
Land at Stakehill, Rochdale Road

Health Impact Assessment

June 2023

Land at Stakehill, Rochdale Road

Health Impact Assessment

Prepared on behalf of

Redrow Homes Limited

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Barton Willmore, now Stantec
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888



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EXECUTIVE SUMMARY

The importance of healthy communities is a theme running through national, regional and local planning policy. This Health Impact Assessment (HIA) has been prepared on behalf of Redrow Homes Limited to determine the potential health impacts of the residential led mixed use Development on land at Stakehill, Rochdale Road.

The Site extends to 87.52 hectares (ha) and predominantly comprises agricultural land within the administrative area of Rochdale Borough Council (RBC). The Site forms part a wider mixed-use allocation. It is proposed that there will be up to 1,380 new homes, as well as mixed-use development, green infrastructure and Sustainable urban Drainage Systems (SuDS).

This HIA has reviewed the potential health effects of the Development and provides recommendations to seek to maximise health benefits and remove or mitigate potential adverse impacts on health. The assessment has used guidance which sets out key themes under which health impacts should be assessed. The HIA concludes that the Development would have positive and neutral health effects in relation to the key health themes.

1 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Redrow Homes Limited (the 'Applicant') and Valerie Drake, Robert Allen and John Thomas Allen, June Greenwood, Willie Greenwood and Mark Greenwood and David Andrew Tetlow and Amanda Jane Tetlow in support of a hybrid planning application for the Development of up to 1,380 new homes, along with mixed use development, green infrastructure, and Sustainable Urban Drainage Systems (SuDS) (the 'Development') on land at Stakehill, Rochdale Road (the 'Site').
- 1.2 This HIA seeks to identify and assess the potential health effects of the Development and ensure that Rochdale Borough Council (RBC) can fully consider the health implications of the Development as part of the planning and decision-making process. The structure of the HIA is set out in Table 1.1 below.

Table 1.1: Contents of this HIA

Chapter	Content
Executive Summary	Summary of the HIA
Chapter 1	Description of the site and the Development, the requirement for HIA and a summary of relevant planning policy
Chapter 2	Outline of the assessment methodology
Chapter 3	Describes the baseline conditions of health
Chapter 4	Health Impact Assessment tables
Chapter 5	HIA conclusions

Site Context and Description

- 1.3 Land at Stakehill, Rochdale Road (see the location plan in Appendix 1) is located south of the M62 on the southern edge of the town of Rochdale in Greater Manchester. The Site extends to 87.52 hectares (ha) and largely comprises agricultural land that is divided into a number of irregular shaped fields, associated with Newhey and Thornfields farms. Field boundaries comprise of mature trees and hedgerow. There are five ponds on Site. The Site is enclosed by existing development to the west and road infrastructure to the north, south and east.
- 1.4 The north of the Site is bound Thornham New Road and the M62, which runs east-west across the northern boundary of the Site. The M62 is a 107-mile-long west-east trans-Pennine motorway in Northern England, connecting Liverpool and Hull via Manchester, Bradford, Leeds, and Wakefield. The south and east of the Site is bound by the A627(M) and the west of the Site is bound by the villages of Slattocks and Castleton as well as the A664 Manchester Road. The south west of the Site is bound by agricultural land.
- 1.5 The wider land uses surrounding the Site vary in nature. To the north of the Site, beyond the M62 is a mixture of open space and residential land uses within the south of Rochdale. The

land to the south and west of the Site, beyond the A627(M) is agricultural in nature. Stakehill Industrial & Distribution Park, which includes distribution warehouses, depots, and engineering services is also located to the south of the Site, approximately 250m south from the Site boundary. Beyond the A664 Manchester Road to the west of the Site is the Rochdale canal towpath, a railway line (operated by Northern Rail), and Manchester Golf Club. National Cycle Route (NCR) 66 passes along the Rochdale canal towpath.

- 1.6 The closest railway station to the Site is Castleton, which is located approximately 1.1km north of the Site. Tandle Hill Country Park is located approximately 650m east of the Site and multiple Public Right of Way (PROWs) pass through the Site. Other surrounding land uses include the Thornham Cricket Club to the immediate southwest of the Site. A number of uses are also encompassed by the Site, but which are located outside the Site boundary. These include St John's CE Primary School to the south of the Site, adjacent to Thornham Lane, St John's Thornham Church located towards the south west of the Site, and Thornfields farm buildings to the east of the Site. A further cluster of farm buildings (known as Newhey Farm) is located to the immediate west of the Site, adjacent to existing residential development within Castleton.

The Development

- 1.7 The Development comprises a hybrid planning application (with Phase 1 in detail and the remainder to be in outline) for the development of land at Stakehill, Rochdale Road. The description of Development is as follows:

"Hybrid planning application seeking:

Full Planning permission for the erection of residential development (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure.

Outline planning permission for residential development, mixed-use development, landscaping, and supporting infrastructure (all other matters reserved)."

- 1.8 The Development includes up to 1,380 new homes, 233 of which are included in the detailed element, with the remaining 1,147 included as part of the outline element of the Development.
- 1.9 Dwellings will provide a range of tenures as well as affordable housing, as shown in Table 1.2 and 1.3 below. These tables are for the detailed element, with the unit mix for the outline element to be confirmed at Reserved Matters stage.

Table 1.2: Residential Unit Mix

Residential Unit Size	Total Number of Homes
1 bedroom	8
2 bedrooms	16
3 bedrooms	50
4 bedrooms	135
5 bedrooms	24
Total	233

Table 1.3: Proposed Affordable Housing Mix

Housing Mix	Total Homes (%)
1 bedroom	8 (23%)
2 bedrooms	14 (40%)
3 bedrooms	13 (37%)
Total	35

- 1.10 The Development will have an average dwelling per hectare (dph) of 30-35 dwellings and the maximum building height of the Development will be 185.5 metres Above Ordnance Datum (AOD) (3 storeys).
- 1.11 As shown on the Parameter Plan (see Appendix 2), there is a mixed-use development area which could comprise residential land use as well as commercial use or community facilities. The Parameter Plan also shows an area of approximately 1ha reserved to accommodate an extension to the St John's Primary School, as well as Green Infrastructure (GI) across the Site and a Community Park to the south.
- 1.12 GI will be provided across the Development, including retained and new planting and ecological enhancement, children's play areas, and off-road pedestrian and cycle routes. Green corridors (known as 'The Greenways') will connect the Development to the existing settlement and wider countryside. Sustainable urban Drainage Systems (SuDS) are also proposed.
- 1.13 The Development includes several pedestrian access points (see Appendix 2). There are pedestrian access points from Church Avenue towards the south west of the Development. There are two pedestrian access points directly to the east and west of St John's CE Thornham Primary School, via Thornham Lane, towards the southern central area of the Development. Three pedestrian access points will be provided from existing residential areas associated with Chatburn Avenue. There is also an access point to the north of the Development towards the M62. These pedestrian access points will integrate the new built form with existing residential land uses to the west of the Development.
- 1.14 Each residential dwelling will have an electric vehicle (EV) charging point.

- 1.15 The Development proposes to deliver environmentally responsible buildings based on low energy design principles, as set out in the Energy & Climate Adaption Statement, submitted as part of the planning application.

Requirement for HIA and Guidance Considerations

- 1.16 There is no statutory requirement to carry out HIA, however, the Rochdale Core Strategyⁱ notes that *'where appropriate we will seek a Health Impact Assessment for major planning applications'*. The importance of healthy communities is a theme running through national, regional and local planning policy, and HIAs are increasingly recognised as having an important contribution towards establishing the potential impacts and benefits of schemes and policies. HIA is concerned with improving health and reducing health inequalities. HIA can be of different complexities and durations from desk-based up to comprehensive (full), for which there are different accepted methodologies.

National Legislation and Regulation

Health and Social Care Actⁱⁱ

- 1.17 Health and Social Care Act (2012) introduced a duty upon local authorities to *'take such steps as it considers appropriate for improving the health of the people in its area'*. This can include requiring Health Impact Assessment (HIA) for policies, plans and projects.

