

Health Impact Assessment for Residential Development

Trub Farm, Manchester Road, Rochdale.

On behalf of MCI Developments Ltd.

Date: October 2024 | Pegasus Ref: P24-O634 R001v4 EC_MAN_HIA_LS_LD

Author: LS / LD



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	27.09.24	LS	LD	First draft
2	01.10.24	LS	LD	Second draft
3	08.10.24	LS	LD	Third draft
4	08.10.24	LS	LD	Final draft



Contents.

1. INTRODUCTION	3
2. SITE LOCATION AND PROPOSED DEVELOPMENT	4
3. CONTEXT OF HEALTH IMPACT ASSESSMENT	6
4. METHODOLOGY	15
5. CONSULTATION.....	20
6. BASELINE.....	21
7. IMPACTS ASSESSMENT	43
8. CONCLUSIONS	48

Appendices contents.

Appendix I Site Location Plan	49
Appendix II Health Impact Assessment Evidence Base	50

1. INTRODUCTION

Scheme Description

- 1.1. This Health Impact Assessment (HIA) has been prepared by Pegasus Group on behalf of MCI Developments Ltd ("the Applicant") in support of a planning application for a residential development proposed at Trub Farm in Castleton, Rochdale (hereafter referred to as 'the Site') consisting of 162 no. Affordable Dwellings (hereafter referred to as the 'Proposed Development').
- 1.2. The description of development is as follows:

"Erection of 162 affordable dwellings with associated access, car parking, private gardens, open space, play facilities, and landscaping."
- 1.3. The site is located at Trub Farm, Castleton, in the Local Planning Authority (LPA) of Rochdale. A Site Location Plan is provided at **Appendix I**.

Report Structure

- 1.4. The remainder of the report is structured as follows:
 - **Section 2 Site Location and Proposed Development** provides a summary of the Site location and characteristics, as well as a summary of the proposals relevant to this assessment.
 - **Section 3 Context of Health Impact Assessment** provides context to the provision of this study including a definition of a HIA, literature review of relevant research, and planning policy surrounding the requirement in this context of this specific Proposed Development.
 - **Section 4 Methodology** sets out the process undertaken in respect of the HIA including screening, scope and identification of impacts.
 - **Section 5 Consultation** sets out the correspondence had with relevant consultees.
 - **Section 6 Baseline** sets out the data collated in respect of the relevant baseline conditions for this site including population, deprivation, employment, education, health care services and health profile of the local population.
 - **Section 7 Impacts Assessment** sets out the impacts of the HIA aligning with the scope outlined in Section 4 of the study.
 - **Section 8 Conclusion** provides a summary and conclusion to the assessment presented, including recommendations for any mitigation that may be required following identification of impacts.

2. SITE LOCATION AND PROPOSED DEVELOPMENT

Site Location

- 2.1. The site comprises approximately 4.96ha and is open grassland. There is a tree belt along the western edge of the site as well as a wooded area to the north; both of which fall outside of the application site but sit directly adjacent to the site boundaries.
- 2.2. The site is sustainably located in terms of access to local services and facilities, Castleton Town Centre is located approximately 75m to the west of the northern boundary and a smaller linear centre is located 65m to east. Services and facilities available include day nurseries, primary schools, shops, cafes, restaurants, a health centre, pharmacy, and a leisure centre.
- 2.3. There are several bus stops located on Manchester Road providing services every 10-minutes towards Manchester and Rochdale. Castleton railway station is located 350m from the northern boundary of the site, which offers hourly services to Clitheroe and Rochdale.
- 2.4. The Site is located in the Castleton ward which experienced a change in boundaries from 2011 and 2022. Where data has been available, the 2022 ward boundary has been used, but when this has not been available, the 2011 boundary has been included in the analysis. Figures 2.1 and 2.2 show the change in ward boundaries.

Figure 2.1: Castleton Ward 2011 Boundary

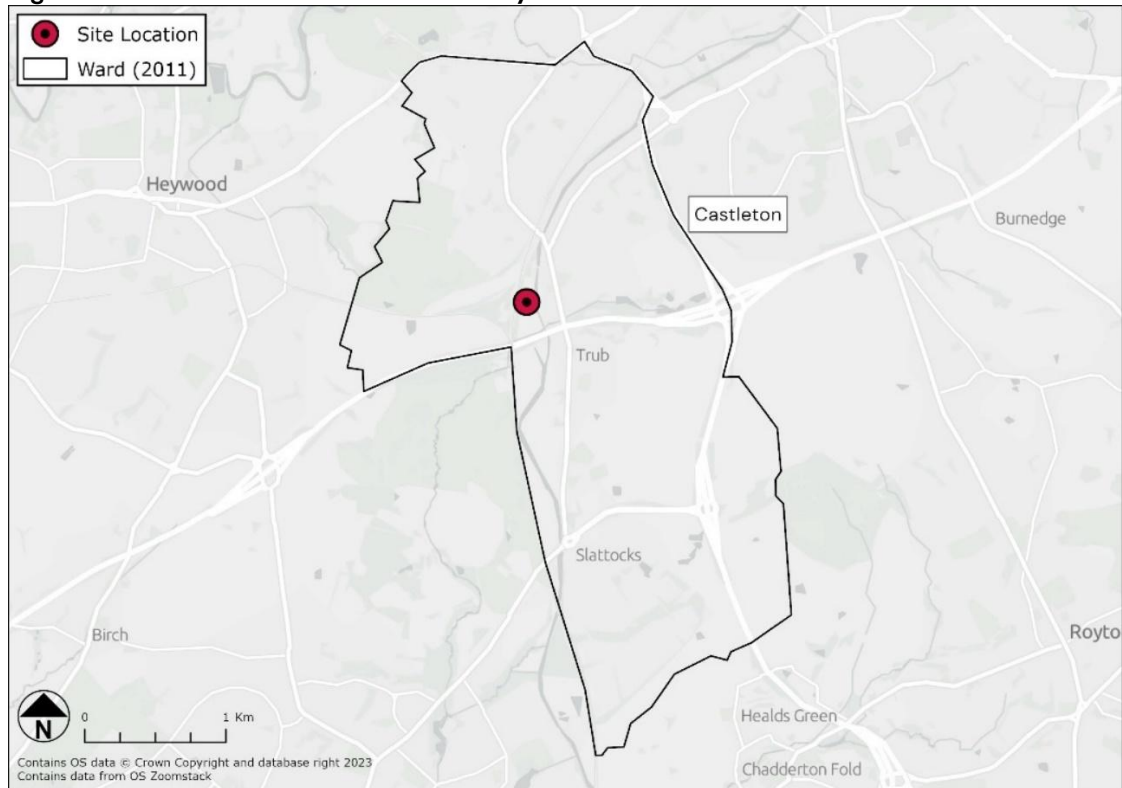
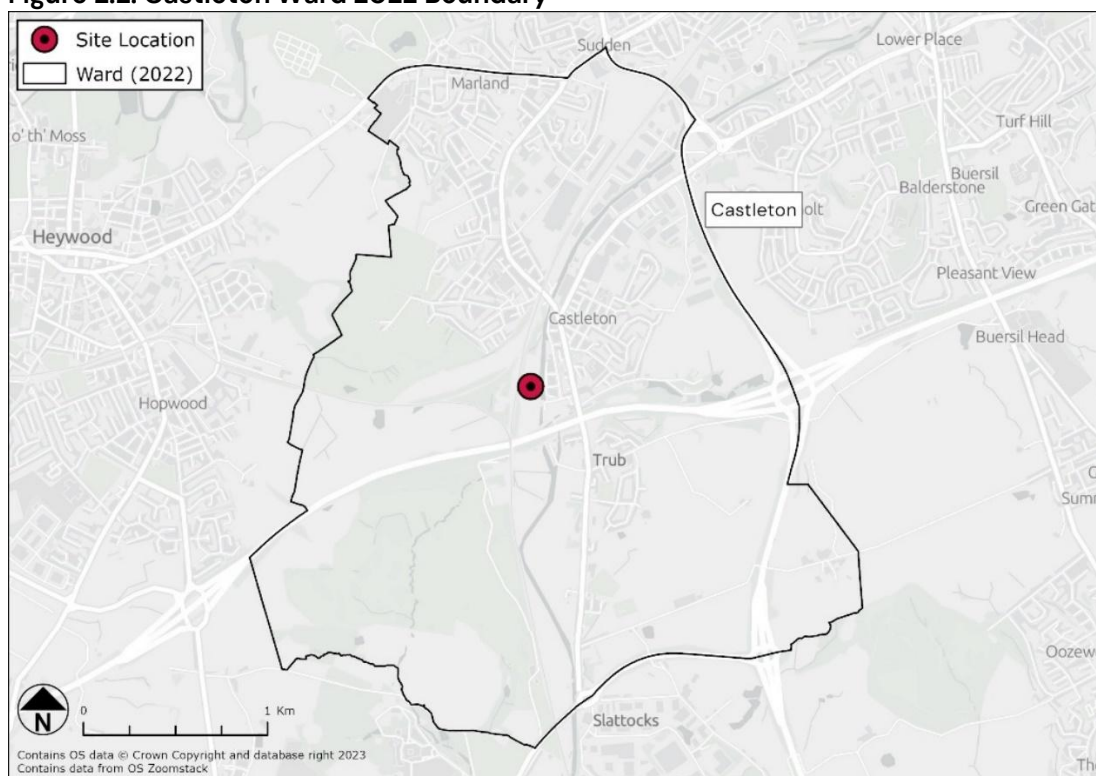


Figure 2.2: Castleton Ward 2022 Boundary



Proposed Development

- 2.5. The Proposed Development is for the erection of 162 affordable dwellings with associated access, car parking, private gardens, open space, play facilities, and landscaping.
- 2.6. It is the intention that the application will be submitted in full detail for 162 residential dwellings with associated access, parking, landscaping, open space and play facilities. All dwellings proposed are affordable dwellings and are a mix of 2-, 3-, 4- and 5-bedroom homes. The proposal comprises of 114 houses and 48 apartments.

3. CONTEXT OF HEALTH IMPACT ASSESSMENT

Definition of a Health Impact Assessment

- 3.1. Health is defined by the World Health Organization (WHO) as:

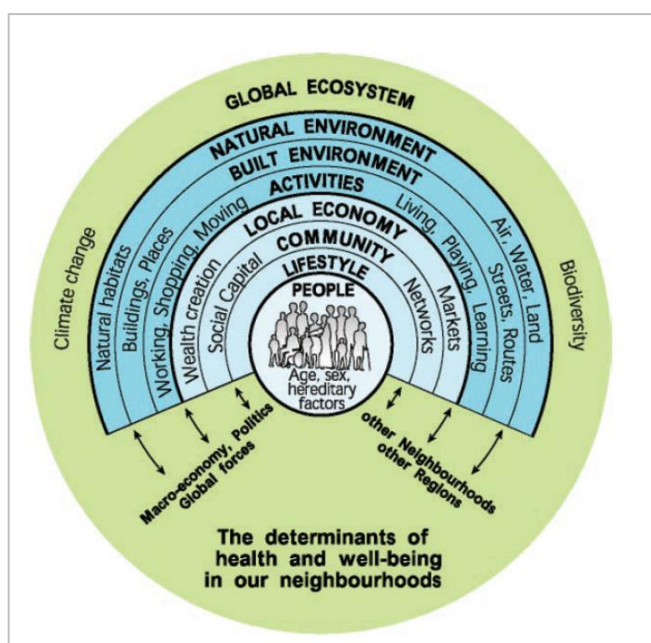
"...a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity"¹.

- 3.2. A HIA is commonly defined as:

"A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population"².

- 3.3. The vision for health was captured by Dahlgren and Whitehead in their 'Rainbow of Determinants' diagram, which depicts all of the wider factors which determine our health and well-being, as shown in Figure 3.1.

Figure 3.1: Main Determinants of Health



Source: Human ecology model of a settlement (Barton and Grant, 2006)³.

¹ Constitution of the World Health Organisation (adopted by the International Health Conference July 1946. Available at: <https://apps.who.int/gb/bd/PDF/bd47/EN/constitution-en.pdf?ua=1>.

² Health impact assessment for intersectoral health policy: a discussion paper for a conference on health impact assessment: from theory to practice: Lehto & Ritsatakis, 1999.

³ Barton, H. and Grant, M. (2006). A health map for the local human habitat. Journal of the Royal Society for the Promotion of Health, 126.

- 3.4. Many factors influence health and well-being. These include social, economic and environmental factors such as, but not limited to, new housing stock, community networks and amenities, places to play, accessibility and modes of travel, open space and environmental improvements. These are known as determinants of health.
- 3.5. This HIA is based upon a socio-economic model of health. It is a tool to organise and appraise both positive (for example, the creation of jobs) and negative (for example, the generation of pollution) impacts on the different affected subgroups of the population that might result from a development.
- 3.6. The HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks. The HIA framework moves beyond analysing healthcare services, which help people when they are ill, to assessing the effects of development upon major health assets, which help people stay healthy.
- 3.7. One of the additional aims of a HIA is to assist public health management planning. Management planning is an impartial output as it proposes ways in which health and health inequalities can be addressed by all parties involved in the physical design of the scheme. In this way, benefits can be embodied within the scheme and extend beyond the life of the HIA itself.

Literature Review

- 3.8. A literature review is presented in this section which considers commentary on the relationship between changes to health determinants and links to health outcomes, including the following:
 - HIA of Government Policy⁴.
 - Health Equity in England: The Marmot Review 10 Years On (2020)⁵.
 - NHS Long Term Plan (January 2019)⁶.
 - Health Impact Assessment in Spatial Planning (October 2020)⁷.
 - Reaching Out: Influencing the Wider Determinants of Health (NLGN)⁸.
 - Inclusive and Sustainable Economies: Leaving no-one behind⁹.

⁴ *Health Impact Assessment of Government Policy – A guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment process.* Department of Health, July 2010.

⁵ *Institute of Health Equity (2020). Health Equity in England: The Marmot Review 10 Years On.* Available at: [Health Equity in England: The Marmot Review 10 Years On_ full report \(1\).pdf](#). Accessed 22nd February 2022.

⁶ *The NHS Long Term Plan*, January 2019. Available at: [NHS Long Term Plan v1.2 August 2019](#)

⁷ *Health Impact Assessment in Spatial Planning – A guide for local authority public health and planning teams*, Public Health England, October 2020. Available at: [Health Impact Assessment in spatial planning \(publishing.service.gov.uk\)](#).

⁸ *Reaching Out: Influencing the Wider Determinants of Health*, NLGN. November 2017. Available at: [Reaching-Out_FINAL.pdf \(newlocal.org.uk\)](#).

⁹ *Inclusive and sustainable economies: leaving no-one behind*. Public Health England. Available at: [Inclusive and sustainable economies: leaving no-one behind \(publishing.service.gov.uk\)](#).

- Targeting Health Inequalities: Realising the Potential of Targets in Reducing Health Inequalities (September 2023)¹⁰.

HIA of Government Policy

- 3.9. This guide was prepared by Department of Health to help policymakers decide the level of HIA required in preparing policies in the respective local administrations, and then to guide them through the process of undertaking the HIA. As such, plans referred to in paragraph 2.7 of this report are assumed to have been informed, in some form and extent, by the content provided within this guide.

Health Equity in England: The Marmot Review 10 Years On (2020)

- 3.10. The report, published in 2020, reviews the evidence and conclusions made in the Marmot Review of health equality in England in 2010. It identifies that, while life expectancy was projected to improve beyond 2010 Marmot Review, since 2015/16 increases have slowed, and there have been notable deteriorations in physical and mental health and widening health inequalities. The Marmot Review 10 Years On indicates that the conclusion reached in the 2010 Marmot Review is endorsed once again in 2020 publication, and is noted as follows (p.6):

“Health inequalities are not inevitable and can be significantly reduced...avoidable health inequalities are unfair and putting them right is a matter of social justice. There will be those who say that our recommendations cannot be afforded, particularly in the current economic climate. We say that it is inactions that cannot be afforded, for the human and economic costs are too high”.

