



GLP Trows LLP and BDW Trading Ltd

LAND SOUTH OF COWM TOP LANE, CASTLETON, ROCHDALE

Health Impact Assessment



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GLP Trows LLP and BDW Trading Ltd

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Health Impact Assessment

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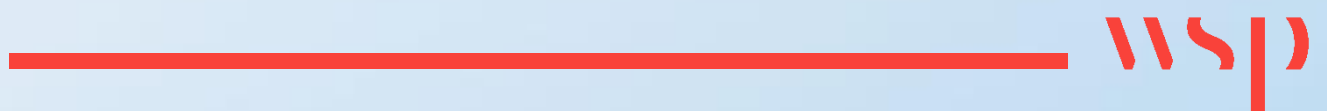
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1

INTRODUCTION

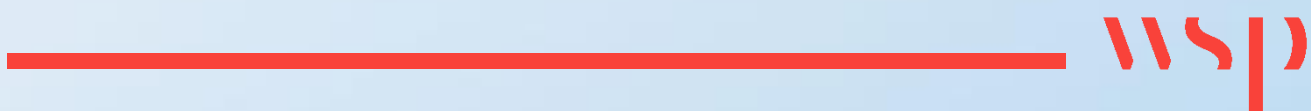


1 INTRODUCTION

- 1.1.1. This Health Impact Assessment (HIA) has been prepared by WSP on behalf of GLP Trows LLP and BDW Trading Ltd in connection with the proposed development at land south of Cowm Top, Castleton, Rochdale, to provide 495 dwellings.
- 1.1.2. The description of development is as follows:
- Full planning application for residential development, with associated access, car parking, landscaping and infrastructure at land off Cowm Top, Castleton.*
- 1.1.3. An Environmental Impact Assessment (EIA) Screening Request for a scheme of up to 600 dwellings was submitted to the Council in December 2018. The Council subsequently responded on 5 February 2019, confirming that developing the site for 600 dwellings will not give rise to significant effects on the environment and that the proposal is not EIA development.
- 1.1.4. Delivering housing at the site will result in significant economic, social and environmental benefits to the local area and community helping to boost the Castleton area of Rochdale. This represents a real opportunity to widen and diversify housing choice in a suitable and sustainable location and boost Rochdale's overall delivery of housing.
- 1.1.5. The HIA structure is as follows:
- **Section 2** – describes the **methodology** employed to assess health impacts, including the data and reference sources used to support the HIA;
 - **Section 3** – assesses the **baseline health conditions** in the local area;
 - **Section 4** – provides an audit of selected **social infrastructure** near the site;
 - **Section 5** – evaluates the health impacts of the development proposals, including both **temporary health impacts** during the construction phase and **permanent health impacts**; and
 - **Section 6** – highlights the **overall conclusions** from the health impact assessment.
- 1.1.6. The links between health and poverty are widely recognised, with the built environment able to directly influence this. In short, better-quality buildings provide more opportunities for people to live more productive and fulfilling lives, thereby reducing deprivation. As is identified in Section 3 of this report, the neighbourhood of which the site is located within is within the 30% most deprived in the country. The findings of Section 5 of this report however identify the positive socio-economic and health effects likely to arise as a result of the proposed development. In summary, this HIA demonstrates the suitability of the development in generating benefits to both existing communities and future residents of the site.

2

APPROACH



2 APPROACH

APPROACH TO THE HIA

- 2.1.1. Policy C6 of the Rochdale Core Strategy (2016) states that, where appropriate, the Council will seek a HIA to be submitted with major planning applications and consider the use of Section 106 agreements or the Community Infrastructure Levy (CIL) to deliver measures to improve the health impacts of development.
- 2.1.2. In preparing this HIA, WSP has followed the approach set out in the Healthy Urban Planning Checklist (Third Edition) published by the London Healthy Urban Development Unit (HUDU) in April 2017. The Healthy Urban Planning Checklist raises a total of 30 questions relating to the potential health impacts of a development proposal under four themes:
- Healthy Housing;
 - Active Travel;
 - Healthy Environment; and
 - Vibrant Neighbourhoods.
- 2.1.3. In completing this HIA, WSP has considered all of these questions, noting where applicable if a question is not relevant to the development proposals for the Cowm Top site.
- 2.1.4. WSP consulted with Rochdale Borough Council (RBC) via email regarding the scope of this HIA, with comments provided by both the NHS and the Director of Public Health at the Council. It was agreed that the proposed approach was acceptable.
- 2.1.5. This HIA includes a high-level assessment of the baseline health conditions experienced by Rochdale residents and by those communities living closest to the development site. A local impact area, as defined by the boundary of Castleton ward, has been used for the baseline assessment. The Rochdale borough boundary has been used as the wider impact area for the assessment.
- 2.1.6. The HIA is also supported by a desktop audit undertaken by WSP of the existing healthcare facilities within a 1.6km radius of the development site.

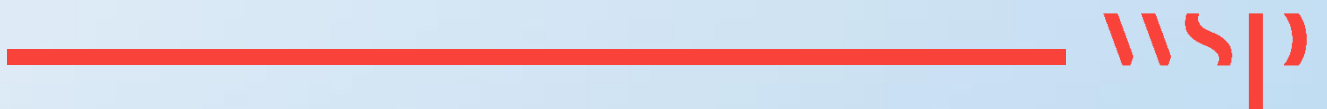
INFORMATION SOURCES

- 2.1.7. In undertaking this health impact assessment, WSP has gathered data from the following sources:
- National Online Manpower Information Service (NOMIS);
 - 2011 ONS Census (various datasets);
 - English Indices of Deprivation 2019; and
 - Patients Registered at a GP Practice and full-time GP staff per practice – NHS Digital, June 2022.



3

BASELINE HEALTH CONDITIONS



3 BASELINE HEALTH CONDITIONS

INTRODUCTION

- 3.1.1. This section assesses the baseline conditions of residents in the local area, across different spatial scales ranging from borough-level to neighbourhood-level. The baseline considers local life expectancies, mortality rates and deprivation, as well as general adult and child health profiles.

HEALTH CONDITIONS IN ROCHDALE

LIFE EXPECTANCY AND MORTALITY

- 3.1.2. The life expectancy for both males and females in Rochdale is lower than the regional and national averages, as shown by **Table 3.1** below. In 2016-2018, men in Rochdale had an average life expectancy of 77.1 years, slightly lower than the North West average of 78.3 years and England average of 79.6 years. Likewise, female life expectancy in 2016-2018 was 81 years in Rochdale; lower than the North West average of 81.9 years and England average of 83.2 years.