National Planning Policy Framework (NPPF)ⁱⁱⁱ

- 1.18 The NPPF, revised in July 2021, identifies the key principles in relation to health that local planning authorities should consider. In particular, Chapter 8 of the NPPF 'Promoting healthy and safe communities' states that decisions should aim to achieve the following key features to a healthy and safe community:

- 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.'*

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) 'plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health,*
- c) social and cultural well-being for all sections of the community;*
- d) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- e) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- f) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*

Local Planning Policy and Guidance

Rochdale Adopted Core Strategy^{iv}

1.19 Adopted in 2016, the Core Strategy sets out a long-term spatial strategy to deliver new homes, employment land, infrastructure and suitable protection in Rochdale Borough. The Core Strategy is based on the Sustainable Development Principal and comprises strategic objectives, a spatial strategy and policies. The Core Strategy references HIA in policy C6. Policy C6 and other policies that relate to health, which have informed the assessment are as follows:

- **C6- Improving Health and Wellbeing:** aims to improve health and wellbeing and reduce health inequalities by creating an environment that supports healthy lifestyles, supports and promotes accessible new health facilities and focusing on areas of deprivation and poor health, and/or in the greatest need. This is achieved through, provision of food shops, access to jobs, no overcrowding of takeaways, good facilities, high quality building design, managing and mitigation climate change, maintaining and enhancing green infrastructure, reducing traffic for noise and air benefits, encouraging active travel, encouraging local food growing and supporting the provision of health facilities. *'Where appropriate we will seek a Health Impact Assessment for major planning applications and consider the use of section 106 agreements or Community Infrastructure Levy (CIL) to deliver measures to improve the health impacts of development.'*
- **C8 Improving Community, Sport, Leisure and Cultural Facilities:** requires facilities that serve the whole borough, are accessible, serve everyday needs of communities, meet the needs and demand of communities and ensure development contributes to new or improved facilities where development will increase demand.

- **G6 Enhancing Green Infrastructure:** protect and improve green spaces to ensure value to sustainable development is maximised and provide the opportunity for healthy lifestyles as well as managing flood risk and climate change.
- **G9 Reducing the Impact of Pollution, Contamination and Land Instability:** reduce air pollution, requires no unacceptable increase in air, water, noise, light or other pollution with developments, a Low Emissions Strategy where a Transport Assessment is required, identify risk and action for land contamination prior to development, prevent contamination of water sources and overall control pollution and pollution impact from new development.
- **T1 Delivering Sustainable Transport:** Prioritising low and non-carbon modes of travel through improvements to public transport, cycling and pedestrian infrastructure, and reducing the need to travel.
- **T2 Improving Accessibility:** Locating development with access to public transport, where the need to travel is reduced and there is suitable provision for cyclists, pedestrians and people with impaired mobility.

Technical Standards and Guidance

National Health Service (NHS England Healthy New Towns)^v

1.20 NHS England launched the Healthy New Towns programme in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality services. This resulted in the adoption of the following 10 principles for healthy places:

1. Plan Ahead Collectively;
2. Assess Local Health and Care Needs and Assets;
3. Connect, Involve and Empower People and Communities;
4. Create Compact Neighbourhoods;
5. Maximise Active Travel;
6. Inspire and Enable Healthy Eating;
7. Foster Health in Homes and Buildings;
8. Enable Healthy Play and Leisure;
9. Develop Health Services That Help People Stay Well; and
10. Create Integrated Health.

1.21 These ten principles were developed and culminated in the publishing of four reports in 2019.

The first, *"Putting Health into Place Principles 1-3: Plan, Assess and Involve"*^{vi} is most appropriate to HIA. It advocates a thorough understanding of baseline health conditions and circumstances of an area so that design can incorporate and embed opportunities to improve health outcomes. It provides guidance for establishing the processes that lead to impact and how these can be measured.

National Design Guide^{vii}

- 1.22 The National Design Guide was first published in October 2019. It emphasises the importance of considering both physical and mental health to achieve well-designed developments. For example, the National Design Guide makes mention to *'healthy, comfortable and safe internal and external environment'* in order to promote quality of life for a development's occupants and users as well as to the beneficial impacts of compact and walkable neighbourhoods on health and wellbeing.

IEMA Impact Assessment Outlook Journal: Health Impact Assessment in Planning, October 2020^{viii}

- 1.23 This is a selection of thought pieces featuring case studies by practitioners working in health, planning and impact assessment. It includes ideas for best practice and shows the direction of travel for embedding health and wellbeing in placemaking and integrating health impact with other impact assessments including Environmental Impact Assessment. The discussions in this collection of papers have influenced the assessment within this report.

Public Health England, Health Impact Assessment in Spatial Planning, October 2020^{ix}

- 1.24 This guidance from Public Health England was created in collaboration with national, regional and local experts in planning, public and environmental health, and HIA. The guidance demonstrates HIAs as an essential tool to 'health-proof' spatial plans and to identify opportunities to deliver safer and healthier places and improve public health and wellbeing, and ultimately reduce inequalities.

2 ASSESSMENT METHODOLOGY

2.1 The objectives of this HIA are as follows:

- To identify the potential positive and negative health impacts associated with the construction and operation of the Development;
- To identify opportunities for improving health and promoting health equality; and
- To identify opportunities to mitigate negative impacts on health and reduce health inequalities.

2.2 In the absence of any RBC or Greater Manchester specific HIA guidance the principles of the Health Urban Development Unit (HUDU) Rapid HIA^x have formed the basis for the assessment. The HUDU method is nationally recognised as an appropriate assessment tool, which is regularly updated to reflect advances in how health and well-being are measured.

Baseline Conditions

2.3 This HIA includes a high-level assessment of the baseline conditions within the RBC administrative area in Chapter 3.

Health Conditions

2.4 Utilising the information from Public Health England's (PHE) latest data for Rochdale^{xi} and the Office for Health Improvement and Disparities Local Health data^{xii}, Chapter 3 provides a summary of the latest health profile at District and Ward level. At the Local level, the baseline conditions of health are identified for the local area using the English Index of Multiple Deprivation^{xiii} (IMD) at small areas (or neighbourhoods) which are also known as lower super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole. The Site falls in two LSOAs, Rochdale 017C and Rochdale 017D, both are within Castleton ward and RBC. Figure 1 below shows the location of the LSOAs in relation to the Development.

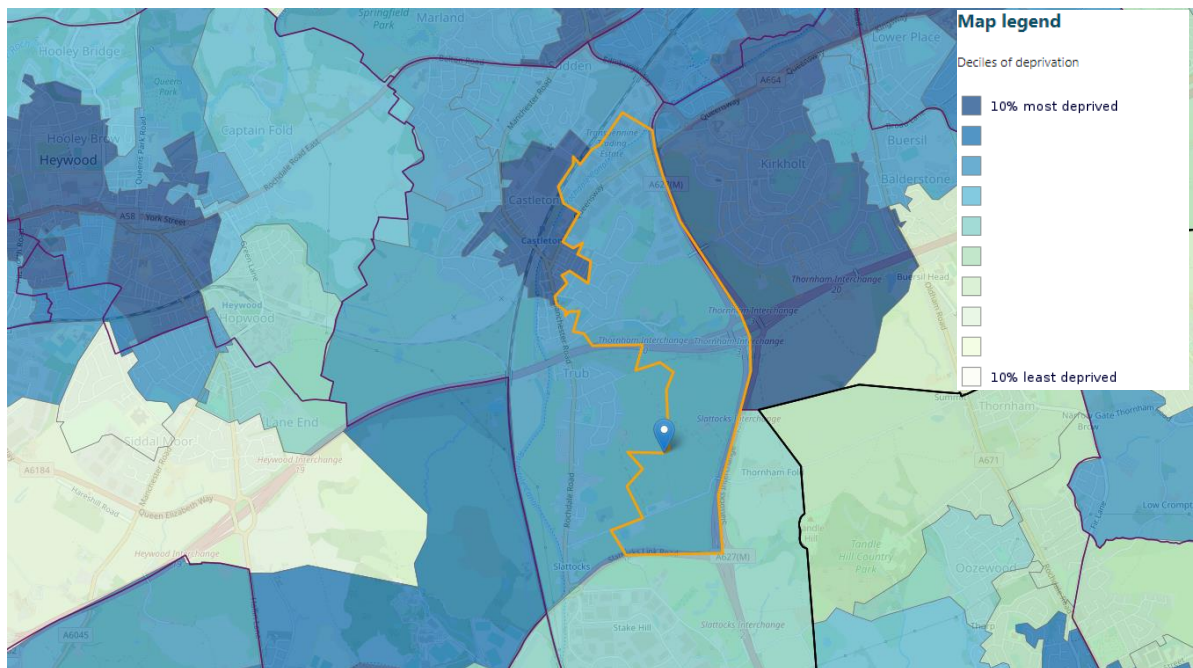


Figure 1: English Index of IMD Ranking for the Site Location

Primary Healthcare Infrastructure Audit

- 2.5 An audit of existing primary healthcare infrastructure and the capacity available within the area surrounding the Site is provided within Chapter 3.
- 2.6 The GP practices within 2km of the Site have been identified; this distance is considered a reasonable walking distance, acknowledging that not all people have physical or financial access to private or public transport, and some are less mobile than others. The levels of under- or over-provision of GPs have been determined through reference to the NHS General and Personal Medical Services statistics, which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as of March 2023 (the latest information available). The assessment has been conducted by comparing the GP to patient ratios of local practices with the HUDU standard of 1 GP to 1,800 patients to determine whether these are under- or over-capacity.
- 2.7 The dental practices within proximity of the Site have also been considered, using the NHS Find a Dentist website which includes information on whether the dental practise is accepting new patients^{xiv}. It is not possible to determine the precise number of patient places available, as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. These dental practices are all situated within RBC and are located within 2km of the Site and thus, within walking distance of the Site.
- 2.8 A brief outline of community facilities and open space provision within 2km of the site has

also been provided.