NHS Long Term Plan

- 3.11. The NHS long term plan, published in January 2019 aims to make the NHS fit for the future and get the most value out of taxpayers’ investment. The plan includes a range of aims ensuring that everyone gets the best start in life, supporting people to age well whilst delivering world class care for major health problems. The plan provides a framework for local systems to use and develop their own plans, based on principles of collaboration and co-design.
- 3.12. The report also sets out how the ambitions set in the NHS Long Term Plan will be delivered, the strategies are outlined below:
- Doing things differently: encourage more collaboration between GPs, their teams and community services as ‘primary care networks’, to increase the services they can jointly provide.
 - Preventing illness and tackling inequalities: new action to help people stop smoking, overcome drinking problems, and avoid Type 2 diabetes, with a focus on the people and communities most at risk of these problems.

¹⁰ Targeting Health Inequalities: realising the potential of targets in reducing health inequalities, September 2023. The Health Foundation. Available at: [Targeting health inequalities – realising the potential of targets in addressing health inequalities – The Health Foundation](#).

- Backing the workforce: thousands more clinical placements for undergraduate nurses, more medical school places, and more routes into the NHS such as apprenticeships.
- Making better use of data and digital technology: provide a more convenient access to services and health information for patients, with the NHS app as a digital 'front door'.
- Getting the most out of taxpayers' investments with the NHS: make use of the NHS' combined buying power to get commonly used products for cheaper and reduce spend on administration.

Health Impact Assessment in Spatial Planning

- 3.13. The Health Impact Assessment in Spatial Planning guide was published in 2020 by Public Health England (PHE) and aims to guide the use of HIA in respect of consideration of development proposals. It puts people and their health at the heart of the planning process and supports the use of HIA in the planning system to address local health and wellbeing needs and tackle inequalities through influencing the wider determinants of health.
- 3.14. The guide indicates the process a HIA should follow (Screening, Scoping, Assessment, Reporting and Monitoring), and advises on the types of HIA that can be undertaken and the decision-making process to determine the appropriate option to take forward.
- 3.15. A HIA should identify positive and negative impacts of a proposal and identify measures to both maximise the positives and minimise the negatives. Overall, the output of the HIA can help to identify a set of evidence-based practical recommendations to promote and protect the health of local communities.

Reaching Out: Influencing the Wider Determinants of Health (November 2017)

- 3.16. This report was published in November 2017 by the New Local Government Network (NLGN), and it focuses on the different ways in which public health in local government is influencing the wider determinants of health. The report recommends some key areas for public health teams to prioritise:
- Work more closely with economic development teams, recognising that good health and employment are closely linked, as are poor health and worklessness.
 - Collaboration between county and district councils should be developed.
 - Develop stronger relationships with services responsible for groups facing poor health outcomes, in particular agencies in the criminal justice system.
- 3.17. In order to enable public health to extend its influence, the report also recommends that:
- Health and Wellbeing Boards are given the power and resource to drive forward long-term prevention initiatives.
 - Public health workforce development incorporates the need for 'soft skills' as well as the technical skills.

- Extend the influence of public health, councils should be embedding a culture of health in all practices and policies.
- Central government needs to support long-term funding for preventative initiatives.

Inclusive and Sustainable Economies: leaving no-one behind

- 3.18. This document was published by Public Health England¹¹, and it supports place-based action and sustainable economies as a mechanism to reduce health inequalities through improving the health of people and communities, whilst ensuring that economic activity is sustainable and achieving shared prosperity for everyone, with no-one left behind.
- 3.19. The report includes a 6-step approach to using the inclusive and sustainable economies framework and data catalogue, these are summarised below:
- Establish place-based inclusive and sustainable economy networks – this requires coordinated and collaborative action across a broad range of cross-cutting sectors.
 - Set a holistic vision – set a vision that looks beyond gross domestic product (GDP) as a measure of economic success.
 - Measure and benchmark – use the framework and data catalogue to consider each of the 12 building blocks, identify areas of need and benchmark local performance.
 - Consider the local context – reflect on local economic, social and environmental conditions that may constrain or contribute to the development of inclusive and sustainable economies.
 - Consult with residents and communities – adopt a participatory approach through capturing local resident and community insights.
 - Prioritise areas for action – prioritise certain areas for action based on the above considerations ensuring that the effort is targeted towards the areas of greatest need.

Targeting Health Inequalities: Realising the Potential of Targets in Reducing Health Inequalities

- 3.20. This report was published by The Health Foundation, and it examines the potential of using targets to reduce health inequalities in all four UK nations. The report states that reducing health inequalities is beneficial for all of society as it can help to boost employment and productivity whilst relieving pressures on the NHS budget.
- 3.21. The report includes several recommendations for what makes a 'good' health target. These are summarised below:
- Targets should be used in a cross-government health inequalities strategy – using targets in policy can be effective in galvanising action by providing a shared policy focus.

¹¹ As formerly known, now UK Health Security Agency and Office for Health Improvement and Disparities.

- Targets should use a geographical measure of inequality – where possible targets should be aimed at the lowest geographical level possible to enable health gains in all of the most deprived parts of the country.
- Targets should measure a range of health outcomes – there is value in measuring variables including, life expectancy, infant mortality rate, anxiety and depression, suicide rates etc.
- Targets should be accompanied by interim indicators – evidence from 2000–2010 health inequalities suggest that it takes around 10 years of concerted policy action to achieve small measurable reductions in health inequalities. Therefore, it is suggested that any targets should be designed with at least a 10-year timeframe.
- Targets should be inspirational and achievable – it is suggested that initial targets focus on levelling up health, improving child health and better mental health.

3.22. Targets should be resourced and supported by policy action and political leadership – resourcing should be adequate and provided nationally but with devolved influence and control as many of the interventions will be implemented locally.

Policy and Guidance Relevant to HIA

3.23. This HIA is set in the context of the following policy:

- National Planning Policy Framework (NPPF) Draft for Consultation (July 2024)¹².
- National Planning Practice Guidance (NPPG).
- Improving Health and Care in Greater Manchester 2023–2028¹³.
- Rochdale Borough Core Strategy (October 2016)¹⁴.
- Rochdale Borough Locality Plan for Health and Wellbeing¹⁵.
- Rochdale Sustainable Community Strategy (March 2011/12–2021)¹⁶.

National Planning Policy Framework

3.24. The July 2024 National Planning Policy Framework (NPPF) Draft for Consultation is the main guidance for local authorities when assessing proposed schemes in an area. The NPPF has a section on Promoting Healthy and Safe Communities, which recognises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

¹² *National Planning Policy Framework, Draft for Consultation (NPPF)*, July 2024. Available at: [National Planning Policy Framework: draft text for consultation \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/123456/nppf-draft-text-for-consultation.pdf).

¹³ *Improving Health and Care in Greater Manchester*, Greater Manchester Integrated Care Partnership 2023–2028.

¹⁴ *Core Strategy for the Local Plan*, Rochdale Borough Council, October 2016.

¹⁵ *Rochdale Borough Locality Plan for Health and Wellbeing*, Rochdale Borough Council,

¹⁶ *Rochdale Sustainable Community Strategy March 2011–2021*, Rochdale Borough Council, October 2011.

- a) Promote social interaction, for example through mixed-use developments, strong neighbourhood centres, and street layouts to allow for easy pedestrian and cycle connections and active street frontages.
- b) Are safe and accessible, so crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- c) Enable and support healthy lifestyles where this would address identified local health and well-being needs.

3.25. The NPPF indicates that to deliver the social, recreational and cultural facilities and services a community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services. It also highlights the importance of ensuring an integrated approach to considering the location of housing, economic uses and community facilities and services.

National Planning Practice Guidance

3.26. The NPPG further strengthens the relationship between health and planning. The guidance on 'Healthy and Safe Communities' (last revised July 2019) identifies that planning can contribute to healthier communities through creating environments that support and encourage healthy lifestyles and in identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system.

Improving Health and Care in Greater Manchester

3.27. The Greater Manchester Integrated Care Partnership have published the Improving Health and Care in Greater Manchester strategy, following their first strategy 'Taking Charge' published in 2015.

3.28. Improvements have since been seen however there are still a substantial number of people in Greater Manchester living in poor health with evident inequalities. Challenges will be faced within the next five years including a significant care backlog, workforce shortages, the impact of inflation and the lack of a long term national social care strategy.

3.29. Greater Manchester is aiming to mobilise all the resources to improve the health and well-being of the population. They aim to work towards bringing the NHS, public services and the wider community together to deliver a neighbourhood based, integrated, preventative, person-centred model of care and support. They recognise the need to work with communities across Greater Manchester and empower people to be more active participants in their own health and well-being.

3.30. They aim to utilise the potential of the integrated care system to generate the maximum impact on health according to standards set out by the quality ambitions, addressing unwarranted variation in access, experience and outcomes for everyone receiving care. The care system in Greater Manchester is open to innovation change and equipped to ensure it is distributed effectively across the city region.

Rochdale Borough Core Strategy

3.31. The Core Strategy for Rochdale borough was adopted in October 2016 and is the lead document in the Local Plan. The Core Strategy proposes to deliver, in summary:

- 460 new homes per year between 2012 and 2028.
 - 210 hectares of employment land.
 - Extension of East Lancashire Railway to Castleton Station.
 - Park and ride facilities at train stations and Metrolink stops across the borough.
 - Protection from development on certain land, such as the green belt, valued land, heritage assets, and conservation areas.
- 3.32. The Core Strategy provides an overview of the characteristics of the key domains across the borough. Deprivation and, by association, mental, physical health and life expectancy, are all noted as key issues in the area. The Strategy identifies that health needs to be addressed through a range of policy approaches.
- 3.33. Strategic Objective SO2 '*To create successful and health communities*' outlines six key focus areas as follows:
- Delivering sufficient housing to meet demand.
 - Improving the range of housing to meet everyone's needs and aspirations, including affordable housing and more high value housing.
 - Creating well designed desirable housing areas to retain and attract residents.
 - Focusing housing growth where it helps to deliver regeneration and economic growth.
 - Ensuring that new housing is supported by community facilities, service infrastructure, open space etc.
 - Improving the general health and quality of peoples' lives through better access to health facilities and services, education, community and cultural facilities and open space.
- 3.34. Policy C6 of the Core Strategy sets out the objectives and expectations in respect of health and wellbeing improvements. The objectives include consideration of economic, social and physical environment improvements, as all factors feed into the overall change in health and wellbeing. The expectations in development proposals are identified as follows:
- Ensuring good provision of and access to a range of food shops within or adjacent to town centres, local centres and particularly those located in or able to serve deprived areas.
 - Seeking to provide better access to jobs in areas with high levels of deprivation and poor health.
 - Providing an appropriate number of good quality and affordable homes with a mix of tenures in areas of greatest need.
 - Not allowing the over concentration of takeaway food premises.

- Ensuring good provision of education, community, sport, leisure and cultural facilities in town centres, local centres and areas of greatest health deprivation.
- Seeking high quality design of buildings, streets and spaces to create neighbourhoods that are safe to use, easy to move through, adaptable and sustainable.
- Managing and mitigating the effects of climate change.
- Maintaining and enhancing the borough's biodiversity, natural environment, open spaces and outdoor sport and recreational areas.
- Identifying and implementing measures to reduce traffic movements and congestion to reduce air and noise pollution.
- Encouraging development that promotes active living.
- Protecting allotments and encouraging other local food growing areas so that residents can grow their own food.
- Supporting the provision of health facilities and services in accessible locations that meet current and future need, particularly in deprived areas.

3.35. Policy C6 also notes that, where it is considered appropriate, a HIA will be required for major planning applications, as well as the potential use of section 106 agreements or Community Infrastructure Levy (CIL) to deliver measures to improve the health impacts of development.

Rochdale Borough Locality Plan for Health and Wellbeing

3.36. The Rochdale Borough Locality Plan for Health and Wellbeing is aligned with the Rochdale Borough Joint Strategic Needs Assessment, NHS England's 5-Year Forward View and the Council's Corporate Plan. It reflects strategic priorities in the borough's Sustainable Community Strategy and the Greater Manchester Plan.

3.37. The plan describes improvements in health and wellbeing outcomes will be achieved, as well as a reduction in health inequalities. The Locality Plan notes the importance of the built environment sector in contributing to the targeted improvements in health and wellbeing and encourages engagement and active participation of the local public health representatives in the development process to guide the improvements.

Rochdale Sustainable Community Strategy

3.38. Rochdale's Sustainable Community Strategy (SCS) was published in October 2011 and covered the period 2011 to 2021. There is no update published at present and, as such, it remains relevant in this context as it is referenced in other policy and strategies which give direction in respect of health aspirations for the borough.

3.39. The SCS highlights that improving the health and wellbeing of the borough's residents is a high priority in the overall vision of becoming a prosperous borough, both from an economic and social perspective.

4. METHODOLOGY

Aims of the HIA

4.1. The aims of the HIA are twofold:

- To identify the potential impacts on health and well-being arising from both the construction and operation of the Proposed Development.
- To identify ways to minimise any negative impacts and enhance any potentially positive impacts.

Screening for HIA

- 4.2. A request for pre-application advice was made to RBC on 22nd August 2024. In RBC's response dated 2nd September 2024, Policy C6 of the Core Strategy was referenced and a confirmation of approval for the use of the London Health Urban Development Unit's (HUDU) rapid health impact assessment matrix as the basis for determining the appropriate level of contribution for the Site, given that there is no specific tool required to be used by Rochdale Council in undertaking HIAs. This tool is widely recognised as an example of best practice.
- 4.3. It includes, but is not limited to, the identification of the impact of the development on health infrastructure and/or the demand for healthcare services.

Scope of HIA

- 4.4. The HUDU HIA tool is designed to assess the healthy impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes, and outline and detailed planning applications. It guides the identification of determinants of health which are likely to be influenced by the development proposal for which the tool is being applied. The tool encourages the active prioritisation of key impacts, rather than aim to identify all potential impacts which might have some relevance and influence on health determinants of the study area and relevant receptors. The tool encourages cross-referencing of any additional, relevant, technical reports, to inform the assessment. Ultimately, it should aid the identification of appropriate action to address any negative impacts and maximise benefits.
- 4.5. The HUDU HIA Tool provides an assessment matrix that includes for up to eleven broad determinants. A review of the range of determinants to be considered in the assessment has been undertaken in the context of the Proposed Development to ascertain which are most relevant and contribute to a meaningful and proportionate assessment. Table 4.1 presents the full range of eleven determinants and identifies those which are to be taken forward in the HIA presented in this study.

Table 4.1: Determinants of Health Applicable to Proposed Development

Health Determinant Category	Scoped into Rapid HIA	Justification
Housing design and affordability	Yes	New residential dwellings proposed
Access to health and social care services and other social infrastructure	Yes	New dwellings will result in new, future residents and associated additional demand on existing services
Access to open spaces and nature	Yes	Additional demand on open spaces by additional, future residents
Air quality, noise and neighbourhood amenity	Yes	Amenity impacts associated with construction phase of the Proposed Development
Accessibility and active travel	Yes	Potential impact on accessibility and active travel for future residents
Crime reduction and community safety	Yes	New residential dwellings and new, future residents
Access to healthy food	Yes	No commercial space proposed and no provision of allotments or community food growing spaces as part of proposals
Access to work and training	Yes	New commercial space is not proposed, but temporary construction jobs will be created as well as supporting Full Time Equivalent (FTE) jobs in the wider economy once operational
Social cohesion and inclusive design	Yes	Scheme design considerations
Minimising the use of resources	Yes	Scheme design considerations
Climate change	Yes	Scheme design considerations

Study Area

4.6. The geographical area that will be influenced by the Proposed Development varies depending on the health determinant category being addressed. This is borne from the fact that the determinants considered in the scope of a HIA are varied in nature and focus and therefore the study area needs to reflect this to be able to ensure all appropriate receptors and impacts are identified during the course of the assessment. As such, the study area ranges are:

- Local – the geographical area in the immediate vicinity of the Site of Lower Super Output Area (LSOA) Rochdale 017D and the ward of Castleton, considering social receptors and impacts located within walking distance of the Proposed Development.