Table 3.1 – Average life expectancy at birth (years) 2016-2018

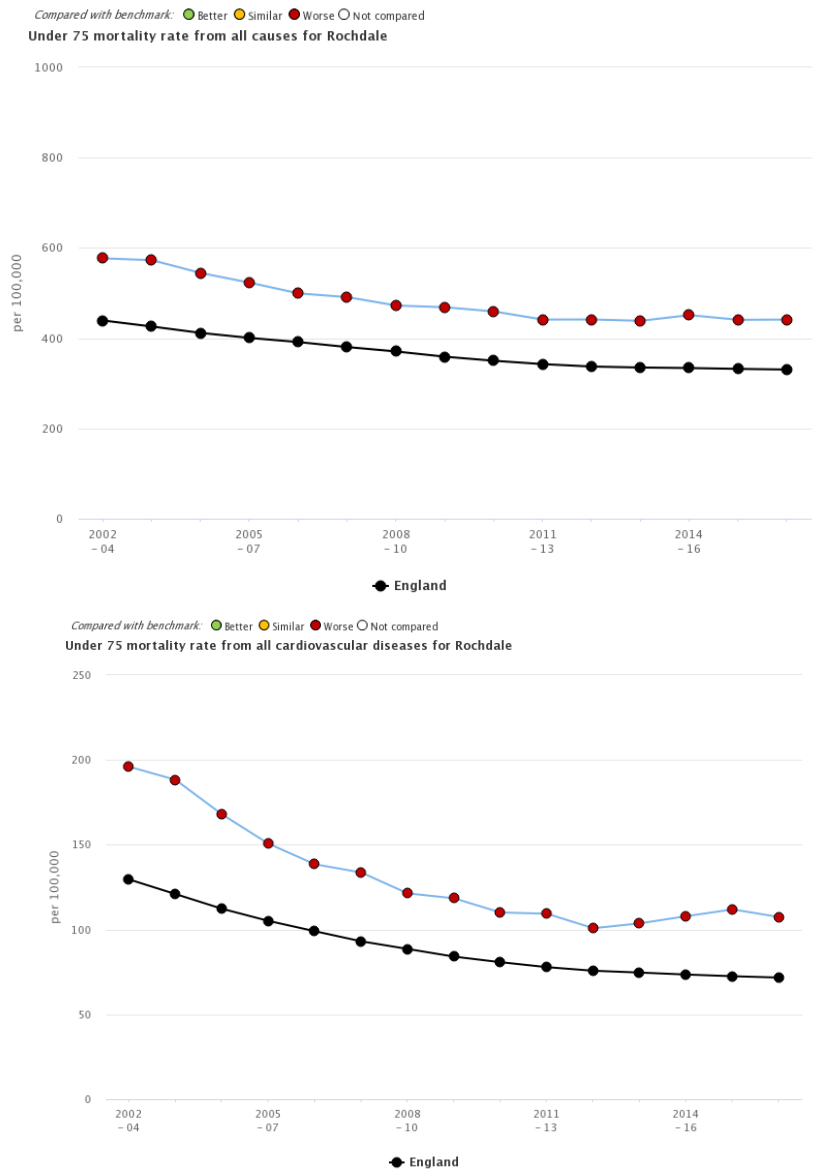
Gender	Rochdale	North West Region	England
Male	77.1	78.3	79.6
Female	81	81.9	83.2

- 3.1.3. Notable life expectancy inequalities exist between the most and least deprived areas of Rochdale. **Table 3.2** shows that for men there is a life expectancy gap of 11.6 years. This is higher than the average gap of 9.5 years in England. Meanwhile, the female life expectancy gap in Rochdale is the same as the England average of 7.7 years.

Table 3.2 – Inequalities in life expectancy between the most and least deprived deciles 2016-2018

Gender	Rochdale	England
Male	11.6 years	9.5 years
Female	7.7 years	7.7 years

- 3.1.4. The borough has a higher than average mortality rate for under 75s, at 441 per 100,000 population in 2016-2018. This is higher than the North West average of 388 and considerably higher than the England average of 330. This pattern can also be seen when considering under 75s mortality narrowed to specific causes (cardiovascular disease and cancer).
- 3.1.5. Under 75 mortality rates from all causes has gradually decreased over the past 20 years both locally and across England. This decrease is most significant in cardiovascular-related mortality rates as shown in **Figure 3.1**.



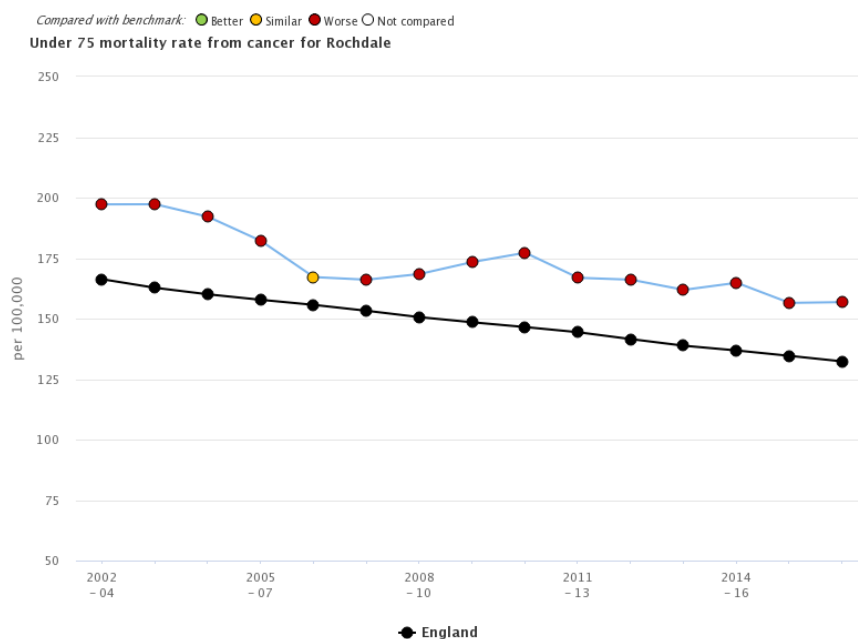


Figure 3.1 – Trends in mortality rates from all causes, cardiovascular diseases, and cancer

GENERAL HEALTH

- 3.1.6. A higher-than-average proportion of the population (aged 18+) were classified as overweight or obese in 2018-2019 in Rochdale, standing at 66.3% compared to the North West average of 64.9% and the national average of 62.3%.
- 3.1.7. There was a lower-than-average proportion of the population that were physically active between 2018-2019 in Rochdale (63%), compared to the regional average of 65.6% and the national average of 67.2%.
- 3.1.8. The borough's roads are relatively safe as only 26.5 per 100,000 people in 2016-2018 were killed or seriously injured on the roads. This is a low figure compared with 38.4 in the North West and 42.6 across England as a whole.
- 3.1.9. The estimated diabetes diagnosis rate was higher in Rochdale than the wider geographies, standing at 87% in 2018, compared to the North West average of 81.1% and the England average of 78%. Similarly, the estimated dementia diagnosis rate (aged 65+) was higher in Rochdale at 68.1% in 2020 than the national average of 67.4%. However, this was lower than the regional average of 71.3%.
- 3.1.10. The local population is more likely to be admitted to hospital for alcohol-related conditions compared to the national average, with the Rochdale average standing at 704 per 100,000 people in 2018-2019 as opposed to the England average of 664. However, the local figure is lower than the regional average of 742 per 100,000 people.
- 3.1.11. Suicide rates in Rochdale during the period 2017-2019 were lower in Rochdale than across both the North West and England, with the rates standing at 9.9, 10.6 and 10.6 per 100,000 people respectively.