Health Impact Assessment

The HUDU Rapid Health Impact Assessment Tool

2.9 The latest version of the HUDU Rapid HIA Tool^x was updated in October 2019. The rapid assessment tool is designed to assess the likely health impacts of development plans and proposals. The tool, set out in Chapter 4, identifies 11 topics of broad determinants. These are:

1. Housing quality and design;
2. Access to healthcare services and social care services and other social infrastructure;
3. Access to open space and nature;
4. Air quality, noise and neighbourhood amenity;
5. Accessibility and active travel;
6. Crime reduction and community safety;
7. Access to healthy food;
8. Access to work and training;
9. Social cohesion and inclusive design;
10. Minimising the use of resources; and
11. Climate change.

2.10 The Rapid HIA Tool provides criteria that the Development has been assessed against to identify the impact it will have on health and wellbeing. For each theme, an assessment has been completed to establish the baseline of the existing situation, an evidence base around health impacts associated with a health priority, and identification of likely effects (adverse and beneficial). Recommendations for mitigation and monitoring have also been made. The assessment is found in Chapter 4 of this report.

Limitations and Constraints

2.11 For the purposes of this HIA, the following topics are scoped in or scoped out of the assessment as they are deemed not to be applicable to the Development, as set out in Table 2.1. In this case, all topics have been scoped into the assessment.

Table 2.1: Proposed Scope of the HUDU Healthy Urban Planning Rapid HIA

Theme	Scoped in (✓) / Scoped Out (X) of this HIA
Housing Quality and Design	✓
Access to Health and Social Care Services and	✓

Theme	Scoped in (✓) / Scoped Out (X) of this HIA
Other Social Infrastructure	
Access to Open Space and Nature	✓
Air Quality, Noise and Neighbourhood Amenity	✓
Accessibility and Active Travel	✓
Crime Reduction and Community Safety	✓
Access to Healthy Food	✓
Access to Work and Training	✓
Social Cohesion and Inclusive Design	✓
Minimising the Use of Resources	✓
Climate Change	✓

Data Sources

2.12 The HIA is based on the best available information from a variety of sources including from the following planning application documents:

- Design and Access Statement;
- Statement of Community Involvement;
- Design Code;
- Environmental Statement;
- Flood Risk Assessment;
- Transport Assessment;
- Travel Plan;
- Arboricultural Impact Assessment;
- Biodiversity Net Gain Calculation Report; and
- Climate Adaption and Energy Statement.

3 BASELINE CONDITIONS

- 3.1 This chapter summarises the baseline information collated regarding the local population and indicators of human health.

Demographic profile

- 3.2 The Site sits within the Castleton ward, in Rochdale. According to the Office for National Statistics (ONS), mid-year population estimate, there are approximately 10,766 people living in the ward^{xv}. Of the entire ward population, 6,455 (60%) are of working age (16 to 64 years of age). This is lower than the England average (62.9%) for working age population^{xvi}.

Deprivation Levels

- 3.3 As outlined in the methodology, the Site is within both LSOA Rochdale 017C and Rochdale 017D. LSOA Rochdale 017C is ranked 9,260 out of 32,844 with Rochdale 017D ranked 7,095 out of 32,844 LSOAs in England (where 1 is the most deprived LSOA). Both LSOA Rochdale 017C and 017D rank within the 30% most deprived in the country.
- 3.4 Table 3.1 below details how both LSOAs are ranked, both overall and by each deprivation domain, against all the LSOAs within England. Figure 1 shows the Site in relation to the local LSOAs.

Table 2.1: English Index of Multiple Deprivation (IMD) ranking for the Site location

Domain of Deprivation (Rank out of 32,844 where 1 is the most deprived)	Rochdale 017C	Rochdale 017D
Overall IMD Rank	9,260	7,095
IMD Percentage	30% most deprived	30% most deprived
Income Rank	11,351	10,159
Income Percentage	40% most deprived	40% most deprived
Employment Rank	8,860	9,430
Employment Percentage	30% most deprived	40% most deprived
Education, Skills and Training Rank	10,970	8,449
Education Percentage	40% most deprived	30% most deprived
Health Deprivation and Disability Rank	5,086	4,900
Health Percentage	20% most deprived	20% most deprived
Crime Rank	6,515	1,737
Crime Percentage	20% most deprived	10% most deprived
Barriers to Housing and Services Rank	19,937	9,521
Barriers to Housing and Services Percentage	40% least deprived	30% most deprived
Living Environment Rank	10,999	15,789

Living Environment % Percentage	40% most deprived	50% most deprived
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- 3.5 As set out in Table 3.1, both LSOAs rank within the most deprived in England for all categories, except LSOA Rochdale 017C ranking within the 40% least deprived for barriers to housing and services. Both LSOAs rank lowest for health and crime (10-20% most deprived).

Local Health Profile

- 3.6 This section is informed by the PHE Local Authority profile for Rochdale.

Health Inequalities

- 3.7 The health of people in Rochdale is generally worse than the England average. About 32% of children live in relative low-income families, compared to 19.9% in England and 23.7% in the North West region. Inequality in life expectancy at birth for males is 10.7 years, worse than the England average of 9.7 years but better than the regional average of 11.6 years. For females, the inequality in life expectancy at birth is 8.2 years, which is worse than the national average of 7.9 years, but better than the regional average of 10 years.

Child Health

- 3.8 In Year 6, 27.3% are of children are classified as obese, worse than the English average of 23.4% and the North West regional average of 24.4%. The rate for alcohol-specific hospital admissions among those under 18 is 31.3 per 100,000, worse than the national average of 29.3 but better than the regional average of 40.1. The rate of infant mortality is 5.4 per 100,000, worse than the national average of 3.9 and the regional average of 4.4.
- 3.9 The average attainment 8 score is 44.5 in Rochdale, which is lower than the national average of 48.7 and the regional average of 47.1.

Adult Health

- 3.10 The percentage of adults (ages 18 plus) classified as overweight or obese is 67.5% which is higher than the national average of 63.8% and the regional average of 66.7%. The rate for alcohol-related hospital admissions is 504 per 100,000, worse than the national average of 494 but better than the regional average of 511. The under 75 mortality rates from all causes, cardiovascular diseases and cancer are all worse than the national and regional averages. The under 75 mortality rates from all causes is 516.4, compared to 363.4 nationally and 431.4 regionally. For cardiovascular diseases, the under 75 mortality rates in Rochdale is 115.3, compared to 76 nationally and 92.8 regionally. The under 75 mortality rates from cancer is

147.1 compared to 121.5 nationally and 136 regionally. The rate of emergency hospital admissions for self-harm is 129.4 which is better than the national average of 163.9 and the regional average of 190. The suicide rate is 10.5 which is similar to the national average of 10.4 and lower than the regional average of 11.4. The estimated dementia diagnosis rate (ages 65 and over) is 66.6% which is better than the national average of 62% and the regional average of 65.7%.

- 3.11 The percentage of people in employment in Rochdale is 65.7%, this is lower than the national average of 75.4% and the regional average of 73.1%.

Ward Level Health Data

- 3.12 Local Health data for Castleton ward shows that health in Castleton is significantly worse or similar to the English average for all indicators except overcrowded houses. For this indicator Castleton has a value of 6.1% which is significantly better than the English value of 8.7. The average life expectancy, income deprivation, limiting long-term illness or disability, and deaths from all causes at all ages are all significantly worse than the England average.

Healthcare Infrastructure Audit

Primary Healthcare Facilities

- 3.13 A review has been undertaken of the existing primary healthcare infrastructure in the area surrounding the Site. The review identified there are currently four GP Practices within 2km of the Site which are all accepting new patients and two of which are accepting out of area registrations. The HUDU sets a standard of 1 GP per 1,800 patients against which the existing GP to patient ratio (data acquired from the NHS General and Personal Medical Services Statistics for March 2023^{xvii}) at these medical practices are assessed in Table 3.2.