- District – the wider Rochdale Local Planning Authority (LPA) area, considering for impacts (for example, in relation to employment and training) that have influence beyond the immediate area and extend into the wider local economy.

Receptors Potentially Affected

4.7. Receptors of the Proposed Development in respect of HIA include:

- Future residents of the Proposed Development.
- Existing residents in nearby communities.
- People using existing services in the local area.

Summary

4.8. A summary of the scope of the HIA including health determinant categories identified as being relevant to this Proposed Development, relevant study area, potential receptors, and potential impacts of the Proposed Development that will be considered in more detail in Section 7 of this study are presented in Table 4.2.

Table 4.2: Determinants of Health Applicable to Proposed Development

Health Determinant Category	Relevant Study Area Considered	Potential Receptors	Potential impact from Proposed Development
Housing design and affordability	- Local - District	- Future residents - Existing residents in nearby communities	Scheme design, objectives and benefits of new built environment. The need for housing including affordable housing is important to health and this needs to be carefully weighed against other potential impacts on health
Access to health and social care services and other social infrastructure	Local	- Future residents - People using existing services in the local area	Demand for services (including but not limited to GPs and education)
Access to open spaces and nature	Local	- Future residents - Existing residents in nearby communities	Demand on existing and new open space
Air quality, noise and neighbourhood amenity	Local	Existing residents in nearby communities	Construction impacts, beneficial impacts of scheme design
Accessibility and active travel	Local	- Future residents - Existing residents in nearby communities	Opportunities and accessibility in respect of non-car travel, scheme design. In addition, access to the natural environment is important in terms of lifting the human spirit, which also assists with reducing the health impacts of stress, including on people with long term physical and/or mental health conditions
Crime reduction and community safety	- Local - District	- Future residents - Existing residents in nearby communities	Scheme design, social cohesion of new residents with existing community
Access to healthy food	Local	- Future residents - Existing residents in nearby communities	Accessibility of existing and future residents to availability of health food ranges
Access to work and training	District	- Future residents - Existing residents in nearby communities	Creation of construction jobs, provision of labour supply, local expenditure.

Health Determinant Category	Relevant Study Area Considered	Potential Receptors	Potential impact from Proposed Development
Social cohesion and inclusive design	Local	- Future residents - Existing residents in nearby communities	Integration with existing community and social infrastructure, accessibility
Minimising the use of resources	Local	- Future residents - Existing residents in nearby communities	Prioritisation of zero waste hierarchy to minimise negative direct impact on the environment and indirect impacts on local communities. Potential for loss of green infrastructure considered in respect of management of urban temperatures and extreme rainfall events in the area and indirect links to health.
Climate change	- Local - District	- Future residents - Existing residents in nearby communities	Opportunities for use of natural resources to minimise direct and indirect impacts relating to climate change. Consideration of linkages between green infrastructure, air quality and biodiversity.

5. CONSULTATION

5.1. Correspondence has been had with Rochdale Borough Council. This correspondence has agreed the approach set out in this HIA. This includes:

- London Healthy Urban Development Unit (HUDU).
- Acknowledgement of Rochdale Borough Council Core Strategy Policy C6.

5.2. Engagement has been initiated with additional consultees with the intention of gaining comment on specific issues related to health and wellbeing. Consultees include:

- NHS Heywood, Middleton and Rochdale Integrated Care Partnership.
- NHS Heywood, Middleton and Rochdale Clinical Commissioning Group (HMR CCG).

6. BASELINE

Introduction

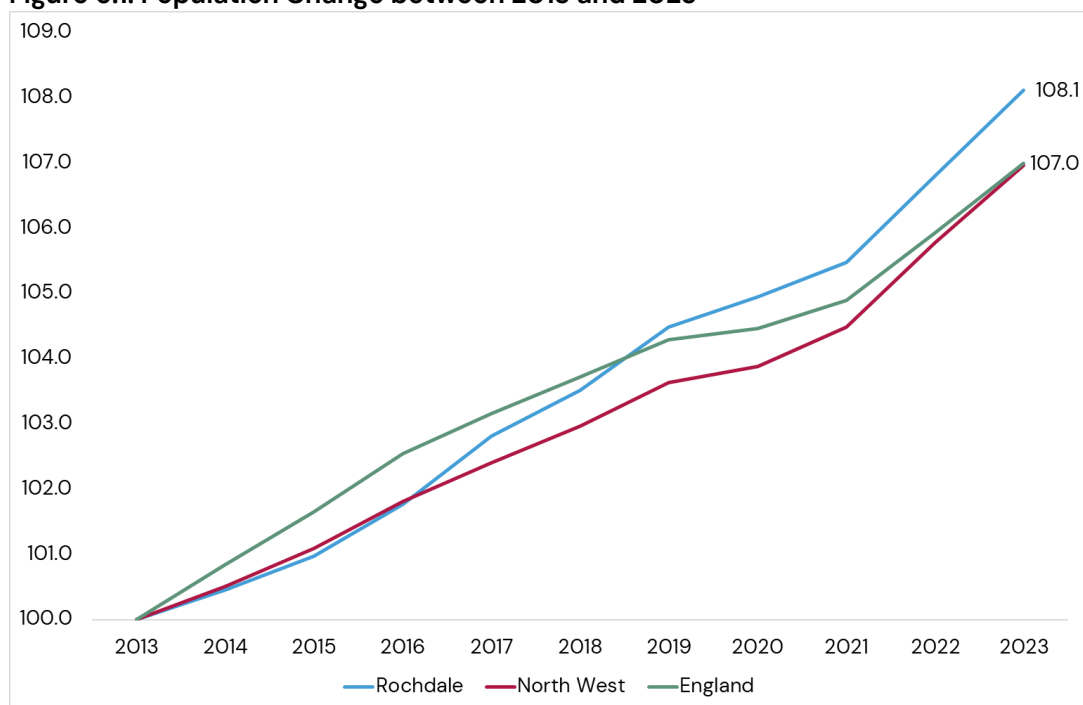
- 6.1. A review of the local conditions relative to health and well-being has been undertaken to provide a baseline against which the potential impacts can be assessed, and recommendations developed. The baseline includes coverage of the following:

- Population.
- Deprivation.
- Employment.
- Unemployment.
- Housing tenure.
- Housing affordability.
- Education provision.
- Healthcare provision
- Health profile (including overweight/obese data).
- Active Lives.
- Crime.
- Open space.

Population

- 6.2. Data published by the Office for National Statistics (ONS) show that as of 2023, the population of Rochdale is 229,756. Between 2013 and 2023, the population of Rochdale grew by 8.1% which is an absolute increase of 17,253. The growth rate was higher than both the regional and national increase of 7.0%. As of 2023, the population in the North West is 7.6 million people and 57.7 million people in England.

Figure 6.1: Population Change between 2013 and 2023



Source: ONS

- 6.3. The fastest growing age group in Rochdale has been those aged 65+, increasing by just under 5,000; 15.1%. Age 65+ was also the fastest growing age group for the North West (14.5%) and England (16.1%).
- 6.4. The second fastest growing age group in Rochdale was those aged 0–15 which grew by 11.6%. This age group was the second fastest growing in the North West at 6.3%, whilst it was the slowest age group in England at 4.6%.
- 6.5. The working age population was the slowest growing age group, increasing in Rochdale by 5.2%. This is very similar than the regional increase of 5.1% and the same as the national increase of 5.2%, although it was the second fastest growing age group in England.
- 6.6. This emphasises the need for more housing schemes like the Proposed Development to attract more people of working age into the area to bring population change in line with national averages. Further detail can be seen in Tables 6.1–6.3.

Table 6.1: Population Change by Age in Rochdale, 2013–2023.

	2013	2023	Change No.	% Change
Aged 0 to 15	44,919	50,142	5,223	11.6%
Aged 16 to 64	134,653	141,699	7,046	5.2%
Aged 65+	32,931	37,915	4,984	15.1%
Total	212,503	229,756	17,253	8.1%

Source: ONS

Table 6.2: Population Change by Age in the North West, 2013–2023.

	2013	2023	Change No.	% Change
Aged 0 to 15	1,335,196	1,419,622	84,426	6.3%
Aged 16 to 64	4,519,042	4,748,253	229,211	5.1%
Aged 65+	1,250,908	1,432,251	181,343	14.5%
Total	7,105,146	7,600,126	494,980	7.0%

Source: ONS**Table 6.3: Population Change by Age in England, 2013–2023.**

	2013	2023	Change No.	% Change
Aged 0 to 15	10,180,497	10,648,350	467,853	4.6%
Aged 16 to 64	34,453,788	36,258,886	1,805,098	5.2%
Aged 65+	9,284,401	10,783,087	1,498,686	16.1%
Total	53,918,686	57,690,323	3,771,637	7.0%

Source: ONS

- 6.7. Population projections from the ONS show that the population of Rochdale is projected to increase by 11.5% (25,202– see Table 6.4) between 2018 and 2038. This is above the projected growth of population in the North West (7.0% – see Table 6.5) and England (8.6% – see Table 6.6). Those aged 65 and over in Rochdale are projected to increase at the fastest rate with a growth of 36.7% between 2018 and 2038, this is an absolute increase of 13,207. Those aged 16–64 in Rochdale are projected to rise by 8.7% (11,953) and the cohort 0–15 is projected to increase by only 0.1% (49).

Table 6.4: Population Projections in Rochdale, 2018–38

	2018	2038	Change No.	% Change
Aged 0 to 15	47,448	47,497	49	0.1%
Aged 16 to 64	136,610	148,563	11,953	8.7%
Aged 65+	35,943	49,150	13,207	36.7%
Total	220,001	245,203	25,202	11.5%

Source: ONS, Population Projections**Table 6.5: Population Projections in the North West, 2018–38**

	2018	2038	Change No.	% Change
Aged 0 to 15	1,394,951	1,365,351	–29,600	–2.1%
Aged 16 to 64	4,542,517	4,607,337	64,820	1.4%
Aged 65+	1,354,625	1,829,012	474,387	35.0%
Total	7,292,093	7,801,675	509,582	7.0%

Source: ONS, Population Projections**Table 6.6: Population Projections in England, 2018–38**

	2018	2038	Change No.	% Change
Aged 0 to 15	10,748,458	10,370,237	–378,221	–3.5%
Aged 16 to 64	35,049,467	36,066,076	1,016,609	2.9%
Aged 65+	10,179,253	14,329,964	4,150,711	40.8%
Total	55,977,178	60,766,251	4,789,073	8.6%

Source: ONS, Population Projections

Deprivation

- 6.8. The 2019 Index of Multiple Deprivation provides an indication of the average levels of deprivation for Lower Layer Super Output Areas (LSOAs) across England. The index provides an overall assessment of the average levels of deprivation as well as an assessment against domains of deprivation. In total, England has 32,844 LSOAs, of which 134 are within Rochdale.
- 6.9. The scheme falls within the LSOA Rochdale 017D, which has an overall rank of 7,095, putting it in the top 30% most deprived LSOAs in England. When looking at individual domains of deprivation, Rochdale 017D has its highest rank in crime with a rank of 1,737, putting the LSOA in the top 10% most deprived areas for this domain. Its lowest rank is in the living environment domain where it ranks 15,789 putting it in the top 50% most deprived LSOAs for this domain.
- 6.10. The full list of the domain rankings for Rochdale 017D is set out in Table 6.7 below. The lower the number the more deprived the area is relative to other LSOAs nationally.

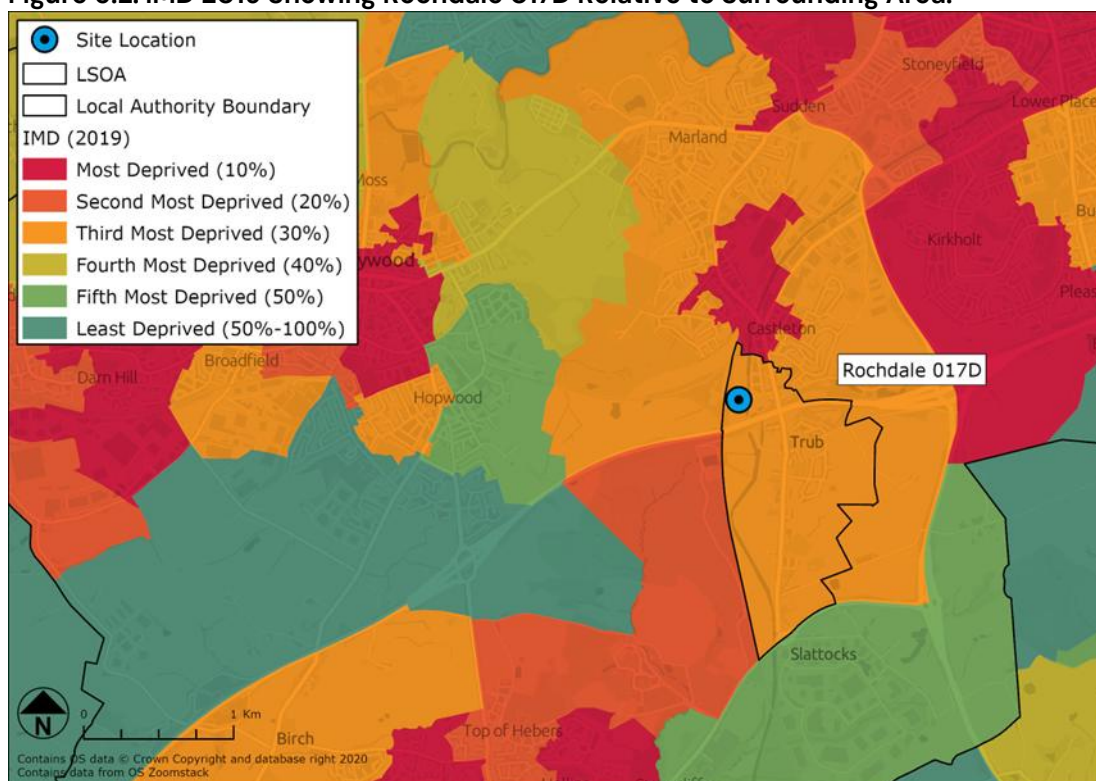
Table 6.7: Rochdale 017D IMD 2019 Domain Rankings

IMD 2019 Domain	Rochdale 017D Rank (out of 32,844, 1 being the most deprived)	Decile
Overall IMD	7,095	3
Income	10,159	4
Employment	9,430	3
Education & Training	8,449	3
Health	4,900	2
Crime	1,737	1
Barriers to Housing and Services	9,521	3
Living Environment	15,789	5

Source: Ministry for Housing, Communities & Local Government

- 6.11. Figure 6.2 maps the site location and Rochdale 017D LSOA on an index of multiple deprivation map. Most of the LSOAs within the immediate surrounding area of Rochdale 017D LSOA are in the top 20% and 30% most deprived LSOAs in England. It can also be seen that many of the LSOAs to the north east and some to the west of the Proposed Site are in the top 10% most deprived areas in the country.

Figure 6.2: IMD 2019 Showing Rochdale 017D Relative to Surrounding Area.



Source: Ministry for Housing, Communities & Local Government

Employment

- 6.12. Figure 6.3 shows the employment change in Rochdale 017D, the ward of Castleton¹⁷, Rochdale, the North West, and England between 2015 and 2022. Rochdale experienced the highest levels of job growth of 12.5%, increasing from 72,000 to 81,000.
- 6.13. This is higher than the regional and national rate which increased by 9.3% (305,000 jobs) and 7.8% (2 million jobs) respectively. Castleton experienced no overall growth in the given time period, remaining at 7,000 jobs. Rochdale 017D experienced a decline of 30.0% (75 jobs) from 250 to 175 jobs.
- 6.14. As Rochdale 017D experienced a decline in jobs and Castleton experienced no employment growth, its important new employment opportunities are brought to the area, which the Proposed Development will do, directly during the construction phase, and indirectly as a result of the increased spend by the new residents.