CHILD HEALTH

- 3.1.12. The prevalence of child obesity among children in Year 6 was higher in Rochdale at 22.8% in 2018-2019 compared to the North West region (21.5%) and England as a whole (20.2%).
- 3.1.13. The proportion of the population who smoked in 2019-2020 was also higher in Rochdale (14.2%), compared to the North West region (12.2%) and England as a whole (10.4%).
- 3.1.14. In terms of infant mortality rates (per 100,000), in 2017-2019, Rochdale had a rate of 5.5. This was higher than the North West average of 4.5 and the England average of 3.9.

HEALTH CONDITIONS IN CASTLETON WARD

- 3.1.15. Life expectancy at birth for males in Castleton ward (in which the site is located) in 2013-17 was 77.5 years, which is higher than the Rochdale average of 77.1 years, but notably below the England average of 79.5 years. Meanwhile female life expectancy in Castleton ward was 79.6 years, below the Rochdale average of 80.7 years and the England average of 83.1 years.
- 3.1.16. Regarding causes of mortality for under 75s, the ward had a standardised mortality ratio of 126.7 against the national index of 100 in 2013-2017, which is below the borough average of 132.2. In this context, 100 is the national average rate and therefore anything above this is worse than the national average. Narrowing down to specific causes of death, the most concerning aspect in the period 2013-17 was circulatory disease (139.2) which was significantly above the national index of 100.
- 3.1.17. The standardised admission ratio to hospital for emergency reasons for Castleton ward between 2013/14 and 2017/18 was 130.5, higher than both the Rochdale average of 124 and the national benchmark of 100. This trend varied across all reasons for emergency hospital admissions, for example hospital admissions for coronary heart disease between 2013/14 and 2017/18 for Castleton was 110.9 and Rochdale was 130.1 against the national index of 100.
- 3.1.18. Notably higher than average proportions of people in Castleton ward reportedly had a limiting long-term illness or disability in 2011 (22.6% as opposed to 21% in Rochdale and 17.6% nationally). At the same time, amongst older residents in Castleton ward, 34.2% of over 65s lived alone which was lower than both the Rochdale average of 35% and the England average of 31.5%.
- 3.1.19. Child obesity levels in Castleton ward vary considerably across different age groups. The three-year average of obesity among children in Reception year in 2015/16 to 2017/18 was 7.6% in Castleton ward, which is lower than both the Rochdale average of 10.3% and the England average of 9.5% during this period. In the same period, the obesity rate among Year 6 children was 21.4% which was lower than the borough average of 22.8%, but higher than the national average of 20%.

DEPRIVATION

- 3.1.20. The English Indices of Deprivation (EID 2019) enables comparisons to be made for a range of deprivation indicators at the small area level. The small areas, or neighbourhoods, are known as lower level super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole.
- 3.1.21. The EID 2019 provides an overall index of multiple deprivation which is based on seven separate deprivation domains. Each deprivation domain is weighted, as shown below:

- **Income deprivation** – with a weighting of 22.5%;

- **Employment deprivation** – with a weighting of 22.5%;
- **Education, skills and training deprivation** – with a weighting of 13.5%;
- **Health deprivation and disability** – with a weighting of 13.5%;
- **Crime** – with a weighting of 9.3%;
- **Barriers to housing and services** – with a weighting of 9.3%; and
- **Living environment deprivation** – with a weighting of 9.3%.

3.1.22. The Site is located within Rochdale 017C, an LSOA which forms part of the Castleton ward.

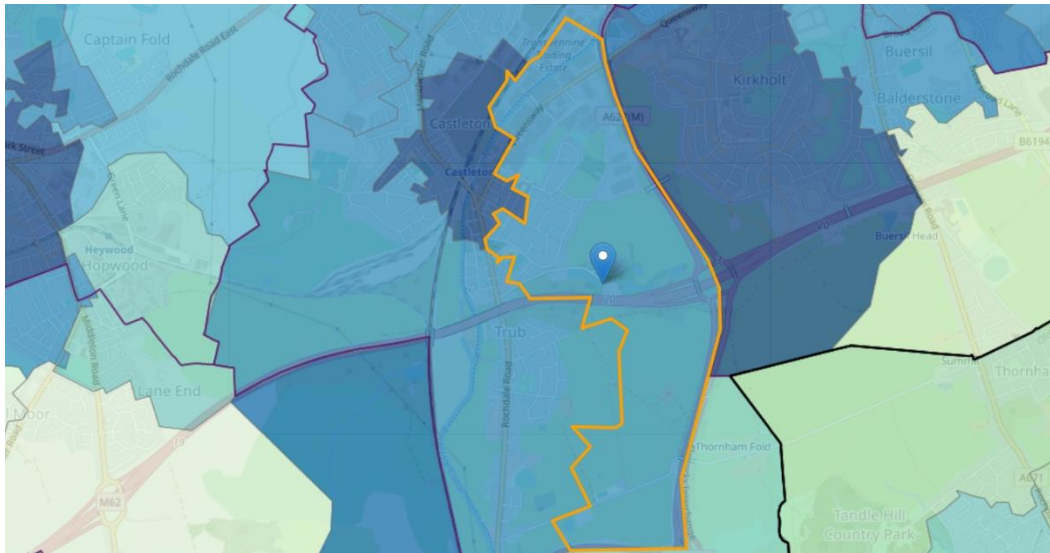


Figure 3.2 – Overall deprivation ranking in Rochdale 017C (location of site)

3.1.23. When considering overall deprivation, Rochdale 017C is ranked 9,260 out of the 32,844 LSOAs in the country, which puts it in the most deprived 30% (see **Figure 3.2**).