Table 3.2: GP Services (March 2023)

Practice	No. Patients	No. FTE GPs	Ratio	Capacity
Kirkholt Medical Practice (1km)	4026	3.14	1:1,282	Under Capacity
The Medical Centre (The Strand) (1.15km)	7479	8.32	1:898	Under Capacity
The Hive Health Centre (2km)	5,470	4.56	1:1,200	Under Capacity
Castleton Health Centre (1.7km)	9,901	12.37	1:800	Under Capacity

- 3.14 There is one dental practice within 2km of the Site. Kirkholt Dental Centre is located approximately 1.3km north-west of the Site and there is no data available on whether it is accepting new patients.

Open Space Facilities

3.15 The following open space provision is available within a 2km radius of the Site boundary:

- Open Space and Recreational Areas:
 - Allotments, adjacent to the west of the Site;
 - Unnamed park north of Chesham Avenue, approximately 185m west of the Site;
 - Rochdale Canal Towpath, approximately 450m west of the Site.
 - Lord's Wood Nature Reserve, approximately 880m south-west of the Site;
 - Tandle Hill, approximately 1km east of the Site; and
 - Hopwood Woods, approximately 1.3km south-west of the Site.

4 HIA ASSESSMENT MATRIX

4.1 The tables below set out the potential health and wellbeing impacts associated with the Development during its construction and operational phases. As set out in the Assessment Methodology section in Chapter 3, the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool.

1. Housing Quality and Design

4.2 The first theme assessed is Housing Quality and Design which can have an effect on both the physical and mental health of residents. The provision of a range of housing of high-quality design that have sufficient space for future residents to live in can have a positive health effect by reducing injuries in the home, premature deaths from damp/cold/overheating and mental illness from social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes ✓ No N/A	The Design Code submitted with the planning application outlines that all homes will be flexible to adapt to changing needs and requirements.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes ✓ No N/A	The Development aims to create an environment that supports the needs of all users. Although the Development does not explicitly address the needs of older people through extra care housing etc., the Development is designed to be suitable for all age groups.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes ✓ No N/A	The vision for the Development is to create a sustainable and high quality neighbourhood, which improves the local housing offer by delivering a range of housing types to meet a variety of housing needs, including homes for the elderly. The Design Code submitted with the planning application outlines that homes will be flexible to adapt to changing needs.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes ✓ No N/A	The Development has been designed to respond positively to the surrounding context. The design and layout of the Development aims to encourage active travel and the street hierarchy set out in the Design Code will create a legible and permeable environment that supports the need of all users. The orientation of dwellings has been considered to allow for cross-ventilation to reduce the risk of overheating and help residents stay cool in warmer conditions. As stated in the DAS submitted with the application, planting within streets and formal public open spaces across the Development has been chosen not only for the aesthetic and amenity value, but also for the resilience to climate change, biodiversity and low management and maintenance requirements.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The Development will deliver a range of housing, types and sizes, including affordable houses in response to local housing needs. For the detailed element of the application, there will be 8 one bedroom houses, 16 two bedroom houses, 60 three-bedroom houses, 135 four bedroom houses and 24 five bedroom houses. The proposed affordable housing mix is 23% for one bedroom homes, 40% for 2 bedroom homes and 37% for three bedroom homes. Overall, within the detailed element, 15% of homes will be affordable. Details for the outline element of the application will be confirmed at RM stage.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	An Energy & Climate Adaptation Statement, submitted in support of the planning application, sets out measures to reduce energy consumption and enhance efficiency of the Development within the detailed phase. In regard to energy efficiency, the Development follows the energy hierarchy and includes highly insulated fabric with external walls, floors and roofs of low U-Values to reduce heat loss, efficient double glazed windows and low air permeability. The combination of demand reduction measures and efficient energy supply and low/zero carbon technologies in the form of Air Source Heat Pumps (ASHP) reduce operational regulated energy emissions by 53% below the Part L 2021 Building Regulations baseline. The outline element will follow the energy hierarchy and specific energy efficient measures will be confirmed at RM stage.	Positive ✓ Negative Neutral Uncertain	N/A

2. Access to Health and Social Care Services and Other Social Infrastructure

- 4.3 Access to health and social care services and other social infrastructure is important to ensure every member of the public has equal access to healthcare services to treat illness and injuries as well as education opportunities.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes No ✓ N/A	There is no existing social infrastructure to retain or re provide as part of the Development.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal assess the impact on health and social care services and have local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes ✓ No N/A	Chapter 3 of this HIA sets out the existing social infrastructure surrounding the Site. There are four GP practices located within 2km of the Site, all of which are accepting new patients and all are operating under capacity, with two accepting out of area registrations. In addition to GP practices, there is currently one dental practice within 2km of the Site. There is no data available on whether the dental practice is accepting new registrations.	Positive Negative Neutral ✓ Uncertain	N/A Financial contribution to GP provision, as outlined in the Population and Human Health chapter of the ES submitted with the application.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No ✓ N/A	The Development is for residential dwellings as well as mixed-use development. It does not include the provision or replacement of a healthcare facility as there is no healthcare facility currently on the Site.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education needs and community facilities?	Yes ✓ No N/A	The Development will safeguard approximately 1.37ha of land to enable an extension of St John's Primary School which is located adjacent to the Site boundary. The precise boundary and scale of extension will be agreed with the Local Education Authority at a later design stage. The Development will include the provision of a community park. In addition, a local centre could be provided as part of the Development which could include community facilities. The capacity and location of schools has been assessed in the population and human health chapter of the ES submitted with the application.	Positive ✓ Negative Neutral Uncertain	N/A Financial contribution to Primary Education provision, as outlined in the Population and Human Health ES chapter.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes ✓ No N/A	The Development has devoted an area to mixed-use development in the western portion of the Site. This area could comprise residential land uses as well as commercial shops or a local centre with community facilities. In addition, there will be a community park.	Positive Negative Neutral ✓ Uncertain	N/A

3. Access to Open Space and Nature

- 4.4 The provision of attractive open space and nature within or in close proximity to a development can promote mental and physical health and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity and reducing exposure to poor air quality.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes ✓ No N/A	The Site currently comprises agricultural land, field boundaries of mature trees and hedgerow, and five ponds. As shown on the Illustrative Masterplan and Landscape Strategy Plan (see Appendices 3 and 4) and explained in the landscape and open space strategy within the DAS, the Development will retain and enhance existing landscape features of value, including trees and ponds, where possible. GI will be provided across the Development to include a range of ecological habitats such as native broadleaved woodland blocks; native species rich hedgerows; native tree planting; species rich wildflower grassland; ponds/ areas of open water, marginal wetlands, reed beds, street trees; native and ornamental garden planting; and garden trees. The surrounding open space network comprises the entrance area, Slattocks Parkland, Newhey Green, Greenways, Thornfield's Park, the Wetlands, the Woodlands, Hill Top Park and Thornham Park. Thornham Park is the largest open space, located to the south of the Site and will feature retained and new landscape features, ecological enhancement, active travel routes and seating areas. These open and natural spaces will support and enhance biodiversity by introducing a variety of ecological habitats and also provide space for recreation and leisure activities. The Development responds to existing green infrastructure on the Site by retaining, where possible trees and hedgerows throughout the Site. Where trees need to be removed, these will be replaced at a ratio of 2:1.	Positive ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new open or natural space, or	Yes ✓ No N/A	As outlined in section 3 of this assessment, the Development is located within LSOAs Rochdale 017C and 017D, which rank within the 40-50% most deprived for the quality of living environment.	Positive ✓ Negative Neutral	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
improve access to existing spaces?		The Development will improve access to open and natural space through an open space network comprising a series of parks and a variety of ecological habitats as stated above. The areas of Public open space will provide a range of functions from walking and recreation to habitat creation and play. The Development aims to improve access to open space and therefore improve quality of life. Access will be provided to on-site open space and access will also be improved to the surrounding countryside via green corridors.	Uncertain	
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	The Development will deliver a range of play experiences and multi-generational activities that are accessible, inclusive and suit all abilities. The Development will include the following play areas: • Newhay Green Locally Equipped Area of Play (LEAP) (approximately 1,000m²) • Thornfields Park LEAP/ Neighbourhood Equipped Area of Play (NEAP) (approximately 2,000m²) • Thornfields Park Multi Use Game Area (MUGA) (approximately 2,000m²) • Hilltop Park LEAP (approximately 1,500m²) Incidental play features will also be distributed amongst the GI across the Development. This will include naturalistic features such as grass mounds, tree trunks and rocks to provide informal play opportunities. There will also be trim trails with outdoor exercise equipment. As part of the public engagement process, a workshop was undertaken with St John's Primary School to explore the play features children would like to see delivered on the Site, which has been taken into account in the design of the Development's play area.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	As can be seen on the Illustrative Masterplan (see Appendix 3), open spaces are located in close proximity to the proposed dwellings and are connected via a series of pedestrian and cycle paths. Five pedestrian access points are provided for Thornham Park. In addition, The Greenways (landscape/green corridors) are a series of accessible off-road routes connecting the school, local centre, Newhay Park and	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		the off-site PRoW network. The Development also aims to improve access to the surrounding countryside through the green corridors which connect to the off-site PRoW network.		
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	As stated above, the Development will deliver a range of play experiences and spaces for multi-generational activities that are accessible, inclusive and suit all abilities. The play areas account for both younger and older children and teenagers by including MUGAs, for example.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	As stated in Chapter 7 of the ES – Biodiversity, long-term management and ongoing monitoring will be outlined within the Landscape Ecology Management Plan (LEMP) for the Development, to be secured through a suitably worded planning condition at a later design stage. The LEMP will ensure that habitats are managed to maximise their biodiversity and recreation value through a management plan for a minimum of 30 years.	Positive ✓ Negative Neutral Uncertain	N/A