¹⁷ Note: BRES data is not yet available for 2021 wards therefore 2011 ward boundaries have been used for Castleton.

Figure 6.3: Employment Change, 2015–2022



Source: ONS, Business Register & Employment Survey

- 6.15. Shown in Table 6.8 using 2022 data, the construction sector in Rochdale accounted for 6.2% (5,000 jobs) of total employment which is the highest rate compared to 5.7% (10 jobs) in Rochdale O17D, 5.0% (350 jobs) in Castleton¹⁸ and 5.2% (186,000 jobs) in the North West. Construction accounted for the lowest percentage in England at 4.9% (1.4 million jobs).
- 6.16. In both Rochdale O17D and Castleton, wholesale and retail was the sector that accounted for the largest proportion of total jobs at 30.0% (60 jobs) and 23.1% (1,625 jobs) respectively. The public admin, education and health sector accounted for the largest proportion of jobs in Rochdale at 24.0% (19,500 jobs), the North West at 27.4% (980,000 jobs) and England at 25.4% (7.1 million jobs). It also accounted for a large share of jobs in Rochdale O17D at 28.6% (50 jobs) but a notably lower rate in Castleton of 7.9% (550 jobs).

Table 6.8: Employment by Sector as a Percentage of Total Employment, 2022.

	Rochdale O17D	Castleton	Rochdale	North West	England
Agriculture, mining, utilities etc.	0.0%	0.5%	1.1%	2.1%	2.4%
Manufacturing	0.0%	17.9%	12.3%	8.8%	7.4%
Construction	5.7%	5.0%	6.2%	5.2%	4.9%
Wholesale & retail	30.0%	23.2%	19.2%	14.6%	14.0%
Transport & storage	11.4%	21.4%	7.4%	4.7%	5.1%
Accommodation & food services	8.6%	2.9%	5.6%	7.9%	7.9%
Information & communication	2.9%	0.6%	3.1%	3.3%	4.7%

¹⁸ Note: BRES data is not yet available for 2021 wards therefore 2011 ward boundaries have been used for Castleton.

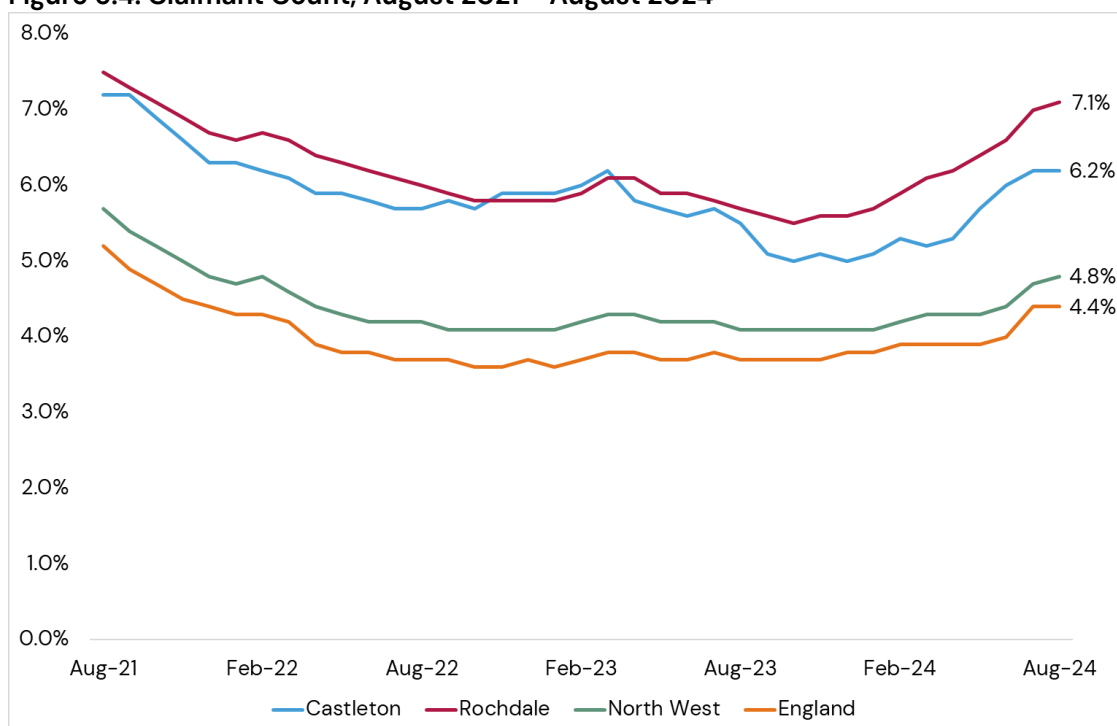
Business, financial & professional services	7.9%	11.9%	16.0%	21.8%	23.8%
Public admin, education & health	28.6%	7.9%	24.0%	27.4%	25.4%
Arts, entertainment, recreation & other services	0.0%	1.8%	3.7%	4.0%	4.4%

Source: ONS, Business Register & Employment Survey

Claimant count

- 6.17. The most accurate measure of unemployment at the current time is the claimant count, which counts the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work.
- 6.18. ONS state that enhancements to Universal Credit as part of the UK Government's response to the coronavirus mean that an increasing number of people became eligible for unemployment-related benefit support despite still being in work. Consequently, changes in the claimant count will not be wholly because of changes in the number of people who are not in work. It is not possible to identify to what extent people who are employed or unemployed have affected the numbers.
- 6.19. Figure 6.4 shows the claimant count in the ward of Castleton, as well as Rochdale for every month from August 2021 – August 2024, expressed as a proportion of residents aged 16–64. These are compared to the national and regional scale. All areas experience an overall downward.
- 6.20. As of August 2024, England has the lowest claimant count of 4.4%, followed by the North West at 4.8%. Rochdale and Castleton have consistently had higher claimant count rates for the duration of the time period, and as of August 2024 the claimant count in Castleton is 6.2% and in Rochdale is 7.1%.

Figure 6.4: Claimant Count, August 2021 – August 2024



Source: ONS

- 6.21. Table 6.9 shows the tenure of households in Rochdale, the North West and England in 2011. In Rochdale (34.1 %), the North West (33.5%) and England (32.8%) the largest proportion of homes were owned outright with a mortgage or loan. Rochdale had a larger proportion of social rented properties at 23.1% compared to the North West (18.3%) and England (17.7%) and a lower proportion of private rented properties at 13.2% compared to the North West (15.4%) and England (16.8%). Compared to regional (31.0%) and national (30.6%) rates, a smaller proportion of homes are owned outright in Rochdale at 27.8%.

Table 6.9: Housing Tenure, 2011

	Rochdale	North West	England
Owned: Owned outright	27.8%	31.0%	30.6%
Owned: Owned with a mortgage or loan	34.1%	33.5%	32.8%
Shared ownership (part owned and part rented)	0.4%	0.5%	0.8%
Social rented	23.1%	18.3%	17.7%
Private rented	13.2%	15.4%	16.8%
Living rent free	1.4%	1.3%	1.3%

Source: ONS, 2011 Census

- 6.22. By 2021, the proportion of households that owned their home outright had increased in Rochdale (30.4%), the North West (33.3%) and England (32.5%), with a similar proportion in Castleton (32.0%) and slightly higher in Rochdale O17D (36.1%).
- 6.23. Whilst social renting decreased in the three areas, private renting increased. Rochdale O17D had the lowest percentage of social rented properties at 11.5% followed by Castleton with 6.6%. Private renting proportions weren't too dissimilar compared to larger spatial scales with Castleton at 20.7% and Rochdale O17D slightly lower at 16.6% See Table 6.10 for further detail.

Table 6.10: Housing Tenure, 2021

	Rochdale O17D ¹⁹	Castleton ²⁰	Rochdale	North West	England
Owned: Owned outright	36.1%	32.0%	30.4%	33.3%	32.5%
Owned: Owned with a mortgage or loan	35.9%	30.2%	29.9%	29.0%	28.8%
Shared ownership (part owned and part rented)	0.0%	0.4%	0.4%	0.7%	1.0%
Social rented	11.5%	16.6%	20.9%	17.6%	17.1%
Private rented	16.6%	20.7%	18.3%	19.2%	20.5%
Living rent free	0.0%	0.1%	0.2%	0.1%	0.1%

Source: ONS, 2021 Census

Affordability

- 6.24. An affordability ratio is calculated by dividing the median price paid for a house in an area by the median annual workplace-based salary of the area. Figure 6.5 shows the affordability

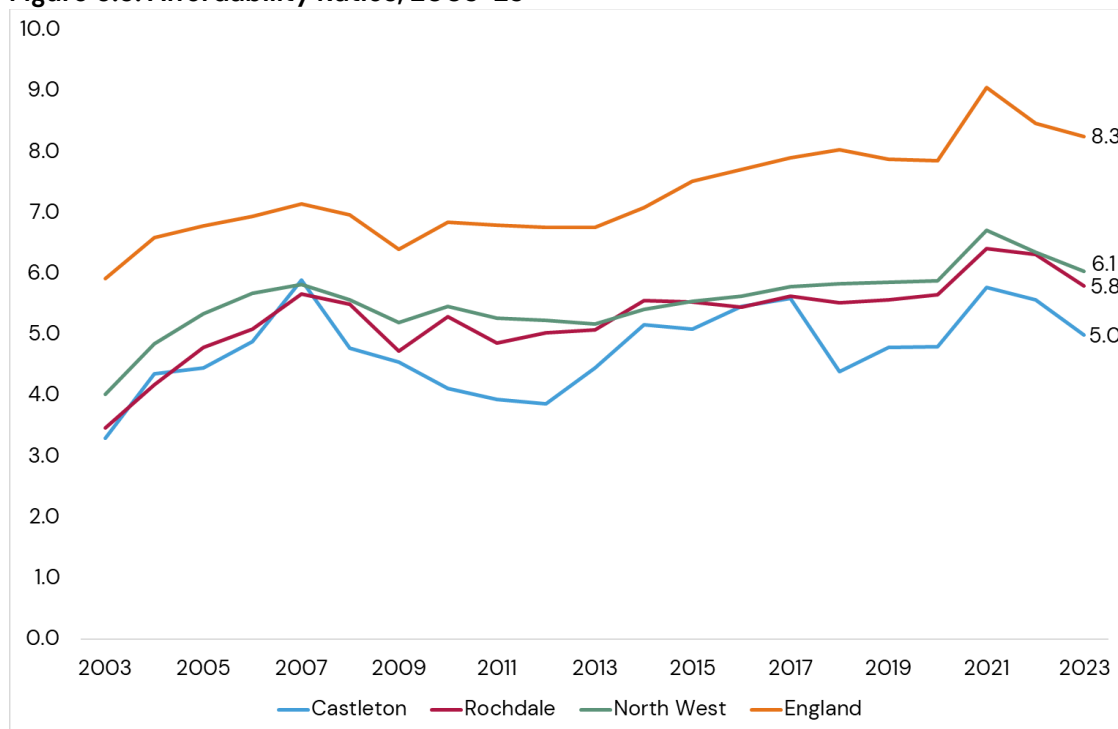
¹⁹ Housing tenure for 2021 LSOA boundaries are only available for 2021.

²⁰ Housing tenure for 2022 ward boundaries are only available for 2021.

ratio in Castleton²¹ and Rochdale alongside regional and national comparators from 2003 through to 2023. In 2003, the affordability ratio in Castleton was 3.3. By 2023, it had risen to 5.0. Over the same timeframe, the affordability ratio in Rochdale increased from 3.5 to 5.8.

- 6.25. The affordability ratio the North West has been similar to the rate in Castleton and Rochdale throughout the time period, and as of 2023 is 6.1. The national affordability ratio is notably higher at 8.3.

Figure 6.5: Affordability Ratios, 2003–23



Source: ONS, Affordability Ratios

Health Profile of Local Population

- 6.26. Shown in Table 6.11, Rochdale has a notably worse health profile in comparison to regional and national averages with each listed variable, excluding self-harm, worse in Rochdale. Life expectancy in Rochdale for both males and females is lower at 76.7 and 81.2 respectively compared to the North West (77.7 – males, 81.7 – females) and England (79.3 – males, 83.2 – females).
- 6.27. The under 75 mortality rate from all causes in Rochdale was 464.4 which was significantly higher than the rate in England at 342.3 and the North West at 410.4. This shows a similar trend for the under 75 mortality rate from cardiovascular disease and cancer in Rochdale where the rate was 126.9 and 143.6 per 100,000 population respectively. This compares to the under 75 mortality rate from cardiovascular diseases of 97.2 in the North West and 77.8 in England. The mortality rate from cancer for under 75 in the North West was 135.0 and in England was 77.8.

²¹ Affordability ratios are not available at a ward level. To calculate affordability in Castleton, the median house price in the ward has been divided by the median annual salary in Rochdale.

- 6.28. The suicide rate was slightly higher in Rochdale at 12.6 per 100,000 population, compared to the North West at 11.8 and England at 10.3. The rate of intentional self-harm however was lower in Rochdale at 103.8 compared to the national rate of 126.3 and regional rate of 139.3.

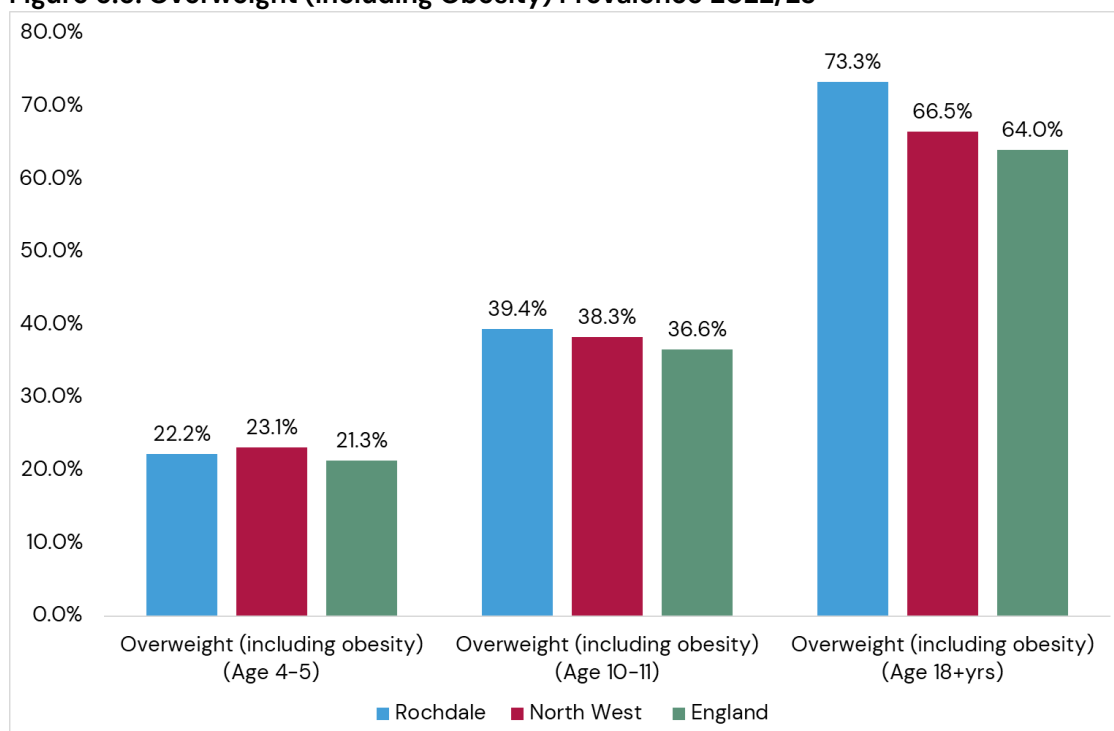
Table 6.11: Health Profile of Rochdale, North West & England.