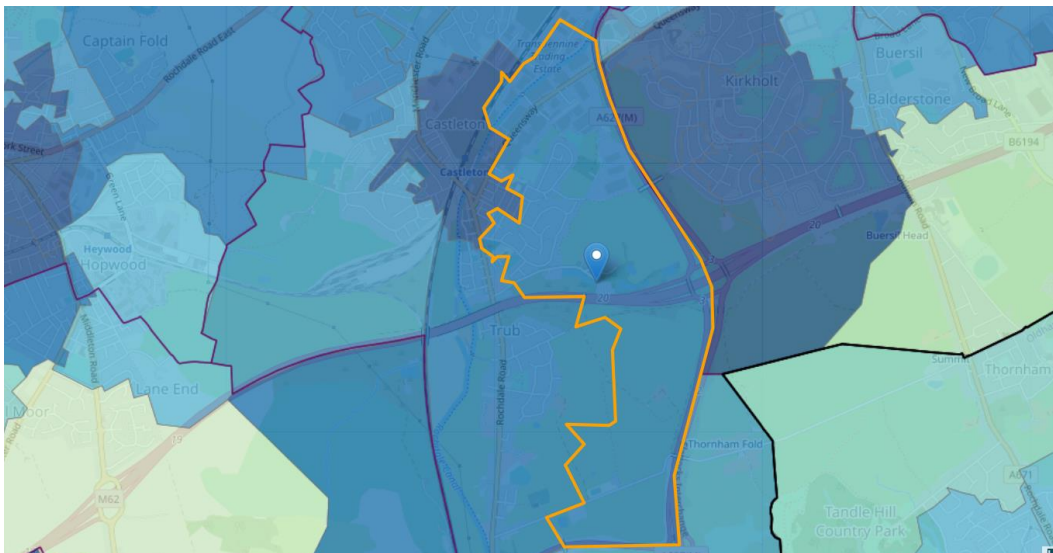


Figure 3.3 – Health deprivation and disability domain at Rochdale 017C

- 3.1.24. The local neighbourhood performs particularly poorly in the health deprivation and disability domain, ranking 5,086 out of 32,844 LSOAs. It is therefore within the 16% most deprived neighbourhoods nationally (see **Figure 3.3**).

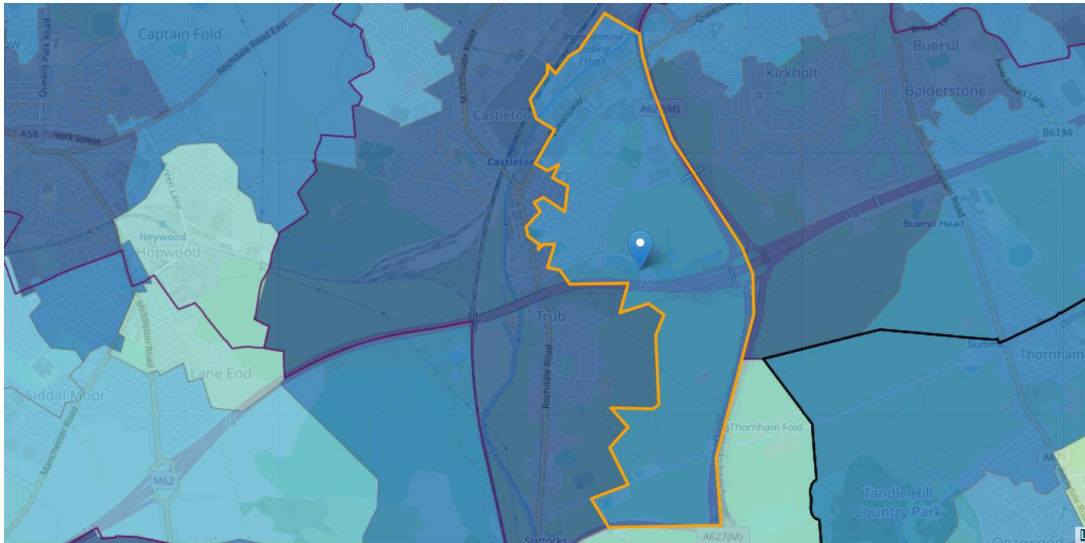


Figure 3.4 – Crime deprivation at Rochdale 017C

- 3.1.25. Similarly, the LSOA is also deprived in other domains. It has a high crime deprivation ranking of 6,515, placing it among the 20% most deprived neighbourhoods in the country (see **Figure 3.4**). In the living environment domain, it ranks 10,999 which means it is within the 34% most deprived in England (see **Figure 3.5**).

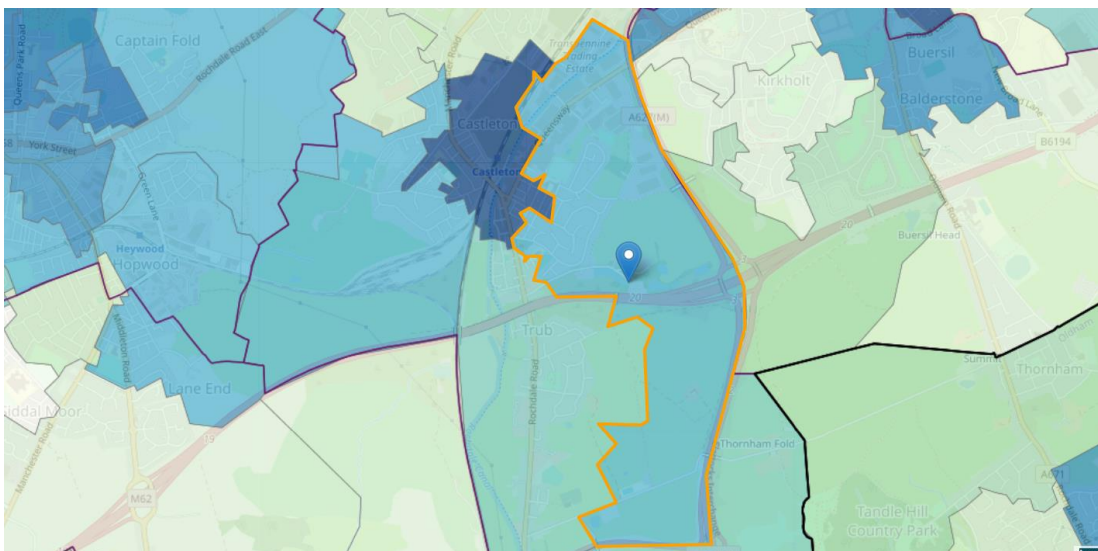


Figure 3.5 – Living environment deprivation at Rochdale 017C

SELF ASSESSMENT OF HEALTH

- 3.1.26. The 2011 Census asked residents to self-assess their level of health, with possible responses ranging from 'very bad' to 'very good'. It is a useful, but subjective, measure of health levels that

supplements other sources of health data. **Table 3.3** shows how residents perceive their health conditions across different spatial levels, from ward level to national level.

- 3.1.27. Residents in Castleton ward generally considered themselves to have similar levels of health to the counterparts in the borough and England overall. Within Castleton ward, 76.3% of residents themselves to be in 'very good' or 'good' health, which is slightly lower than the borough average (77.6%) and the national average (81.4%).
- 3.1.28. Simultaneously, there was a higher percentage of residents at ward (7.5%) and borough (7.6%) level that considered themselves to be in 'bad' or 'very bad' health, compared to England as a whole (5.4%).