5. Air Quality, Noise and Neighbourhood Amenity

- 4.5 The next theme assessed is the Development's effect upon air quality, noise and neighbourhood amenity. 'Poor' air quality is defined as where there are high concentrations of Nitrogen Dioxide and Particulate Matter, which can cause lung and heart disease and thus lower the health of future residents and users of the site. Noisy activities and uses can cause disturbance, sleep deprivation and direct annoyance which may result in effects on mental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	Assessments of air quality and noise and vibration have been undertaken and submitted separately with the planning application. Measures to mitigate the effects of construction on the local environment for existing residents have been identified. It is anticipated that a Dust Management Plan (DMP) will form part of the Construction Environmental Management Plan (CEMP) and include measures to control dust and general pollution from construction as well as the details of any monitoring activities, if appropriate. Construction noise will be controlled through the implementation of best practice noise mitigating measures in accordance with the guidance in BS5288-1^{xviii}. This includes daytime working hours with no working on Sundays and Bank Holidays and designated construction vehicle routes., All machinery would comply with the latest European Communities noise certification limits and be operated with closed engine covers and not left running unnecessarily. The location of the construction site compound would be carefully considered and instruction would be given to all workers on minimising noise and vibration as part of the Site induction process. The above measures would be set out in the CEMP.	Positive Negative Neutral ✓ Uncertain	Mitigation measures to control dust emissions from construction would be included in the DMP and CEMP. Best practice noise mitigation measures in line with the BS5288-1 guidance.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	The Travel Plan sets out measures to minimise the number of vehicle trips generated by the Development and encourage sustainable travel modes. Implementation of the Travel Plan will reduce the number of single occupancy car trips to and from the Development, reduce reliance on the car and improve awareness of alternative modes,	Positive ✓ Negative Uncertain Neutral	Implementation of the Travel Plan to reduce car usage and increase walking, cycling

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		promote walking, cycling, public transport and car sharing, and promote healthy lifestyles and a sustainable, vibrant community that is accessible by all. Every residential dwelling will be fitted with an EV charging point. The Energy & Climate Adaptation Statement submitted with the application outlines that the detailed element of the Development will minimise pollution from energy facilities by using natural ventilation, low energy lighting, strong insulation and meeting heating and hot water demand by low carbon technology in the form of Air Source Heat Pumps (ASHP). Through a combination of energy efficient design and low/zero carbon technologies, the operational regulated energy emissions are 53% below the Part L 2021 Building Regulations baseline.		and public transport usage. Implementation of energy measures, secured through a suitably worded planning condition at the detailed design stage for the outline element of the Development.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes ✓ No N/A	As above, the Travel Plan aims to reduce single occupancy vehicle journeys to the Development. The Travel Plan and design measures will also reduce the need to travel and encourage the use of sustainable travel by improving facilities and providing information. A Noise Impact Assessment has been undertaken in order to understand the effects the Development may have on the local noise environment. It is considered that the traffic generated by the Development will not have a significant noise impact. The noise mitigation scheme outlines measures to minimise noise pollution including the layout and design of residential dwellings, such as the specification of double glazing and positioning of gardens.	Positive ✓ Negative Neutral Uncertain	Implementation of the Travel Plan and any mitigation measures outlined in the Noise Assessment.

6. Accessibility and Active Travel

- 4.6 Physical activity through active travel measures, such as walking and cycling can encourage healthy growth and development, maintain a healthy weight, and reduce anxiety and stress. Measures to promote active travel are also important to discourage the use of private cars which also eases traffic pressures on local highway networks. Some of the questions have been scoped out due their relevance regarding the Development.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking for example, through the use of shared spaces?	Yes ✓ No N/A	As above, the Travel Plan encourages walking. The Development contains a network of walking and cycle paths including The Greenways (landscape/green corridors) which are a series of accessible off-road routes connecting the school, Newhay Park and the off-site PRoW network. The footpath and cycle strategy within the Development is designed to provide pleasant, safe, and accessible routes for new residents at the Development. As such, through both the design and layout of the Development and the implementation of the Travel Plan, the Development will encourage walking. The Transport chapter of the ES submitted with the application outlines a range of mitigation measures to be secured through a planning condition which would encourage a modal shift to more sustainable forms of transport. Measures include: • Footway widening at the signalised crossings of the A664 Manchester Road into the Site; • Provision of new footways and public realm through the Site for the benefit of residents and the general public; and • Enhanced pedestrian and cycle paths will be provided along PRoW and new off-road active travel routes. A welcome pack for residents will contain a map showing local walking routes and health information.	Positive ✓ Negative Neutral Uncertain	Implementation of the Travel Plan.
Does the proposal prioritise and encourage cycling (for	Yes ✓ No	The Travel Plan also encourages cycling, and as detailed above, a network of cycling routes will be provided across the Site. There will	Positive ✓ Negative	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
example by providing secure cycle parking, showers and cycle lanes)?	N/A	be new cycle routes and existing footpaths will be retained and enhanced for both pedestrian and cycle movement, promoting cycling connectivity. As the majority of the Development is in outline, information regarding cycle parking from the outline element is currently unavailable and will be decided at the detailed design stage. For the detailed element there is no dedicated cycle parking provision, however garage space of the residential dwellings can be used for cycle storage. A welcome pack for residents will contain a map showing local cycling routes, details of local bike repair shops and available discounts along with available training and maintenance sessions, and health information.	Neutral Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	There is a restricted byway within the Site which can be used by cyclists. This runs south-east from Thornham New Road for approximately 475m through the centre of the Site. There are currently no dedicated cycling lanes or facilities on the surrounding highway network in the direct vicinity of the Site. However, National Cycle Network (NCN) route 66 runs in a north to south direction following the Rochdale Canal which runs approximately 350m east of the western Site boundary. The Development includes several pedestrian and cycle access points, as shown in the illustrative masterplan (see Appendix 3). These pedestrian access points will integrate the new built form with existing residential land uses to the west of the Development. This will allow connection to surfaced pathways beyond the Site, such as along Manchester Road which benefits from footways, street lighting and dropped curbs, and provides pedestrian access to the existing local bus stops and other local services. An extensive network of PROWs and bridleways run through and around the Site, as well as National Cycle Route 600 located 400m west of the Site. Therefore, the Site will connect to strategic cycle and walking networks.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes No ✓ N/A	The Design Code outlines that all new streets would be designed to minimise vehicle speeds and include traffic calming measures. The Design Code sets out a speed limit on The Boulevard of 20mph, The Avenues will be 15mph, residential streets will have a limit of 10mph and shared streets and private drives/rural lanes will have a limit of 5mph. Traffic calming measures will also vary for each level of the street hierarchy, but include tight radii and kinks to reduce forward visibility, contrasting materials and tactile paving at pedestrian crossing points and raised tables to prioritise pedestrian movement.	Positive Negative Neutral ✓ Uncertain	N/A
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	Castleton railway station is located approximately 1.1km north of the Site. From the access point, the station can be accessed via a 21-minute walk, 6-minute cycle, 8-minute bus journey or 4-minute drive. The Travel Plan finds that it is possible to reach Manchester, Oldham, Halifax, Burnley and Media City UK within an acceptable 60 minute commute time. Tandle Hill Country Park is located approximately 650m east of the Site, with Thornham Cricket Club is immediately south-west of the Site. Other local facilities include St John's CE Primary School to the south of the Site and St John's Thornham Church to the south-west of the Site. The principal road infrastructure will be designed to accommodate bus services along this corridor. Bus stops would be located at appropriate intervals along the principal road of the Development.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes ✓ No N/A	The Travel Plan outlines that new residents will receive a travel pack which will contain information about car sharing and journey planning support. Car sharing will be promoted to residents using any locally or nationally available schemes within three months of occupation of the Development.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes ✓ No N/A	The Design Code sets out a street hierarchy which will create a legible and permeable environment that supports the needs of all users. This includes the use of tactile paving at pedestrian crossings.	Positive ✓ Negative Neutral Uncertain	N/A