	Year	Rochdale	North West	England
Life expectancy at birth (male).	2022	76.7	77.7	79.3
Life expectancy at birth (female).	2022	81.2	81.7	83.2
Under 75 mortality rate from all causes.	2022	464.4	410.4	342.3
Under 75 mortality rate from all cardiovascular diseases.	2022	126.9	97.2	77.8
Under 75 mortality rate from cancer.	2022	143.6	135.0	122.4
Suicide rate (persons, 10+yrs).	2020-22	12.6	11.8	10.3
Rate of intentional self-harm.	2022/23	103.8	139.3	126.3
Hip fractures in people aged 65 and over.	2022/23	670	620	558
Estimated dementia diagnosis rate in people aged 65 and over.	2024	74.8	68.9	64.8

Source: Govt, Local Authority Health Profiles

- 6.29. Figure 6.6 shows that of ages 4-5 (reception), 22.2% of the population are classified as overweight or obese in Rochdale. This is higher than the national rate of 21.3% but slightly lower than the regional rate of 23.1% for the same age group. For ages 10-11 (year 6), the rates are notably higher. In Rochdale 39.4% of this age group are overweight/obese which is higher than both the regional and national proportions at 38.3% and 36.6% respectively. The data shows that the rate of overweight (including obesity) increases with age as the proportion of adults 18+ yrs is significantly higher. Rochdale has the highest rate of 73.3% followed by the North West at 66.5% and then England with 64.0%.

Figure 6.6: Overweight (Including Obesity) Prevalence 2022/23

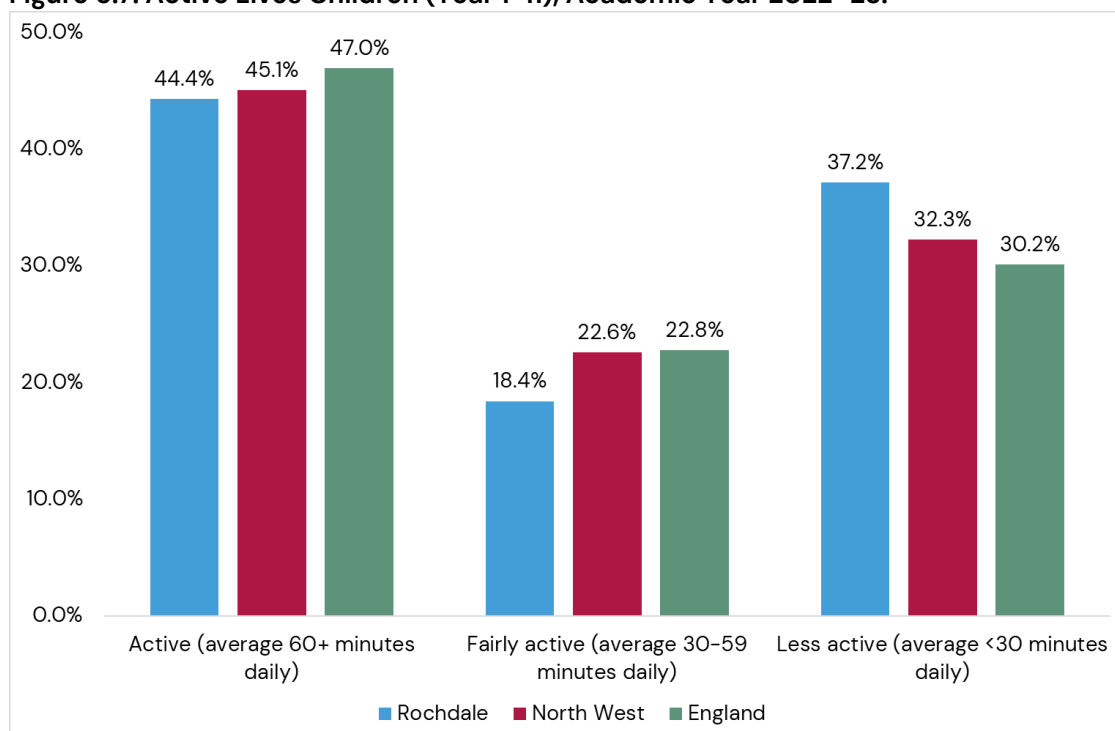


Source: Govt, Local Authority Health Profiles

Active Lives

- 6.30. According to data published by Sport England, almost half the population of children in years 1-11 are considered active, averaging 60+ minutes of exercise daily. The lowest percentage is in Rochdale with 44.4%, with the North West having a higher rate of 45.1% and England with the highest at 47.0%.
- 6.31. Rochdale has the highest proportion of less active children at 37.2%. This is followed by the North West with 32.3%, and England with 30.2%. Further detail is shown in Figure 6.7.

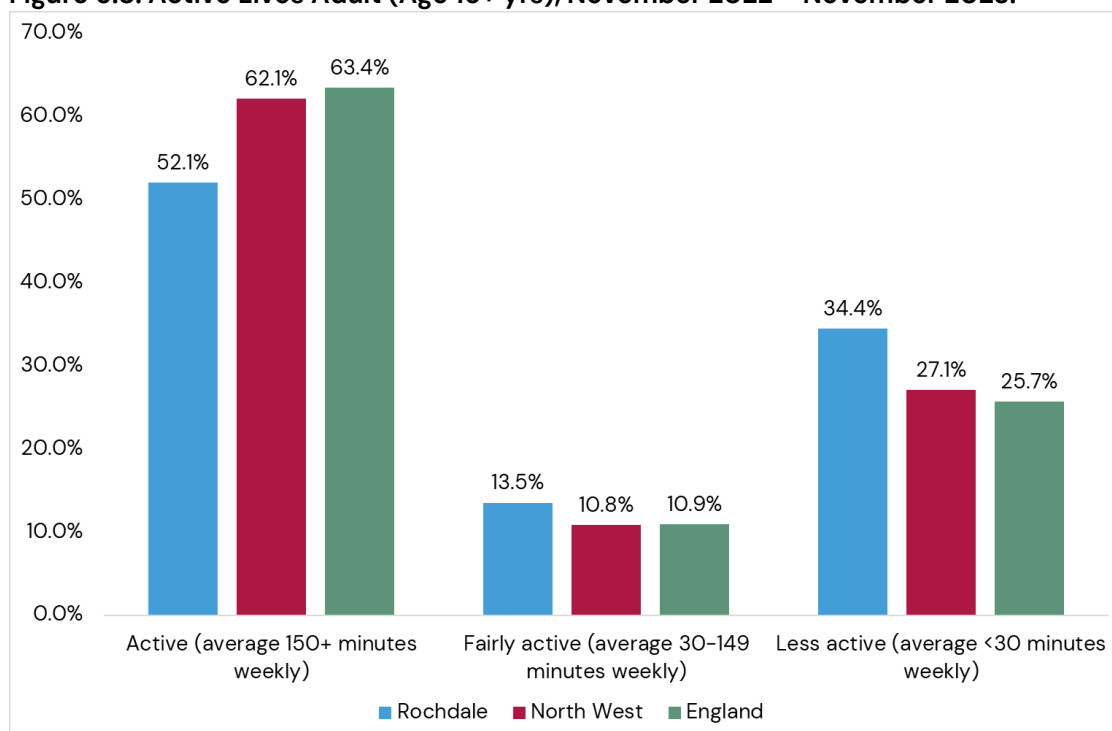
Figure 6.7: Active Lives Children (Year 1–11), Academic Year 2022–23.



Source: Sport England, Active Lives Surveys

- 6.32. Sport England also publish active lives data for adults, although the activity level classifications durations differ to that of children. Rochdale has the smallest proportion of adults who are considered active at just over half with 52.1%. The rates are higher at a regional and national scale at 62.1% and 63.4% respectively.
- 6.33. Rochdale has the highest proportion of less active adults at 34.4% of the population. This is followed by the North West at 27.1% whilst England has the lowest rate of 25.7%. Further detail is shown in Figure 6.8.

Figure 6.8: Active Lives Adult (Age 16+ yrs), November 2022 – November 2023.



Source: Sport England, Active Lives Surveys

Education Provision

- 6.34. Local Education Authorities (LEA) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a matter of parental choice subject to availability of capacity at the selected school. It is always subject to the overriding requirements of any published admission criteria that the school has, as well as the appeals procedure for individual pupils.
- 6.35. The capacity of primary schools has been assessed within Rochdale South West Primary Planning Area and the capacity of secondary schools has been assessed within Rochdale, Middleton and Heywood Township Secondary Planning Areas as defined by the Department for Education in accordance with the PPG ID: 23b-008-20190315.
- 6.36. Table 6.12 presents the capacity of primary schools within Rochdale South West Primary Planning Area as of 2022/23. Within the primary planning area and within 2 miles of the Site, there are seven primary schools with a total surplus capacity of 164 places. The closest primary school to the Site is St Gabriel's Roman Catholic Primary School, located 0.17 miles from the Site, with a surplus capacity of 12 places. Castleton Primary School is the second closest, with a surplus capacity of 80.

Table 6.12: Primary School Capacity within Rochdale South West Primary Planning Area, 2022/23²²

Primary School	Distance from Site	Capacity	No. of Pupils on Roll	Surplus/ Deficit
St Gabriel's Roman Catholic Primary School, Rochdale	0.17 miles	209	197	12
Castleton Primary School	0.41 miles	420	340	80
St Edward's Church of England Primary School	0.52 miles	364	342	22
St John's VA Church of England Primary School, Thornham	0.76 miles	105	100	5
Holy Family Roman Catholic Primary School, Rochdale	1.12 miles	210	209	1
Sandbrook Community Primary School	1.12 miles	630	588	42
St Mary's Church of England Primary School, Balderstone	1.58 miles	210	208	2
Total		2148	1984	164

Source: Get Information about Schools, Gov.uk. & Department for Education School Capacity 2022/23

- 6.37. Table 6.13 presents the secondary school capacity within Rochdale, Middleton and Heywood Township Secondary Planning Area. Within Rochdale Township Secondary Planning Area and within 3 miles of the Site, there are four schools with a combined capacity of 417. The closest being Matthew Moss High School located 1.22 miles from the Site with surplus capacity of 12.
- 6.38. Within the Middleton Township Secondary Planning Area and within 3 miles of the Site, there are four secondary schools with a combined spare secondary capacity of 750. The closest secondary school within this planning area is Edgar Wood Academy located 1.27 miles away from the Site. Recently opened in 2021, this school has a surplus capacity of 603.
- 6.39. There are two secondary schools within the Heywood Township Secondary Planning Area located within 3 miles of the Site with a combined spare capacity of 60. The closest is Newhouse Academy which is located 1.69 miles from the Site and has a surplus capacity of 51.
- 6.40. Combining the spare secondary capacity of Rochdale Middleton and Heywood Township Secondary Planning Areas within 3 miles of the Site, total surplus capacity is 1,227 secondary school places.

²² There are additional primary schools within 2-miles of the Site however are located either within a different local authority or a different Primary Planning Area, therefore have not been included in this analysis.

Table 6.13: Secondary School Capacity within Rochdale, Middleton and Heywood Township Secondary Planning Areas, 2022/23²³

Secondary School	Distance from Site	Capacity	No. of Pupils on Roll	Surplus/ Deficit
Rochdale Township Secondary ²⁴				
Matthew Moss High School	1.22 miles	1,220	1,208	12
St Cuthbert's RC High School	1.56 miles	1,220	1,113	107
Kingsway Park High School	1.99 miles	1,360	1,348	12
Oulder Hill Leadership Academy	2.23 miles	1,500	1,214	286
Rochdale Township Secondary Total	-	5,300	4,883	417
Middleton Township Secondary				
Edgar Wood Academy	1.27 miles	900	297	603
Cardinal Langley Roman Catholic High School	1.54 miles	1,060	1,055	5
St Anne's Church of England Academy	1.70 miles	900	766	134
Middleton Technology School	2.65 miles	1,350	1,342	8
Middleton Township Secondary Total	-	4,210	3,460	750
Heywood Township Secondary				
Newhouse Academy	1.69 miles	1,050	999	51
Holy Family Roman Catholic and Church of England College	1.99 miles	755	746	9
Heywood Township Secondary Total	-	1,805	1,745	60
Combined Total	-	11,315	10,088	1,227

Source: Get Information about Schools, Gov.uk. & Department for Education School Capacity 2022/23

- 6.41. Within 2 miles of the Site there are no early years provision however the closest facility is Howard Street Nursery School which is located 2.6 miles from the Site.
- 6.42. Table 6.14 shows the current sixth form capacity within Rochdale Township Secondary Planning Area. Cardinal Langley Roman Catholic High School is located 1.54 miles from the Site and has a surplus capacity of 29 sixth form places.

Table 6.14: Sixth Form Capacity within Rochdale Township Secondary Planning Area, 2022/23

Sixth Form	Distance from Site	Capacity	No. of Pupils on Roll	Surplus/ Deficit
Cardinal Langley Roman Catholic High School	1.54 miles	180	151	29
Total		180	151	29

Source: Get Information about Schools, Gov.uk. & Department for Education School Capacity 2022/23

²³ There are additional secondary schools within 3–miles of the Site however are located within a different local authority, therefore have not been included in this analysis.

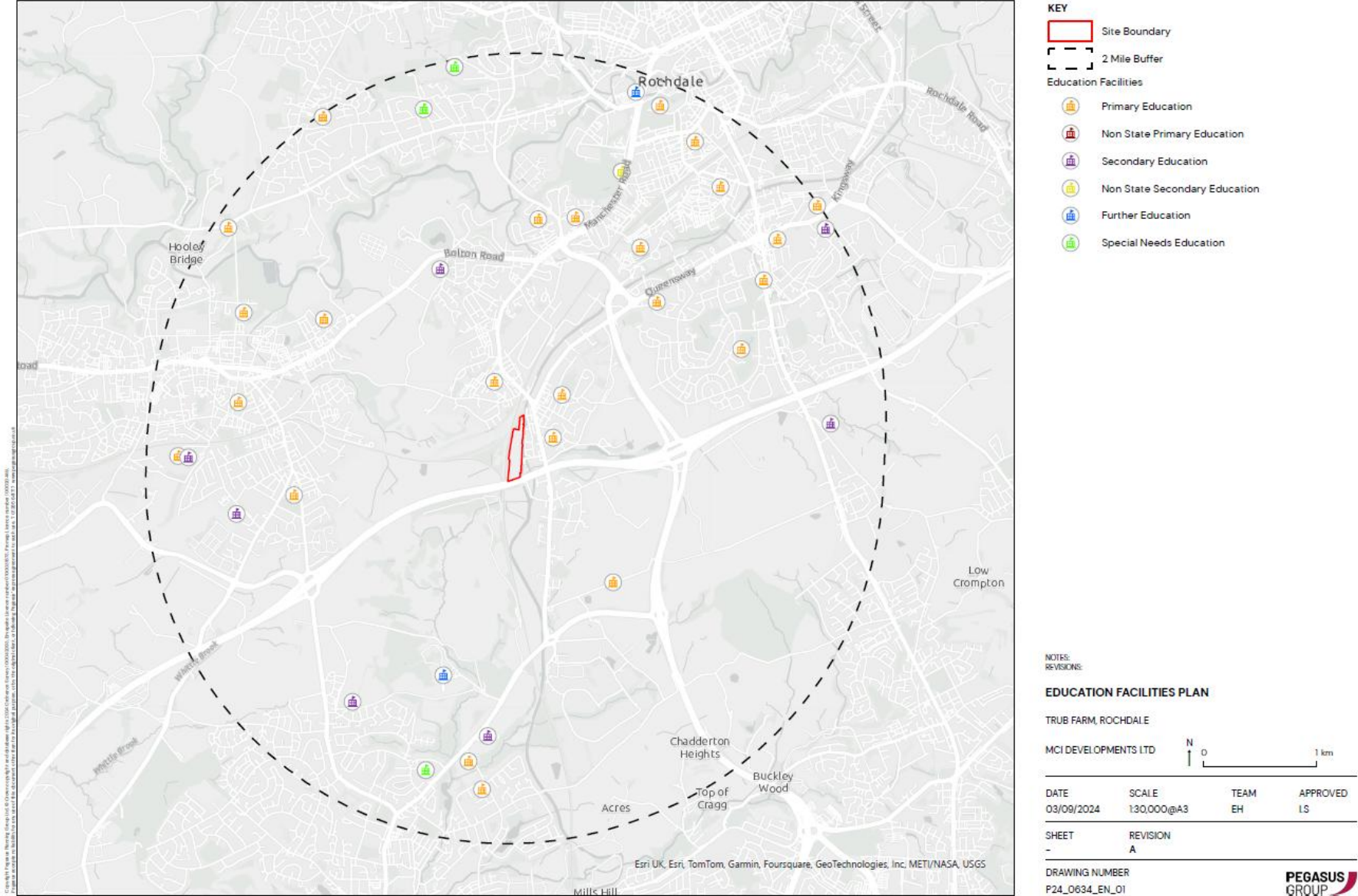
²⁴ Falinge Park High School has been excluded from the list as it is proposed to close on 30/08/2024. Information available at: <https://get-information-schools.service.gov.uk/Establishments/Establishment/Details/105837?searchQueryString=tok%3D8UkW3rNo>

6.43. Figure 6.9 maps all education facilities within 2 miles of the Site and is not limited to the primary or secondary planning areas. Within 2 miles of the Site there are:

- 25no. state primary education facilities.
- 1no. non state primary education facilities.
- 8no. state secondary education facilities.
- 1no. non state secondary education facility.
- 3no. special needs education facilities.
- 2no. further education facilities.²⁵

²⁵ For the purpose of Figure 6.9, Cardinal Langley Roman Catholic High School and Sixth Form is included in the state secondary education facilities and not further education facilities.