Table 3.3 – Self-Assessment of Health

Assessment of health	Castleton Ward (%)	Rochdale (%)	England (%)
Very good health	43.1	44.5	47.2
Good health	33.2	33.1	34.2
Fair health	16.1	14.8	13.1
Bad health	6	5.9	4.2
Very bad health	1.5	1.7	1.2

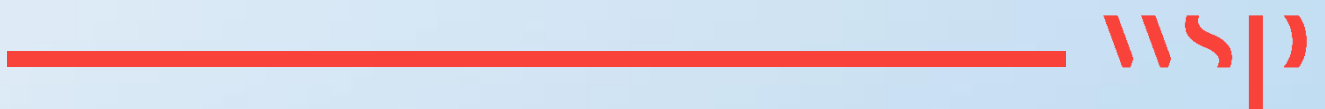
SUMMARY

- 3.1.29. Both males and females within the local ward had a lower life expectancy at birth than average across wider geographies. Mortality rates amongst those aged under 75 at ward level in 2013-2017 was slightly lower than the borough average. Under 75 mortality rates from all causes has gradually decreased over the past 20 years both locally and across England.
- 3.1.30. Residents in Rochdale were more likely to be obese than those in the North West region and England as a whole, whilst the estimated diabetes diagnoses rate was higher in Rochdale in 2018 when compared to the rate for the North West region and England.
- 3.1.31. When examining the ward level, the life expectancy of males was slightly higher than the Rochdale average, whilst female life expectancy was below the Rochdale average. Meanwhile the standardised mortality ratio in Castleton ward was below the borough average.
- 3.1.32. The local neighbourhood (Rochdale 017C) is within the 30% most deprived LSOAs in England. It is within the 20% most deprived for the health deprivation and disability domain. This mirrors the ONS self-assessment of health results, in which a higher proportion of people at ward level rated their health as 'bad' or 'very bad' than those at borough and national level.



4

SOCIAL INFRASTRUCTURE



4 SOCIAL INFRASTRUCTURE

INTRODUCTION

- 4.1.1. In preparing this HIA, WSP has undertaken a desktop audit of the healthcare facilities within a 1.6km (one mile) radius of the site, which is considered to be a reasonable walking distance.
- 4.1.2. The following healthcare facilities are located within a 1.6km radius of the site and would be accessible for future occupants of the proposed development (in terms of catchment areas):

- Three GP surgeries;
- One dental practice; and
- Three pharmacies

GP SURGERIES

- 4.1.3. There are three GP surgeries within a 1.6km radius of the site.

Table 4.1 – GP practices within a 1.6km radius of the site (as of 30 June 2022)

Name of GP Practice	Defined Catchment Area	Accepting New Patients?	Number of Registered Patients	FTE GPs	GP to patient Ratio
Castleton Health Centre	Yes, site within catchment	Yes	9,807	9.39	1 : 1,044
Kirkholt Medical Practice	Yes, site within catchment	Yes	3,596	2.99	1 : 1,203
The Medical Centre (The Strand)	No	Yes	No data available	No data available	N/A
Total			13,403	12.38	-
Average					1 : 1,083

- 4.1.4. The HUDU recommends that GP surgeries have a GP: patient ratio of no more than 1:1,800. Both surgeries for which data is available are below this ratio. In addition, both GP practices are continuing to accept new patients. Data was unavailable for The Medical Centre.
- 4.1.5. From WSP's research, the key messages on GP provision are as follows:
- There are three GP surgeries within the 1.6km buffer from the site. Recent NHS data relating to number of patients and GPs is available for two of the three practices.
 - The data demonstrates that there is a total of 13,403 registered patients and 12.38 FTE GPs across two of the practices within 1.6km of the site.
 - From the data available, both GP practices are below the GP: patient ratio of 1:1,800 recommended by HUDU.
 - All three GP surgeries are accepting new patients; two of these are only taking on patients within a defined catchment area, whilst the other surgery (The Medical Centre (The Strand)) does not have a defined catchment area.

DENTISTS

- 4.1.6. There are two dentists within 1.6km of the site, as outlined in **Table 4.2** below.

Table 4.2 – Dentist within 1.6km of the Site

Name of Dental Practice	Accepting new patients?
Kirkholt Dental Centre	Not currently accepting new patients
Better Dental Rochdale	Accepting new patients

- 4.1.7. Kirkholt Dental Centre is an NHS Dental Practice located within 1.6km of the site, however through a phone survey on June 10 2022 it was apparent that the surgery is not currently accepting NHS patients and were unable to state when this may change.
- 4.1.8. The site is also located close to Better Dental Rochdale which at the time of writing, is currently accepting new private patients.

PHARMACIES

- 4.1.9. There are three pharmacies within a 1.6km radius of the site as outlined as listed below:

- Strand Pharmacy;
- Well Castleton - Elizabeth Street; and
- Well Castleton - Manchester Road.

- 4.1.10. The pharmacy which is located closest to the site is Strand Pharmacy.

HOSPITALS

- 4.1.11. The nearest NHS hospital to the site is the Rochdale Infirmary, approximately 3.6km north east of the site. Rochdale Infirmary provides a range of hospital services including a 24/7 Urgent Care Centre, short stay inpatient Clinical Assessment Unit, Oasis Unit for acute medical patients with dementia, day surgery, a specialist Pennine Rheumatology Centre, X-ray and blood testing, antenatal services, early pregnancy unit, outpatient clinics, and a new specialist Eye Unit.

SCHOOLS

- 4.1.12. State schools located within the one and three mile distances identified in paragraph 5.1.3 are detailed in **Table 4.3** and **Table 4.4** below. This demonstrates that there are 6 primary schools within one mile of the site and 17 secondary schools within three miles of the site. The schools within these distances (based on average travel to school distances in the North West in 2020¹) were identified using Department for Education data available online as of August 2022².

¹ ONS (2021) Statistical dataset – Region and Rural-Urban Classification. Table nts9908 [Online] Available from: <https://www.gov.uk/government/statistical-data-sets/nts99-travel-by-region-and-area-type-of-residence>

² UK Government (2020) Get Information about Schools [Online] Available from: <https://get-information-schools.service.gov.uk/Establishments/Search?SelectedTab=Establishments&SearchType=Location&SearchType=Location&LocationSearchModel.Text=ol11+2ue&LocationSearchModel.AutoSuggestValue=53.5872878%2c-2.1658729&b=1&b=4>

Table 4.3 – Primary schools within one mile of the site

School name	Approximate miles from site	Ofsted rating	Capacity	Student population	Surplus/ deficit
St Gabriel's Roman Catholic Primary School	0.36	Good	210	196	14
Castleton Primary School	0.42	Good	325	394	-69
St John's CE Primary School	0.71	Good	84	98	-14
Holy Family Roman Catholic Primary School	0.75	Good	236	236	0
St Edward's Church of England Primary School	0.76	Good	364	365	-1
Sandbrook Community Primary School	0.82	Requires improvement	630	611	19
Totals			1,849	1,900	-51