6. Crime Reduction and Community Safety

- 4.7 Community safety is a concept that is concerned with achieving a positive state of well-being among people within social and physical environments. Not only is it about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, participatory community. Some of the questions have been scoped out due their relevance regarding the Development.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes ✓ No N/A	The Development has incorporated several measures into the design to create an environment that will encourage people to feel safe whilst also discouraging crime within the Development. This includes through the layout of the Development and appropriate use of lighting. Specific measures have been set out within the Crime Impact Assessment completed as part of the planning application.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A ✓	The Development will include the use of active frontage and natural surveillance, such as along The Boulevard and over open spaces. The street hierarchy will create a legible and permeable environment that supports the needs of all users. The primary road is known as 'The Boulevard', with the secondary spine, known as 'The Avenues' which will provide access from the primary road to residential streets. Finally, the Development will include the provision of private drives and rural lanes.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	The vision for the Development is to create a sustainable and high quality neighbourhood. The Development is to be brought forward in line with 'garden village' principles, with the Development set within an attractive landscaped setting. The emphasis on GI within the Development will enhance the natural environment and offer extensive opportunities for recreation.	Positive ✓ Negative Neutral Uncertain	N/A
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	The Development has been informed by engagement with RBC, statutory and local stakeholders.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		A design workshop was held with community groups in November 2022 at Thornham Cricket Club. Discussions focused on the identity of the Site, challenges and opportunities to enhance the local area. An online public consultation was also undertaken, comprising a consultation website and online feedback form live from December 2022 to January 2023. Local residents and businesses were issued consultation letters in December 2022. There was also a workshop undertaken with St John's Primary School to explore the play features children would like to see delivered on site, which has been taken into account in the design of the Development's play area.		

7. Access to Healthy Food

- 4.8 Access to healthy food corresponds with a good diet, lower risk of obesity and other diet-related chronic diseases. In addition, without access to healthy food such as local grocery stores and other food retailers, communities are missing the commercial viability that makes neighbourhoods liveable and helps local economies thrive.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes ✓ No N/A	In addition to the role of open spaces for biodiversity, mental and physical wellbeing such as through exercise and social interaction, open spaces across the Development will provide an opportunity for food growing and foraging. Landscapes for food include: - Orchard areas with native species provided in Slattock's Park and Thornfield's Park. - Space for allotments is reserved in Slattock's Park, for an extension of the existing allotment adjacent to the Site, if requested by the community. - The Greenways will comprise edible species such as blackberry, gooseberry, hazel and nut within hedges and fruit bearing trees such as apple, pear and plum.	Positive ✓ Negative Neutral Uncertain	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No N/A ✓	The mixed-use area is being brought forward with flexibility in mind and it is considered a range of uses could be accommodated including commercial shops. Furthermore, there is access to shops and services in Slattocks, Castleton and the wider Rochdale area.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No N/A ✓	No hot food takeaway is currently proposed as part of the Development.	Positive Negative Neutral ✓ Uncertain	N/A

8. Access to Work and Training

- 4.9 The opportunity for employment has a positive health effect, as work contributes to our happiness, helps build confidence and self-esteem and rewards us financially which also allows individuals to explore other interests. Both physical and mental health are generally improved through work, where there are opportunities to be challenged, socialise, build contacts and find support in the local community.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes ✓ No N/A	As stated in the population and human health chapter of the ES submitted with the application, the construction phase of the Development will generate jobs across all construction disciplines, from ground workers to construction management. It is anticipated that there will be an average of 139 FTE workers over the construction period. Out of the 139 direct FTE jobs during construction, 86 will provide employment for RBC residents. It is also anticipated that a further 35 net indirect additional FTE jobs will be supported during construction, overall providing 121 FTE jobs for RBC residents. The Development could deliver non-residential floorspace comprising a local centre, which could support an estimated 65 FTE jobs on-site.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide childcare facilities?	Yes No ✓ N/A	The Development does not provide childcare facilities. However, as noted in the population and human health chapter of the ES, there are eight childcare facilities in the study area providing a total of 428 early years childcare places, which is greater than the number of places required to support the Development's future population.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include managed and affordable workspace for local businesses?	Yes No ✓ N/A	The Development does not provide affordable workspaces for local businesses.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes ✓ No N/A	As above, 62% of FTE construction phase jobs will be for RBC residents. The operational phase could support an estimated 65 FTE jobs on-site.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions

9. Social Cohesion and Inclusive Design

- 4.10 Relationships are important for physical health and psychological well-being. High levels of social support can positively influence health outcomes through behavioural and psychological pathways and prevent social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes ✓ No N/A	As above, there has been a design workshop, an online public consultation and a school workshop undertaken to ensure that local needs are met. A design workshop was held with community groups in November 2022 at Thornham Cricket Club. Discussions focused on the identity of the Site, challenges and opportunities to enhance the local area. An online public consultation was also undertaken, comprising a consultation website and online feedback form went live from December 2022 to January 2023. Local residents and businesses were issued consultation letters in December 2022. There was also a workshop undertaken with St John's Primary School to explore the play features children would like to see delivered on-site, which has been taken into account in the design of the Development's play area.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes ✓ No N/A	The vision for the Development includes responding positively to the surrounding context. Primary vehicle access will be provided from the south-west via the A664 Manchester Road, with secondary access from the north-west via Thornham Road (see Appendix 2). There are further pedestrian and cycle access points (see Appendix 2) which will integrate the new built development form with existing residential land uses to the west of the Site.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Furthermore, the open space network and multifunctional GI will provide opportunities for social interaction.		
Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	The Development has devoted an area to mixed-use development in the western portion of the Site. This area could comprise residential land uses as well as commercial shops or a local centre. In addition, there will be a community park.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	The mixed-use area in the outline element of the Development could be used for voluntary and community sectors, however it is yet to be decided and any details would be confirmed at the RM stage.	Positive Negative Neutral Uncertain ✓	N/A
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes ✓ No N/A	The Development aims to create an environment that supports the needs of all users. It will deliver a range of play experiences and multi-generational activities that are accessible, inclusive and suit all abilities.	Positive ✓ Negative Neutral Uncertain	N/A

10. Minimising the Use of Resources

- 4.11 The extraction and consumption of natural resources disrupts the environment and creates pollution. Reducing the use of natural resources, such as fossil fuels and wood products, will protect human and environmental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes ✓ No N/A	The Site is not covered by any national or local landscape or ecological designations. The Site benefits from a draft allocation for mixed-use development under Places for Everyone draft Policy JP Allocation 2 Stakehill. Under draft Policy JP Allocation 2, Stakehill is to create a sustainable high-quality extension to the urban area. The Development aims to improve the local housing offer by delivering a range of housing types to meet a variety of housing needs.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	A Site Waste Management Plan (SWMP) would be prepared to minimise waste production. This would be secured through a planning condition. Measures would include minimising material transportation, returning packaging to supplier for recycling or reuse where possible and minimising single use plastic. The waste hierarchy of prevention, reuse, recycle, recovery and disposal would be implemented into all phases of works. In addition, prior to site works, an audit would be undertaken by the Applicant to identify opportunities for reclamation, reuse and recycling of materials.	Positive ✓ Negative Neutral Uncertain	SWMP to be implemented to manage and reduce waste in construction.
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	As above, opportunities for recycling would be explored. The Development would deliver environmentally responsible buildings based on low energy design principles, as set out in the Energy & Climate Adaption Statement submitted with the application. The Development proposes to use sustainable materials which contribute to aesthetic as well as well-being and comfort of users. For example, timber construction is expected to be used for the majority of internal partition walls, ceilings and floor.	Positive ✓ Negative Neutral Uncertain	N/A