Figure 6.9: Map of Education Facilities within 2 Miles of the Site.



Crime

- 6.44. According to data from LG Inform²⁶, in the 12 months ending 2024 Q1, Rochdale had a total of 25,917 recorded offences (excluding fraud). This was a rate of 112.90 per 1,000 population. This was above the rate in the North West of 96.29 and in England at 87.70 in 2024 Q1.
- 6.45. The rate of victim-based crimes in Rochdale was above the regional and national rates where data is available. For victim-based crime there was a total of 20,755 recorded offences. This gives a rate of 90.33 per 1,000 population, compared to a rate of 77.98 per 1,000 in the North West and 74.21 per 1,000 in England.
- 6.46. For violence against the person the total in Rochdale was 10,750 recorded offences. This gives a rate of 46.79 per 1,000 population, compared to a rate of 39.29 per 1,000 in the North West and 32.75 per 1,000 in England.

Healthcare Provision

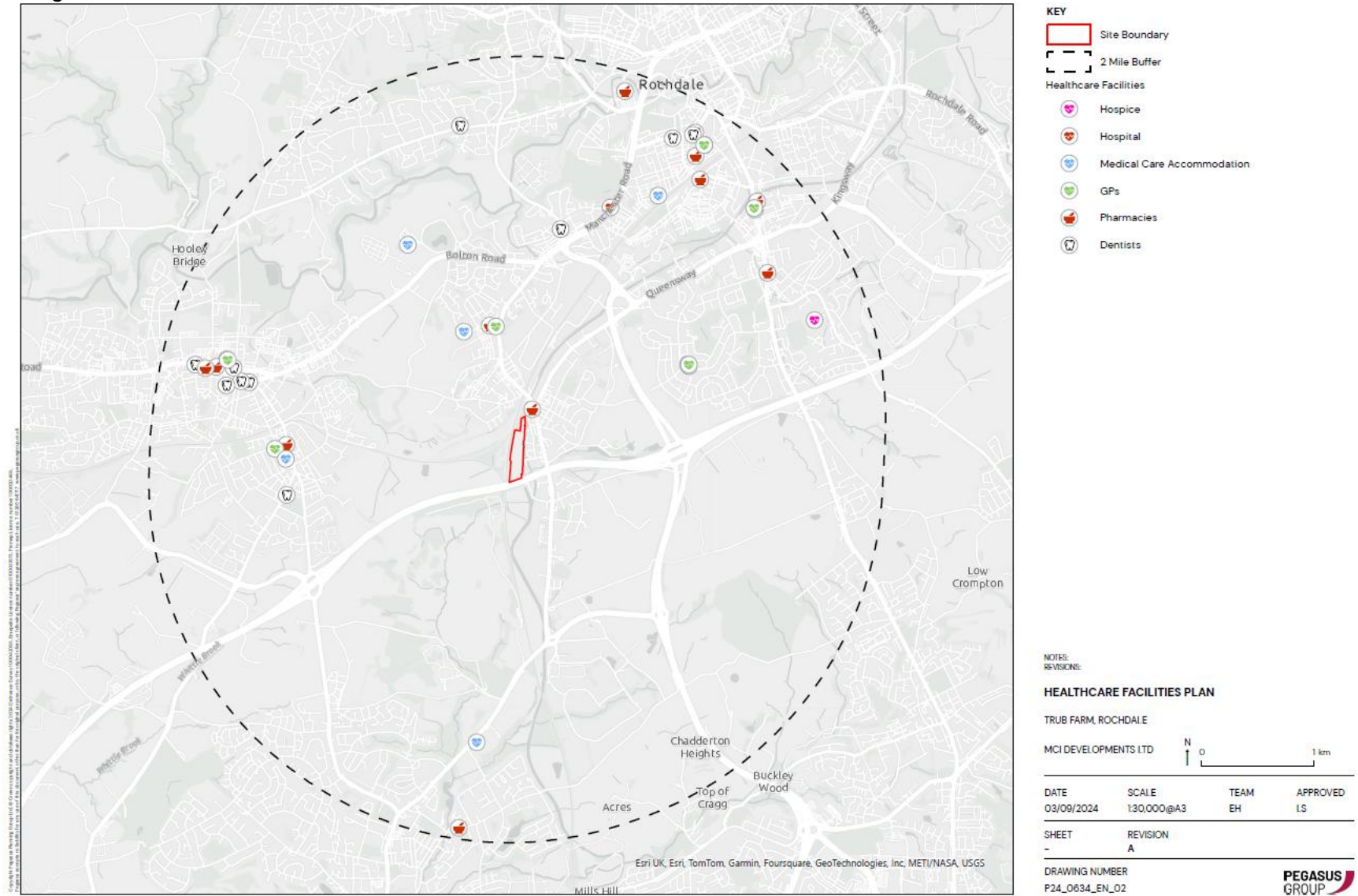
- 6.47. There are nine GP Practices within 2 miles of the Site. Table 6.15 shows the GP practices along with their distance from the Site, the number of full-time equivalent (FTE) GPs at the Practice, the number of patients on roll and the number of patients per GP. The closest GP practice to the Site is Castleton Health Centre which has 10,209 patients and 8.5 FTE GPs, giving a patient-to-GP ratio of 1,196. The average patient-to-GP ratio for the GPs within 2-miles of the site is 1,744 patients per GP.
- 6.48. All of the listed GP surgeries are accepting new patients, but only the following four are accepting out of area registrations:
- Kirkholt Medical Practice.
 - Hopwood Medical Practice.
 - Dr A Hamid.
 - Dr MB Ghafoor & Partners.
- 6.49. Within 2 miles of the Site there are also **12 dental practices, 5 opticians and 14 pharmacies.**
- 6.50. Figure 6.10 maps a variety of healthcare facilities within a 2-mile buffer of the Site, including the nine GP practices.

²⁶ LG Inform Recorded crime, counts and rates, accessed 30/08/2024. Available at: <https://lginform.local.gov.uk/reports/view/thomas-evans/recorded-crime-table-coventry-test>

Table 6.15: GP Services within two miles of the Site

GP Surgery	Distance from Site	Number of Patients	Number of FTE GPs	Patient-to-GP Ratio	Accepting New Patients?	Accepting out of Area Registrations?	Cover Postcode OL11 2XG ?
CASTLETON HEALTH CENTRE	0.5	10,209	8.5	1,196	Yes	No	No
KIRKHOLT MEDICAL PRACTICE	1.0	4,721	2.2	2,133	Yes	Yes	No
HOPWOOD MEDICAL CENTRE	1.3	9,211	7.4	1,247	Yes	Yes	No
LONGFORD STREET MEDICAL CENTRE	1.6	8,659	4.1	2,136	Yes	No	No
WELLFIELD HEALTH CENTRE	1.7	13,713	8.7	1,577	Yes	Yes	No
DR GWD BHIMA	1.8	1,618	1.1	1,517	Yes	No	No
THE DALE MEDICAL PRACTICE	1.8	2,513	1.1	2,298	Yes	No	No
DR A HAMID	1.8	4,800	1.0	4,737	Yes	Yes	No
DR MB GHAFOR & PARTNERS	1.8	6,634	1.5	4,289	Yes	Yes	No
Total	-	62,078	35.6	1,744	-	-	-

Figure 6.10: Healthcare Facilities within 2 Miles of the Site.

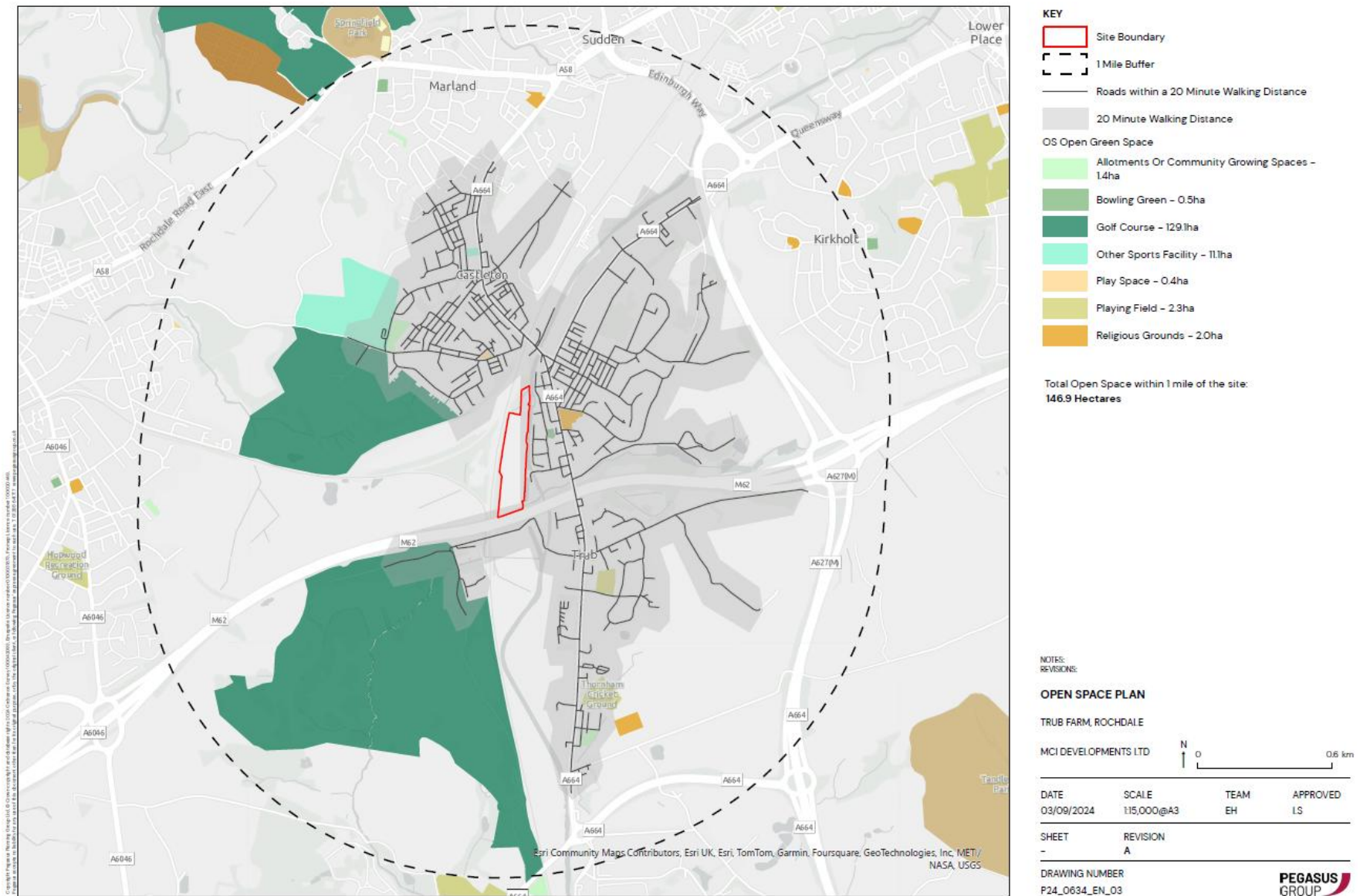


Open Space

- 6.51. Within one mile of the Site there is a variety of open space types including the following:
- Allotments or community growing spaces (1.4ha).
 - Bowling green (0.5ha).
 - Golf course (129.1ha).
 - Other sports facility (11.1ha).
 - Play space (0.4ha).
 - Playing field (2.3ha).
 - Religious grounds (2.0ha).
- 6.52. Combining all the open space together, within one mile of the Site there is 146.9ha of open space. Figure 6.11 maps the nearby open space areas.
- 6.53. As per the New Housing and the Provision of Recreation Facilities Supplementary Planning Document (SPD)²⁷, the Council has a standard of 1 hectare of open space per 1,000 population. The Council also expects new developments exceeding 10 dwellings to either provide an area of informal open space on-site or make a financial contribution towards the provision/improvement of off-site informal open space. Developments of 100 bedrooms or more are usually expected to provide some area of open space on-site. As the Proposed Development exceeds this, there will be expectation from the Council that the Applicant provides some area of open space.

²⁷ New Housing and the Provision of Recreational Facilities Supplemenrary Planmning FDocument (SPD) Draft December 2019. Rochdale Borough Council. Available at: https://consultations.rochdale.gov.uk/council-wide/draft-new-housing-and-the-provision-of-recreation/supporting_documents/New%20Housing%20and%20Provision%20of%20Recreation%20Facilities%20SPD.docx

Figure 6.11: Map of Open Space within 1 Mile of the Site



7. IMPACTS ASSESSMENT

- 7.1. Appendix II presents key evidence of potential impacts associated with the proposed development.

Housing Design and Affordability

- 7.2. The proposal for 162 new build residential dwellings (Use Class C3) comprises of 114 houses and 48 apartments in a mix of 2 (24no.), 3 (69no.), 4 (20no.), and 5 (64no.) bedrooms (totalling 655 bedrooms). All proposed dwellings are affordable.
- 7.3. Overall, it is considered that the proposed development delivers a suitable mix of housing, which meets local requirements and will contribute to the provision of mixed communities within Rochdale.
- 7.4. The latest proposals are considered to address the relevant design policies and pre-application comments as far as practicable given the physical constraints of the site.
- 7.5. The overall impact relating **housing design and affordability** is **positive** as a result of the Proposed Development.

Access to health and social care services and other social infrastructure

Health

- 7.6. A review of the baseline data in respect of health services in the study area has indicated that there is some capacity in the existing facilities (see Section 5). The Proposed Development is expected to generate approximately 398 additional residents, based on an average size of 2.5 individuals per residential unit (Census 2021). As such, there is expected to be sufficient capacity within the surrounding health facilities to accommodate the additional future residents of the Proposed Development.

Education

- 7.7. To calculate the number of school aged children expected to be living at the Proposed Development data from the Department for Education on pupil yield has been used²⁸. The dashboard gives a pupil yield per household by local authority.
- 7.8. In Rochdale, the yield for primary school pupils for all housing types is 0.348 and the yield for secondary school pupils is 0.163. Based on these yields it is estimated that, considering the number of proposed affordable residential dwellings (162), there would be 26 primary school pupils and 56 secondary school pupils.
- 7.9. Having assessed the current capacity of primary and secondary schools in the immediate area, there would be sufficient capacity for both primary and secondary school children generated by the Proposed Development.