Table 4.4 – Secondary schools located within three miles of the site

School name	Approximate miles from site	Ofsted rating	Capacity	Student population	Surplus/ deficit
St Cuthbert's RC High School	1.12	Requires improvement	1,200	1,127	+73
Matthew Moss High School	1.39	No rating	1,200	1,125	+75
Edgar Wood Academy	1.32	No rating	900	111	+789
Kingsway Park High School	1.61	No rating	1,330	Unknown	
Cardinal Langley Roman Catholic High School	1.76	Good	1,200	1,199	+1
St Anne's Church of England Academy	2.06	Requires improvement	900	784	+116
Newhouse Academy	2.13	No rating	1,050	963	+87
Oulder Hill Leadership Academy	2.26	No rating	1,500	Unknown	Unknown
North Chadderton School	2.28	Good	1,512	1,582	-70
Holy Family Roman Catholic and Church of England College	2.41	Good	750	750	0
The Crompton House Church of England Academy	2.42	Good	1,415	1,764	-349
The Oldham Academy North	2.5	Good	1,380	1,322	58
Falinge Park High School	2.61	Good	1,338	1,357	-19
Middleton Technology School	2.8	Good	1,350	1,349	1
E-Act Royton and Crompton Academy	2.9	No rating	1,200	1,113	87
The Radclyffe School	2.95	Requires improvement	1,500	1,495	5
Hollingworth Academy	2.99	No rating	1,350	1,325	25
Totals			21,075	17,366	+3,709

- 4.1.13. In addition to the schools listed within the tables above, there are four schools within three-miles of the site that provide special needs education to both primary and secondary aged students. This includes the Newlands School, Redwood, Elland House School and Brownhill School.
- 4.1.14. There are also numerous independent schools within three-miles of the site. This includes:
- Beech House School (catering to students from nursery to Secondary school age)
 - The Chadderton Preparatory School (catering for Primary aged students)
 - Rochdale Islamic Academy (across two campuses catering to Secondary aged girls and boys)
 - Farrowdale House School (catering to students from nursery to Primary school age)
- 4.1.15. For primary schools with one-mile of the site, it is evident that they are currently slightly over capacity whereas for Secondary schools within three-miles of the site however show that there is considerable capacity across the local area.
- 4.1.16. With regards to primary schools, whilst those schools within one-mile of the site are considered slightly over capacity, when considering the site in the context of its relevant school planning area (formerly known as the Rochdale Township school area, now known as the Central and South-West Rochdale school areas), there is forecasted capacity until 2026. This is evidenced through data presented in the Department for Education's Annual School Capacity Survey results, published in March 2022³. As shown in Table 4.4, the school planning areas combined will have a surplus of 153 primary school places by the year 2025/2026.
- 4.1.17. This capacity will likely be further increased beyond this period through the development of the proposed school at the former Car Craft Site on Nixon Street. This will coincide with this development as the houses proposed will be built out in phases, meaning the number of primary school aged children will also take some time to accumulate.

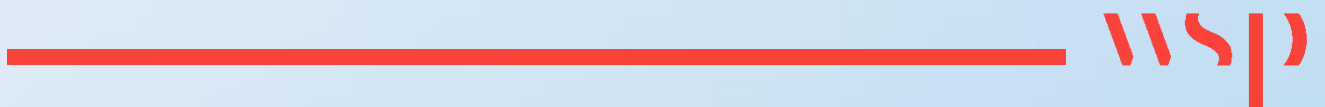
Table 4.4 – School place planning estimates in Rochdale borough

Year	Pupil forecasts (Central Rochdale and South-West Rochdale school areas)	Estimated capacity (Central Rochdale and South-West Rochdale school areas)	Surplus/deficit school places
2022/23	5,423	5,695	+272
2023/24	5,483	5,695	+212
2024/25	5,514	5,695	+181
2025/26	5,542	5,695	+153

³ Department for Education (2022) Academic Year 2020/21 School Capacity. Data table 'School place planning estimate' [Online]
Available from: <https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity/2020-21>

5

ASSESSMENT OF HEALTH IMPACTS



5 ASSESSMENT OF HEALTH IMPACTS

- 5.1.1. In this section of the HIA, we set out both the temporary and permanent health impacts of the development proposals for the site. The Healthy Urban Planning Checklist recommends the assessment of potential health impacts under four main thematic areas, as follows:
- Healthy housing;
 - Active travel;
 - Healthy environment; and
 - Vibrant neighbourhoods.
- 5.1.2. In evaluating the health impacts of the scheme, this HIA addresses the questions raised by the Healthy Urban Planning Checklist for each of these thematic areas and classifies the net impacts of the scheme in terms of whether they are 'positive', 'negative' or 'neutral'. The findings that have been arrived at through the use of the Checklist are summarised below, in **Table 5.1** (temporary impacts) and **Table 5.2** (permanent impacts).

TEMPORARY HEALTH IMPACTS

5.1.3. **Table 5.1** below outlines the identified health impact for each of the questions relevant to temporary impacts.

Table 5.1 – Temporary health impacts

Question	Evidence	Health impact	Health impact following mitigation
11. How does the proposal minimise construction impacts such as dust, noise, vibration and odours?	A Construction Management Plan will be prepared to ensure any impacts relating to dust, noise, vibration and odours are minimised. This will be secured by a suitably worded planning condition.	Neutral	Neutral
25. How does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?	The proposed development is entirely residential and therefore there is no employment associated with the operation of the development. However, the construction of the proposed development would generate turnover and temporary employment for construction firms and related trades. As detailed in the Planning Statement, the proposed development is anticipated to generate 597 person years of temporary construction employment over the construction phase. Of this employment, there will be opportunities for local people to partake in the construction phase of the scheme contributing to local employment initiatives. The investment made for the proposed development will also eventuate in a number of indirect and induced expenditure. As a result, it will also generate a number of off-site jobs which could be taken up by local people.	Positive	Not applicable

PERMANENT HEALTH IMPACTS

5.1.4. **Table 5.2** below outlines the identified health impact for each of the questions relevant to permanent impacts.

