriment' impact on this part of the network.

The development will meet the requirements of the latest Building Regulations in relation to meeting secure by design measures. All public areas of greenspace will be overlooked by the proposed homes to deliver natural surveillance.

The substantial areas of greenspace and connection to the wider countryside by virtue of the proposed links to the existing PROW will help to prevent suicide and self-harm by providing the opportunity to encourage mental wellbeing.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- Landscape Masterplan
- Planning Statement
- Design & Access Statement
- Sustainability Statement

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

<p>Note: Economic vibrancy can be applied at the construction phase and or where proposed development includes commercial and or employment space.</p> <p>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.</p>	Positive impact	Negative impact	Unsure about the impact
Local employment opportunities	Y		
Job creation	Y		
Apprenticeships	Y		
Access of a variety of sustainable and active travel modes to places of work	Y		

Describe the impact on health and your rationale for this.

The socio-economic benefits that the development would deliver to Mirfield and the wider Kirklees area are as follows:-

- Creating sustainable communities, offering existing and potential residents of Mirfield and the surrounding area the opportunity to live in the house and location they desire.
- Delivering financial contributions towards the improvement of Mirfield's infrastructure through Section 106 contributions.

- New capital expenditure in the region of £7.85m creating substantial direct and indirect employment opportunities of approximately 50 new jobs of which 70% are usually retained in the local area.
- Sustaining and improving Kirklees' labour market through delivering the right homes in the right locations.
- Increasing retail and leisure expenditure in the local area by approximately £1.8m per annum, creating 11 jobs in these sectors.
- Provision of funding towards public services from an estimated figure of £700k from the Government's new homes bonus & annual council tax payments of circa £116k per annum.

The development is located in a highly sustainable location where prospective residents and employees can walk and cycle to and from the site from the wider settlement area with ease.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Layout
- Planning Statement
- Design & Access Statement
- Transport Assessment

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	Y		

Opportunities for promoting community interaction	Y		
Ease of access to and use of public spaces for all	Y		
<p>Describe the impact on health and your rationale for this.</p> <p>Whilst there are no public buildings on site, the development is located with walking and cycling distance of all public buildings located within the wider settlement area which prospective residents may need to access on a daily basis.</p> <p>Opportunities to promote community interaction are created through the provision of easily accessible areas of public greenspace across the site.</p> <p>As stated, a large area of greenspace is provided within the north-eastern corner of the site. This area will deliver amenity greenspace and landscape planting. A linear area of greenspace will also be delivered along the full length of the site's eastern boundary to provide an attractive setting to the retained PROW.</p>			
<p>How do you intend to mitigate any negative impacts and maximise positive impacts?</p> <p>N/A</p>			
<p>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.</p> <p>Please refer to the following submitted documents: -</p> <ul style="list-style-type: none"> • Planning Layout • Planning Statement • Landscape Masterplan • Design & Access Statement • Transport Assessment 			

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	Y		
Low carbon and renewable energy	Y		
Flood risk and drainage	Y		
Air quality (applicable if no EIA submitted)	Y		
Noise (applicable if no EIA submitted)			Neutral
Light (applicable if no EIA submitted)			Neutral
Odour (applicable if no EIA submitted)			Neutral
Waste (applicable if no EIA submitted)			Neutral

Describe the impact on health and your rationale for this.

All of the homes to be delivered within the development will meet the sustainable housing standards set out by Building Regulations. Including the provision of a an electric vehicle charging point for every home. Bellway Homes are proposing to pursue a non-gas heating strategy at the development in advance of the Future Homes Standard. Low carbon heat pumps will provide the space and hot water heating for every home. Accordingly, the development's forecasted emission rate is expected to represent a **65.55%** saving over Part L of Building Regulations which require a minimum a saving of 31% in CO2 emissions.

The site is located within Flood Risk Zone 1. Surface water disposal will be via gravity to an infiltration basin in the southern portion of the site. The infiltration basin has been sized using the lowest recorded infiltration rate on site of $3.87 \times 10^{-5} \text{m/s}$. The basin has been sized for

the 1 in 100 year plus 45% climate change rainfall event. An approximate basin volume of 1,260 m will be required, subject to detailed design. The proposed infiltration basin will provide water quality treatment and attenuation as well as adding biodiversity and amenity value to the site.

The site will deliver large areas of easily accessible public greenspace across the site. As stated, a large area of greenspace is provided within the north-eastern corner of the site. This area will deliver amenity greenspace and landscape planting. A linear area of greenspace will also be delivered along the full length of the site's eastern boundary to provide an attractive setting to the retained PROW.

The development will have a positive impact on air quality on account of the potential re-distribution of traffic from Wellhouse Lane through the new development. Measures will also be put in place through the Construction Management Plan to provide a safe and accessible construction site. All other impacts will be 'neutral' on account of mitigation measures being delivered by the development.

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

N/A

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.

Please refer to the following submitted documents: -

- Planning Statement
- Design & Access Statement
- Landscape Masterplan
- Transport Assessment
- Sustainability Statement

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