²⁸ Pupil Yield Dashboard, Department for Education. Available here: <https://department-for-education.shinyapps.io/pupil-yields-dashboard/>. Accessed: 01/10/2024.

- 7.10. Based on the data presented in Table 6.12 and 6.13, there is a surplus of 164 primary school places, 1,227 secondary school places and 29 sixth form places in the local area. Therefore, there is sufficient capacity to accommodate the secondary school aged children generated by the Proposed Development.
- 7.11. The overall impact relating to **health and social care infrastructure** is **Neutral** as a result of the Proposed Development.

Access to open space and nature

- 7.12. The proposed layout includes public open space to the south of the Site, formed of a balancing pond which will also be part of the drainage strategy as well as providing new habitats. The 'New Housing and the Provision of Recreation Facilities Supplementary Planning Document (SPD)²⁹' sets a requirement of 1 hectare per 1,000 population. As the estimated population of the new houses is 398³⁰, the provision of open space in the new development exceeds the council's requirement.
- 7.13. The overall impact relating to **open space and nature** is **positive** as a result of the Proposed Development.

Air quality, noise and neighbourhood amenity

- 7.14. Construction effects relating to noise and air quality and dust will be managed in accordance with best practice measures, and are not anticipated to generate significant adverse effects.
- 7.15. The Proposed Development will not result in significant noise producing activities. In terms of future sensitive receptors (i.e. future occupants of the proposed residential dwellings), there are a number of noise sources in the locality such as the railway and M62 motorway which may result in elevated levels of noise and vibration. However, standard acoustics measures (such as double glazing, ventilation and noise barriers) and the appropriate layout and siting of buildings will ensure that applicable noise standards are met.
- 7.16. In terms of air quality, it is acknowledged that the Site is located within the Greater Manchester Air Quality Management Area (AQMA). However, whilst the Proposed Development would generate additional traffic, it is not considered that this would be of a level as to result in significant change to local air quality.
- 7.17. Based on the mitigation measures implemented and the design as proposed, the Site is considered to have no adverse impacts regarding air quality, noise and neighbourhood amenity.
- 7.18. The overall impact relating **air quality, noise and neighbourhood amenity** is **Neutral** as a result of the Proposed Development.

²⁹ New Housing and the Provision of Recreation Facilities Supplementary Planning Document (SPD) Draft December 2019. Rochdale Borough Council.

³⁰ According to the 2021 Census average household size in Rochdale is 2.5.

Accessibility and active travel

- 7.19. The proposed access bridge provides a safe and suitable access point for the 162 dwellings proposed, with sufficient capacity in the local network to accommodate the additional vehicle movements. A new access point will also be provided directly onto the Canal Towpath. This will improve pedestrian access to Casteton Station and other nearby shops and services, and also aid recreational/leisure use of the canal.
- 7.20. The site is well located to cater for trips on foot and provides potential for a high degree of pedestrian trips between the development and the surrounding area. Furthermore, the Site is highly accessible by non-car transport modes as follows:
- By bicycle, with several cycle routes being located within close proximity to the site.
 - By bus, with bus stops on Manchester Road travelling to destinations such as Rochdale, Middleton and Manchester Shudehill.
 - By train, with Castleton Train Station located approximately 350m from the northern boundary of the Site.
- 7.21. Walking, cycling, reduced car use initiatives and use of public transport is promoted and facilitated by the Proposed Development, both in terms of its design and also management measures to be implemented, such as via the Travel Plan.
- 7.22. The overall impact relating to **accessibility and active travel** is **Positive** as a result of the Proposed Development.

Crime reduction and community safety

- 7.23. The design and layout is oriented to ensure continuity of activity, visual interaction and natural surveillance. Buildings overlook attractive areas of open space which makes streets and spaces easy to move along and through. The Crime Impact Statement and Planning Statement note that the Proposed Development minimises opportunities for crime against people or property in accordance with Policy DM1.
- 7.24. The overall impact relating to **crime and community safety** is **positive** as a result of the Proposed Development.

Access to healthy food

- 7.25. While there is no commercial space proposed as part of this application, and therefore there is no opportunity for provision of new food and beverage outlets, the Site is in close proximity to existing retail outlets which provide a range of food options.
- 7.26. Each house has a private garden, whilst the apartment blocks have a large area of communal amenity space, offering outdoor space for each property. As such, there are opportunities for future residents to grow healthy food options within the outdoor space assigned to new dwellings. Alternatively, there are community allotments available in the wider Rochdale area that new residents could make use of.
- 7.27. The overall impact relating to **access to healthy food** is **Neutral** as a result of the Proposed Development.

Access to work and training

- 7.28. The Proposed Development will generate temporary direct jobs during the construction period. It is expected that construction contractors will make use of local workforce wherever possible for the duration of the build programme. Once the Proposed Development is fully complete and occupied, it will contribute additional economically active residents to the Borough's labour supply.
- 7.29. The overall impact relating to **work and training** is **positive** as a result of the Proposed Development.

Social cohesion and inclusive design

- 7.30. The scheme proposes significant levels of open space, and a play area. Furthermore, the Applicant is committed to ensuring optimisation of opportunities for connectivity, green infrastructure and amenity in terms of the relationship between the Proposed Development and the canal corridor. All of the open and outdoor space on the Site is proposed to be accessible to all users, wherever possible. All of these measures and provisions will facilitate social cohesion enabling areas for interaction and integration.
- 7.31. The overall impact relating to **social cohesion and inclusive design** is **positive** as a result of the Proposed Development.

Minimising the use of resources

- 7.32. An Energy Report has been prepared by AES Sustainability Consultants Ltd which outlines how the proposed development will reduce carbon emissions and energy demand in accordance with Rochdale Borough Council's sustainability requirements. Measures to reduce carbon emissions and energy demand include, but are not limited to, higher fabric standards and the implementation of renewable energy systems.
- 7.33. Within the development choices will be made to reduce consumption of resources and opt for materials with fewer negative impacts, including recycled materials. Low environmental impact materials will be favoured as per the BRE Green Guide. Construction waste will be managed and maintained.
- 7.34. The Energy and Sustainability Statement (AES Sustainability Consultants Ltd, August 2024) notes that the Site falls under Part L 2021 and therefore the development will be designed to meet these increased standards. All dwellings will be built to meet Part L 2021 and will deliver more than 31% reduction compared with 2013 regulatory standards. The Statement notes that the development will achieve these carbon reductions through higher fabric standards and the implementation of renewable energy systems. Indicative SAP calculations for each house type indicate that all dwellings will be specified with solar PV systems of between around 1.60 – 2.40 kWp, depending on the specific characteristics of the homes.
- 7.35. The overall impact relating to **minimising the use of resources** is **positive** as a result of the Proposed Development.

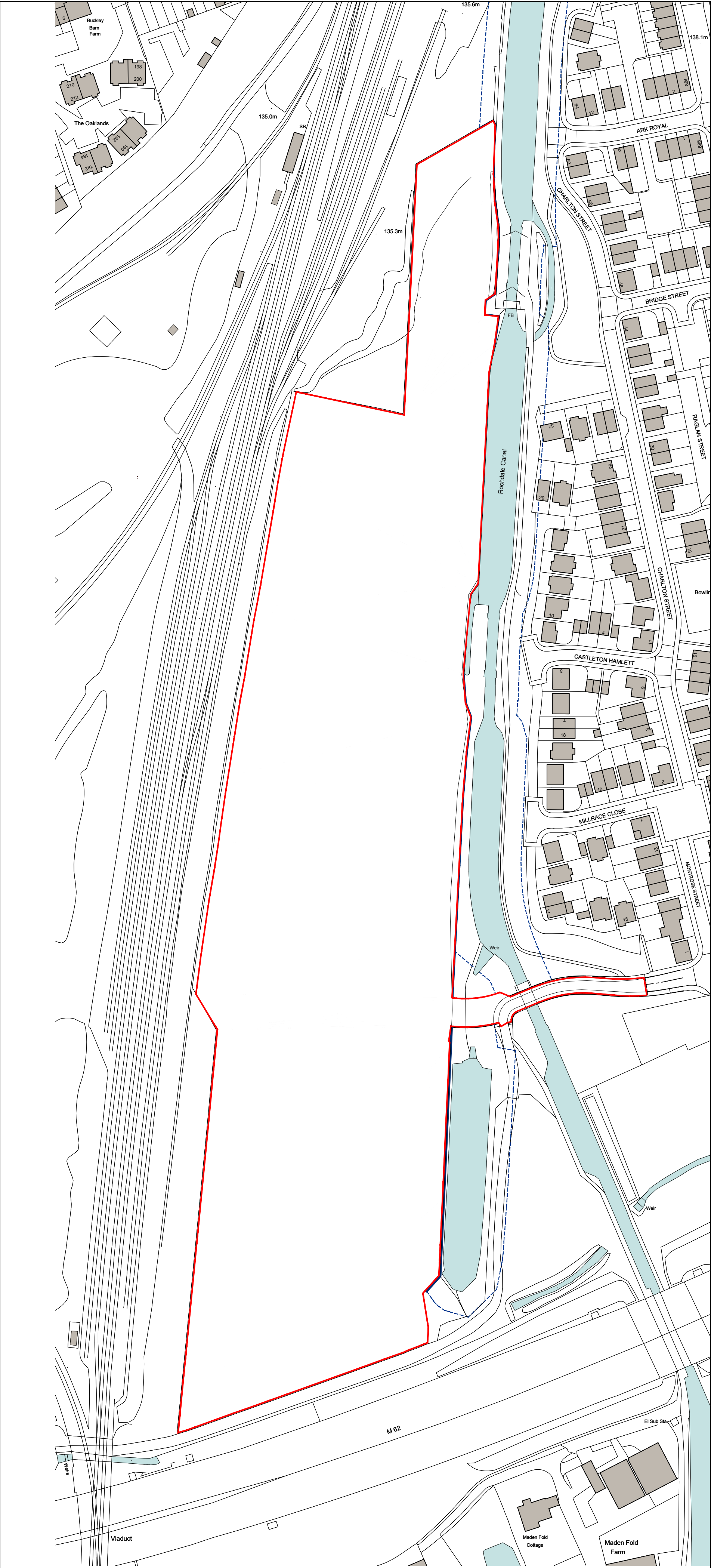
Climate change

- 7.36. The measures proposed in the Energy and Sustainability Statement to reduce carbon emissions and energy demand are in line with Rochdale Borough Council's Core Strategy Policies SD1, G1 and G2 and the NPPF, which emphasise sustainable development, energy efficiency and reduction in carbon emissions.
- 7.37. The development will be designed to be resilient to a future changing climate, through passive design measures to reduce the risk of overheating and fenestration designs and specifications guided by the new Approved Document O calculations.
- 7.38. The site makes use of a highly sustainable site in respect of access considering vehicular and non-vehicular modes of transport. At the same time, the Proposed Development optimises the physical features and constraints within and adjacent the site, and integrates them into the design. It ensures that the existing canal and wildlife corridor, and the green infrastructure, accessibility, environmental and ecological benefits that can be provided are maximised through design.
- 7.39. The overall impact relating to **climate change** is **positive** as a result of the Proposed Development.

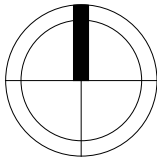
8. CONCLUSIONS

- 8.1. The Proposed Development, by contributing an entirely new housing stock to the area and drawing in new future residents, it is expected to contribute positively to health and well-being of the local population.
- 8.2. This HIA has examined the demographic and health profile of Rochdale and identified key areas of need in the Borough. This helps to show how the Proposed Development can positively affect and contribute to these while also considering if there might be an adverse effect on the provision of health services.
- 8.3. Population projections for the Borough indicate that the population of Rochdale is projected to increase more than the regional and national averages between 2018 and 2038. The provision of housing opportunities offered by this proposal will help to maintain the working age population, and support population growth in terms of housing provision and available labour force.
- 8.4. Rochdale has key issues around deprivation, particularly in terms of crime and health. The provision of high quality, sustainable living environments that support and encourage sustainable travel options, of which this Proposed Development aligns, will contribute to improving the deprivation issues faced.
- 8.5. There is shown to be sufficient capacity in schools in the area to accommodate any children that may live in the development. Similarly, there is expected to be sufficient capacity within the surrounding health facilities to accommodate the additional future residents of the Proposed Development.
- 8.6. The Site is highly accessible by non-car transport modes. Walking, cycling, reduced car use initiatives and use of public transport is promoted and facilitated by the Proposed Development, both in terms of its design and also management measures to be implemented, such as via the Travel Plan. All of these provisions will contribute to encouraging in increased activity of future residents and indirectly improve health.
- 8.7. The scheme proposes significant levels of open space, and a play area, in excess of the requirements in the Provision of Recreational Open Space in New Housing SPD. Furthermore, the Applicant is committed to ensuring optimisation of opportunities for connectivity, green infrastructure and amenity in terms of the relationship between the Proposed Development and the canal corridor. All of the open and outdoor space on the Site is proposed to be accessible to all users, wherever possible. All of these measures will facilitate active lifestyles of the future residents having this open space on their doorstep.
- 8.8. The Proposed Development optimises the physical features and constraints within and adjacent the site, and integrates them into the design. It ensures that the existing canal and wildlife corridor, and the green infrastructure, accessibility, environmental and ecological benefits that can be provided are proposed to be maximised through design, which will ultimately have great benefits, both directly and indirectly on the health of future residents and users.
- 8.9. Overall, the potential health impact of the Proposed Development is expected to be positive, and, ultimately, the key issues in the Borough associated with health are shown by this HIA to be addressed by the proposals.

Appendix I Site Location Plan



Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432



KEY

— Site Boundary

REV	-	DATE	-	DRAWN	-	DESCRIPTION	-	ARCH CHECK	-	ENG CHECK	-
TITLE											
LOCATION PLAN											
MCI A KEEPMOAT HOMES COMPANY											
PROJECT											
TRUB FARM, ROCHDALE											
DRN BY	IG		SCALE	JOB REF	DRAWING NUMBER		REV				
DATE	5.9.24		1:1250 @ A2	JOB	MCI-100-DR-A-509						

Appendix II Health Impact Assessment Evidence Base

Assessment Criteria	Relevant	Evidence	Potential health impact	Recommended mitigation or enhancement measures
Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	All house types are M4(2) and NDSS as per the planning drawings.	Positive	Implementation of design as proposed.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	No	There will not be provision of older persons' accommodation on-site.	Neutral	None required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	No	The Proposed Development will provide a mix of dwellings providing a choice of type and size. There is no specific provision made for homes to support independent living for older and disabled people.	Neutral	None required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	Throughout the site feature buildings are included serving as a focal point. All homes face the street and will make use of specific materials to accentuate the corners. Units	Positive	Implementation of design as proposed.

		have been orientated to avoid blank elevations facing onto public spaces. The development has been designed to blend in and enhance the neighbourhood existing charm. The NDSS minimum requirement has been met, as per the planning drawings.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Proposed Development comprises of a range of housing type and sizes which will all be affordable. The proposed housing mix is of 2, 3, 4 and 5 bedroom homes. The proposal comprises of 114 houses and 48 apartments	Positive	Implementation of design as proposed.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	As per the Energy and Sustainability Statement, indicative SAP calculation for each house type indicate that all dwellings will be specified with solar PV systems of between 1.60 – 2.40 kWp, depending on the homes characteristics. The design of the buildings will take into account high efficiency heating and cooling systems.	Positive	PV designs will be worked up when the final house designs are available.