Table 5.2 – Permanent health impacts

Question	Evidence	Health impact	Health impact following mitigation
1. How does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?	The applicant, Barratt Homes/David Wilson Homes is a national house builder that delivers a very high standard of housing which meet the necessary daylight, sound insulation, private space and accessible and adaptable dwellings standards. The Noise Assessment prepared for this planning application sets out recommendations to ensure adequate sound insulation in both properties and rear gardens.	Positive	Not applicable
2. How does the proposal provide accessible homes for older or disabled people?	As set out in the Design and Access Statement prepared for this planning application, the proposal will be fully DDA Compliant. The site will benefit from wide pavements, dropped kerbs and tactile pavements to provide disabled friendly movement. Furthermore, Barratt Homes/David Wilson Homes is a national house builder, therefore, will abide by national requirements for providing accessible homes.	Positive	Not applicable
3. How does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?	The proposed dwellings are all houses and there are therefore no non-ground floor dwellings. On this basis, all dwellings will be accessible to accommodate ambulance trolleys.	Positive	Not applicable
4. How does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?	It should be noted that the applicant, David Wilson/Barratt Homes, is a national house builder that delivers a very high standard of housing providing residents with sufficient living and storage space. Each of the proposed dwellings has separate kitchen and living spaces.	Positive	Not applicable

5. How does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?	The proposed dwellings are all houses and there will not be any blocks of flats with stair cores. The upper floors of all properties will be accessed by stairs.	Neutral	Not applicable
6. How does the proposal provide affordable family sized homes?	The quantum of affordable housing provision will be subject to viability discussions with the Council following the submission of the planning application. Regardless of the outcomes of these discussions, the units proposed as part of the development will be eligible for the Help to Buy scheme which will provide opportunities for more affordable options to enter the housing market through government assistance.	Uncertain	To be confirmed
7. How does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	The developer is committed to encouraging travel via sustainable modes through the implementation of a Travel Plan aiming to reduce travel via the private car. The proposed scheme will provide a network of pedestrian and cycle infrastructure throughout the site and a contribution will be provided to improving the surface of Cripple Gate Lane/Hillcrest Road to improve walking and cycling trips to/from the site and assist in the delivery of this section of the Bee Cycle Network. Furthermore, a Welcome Pack will be distributed to future residents at the site, which will include extensive information to encourage the uptake of active travel and public transport.	Positive	Not applicable
8. How does the proposal include traffic management and calming measures, as well as safe and well-lit pedestrian and cycle crossings and routes?	Dropped kerbs and tactile paving will be provided across the existing Public Right of Way running along Cripple Gate Lane. Traffic calming improvements will be provided to the existing section of Cowm Top Lane. The works involve the introduction of a number of raised junction tables at the existing accesses to the industrial units, along with areas of anti-skid surface treatment to help reduce traffic speeds. An accessibility plan is included within the Design and Access Statement which shows the street hierarchy and also pedestrian / cycle routes through the site.	Positive	Not applicable

9. How does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	The site will link with existing and proposed pedestrian and cycling infrastructure to ensure that future residents use active and public transport rather than the private car.	Positive	Not applicable
10. How does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?	Car parking will be provided within the curtilage of each property and in accordance with RBC's maximum parking standards. A Welcome Pack will be distributed to residents upon occupation of the properties. The Welcome Pack will provide information on the range of services and travel initiatives available on site and ensure that sustainable travel patterns are created from the outset. The Welcome Pack will include an introductory leaflet providing a summary of the travel plan, a map showing the location of the development in relation to the local area, public transport and active travel information as well as information about car sharing.	Positive	Not applicable
12. How does the proposal minimise air pollution caused by traffic and energy facilities?	Activities during the construction phase will be controlled through the provision of a Construction Management Plan to minimise any potential impacts, including those relating to dust. The Construction Management Plan will be secured through a condition to the planning application. An Air Quality Assessment has been prepared by Smith Grant, alongside an updated technical note (prepared in August 2022) and forms part of the application submission pack. It concludes that based on the vehicle emissions assessment, the proposed development will not result in a significant impact on air quality receptors in the vicinity of the site. Therefore, no specific mitigation measures have been identified. In addition, the proposed development will be supported by a Travel Plan to encourage sustainable modes of travel.	Neutral	Not applicable
13. How does the proposal minimise the impact of noise caused by traffic and commercial uses through	A Noise Assessment has been undertaken by Professional Consult. It identified that the most sensitive areas of the site with regards to noise are those closest to the Motorways. However, with good acoustic design and mitigation measures being incorporated into the final scheme there is a workable solution to mitigating any noise impacts.	Neutral	Not applicable

insulation, site layout and landscaping?	The proposed development does not include any commercial uses and there will therefore not be any noise generated from such uses which would impact the proposal.		
14. How does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?	The site is currently inaccessible to the public. Through its development however, there will be the opportunity to provide open space for both existing communities and future residents to enjoy. A linear park is proposed that stretches the length of the site, running north to south. This enables a large area of public open space to be provided which can be used for recreational and leisure purposes and also offers opportunities for biodiversity enhancement through seeking to incorporate any lost habitats, and replacement tree planting as part of the wider landscaping scheme. Rochdale Borough Council requires circa 3.4ha of public open space and through the creation of the linear park, almost 5ha of attractive public open space will be provided for use by new and existing nearby residents. The proposed development will therefore make a significant contribution to open space within the local area, which exceeds the local requirements.	Positive	Not applicable
15. How does the proposal set out how new open space will be managed and maintained?	The proposals include the provision of open space, and this be managed and maintained by a residents management company.	Neutral	Not applicable
16. How does the proposal provide a range of play spaces for children and young people?	The proposed development includes a linear park of nearly 5ha which stretches the length of the site from north to south. This will include elements of trim trail equipment. A MUGA is also proposed in the southern eastern part of the site.	Positive	Not applicable
17. How does the proposal contribute to nature conservation and biodiversity?	An ecological assessment of the site was completed by The Environment Partnership (TEP) and forms part of this planning application submission pack. The objectives of this assessment were to identify whether there are any features of conservation value on the site and to provide recommendations for the protection, mitigation and enhancement of the biodiversity of the site.	Positive	Not applicable

	The assessment concluded that, with the implementation of the recommendations, a positive contribution to nature conservation and biodiversity is anticipated.		
18. How does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?	All of the proposed dwellings will have a private garden, which could be used by the occupants for food growing. The proposal does not include the provision of allotments or community gardens, although this is not considered necessary given all properties will have a private garden.	Positive	Not applicable
19. How does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?	The proposal will seek to reduce the surface water flood risk to the site and to areas downstream through the development of a surface water drainage network focusing on sustainable drainage principles. The proposed SuDS for the site include formalising the on-site open drainage system discharging into the pond to the south of the site. Surface water will be conveyed within the existing ditch / fishing lodge network and piped network to the south in line with the existing regime.	Neutral	Not applicable
20. How does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	The layout has been heavily influenced by site topography. Where it is not possible to use open windows to manage temperature, recommendations for alternative ventilation is set out in the Noise Assessment. This will ensure that the houses can utilise passive cooling techniques where needed.	Neutral	Not applicable
21. How has the impact on healthcare services been addressed?	The Families and Households in the UK: 2019 data published by ONS in November 2019 identifies that the average household size in the UK was 2.37 people in 2019. Based on this information, the proposed 495 dwellings would have an estimated population yield of 1,173. The audit of local healthcare facilities in Section 4 of the Health Impact Assessment identified that the two NHS GPs within a 1.6km radius of the site (for which data is available) both have additional capacity, based on the recommended GP: patient ratio of 1:1,800. In addition, practices are continuing to accept new patients.	Neutral	Not applicable

	The current average GP to patient ratio across the two GP practices is 1:1,083. If all of the estimated population yield of the proposed development (1,173 people) registered at these two local GPs it would bring the average GP: patient ratio to 1:1,177, which is still well below the recommended 1:1,800. In any case, it's considered unlikely that all residents at the site would register with these GPs, as some may remain registered with other existing GPs, or people moving from the local area could even already be registered with the two local GPs.		
22. How has the impact on primary and secondary education been addressed?	The additional demand for primary and secondary school places generated by the proposed development has been estimated using the primary yield factor of 0.25 and secondary yield factor of 0.1, which are quoted in Rochdale Borough Council Planning Committee reports (December 2020). On this basis, the proposed 495 dwellings would generate the following school places yield: • Primary school yield: 124; and • Secondary school yield: 50. <i>Primary</i> The audit of local schools in Section 4 of the Health Impact Assessment identified that there is a deficit of 51 places in primary schools within a one-mile radius of the site. This therefore means that there would not be sufficient capacity for all new children yielded from the proposed development to attend one of these schools. Looking forward however, across all schools within the Rochdale Central and Rochdale South-West school planning areas, there is evident forecasted capacity to 2025/26, the latest year for which forecasts exist. At this point in time there is expected to be a surplus of 153 primary school places, which could therefore accommodate the 124 expected to be yielded from the development. It should be noted that this capacity in primary school places across the local area may also increase given proposed plans for a primary school at the former Car Craft Site on Nixon Street. Furthermore, it is anticipated that the 124 to be yielded will be a worst-case scenario, given that there will likely be families already resident in the Rochdale borough who may move to the proposed development and have children already enrolled in a local school.	Negative	Uncertain, to be confirmed - It is recommended that this potential impact upon primary school provision is discussed during the determination period where feedback will be sought from the Local Education Authority on any required contributions from this site to address this impact.

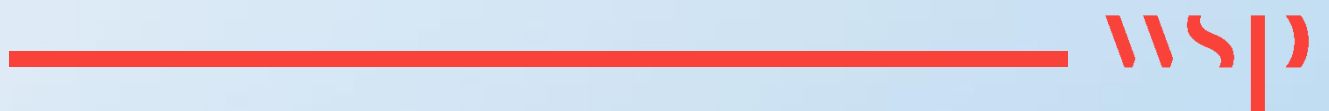
	<i>Secondary</i> The audit of local schools in Section 4 of the Health Impact Assessment identified that there is a surplus of 1,556 secondary school places at the 15 secondary schools within 3-miles of the site. There would therefore be sufficient capacity to accommodate the additional demand for 50 secondary pupil places generated by the proposed development.		
23. How does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?	The proposed development is entirely residential and no new social infrastructure is proposed. Discussions will take place with the Council during the determination period with regards addressing any requirements to facilitate the delivery of additional school places.	Neutral	Not applicable
24. How have opportunities for multi-use and the co-location of services been explored?	The proposed development is entirely residential and does not contain any other uses to allow the co-location of services.	Neutral	Not applicable
26. How does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?	The proposed development is entirely residential and there will not be any permanent staff at the site.	Neutral	Not applicable
27. How does the proposal provide opportunities for local food shops?	The proposed development is entirely residential and no local food shops are proposed. However, future residents at the site will have easy access to the Castleton Local Centre on Manchester Road (an approximately 15 minute walk from the site). The existing local businesses could therefore benefit from an increased customer base in the local area, with an increase in resident population (estimated at 1,173 people) arising from the proposed development. The proposals will connect with the existing rights of way surrounding the site, making it as easy as possible for future residents to access Castleton.	Neutral	Not applicable

28. How does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?	The proposed development is entirely residential and no hot food takeaways are proposed.	Neutral	Not applicable
29. How does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?	The proposal includes a large linear park area running the length of the western boundary. This will be a feature for both new residents at the site and also the existing residents of Castleton, especially those who live immediately adjacent to the western boundary of the site along Leander Drive. The PRoW running along the western boundary will be retained and links from the site will connect, to this and provide a link through to Leander Drive. The linear park will, therefore, act as a focal point bringing together new and existing communities.	Positive	Not applicable
30. How does the proposal allow people with mobility problems or a disability to access buildings and places?	As set out in the Design and Access Statement, the proposal will be fully DDA Compliant. The site will benefit from wide pavements, dropped kerbs and tactile pavements to provide disabled friendly movement.	Positive	Not applicable

- 5.1.6. As noted in Table 5.2, the HIA has only identified two unknown health impacts, relating to affordable housing provision and a potentially increased demand for primary school places arising from the new resident population at the site. Discussions will take place with the Council during the determination period with regards to addressing any requirements to facilitate the delivery of affordable units or additional school places across the local area.
- 5.1.7. Once these discussions have been completed, this HIA will be updated to reflect the findings of the report and the relative impacts these may have.

6

CONCLUSIONS



6 CONCLUSIONS

- 6.1.1. WSP has undertaken an HIA of the proposed residential development at land south of Cowm Top, Castleton, Rochdale, to provide up to 495 dwellings.
- 6.1.2. In evaluating the health impacts of the scheme, the HIA has addressed the questions raised by the London Healthy Urban Development Unit's Healthy Urban Planning Checklist for each of four thematic areas, as follows:
- Healthy housing;
 - Active travel;
 - Healthy environment; and
 - Vibrant neighbourhoods.
- 6.1.3. The key findings from the health impact assessment are summarised below.

ASSESSMENT OF HEALTH IMPACTS

- 6.1.4. WSP has assessed the health impacts of the scheme across four different thematic areas and 30 individual questions. Across the 30 individual questions we have sought to classify the nature of the impact on local health in terms of whether the provision represent a positive, negative or neutral effect. The results are summarised in **Table 6.1**.

Table 6.1 – Summary of health impacts

Theme	Positive impact	Negative impact	Neutral impact	Uncertain
Temporary effects	2	0	1	0
Healthy Housing	4	0	1	1
Active Travel	4	0	0	0
Healthy Environment	4	0	5	0
Vibrant Neighbourhoods	2	0	5	1
Total	16	0	12	2

- 6.1.5. As outlined in Table 6.1, the proposed development would not give rise to any residual negative health impacts. This will be reviewed following the confirmation of the two uncertain effects identified in the assessment.
- 6.1.6. It is therefore anticipated that the proposed development would give rise to 16 positive health impacts and 12 neutral impacts. Overall, the proposed development is therefore considered to have a positive impact on health. Linking to the baseline assessment presented in Section 3 of this report, the socio-economic, environmental and overarching health benefits will be beneficial to reducing deprivation and poor health outcomes identified across the local area.



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