11. Climate Change

- 4.12 Climate change can affect human health directly through death/injury in floods/ hurricanes and indirectly through changes in the ranges of disease vectors, water-borne diseases, water quality, air quality and food availability.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	Dwelling heating and hot water demand will be met by low carbon technology using ASHPs. ASHPs are considered a renewable or low carbon technology. Solar PV is also suitable and will be considered as the design progresses, however due to the strong performance of energy efficiency measures specified in the Energy & Climate Adaption Statement, additional renewable generation is not required to meet Part L 2021, the Rochdale Core Strategy or to achieve a Net Zero Carbon Ready performance as set out in the Future Homes Standard^{xix}. The Energy & Climate Adaptation Statement outlines that the detailed element of the Development will minimise pollution from energy facilities by using natural ventilation, low energy lighting, strong insulation and meeting heating and hot water demand by low carbon technology in the form of ASHPs. Through a combination of energy efficient design and low/zero carbon technologies, the operational regulated energy emissions are 53% below the Part L 2021 Building Regulations baseline.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes ✓ No N/A	As outlined in the Climate Adaption & Energy Statement, dwellings will use natural ventilation and have also been designed to allow for cross-ventilation to reduce the risk of overheating and help dwellings stay cool in warmer conditions. In addition, residential dwellings will benefit from integrated garages, which provide a thermal mass benefit by absorbing excess heat during periods of high internal temperature. The Development incorporates GI and SuDS which will enhance the resilience of the Development and provide shading and	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		cooling. GI includes the community parkland to the south of the Development, and SuDS attenuation ponds will be provided throughout the Development including within the community parkland, and to the west of the Development. The north and east of the Development will also comprise an area of GI, including new woodland.		
Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	The Development will retain and enhance existing landscape features of value, including trees and ponds, where possible. GI will be provided across the Development to include a range of ecological habitats such as native broadleaved woodland blocks; native species rich hedgerows; native tree planting; species rich wildflower grassland; ponds/ areas of open water, marginal wetlands, reed beds, street trees; native and ornamental garden planting; and garden trees. The Development will provide bird boxes attached to or integrated within new buildings or retained trees on-site, as well as provide bat boxes. Long-term management and ongoing monitoring will be outlined within the LEMP for the Development, to be secured through a suitably worded planning condition at a later design stage. The LEMP will ensure that habitats are managed to maximise their biodiversity and recreation value through a management plan for a minimum of 30 years. A Biodiversity Net Gain (BNG) Assessment will be submitted in support of the planning application.	Positive ✓ Negative Neutral Uncertain	Implementation of ecological mitigation measures within the Ecological Appraisal such as vegetation removal to be undertaken outside the core bird nesting season (March-August). Implementation of the LEMP.
Does the proposal incorporate sustainable urban drainage techniques?	Yes ✓ No N/A	The Site is located entirely within Flood Zone 1 and is therefore is at low risk of fluvial and tidal flooding. However, there are central and eastern areas of the Site that are at a low to high risk of surface water flooding. The surface water drainage strategy for the Development will closely mimic the pre-development greenfield surface water drainage of the Site. Following the suitable options on the SuDS Hierarchy, surface water discharge from the Site will be to the watercourse on the Site (the Dell).	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		On-site attenuation and controlled discharge will control surface water flows to greenfield rates. These features will be designed to store the volume of water associated with a 1 in 100-year rainfall event, plus an additional 45% allowance to account for increased rainfall due to climate change. The Development will implement SuDS features in the form of attenuation basins. A series of ponds and wetlands include Newhay Green, Grange Brook, Newhay Water, Thornham Wetlands, Thornham Water, School Pond and areas within Thornhams Wood and Thornham Park. The ponds and wetlands will be multi-functional, providing attenuation (SuDS), habitat creation and enhancement, recreation and educational opportunities (refer to Appendix 2).		

5 CONCLUSION

- 5.1 An assessment of the potential health effects of the Development has been undertaken using best practice guidance. Relevant local and national policy, and baseline conditions have been identified which has helped focus the assessment of effects undertaken using the HUDU rapid Health Impact Assessment Tool.
- 5.2 A review of the baseline conditions of the Site and the surrounding area has been provided within Chapter 4. The Site is located within LSOAs Rochdale 017C and Rochdale 017D, both within the 30% most deprived LSOAs in the country. Health in Rochdale is generally worse than the England average.
- 5.3 The performance of the Development has been assessed against the following key health themes:
1. Housing quality and design;
 2. Access to healthcare services and social care services and other social infrastructure;
 3. Access to open space and nature;
 4. Air quality, noise and neighbourhood amenity;
 5. Accessibility and active travel;
 6. Crime reduction and community safety;
 7. Access to healthy food;
 8. Access to work and training;
 9. Social cohesion and inclusive design;
 10. Minimising the use of resources; and
 11. Climate change.
- 5.4 As shown in the assessment in Chapter 4, the Development is considered to have a neutral and positive health effect in relation to the key health themes. No negative effects on health have been identified.
- 5.5 The Development proposes up to 1,380 new homes, a mixed-use development, with green infrastructure and SuDS. The Development also includes a parcel of land for the future extension of St John's Primary school. The Development will promote active and sustainable travel, including attractive and safe cycling and pedestrian facilities that connect to the surrounding area. The proposals also include a multi-functional network of open space which will provide a range of beneficial health effects. Overall, the Development will improve the local housing offer and create an environment that contributes to the health and wellbeing of future residents and the existing public in the surrounding areas of the Site.

5.6 Table 5.1 below sets out potential mitigation and enhancement measures that have been identified.

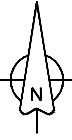
Table 5.1: Recommended Mitigation or Enhancement Actions for the Development

Health Theme	Recommended Mitigation or Enhancement Action
Housing quality and design	No mitigation required.
Access to healthcare services and other social infrastructure	Financial contribution to Primary Education and GP provision, as outlined in the Population and Human Health ES chapter submitted with the planning application.
Access to open space and nature	No mitigation required.
Air quality, noise and neighbourhood amenity	- Mitigation measures to control dust emissions from construction would be included in the DMP and CEMP. - Best practice noise mitigation measures in line with the BS5288-1 guidance. - Implementation of the Travel Plan to reduce car usage and increase walking, cycling and public transport usage. - Implementation of energy measures, secured through a suitably worded planning condition at the detailed design stage for the outline element of the Development. - Implementation of any mitigation measures outlined in the Noise Assessment.
Accessibility and active travel	Implementation of the Travel Plan.
Crime reduction and community safety	No mitigation required.
Access to healthy food	No mitigation required.
Access to work and training	No mitigation required.
Social cohesion and lifetime neighbourhoods	No mitigation required.
Minimising the use of resources and	SWMP to be implemented to manage and reduce waste in construction (secured via planning condition).
Climate change.	- Implementation of ecological mitigation measures within the Ecological Appraisal such as vegetation removal to be undertaken outside the core bird nesting season (March-August). - Implementation of the LEMP.

APPENDIX 1

SITE LOCATION PLAN

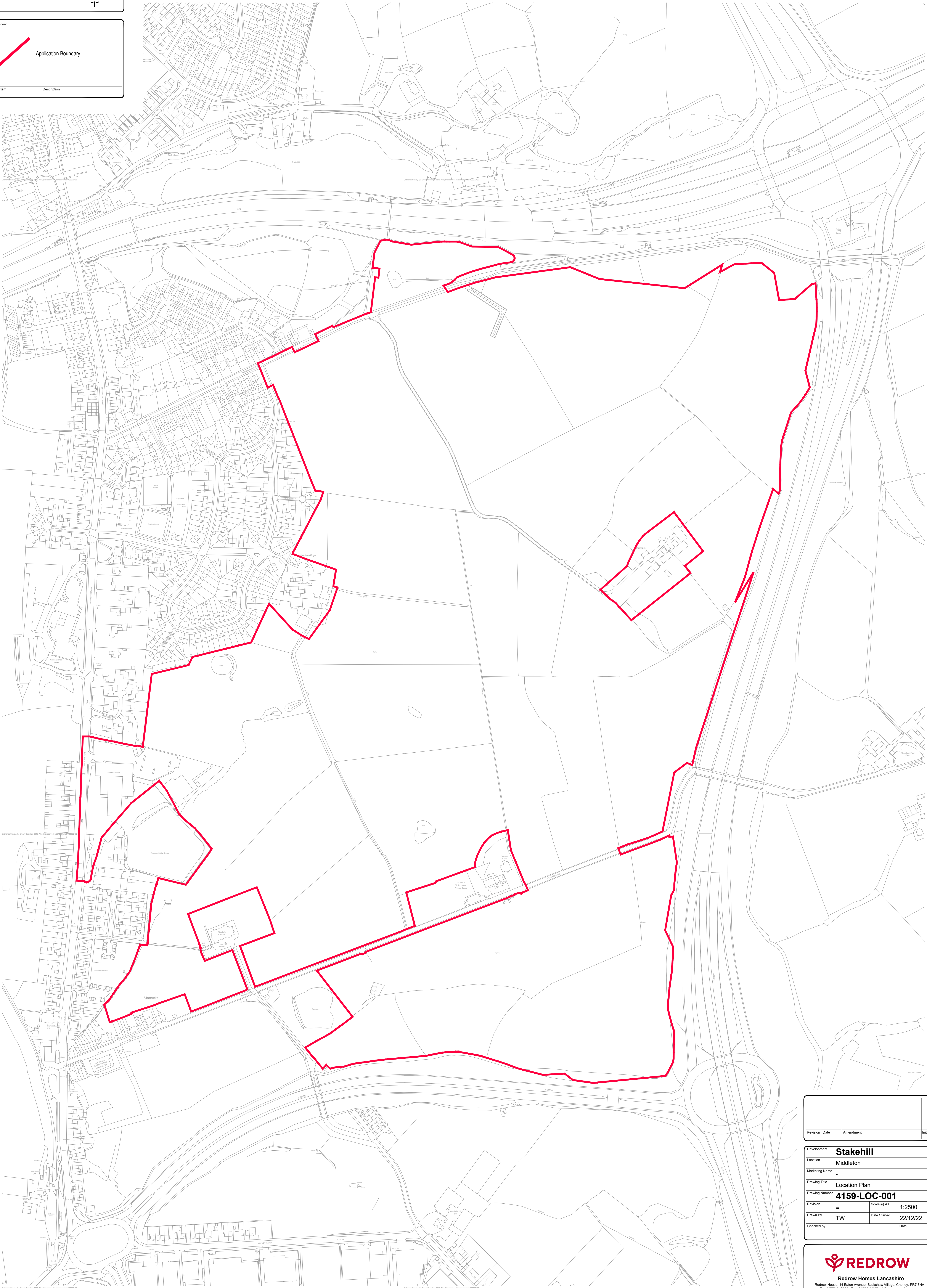
Survey Information



Legend

 Application Boundary

Item	Description
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Revision	Date	Amendment	Initials

Development **Stakehill**

Location **Middleton**

Marketing Name **-**

Drawing Title **Location Plan**

Drawing Number **4159-LOC-001**

Revision **-** Scale @ A1 **1:2500**

Drawn By **TW** Date Started **22/12/22**

Checked by **-** Date **-**

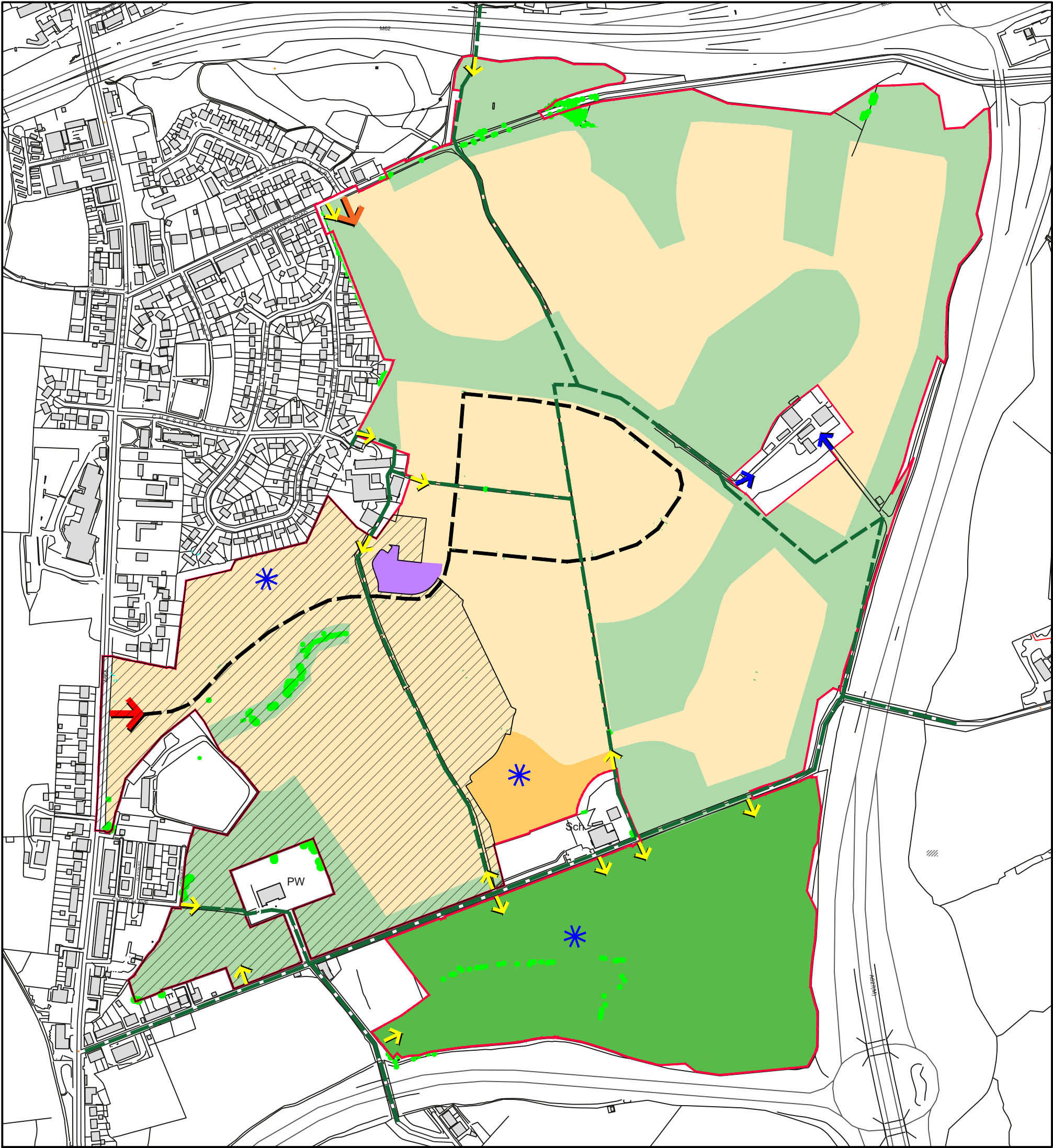
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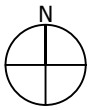
APPENDIX 2

PARAMETER PLAN



- Site Boundary (c.87.52ha)
- Full Application Boundary (c.18.99ha)
- Residential - up to 3 Storey (up to c.185.5m AOD)
(inclusive of retained and new landscape features, SuDS, public open space/ green infrastructure, highway/ utilities infrastructure)
- Local Centre and/or Residential - up to 2 Storey (up to c.160m AOD)
- School Extension - up to 2.5 Storey (up to c.168.5m AOD)
(inclusive of public open space and retained pond)
- Green Infrastructure and/or limited residential development at edges
(inclusive of retained and new landscape features, public open space, active travel routes, play, SuDS and ecological enhancement)
- Thornham Park
(inclusive of retained and new landscape features, ecological enhancement, active travel routes and seating)

- Primary Access point
- Secondary Access point (c.100 homes only and emergency access)
- Pedestrian Access point
- Farm Access point
- Approx. extent of retained trees (to be confirmed at the Reserved Matters Stage(s))
- Existing pond to be retained within area of public open space
- Public Right of Way
(to be retained in situ or within landscape corridors, see Landscape Strategy section of the DAS for guidance)
- Indicative alignment of the Primary Street



Project
**Land at Stakehill
Rochdale**

Drawing Title
**Parameter Plan
Land Use and Access**

Date 21.03.23	Scale 1:5000@A3	Drawn by AT	Check by SW
Project No 33961	Drawing No DWG12	Revision B	

APPENDIX 3

ILLUSTRATIVE MASTERPLAN

- 1 St John's Thornham CE Primary School
- 1a Thornham House (residential dwelling)
- 2 St John's Thornham Church
- 3 Thornham Cricket Club
- 4 Richard Bentley Smalley Memorial Hall
- 5 Existing farm (with potential for future residential development)
- 6 M627(M)
- 7 M62
- 8 Mancheseter Road
- 9 Thornham Lane
- 10 Thornham New Road
- 11 Petrol station and local shop



- Site Boundary (c.87.52ha)
- Enhanced Green infrastructure (see Landscape Strategy within DAS for details)
- Retained trees
- Retained pond
- Existing watercourse
- Stakehill community heart (Character Area)
- Newhey neighbourhood (Character Area)
- Thornfields hamlets (Character Area)
- St Johns (Character Area)
- Local centre
- Land provided for school extension

- Primary point of highway access
- Secondary/ emergency point of highway access (c.100 homes only)
- Pedestrian access point
- Public footpath (retained for pedestrian/ cycle connectivity)
- Pedestrian/ cycle connection
- Pedestrian/ cycle connection (See DAS for additional connections/routes)
- Boulevard frontage
- Informal avenue frontage
- Landscape frontage
- Community links frontage
- St John's frontage

- Indicative street trees (shown along the Boulevard and Informal avenue only)
- Play area (MUGA)
- Play area (LEAP)
- SuDS attenuation areas
- Allotments
- External views
- St John's Church views

Project
**Land at Stakehill,
Rochdale**
Drawing Title
Illustrative Masterplan

Date
16.03.23
Project No
33961

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1:5000@A3
Drawing No
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