Access to health and social care services and other social infrastructure				
Does the proposal retain or reprovide existing social infrastructure?	No	There is no existing social infrastructure that is directly affected by the Proposed Development and that would need to be retained or re-provided.	Neutral	No mitigation required.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	The Proposed Development is expected to generate approximately 398 additional residents, based on an average household size of 2.5 individuals per residential unit (Census 2021). The average number of patients to GP ratio within 2 miles of the Site is estimated to be 1 : 1,744, based on an estimated 62,078 patients and 35.6 FTE GPs. The additional 398 residents would increase the total number of patients to an estimated 62,476, which is an approximate 0.6% increase. This would in turn result in an estimated average patient to GP ratio of 1 : 1,755, which is a negligible change from the existing baseline. As such, there is expected to be a neutral impact on the surrounding health facilities to accommodate the	Neutral	No mitigation required.

		additional future residents of the Proposed Development. Engagement has been initiated with NHS Heywood, Middleton and Rochdale Integrated Care Partnership.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	No healthcare facilities are provided as part of the Proposed Development.	Neutral	A viability assessment will be carried out once S106 costs are confirmed.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	Yes	The capacity and location of education facilities at various levels has been assessed as part of the baseline of the Health Impact Assessment (see paragraph 6.33 – 6.42 of the HIA report). In addition, capacity and location of healthcare facilities have also been assessed (see paragraph 6.46 – 6.49 of the HIA report). As per the Design and Access Statement, the local community facilities located off site (including health centres, retail provision, schools, places of worship and eateries) all have adequate provision and are within an accepted walking catchment area.	Neutral	No mitigation required.

Does the proposal explore opportunities for shared community use and co-location of services?	No	The Proposed Development does not provide for shared community use or co-location services due to the fact built development on site relates to residential dwellings. However, shown in the Site Layout Plan, 4,388sq.ft of communal space will be provided.	Neutral	No mitigation required.
Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?	Yes	The Proposed Development includes the provision of open space to the south of the Site, in the form of a balancing pond which will also be part of the drainage strategy as well as providing new habitats. In addition, the dwellings will be provided with private gardens and the apartments will have outdoor apartment amenity space. Green urban drainage infrastructure is also included through the provision of a swale. Additional planting will increase the green infrastructure network throughout the site. In addition, the green corridor adjacent to the canal will	Positive	Implementation of design as proposed.

		promote wildlife habitats. The species chosen will adhere to the recommendations of the ecology report.		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	No	There is no identified deficiency in respect of open space in the nearby local area. The Proposed Development will provide additional open space.	Neutral	No mitigation required.
Does the proposal provide a range of play spaces for children and young people?	Yes	As part of the Proposed Development, open space, private gardens and play facilities are all included.	Positive	Implementation of design as proposed.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	Within the local area, one mile by foot, there are several open spaces and recreational facilities near the site. There are several bus stops located on Manchester Road providing services every 10-minutes towards Manchester and Rochdale. Castleton railway station is located 350m from the northern boundary of the site, which offers hourly services to Clitheroe and Rochdale. These transport links can be used to travel to open space areas.	Positive	No mitigation required.

Are the open and natural spaces welcoming and safe and accessible for all?	Yes	Good lighting will provide safe access through the development. In addition, cycle and pedestrian footpaths will run throughout the site. In addition to open spaces within the Site, there are local POS areas that are easily accessible off-site within walking distance.	Positive	Implementation of design as proposed. Vegetation in the public open space should be carefully considered so it does not create areas of concealment that could generate anti-social behaviour.
Does the proposal set out how new open space will be managed and maintained?	Yes	Appropriate management measures undertaken by a maintenance company will be implemented once the scheme is complete.	Positive	No further mitigation required.
Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	Control measures to adopt as per the Air Quality Assessment as follows: • Display the name of the person responsible for air quality and dust issues. • Record all dust complaints, identify the cause and take measures to reduce emissions, recording the measured taken. • Undertake daily on-site and off-site inspection to monitor dust. Increase	Neutral	Develop and adopt a Dust Management Plan

		frequency of inspections during pro-longed dry or windy conditions. • Plan site layout so machinery and dust producing activities are located as far away from receptors as possible. • Erect solid screens/ barriers around dusty activities. • Fully enclose site or specific operations where there is high potential for dust production for an extensive period. • Remove dust producing materials from site as soon as possible (unless being re-used). • Switch off engines of stationary vehicles. • Use electricity as a power source rather than petrol/ diesel where possible. • Maintain adequate water supply on-site for dust suppression. • Use covered skips and enclosed chutes and conveyors where possible. • Ensure bulk cement and fine powers are delivered in enclosed tinkered,		
--	--	--	--	--

		stored in silos with emission control systems. • Use water assisted road sweeper. • Ensure vehicle entering and leaving site are covered. Implement a wheel washing system if required.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	It is proposed that the energy demand reduction strategy incorporates further improvements beyond a Part L 2021 compliant specification, and initially concentrates on reducing energy demand. During the construction phase, construction vehicles will be required to turn off the engine when stationary. A Travel Plan has been produced by Eddisons, which has the aim of reducing traffic related pollution and noise.	Positive	Implementation of design as proposed.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Proposed Development is situated by the M62 which will produce noise pollution. To reduce levels of sound audible from the homes, the plots closest to the M62 will require high specification glazing. Certain gardens closest to the railway line and	Neutral	With mitigation including high barriers in gardens and alternative ventilation methods, no adverse impacts are predicted due to road and rail traffic sound and

		the M62 are required to be provided with either wooden fencing or brick walls to reduce noise impact from traffic. Alternatives to opening windows to allow for ventilation have been considered through extract fans in kitchens and bathrooms. There is no commercial floorspace on site as part of the proposal.		no further mitigation is therefore required.
Accessibility and active travel				
Does the proposal address the ten Healthy Streets indicators?	Yes	The proposal addresses the ten Healthy Streets indicators.	Positive	Implementation of design as proposed.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	Primary access to the site will be via the existing bridge on Trub Road, south of the site. The bridge surfacing will be upgraded, including a 3m wide footway/cycleway and a two-way carriageway on the north/south side. Secondary pedestrian access into the site will be provided to the north of the site, connecting to the Rochdale Canal Towpath.	Positive	Implementation of design as proposed.

		Footpaths will be provided on either side of the primary access roads within the site. Secondary access roads will also be provided as shared surfaces of vehicles, cyclists and pedestrians. Residents will also be provided with information and advice regarding safe pedestrian and cycle routes in the Resident's Travel Pack.		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	[See above response]. Cycle storage will be provided. East house will have a cycle shed whilst the apartments will have communal bike stores.	Positive	Implementation of design as proposed.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The site is well located connecting the development to the surrounding area accessible by walking. The site is also accessible by bike with several cycle routes located within close proximity of the site.	Positive	Implementation of design as proposed.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	There is no available through road for vehicles. Building design, site layout and landscaping will all contribute to assisting vehicle and pedestrian	Positive	Implementation of design as proposed.

		movement within the development. The Travel Plan state measures which will be delivered including the following: • Travel plan coordinator • Residents travel survey • Residents travel pack • Travel awareness and information • Promotion of lift share scheme • Encouraging walking/ cycling • Establish a bike users club (BUC) •		
Is the proposal well connected to public transport, local services and facilities?	Yes	There are several bus stops located on Manchester Road providing services every 10-minutes towards Manchester and Rochdale. Castleton railway station is located 350m from the northern boundary of the site, which offers hourly services to Clitheroe and Rochdale.	Positive	Implementation of design as proposed.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking	Yes	No through road is provided as part of the design to keep	Positive	Implementation of design as proposed.

zones, car clubs and travel plans measures?		road usage to a minimum on site. All dwellings will have private off-street parking, removing the need for on-street parking. As per the Travel Plan,		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The proposal has been designed with principles in mind including acknowledging diversity and difference and providing buildings and environments that are convenient and enjoyable for all. The development meets the desired criteria by offering choice and variety for all groups within the community. The site includes a mixture of dwellings including houses of different sizes and flats.	Positive	No mitigation required.
Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	Yes	The Proposed Development has been designed with safety in mind throughout. Common possible ways that criminals could use to gain entry have been considered including:	Neutral	A detailed Crime Impact Statement produced by Greater Manchester Police have provided some recommendations and changes needed. Front and rear doors should be certified to

		• Opening of windows/doors. • Breaking of glass doors/windows . • Exploitation of insecure doors/windows. • Entering apartment buildings by means of insecure doors and tailgating legitimate residents. The canal and railways lines provide a barrier to entry of the Site to the east and west. The single point of entry on Trub Road allows all vehicles entering the Site to be seen. Front doors are generally positioned in easily seen locations. The apartments are free from feature that might enable loitering, with linear residential corridors allowing for good sightlines. Bins will be positioned in secure rear gardens, preventing misuse. Many rear garden boundaries will abut adjacent rear garden boundaries.		burglary resistant standards, with front doors positioned where they can be seen from public highway/footpaths and rear doors within a secure rear garden. Dusk till dawn lighting should be used. Front doors should also have split spindles or a fixed external handle, not possible to be opened from the outside without a key. Ground floor and easily accessible glazing should be laminated. Access control system restrictions should be implemented into the apartment buildings and residential corridors to prevent tailgating. Communal doors should be self-closing and self-locking. It is highly recommended to install lighting on driveways which are not easily visible from dwellings. Apartment buildings should be controlled by a video entry phone system. How mail and
--	--	--	--	---

				deliveries are delivered to residents should be carefully considered. It is recommended a secure mail lobby or through the wall mailboxes should be provided. Cycle stores should be secure, robust and weatherproof enclosures. Footpaths within the Site should be wide enough to allow pedestrians travelling in both directions and should be linear as possible. Lighting should also be provided where footpaths aren't naturally lit.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Proposed Development will not be gated. The development will have one vehicle access point on Trub Road.	Positive	Recommended in the Crime Impact Statement, the entrance of the development should be designed with either a change of surface colour or texture, or another symbolic barrier.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	A mix of different building types are proposed to be utilised across the site. The mix of dwellings has been used to create variety and interest to the Site. However,	Positive	Implementation of design as proposed.

		all built development on site is designed for residential dwelling use as opposed to public spaces and use.		
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Pre-application consultation has been undertaken with LPA and relevant statutory consultees. In addition, a leaflet drop was carried out within the local community.	Neutral	No mitigation required
Access to healthy food				
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	No	No provision of allotments or community food growing spaces as part of proposals. However, there are allotments in the wider area, and retail provision within close proximity of the site selling a range of produce. Private gardens are included in the proposal whereby future residents may wish to use to grow their own food.	Neutral	No mitigation required
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The Proposed Development contains no commercial floorspace, however there are local convenience shops available within walking distance. The closest shop is a Co-Op which would sell a range of food goods, including healthy options.	Positive	No mitigation required

Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N/A	The Proposed Development is new dwellings with associated access, car parking, private gardens, open space, play facilities and landscaping and, as such, hot food takeaways do not form part of the proposals.	Neutral	No mitigation required
Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Proposed Development will generate temporary jobs during the construction phase. Construction contractors are expected to use the local workforce wherever possible. Once the Proposed Development is fully complete and occupies, the additional economically active residents will contribute to Rochdale's labour supply. No employment floorspace is included as part of the proposals.	Positive	Contractors will employ from the local workforce where possible and source from local suppliers.
Does the proposal provide childcare facilities?	N/A	The Proposed Development is new dwellings with associated access, car parking, private gardens, open space, play facilities and landscaping and, as such, employment floorspace does	Neutral	N/A

		not form part of the proposals.		
Does the proposal include managed and affordable workspace for local businesses?	N/A	The Proposed Development is new dwellings with associated access, car parking, private gardens, open space, play facilities and landscaping and, as such, employment floorspace does not form part of the proposals.	Neutral	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The Proposed Development will generate temporary jobs during the construction phase. Construction contractors are expected to use the local workforce wherever possible.	Positive	Jobs will be advertised locally.
Social cohesion and inclusive design				
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	Any issues pertinent to the local community related to health and wellbeing and identified during community engagement have been considered.	Positive	Implementation of design as proposed.
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The overall pattern of the street ties in with the wider area, connecting to existing public right of ways and access roads. The Proposed Development is an extension of the already existing	Positive	Implementation of design as proposed.

		residential provisions in the area. The location of the Site also allows existing local amenities and the surrounding area to be utilised.		
Does the proposal include a mix of uses and a range of community facilities?	Yes	There will be no provision of community facilities on-site, but the Proposed Development is well connected to local facilities and services.	Neutral	None required
Does the proposal provide opportunities for the voluntary and community sectors?	No	N/A	Neutral	None required
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The proposal has been designed with principles in mind including acknowledging diversity and difference and providing buildings and environments that are convenient and enjoyable for all. The site includes a mixture of dwellings including houses of different sizes and flats. However, there is no specific design or provision made for homes to support any age specific people.	Positive	Implementation of design as proposed.

Minimising use of resources				
Does the proposal make best use of existing land?	Yes	The site is currently a greenfield site, used as agriculture. It is a natural extension to existing residential provisions in the local area. The site is bound by the Rochdale Canal to the east, M62 to the south and railway to the west.	Positive	None required.
Does the proposal encourage recycling, including building materials?	Yes	Within the development choices will be made to reduce consumption of primary resources and using materials with fewer negative impacts. Recycled content will be incorporated and the use of resource efficient products. Influence, specify and source materials which can be reused and consider future deconstruction and recovery. All insulating materials will have a GWP of < 5 in manufacturing and installation. All materials will be responsibly sourced with certification obtained where possible. Materials with low environmental impact as per	Positive	Implementation of design as proposed.

		the BRE Green Guide are favoured.		
Does the proposal incorporate sustainable design and construction techniques?	Yes	Construction waste will be managed, with benchmarks set for resource efficiency in accordance with best practice. Where possible, materials will be diverted from landfill through re-use on site, reclamation for re-use, returned to the supplier ('take-back' scheme) or recovered and recycled by a waste management contractor. Electric vehicle charging points will be installed to all dwellings.	Positive	Implementation of design as proposed.
Climate Change				
Does the proposal incorporate renewable energy?	Yes	As per the Energy and Sustainability Statement, the development will be designed to meet Part L 2021 standards which will result in a > 31% carbon reduction compared to 2013 regulatory standards. Types of low carbon and renewable energy has been considered for the suitability of use on Site. It has been concluded that feasible energy systems for the	Positive	No further mitigation required.

		Proposed Development include: - Solar thermal - Solar photo-voltaic (PV) - Air source heat pumps (ASHPs) - Ground source heat pumps (GDHPs) Although, solar photovoltaic systems are considered the most appropriate at the Site.		
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	To enable ventilation in dwellings, it is assumed that ventilation will be provided by way of extract fans in kitchens and bathrooms as well as openable windows. In an attempt to reduce energy demand, key considerations include the orientation of buildings to maximise passive solar gain and daylight, as well as controlling overshading and wind sheltering through the building placement.	Positive	Implementation of design as proposed.
Does the proposal maintain or enhance biodiversity?	Yes	As per the Landscape Master Plan, management intentions have been considered for the landscape elements. These include the following:	Positive	A Biodiversity Net Gain Metric and Report is to be submitted alongside the planning application.

		- Existing trees and hedges will have minimal intervention with the intention that they will mature naturally. - Once established, treed with have their stakes and ties checked. - Stages of native and ornamental shrub management including weed control and pruning. - Areas of close mown grass and wildflower areas will be maintained. - Loose decorative slate/gravel to be laid over a weed control membrane and will be regularly maintained. As part of the landscaping design, street treed will be provided throughout the development and also trees provided in the public open apace areas, in addition to a green corridor running adjacent to Rochdale Canal on the eastern side of the Site. Vegetation is to be retained where possible.		
Does the proposal incorporate sustainable urban drainage techniques?	Yes	As per the Flood Risk Assessment produced by ELLUC Projects, the	Neutral	Maintenance of the drainage will be undertaken by MCI

		instillation of an effective drainage strategy will mitigate the risk of surface water and groundwater flooding on the site.		Developments until transferred to a management company.
--	--	--	--	---

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT
T 0161 3933399
E Manchester@pegasusgroup.co.uk
Offices throughout the UK & Ireland

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK