



Trustees of J.P. Milne

STAKEHILL INDUSTRIAL ESTATE

Health Impact Assessment



MARCH 2025

PUBLIC



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Health Impact Assessment

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1

INTRODUCTION

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1. INTRODUCTION

- 1.1.1. This Health Impact Assessment (HIA) has been prepared by WSP in relation to the Proposed Development of the development of land north and east of Stakehill Industrial Estate, Middleton (hereafter referred to as 'the Proposed Development').

1.2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 1.2.1. The site extends to approximately 25.29ha and forms part of the Greater Manchester Places for Everyone (PfE) Policy JP Allocation 2 Stakehill (Policy JPA2).
- 1.2.2. The site comprises a large wedge of land located immediately north and east of Stakehill Industrial Estate, bound to the north by the A627(M) spur and to the west by the A627(M) itself.
- 1.2.3. The site is strategically well located to deliver an employment-led mixed-use development.
- 1.2.4. On a more local level, the site is sustainably located, with the services and facilities in Slatts within easy reach of the site by walking and cycling and also a range of public transport options, including Bus Route 17 which provides direct connections between Rochdale – Castleton – Middleton – Blackley – Collyhurst – Manchester.
- 1.2.5. The Proposed Development includes, in outline, the development of B2/B8 land use (industrial, and storage and distribution) at an approximate 25/75% split and 314 residential dwellings (providing a mix of 2, 3 and 4 bed houses). The development will include the following features:
- Significant employment floorspace including up to 140,440 sqft;
 - New POS facilities and recreational areas;
 - Internal distribution roads; and
 - Associated engineering, and landscaping.
- 1.2.6. The objectives for the Proposed Development are:
- To provide new family housing to meet a range of local needs;
 - To provide employment space fit for current and future market requirements;
 - To enable existing employers to move to new premises and / or other employers to move to Rochdale for the first time; and
 - To support job creation and economic growth in Rochdale and the North West.

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1.3. STRUCTURE OF THIS HIA REPORT

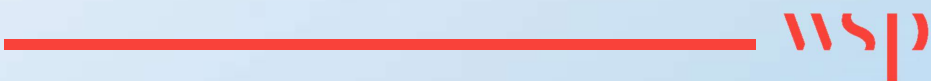
- 1.3.1. The remainder of this report is structured as follows:
- **Chapter 2: Scope of this Health Impact Assessment**, what a HIA is and what it seeks to achieve.
 - **Chapter 3: Review of policy and guidance**, a review of key policy documents that specifically consider the local health and wellbeing priorities of the residents of Rochdale and the North West.
 - **Chapter 4: Baseline data and analysis of the health profile of the local population** – with the use of publicly available data, provides an understanding of public health levels in the local and wider geographies.



- **Chapter 5: Feedback from local stakeholders and community engagement** and how key changes have been made to the development proposals to incorporate this feedback.
- **Chapter 6: HUDU Rapid Health Impact Assessment**, with the use of the HUDU Healthy Urban Planning checklist, evaluates the health impacts of the Proposed Development, including both temporary health impacts during the construction phase and long-term health impacts. This chapter presents the overall conclusions, taking into account the evidence gathered in this HIA.

2

APPROACH TO HEALTH IMPACT ASSESSMENT



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2. APPROACH TO HEALTH IMPACT ASSESSMENT

2.1. INTRODUCTION TO HEALTH IMPACT ASSESSMENT

- 2.1.1. The aim of a Health Impact Assessment (HIA) is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multidisciplinary approach combining qualitative and quantitative evidence from a range of technical experts.
- 2.1.2. There is no single definition of HIA, but a common description used is from the World Health Organization Gothenburg Consensus Paper (1999)¹ 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 these effects within the population."
- 2.1.3. A HIA is a tool that assesses the likely impact on public health by planned developments. This includes planning frameworks and masterplans for large areas, regeneration and estates renewal programmes and outline and detailed planning applications.
- 2.1.4. The purpose of this HIA is to examine potential health impacts that the Proposed Development may have on the local area. A range of social, environmental, and economic factors are considered to understand the context of the local area and the health profile of its current and future residents.
- 2.1.5. HIAs take into account a holistic approach to assessment of human health, reflecting 'wider determinants of health', in recognition that human health is influenced by a wide range of direct and indirect factors, including an individual's society and environment. The 'wider determinants of health' model is used to conceptualise how human health spans environmental, social and economic aspects. This is illustrated in the following figure.

¹ Health impact assessment: main concepts and suggested approach. Gothenburg consensus paper. Brussels, European Centre for Health Policy, WHO Regional Office for Europe, 1999.

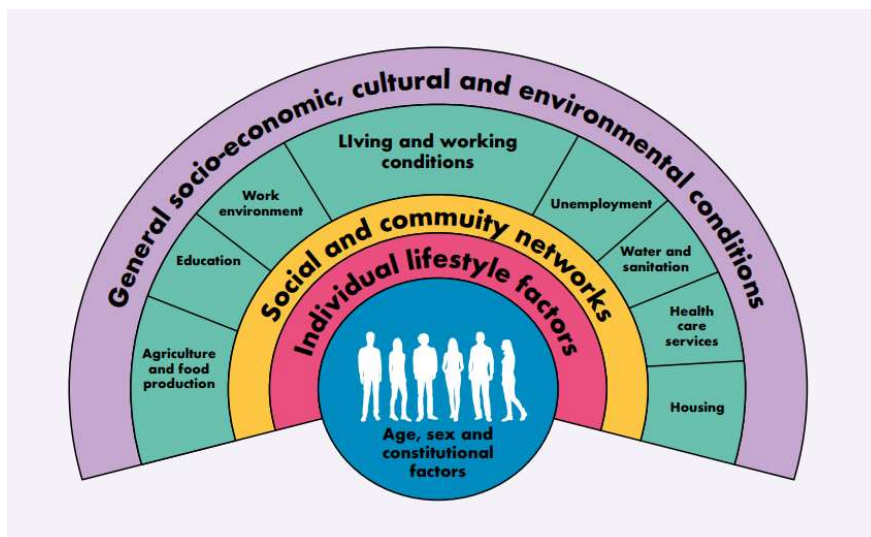


Figure 2-1 - Wider determinants of health

Source: Dahlgren, G. and Whitehead, M. (1993), as quoted in LB Hounslow (2023), Joint Strategic Needs Assessment, page 13

2.2. ABOUT THE HUDU RAPID HIA TOOL

- 2.2.1. In order to address these themes, this HIA will make use of the “Rapid HIA Tool” conceived by The NHS London Healthy Urban Planning Development Unit² (HUDU).
- 2.2.2. This method involves a focused investigation of health impacts and recommends mitigation and enhancement measures. The method uses existing evidence to assess the impacts of a development plan or proposal and recommend measures to mitigate negatives impacts and maximise health benefits.
- 2.2.3. The NHS HUDU describes the Rapid HIA Tool as:

“A ‘rapid’ assessment, which is a more resource intensive process, involving a more focused investigation of health impacts and recommending mitigation and enhancement measures.

It helps identify those determinants of health which are likely to be influenced by a specific development proposal. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts³”.

² NHS London, Healthy Urban Development Unit, October 2019, Available at: [Rapid HIA Tool](#).

³ [HUDU Rapid HIA Tool October 2019 \(healthyurbandevelopment.nhs.uk\)](#), p4.



2.2.4. The HUDU Rapid Health Impact Assessment Tool (Fourth Edition, October 2019) identifies a total of 51 questions, across eleven topics, relating to the potential health impacts of a development proposal.

2.2.5. The NHS HUDU guidance states:

“It is widely recognised that there are three types of health impact assessment:

- A ‘desktop’ assessment which draws on existing knowledge and evidence, often using checklists or templates which provide a broad overview of potential health impacts
- A ‘rapid’ assessment, which is a more resource intensive process, involving a more focused investigation of health impacts and recommending mitigation and enhancement measures
- A ‘full’ assessment which involves comprehensive analysis of all potential health and wellbeing impacts, which may include quantitative and qualitative information, data from health needs assessments, reviews of the evidence base and community engagement⁴”.

2.3. REQUIREMENT FOR THIS HEALTH IMPACT ASSESSMENT

2.3.1. Rochdale Borough Council (RBC) requires this Health Impact Assessment to be submitted as part of the planning application for the Proposed Development.

2.3.2. The Places for Everyone Joint Development Plan Document (PfE) 2020-2037 is a long-term plan for Greater Manchester districts. PfE was formally adopted by the nine Councils on 21 March 2024.

2.3.3. PfE Policy JP-P6, outlines the importance of tackling health inequalities in new development and outlines development should:

- Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;
- Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
- Be supported by a Health Impact Assessment for all developments which require an Environmental Impact Assessment, and other proposals where the local planning authority considers it appropriate⁵.

2.4. APPROACH TAKEN FOR THIS HIA

2.4.1. As the Proposed Development is for more than 10,000 sqm of commercial floorspace, a Comprehensive Health Impact Assessment is required for this HIA.

2.4.2. To confirm the approach for this HIA, WSP has confirmed that the use of the NHS HUDU HIA template is appropriate for this HIA.

2.4.3. The Rapid HIA Tool provides an assessment matrix in Chapter 7 based on eleven topics or broad determinants.

⁴ NHS HUDU (2019), Health Impact Assessment, Rapid HIA Toolkit.

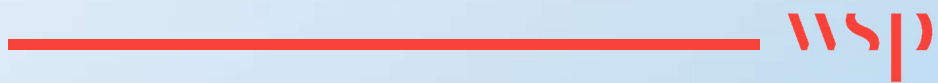
⁵ Places for Everyone, Publication Stage, August 2021.



- 2.4.4. In supporting this assessment, reference has been made to other relevant documents which support the planning application, from the wider technical team, such as Transport, Air Quality and Noise, to assess the wider determinants of human health. All sources of data and information in support of this HIA are clearly referenced throughout.

3

REVIEW OF POLICY, STRATEGY AND GUIDANCE



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3. REVIEW OF POLICY, STRATEGY AND GUIDANCE

- 3.1.1. This chapter summaries the relevant health and well-being policies and legislation at national and local levels.
- 3.1.2. The underlying principle of each of the documents reviewed in this section correlate closely with HUDU's Rapid HIA Tool given its awareness that the drivers of public health relating not simply to having access to health infrastructure, such as GP Surgeries, but also a range of elements that contribute to, and sustain, mental and physical wellbeing.
- 3.1.3. In summary, the local policy and strategic context makes it clear that the following key issues are relevant to the local population in Rochdale:
- Improving access to and quality of early years provision and education;
 - Encouraging a healthy culture, increasing physical activity and improving mental wellbeing;
 - Influencing conditions and behaviours linked to health inequalities; and
 - Enabling and supporting meaningful work and sufficient income.

3.2. NATIONAL PLANNING AND HEALTH POLICY

National Planning Policy Framework, 2024

- 3.2.1. The current National Planning Policy Framework states that:
- "The purpose of the planning system is to contribute to the achievement of sustainable development"*.⁶
- 3.2.2. To achieve this, the planning system should be aligned with the United Nations' 17 Global Goals for Sustainable Development, which address social progress, economic well-being and environmental protection⁷. As such, the HIA represents a means of testing whether a Proposed Development has been designed in a way that is aligned with the principles of sustainable development.
- 3.2.3. Chapter 8 within the NPPF entitled "Promoting Healthy and Safe Communities" outlines how planning policies and decisions should aim to achieve healthy, inclusive and safe places as well as provide social, recreational, and cultural facilities and services to meet the community's needs⁸.

Planning Practice Guidance, Healthy and Safe Communities, 2022

- 3.2.4. Planning Practice Guidance (PPG) sets out the steps councils should take in order to comply with national policy. PPG specifically outlines how planning can contribute to creating healthier communities. The guidance outline that achieving healthier places should be considered in two ways:

⁶ NPPF, Paragraph 7.

⁷ Ibid.

⁸ NPPF, Chapter 8.



"In terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)."⁹

National Design Guide, Ministry of Housing, Communities and Local Government, 2021

3.2.5. To support the NPPF, the Government in 2019 published a National Design Guide that sets out ten characteristics of well-designed places and demonstrates what good design means in practice:

- "Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last."¹⁰

3.2.6. Many of the ten characteristics listed overlap with health and wellbeing and therefore the guide can be used to integrate good design with healthy urban planning principles.

Fair Society, Healthy Lives (The Marmot Review), 2010

3.2.7. Published in 2010, the seminal Marmot Review found that a person's health is influenced by social determinants of health such as income, education, local environmental quality and employment. To reduce these health inequalities made recommendations in six domains:

1. "Give every child the best start in life;
2. Enable all children, young people and adults to maximise their capabilities and have control of their lives;
3. Create fair employment and good work for all;
4. Ensure a healthy standard of living for all;
5. Create and develop healthy and sustainable places and communities; and
6. Strengthen the role and impact of ill-health prevention."¹¹

⁹ PPG (healthy and safe communities), Ref ID: 53-001.

¹⁰ Ministry of Housing, Communities and Local Government, National Design Guide, January 2021, page 8.

¹¹ The Institute of Health Equity, Health Equity in England, The Marmot Review (2010), page 15.



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

- 3.2.8. A 10-year review of The Marmot Review was published in February 2020, The Marmot Review 10 Years On. The report highlighted that public health had been adversely impacted by the austerity policies pursued by the Government over this period. As a result, poverty, poor health and socio-economic inequalities have increased in England. Key findings include:
- Increases in life expectancy have slowed since 2010;
 - There is a strong positive relationship between the level of deprivation and poverty and ill health;
 - The health gap has grown between wealthy and deprived areas; and
 - Where people live matter in terms of health outcomes.
- 3.2.9. The report identifies that a health system based on prevention and health equity would involve a focus on influencing the environment and social and economic conditions of places to improve the health of residents, especially for the most disadvantaged areas.¹²

NHS Long Term Plan, 2019

- 3.2.10. The 2019 NHS Long Term Plan provides a 10-year programme of phased improvement to the NHS services and outcomes. These include making sure everyone gets the best start in life, delivering world-class care for major health problems and supporting people to age well.
- 3.2.11. To achieve these improvements, the long-term plan identifies key challenges that, if overcome, will substantially reduce the pressure on the NHS. These include encouraging people to manage their weight (reduce obesity)¹³ and reducing air pollution¹⁴.

Putting Health into Place, 2019

- 3.2.12. In 2015, NHS England launched the Healthy New Towns programme to explore how the development of new places could provide opportunities to create healthier communities. The findings, brought together in the report Putting Health into Place sets out ten principles that should be observed if the built environment is to deliver and contribute to good public health. These include
- Maximising active travel;
 - Enabling people to eat healthily;
 - Fostering health in homes and buildings; and
 - Enabling play and leisure.

¹² The Institute of Health Equity, Health Equity in England, The Marmot Review 10 Years on (2020), page 130.

¹³ National Health Service, The NHS Long Term Plan, August 2019, page 36.

¹⁴ National Health Service, The NHS Long Term Plan, August 2019, page 38.



3.3. LOCAL POLICY CONTEXT

Local Plan Core Strategy

3.3.1. The Core Strategy adopted by Rochdale borough in 2016 proposes the following strategic objectives:

- SO1: To deliver a more prosperous economy
- SO2: To create successful and healthy communities
- SO3: To improve design, image and quality of place
- SO4: To promote a greener environment
- SO5: To improve accessibility and deliver sustainable transport.¹⁵

3.3.2. Particularly relevant to the HIA is the second strategic objective 'to create successful and healthy communities'. This focuses on delivery of sufficient housing to meet demand, improving the range of housing to meet everyone's needs and aspirations as well as ensuring new housing is supported by community facilities and service infrastructure.

3.3.3. The Core Strategy highlights the following key challenges for the economy of Rochdale:

- Raising aspirations of local residents, particularly young people, so that they want to live and work in Rochdale;
- Improving the quality of jobs, wage levels and workforce skills;
- Improving the range of jobs and improving access to jobs outside the borough;
- Establish 21st century employment sites to attract new businesses that also support and promote a lower carbon economy;
- Redeveloping unsuitable sites for other uses;
- Improving transport access to key employment sites and areas;
- Taking greater advantage of connectivity with the sub region and beyond;
- Delivering a new, vibrant Rochdale town centre with improved retail and leisure offerings;
- Providing an attractive environment and a better choice of housing to attract investors.¹⁶

Places for Everyone

3.3.4. The Places for Everyone Joint Development Plan Document (PfE) 2022-2039 is a long-term plan for Greater Manchester districts. PfE was formally adopted by the nine Councils on 21 March 2024, including Rochdale. It was published by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts with the aim to increase jobs, build new homes and achieve sustainable growth.¹⁷

3.3.5. The Site is part of a land allocation for mixed-use development under Policy JPA2 Stakehill within the PfE, in which Redrow Homes also has a scheme in the north portion of the allocation. The Proposed Development encompasses the south portion of the allocation.

¹⁵ Rochdale Core Strategy, p. 17.

¹⁶ Rochdale Core Strategy, pp. 6-7.

¹⁷ GMCA, Places for Everyone.



- 3.3.6. To overall allocation proposes to deliver around 150,000 sqm of high quality, adaptable industrial and warehousing floor space within a 'green' employment park setting and provide 1,680 high quality homes to support new jobs with the North-East Growth Corridor of Greater Manchester.¹⁸
- 3.3.7. The northern section of the allocation is being delivered by Redrow Homes Limited, comprising a hybrid planning application of up to 1,380 new homes, along with mixed use development, green infrastructure, and Sustainable Urban Drainage Systems (SuDS).¹⁹
- 3.3.8. WSP is delivering the remaining proportion of the allocation extending to approximately 25.29ha, and including development of B2/B8 land use (industrial, storage and distribution) at an approximate 25/75% split, and approximately 314 residential dwellings providing a mix of 2, 3 and 4 bed houses).

Rochdale Borough Joint Strategic Needs Assessment

- 3.3.9. This JSNA was written to support Rochdale Borough Council's overall approach to improving health and wellbeing outcomes, presenting ten 'building blocks' for good health and wellbeing as follows:²⁰
1. Good relationships in a good home
 2. Good start/ early years
 3. Good education and learning opportunity.
 4. Having meaningful work and sufficient income
 5. Good neighbourhood environment
 6. Healthy culture and social life
 7. Having an active life
 8. Improving internal thinking
 9. Protection from hazards
 10. Having services that meet needs
- 3.3.10. The JSNA concludes that a large increase in resources into services is required to meet the existing health need, particularly in primary care. Rochdale requires an increase in dental capacity, GP capacity, mental health practitioners, elderly care facilities and hospital capacity.²¹
- 3.3.11. It also concludes that long term health gains can be made also from wider prevention activity, such as better housing conditions and cultural promotion of healthy eating.

¹⁸ GMCA, Places for Everyone Joint Development Plan 2022 to 2039, p. 264.

¹⁹ Stantec (2023), Land at Stakehill, Rochdale Road, Health Impact Assessment, on behalf of Redrow Homes Limited.

²⁰ Rochdale Borough Council, Joint Strategic Needs Assessment: The Building Blocks to Keep Life on Track.

²¹ Ibid.



- 3.3.12. In building block one (good relationships in a good home), the JSNA states that a safe place to live and sleep is fundamental to health and wellbeing. Issues in the housing situation in Rochdale include a lack of affordable good quality homes, a long housing waiting list and many houses in both the private and rented sectors that require work to make them safe and comfortable.
- 3.3.13. The building block two section (good start/early years) examines data from the health and development of young children in Rochdale. It highlighted that too many children have dental issues, are not a healthy weight and are not ready for school when they first attend. Therefore, there is a need to support many families with the early development of their children and help them gain access to good early-years education and support, as well as improve maternity health.
- 3.3.14. Education and learning at various levels is key to helping increase life chances and wealth, which can help people to be healthier. The JSNA finds that both children and adults are behind in this field.
- 3.3.15. Department for Education data is used to show that children in Rochdale have lower levels of attainment at KS4 (43.4%) compared to the national average (48.9%), including across those eligible for free school meals and those with Special Educational Needs. The Annual Population Survey (2022) shows that Rochdale has a higher proportion of adults with no qualifications (11.0%) compared to Greater Manchester (8.4%), the North West (7.5%) and England (6.4%).

4

BASELINE DATA ANALYSIS



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4. BASELINE DATA ANALYSIS

- 4.1.1. This section considers the health profile of the local population, with specific reference to deprivation, employment and skills, general health rates and crime. The purpose is to establish the socio-economic context in which the development is located in order to draw conclusions about the vulnerability of the local population and establish who might be affected. The baseline provides a means of assessing the relevance of the Proposed Development within its local context.
- 4.1.2. The chapter assesses the following indicators:
- Population
 - Age profile;
 - Deprivation;
 - Employment and skills;
 - Crime
 - General health;
 - Physical activity;
 - Disability;
 - Child health;
 - Smoking prevalence;
 - Life expectancy and infant mortality rate;
 - Long-term health conditions; and
 - Healthcare facilities.
- 4.1.3. In order to understand how it performs in public health terms, in addition to Rochdale, comparator evidence is presented at a range of greater geographical scales. The baseline data and corresponding assessment have been analysed at the following spatial levels:
- LSOA – E01005543 Rochdale 021F
 - Local Authority – Rochdale
 - Regional – the North West; and
 - National – England.
- 4.1.4. The area around the Proposed Development and wider industrial park is predominantly residential. The Proposed Development is located nearby to town centres, including Middleton (located approximately 3.5 miles away) and Rochdale and Oldham (both located approximately 5.5 miles away).
- 4.1.5. There are several open spaces nearby such as Tandle Hill country park and Alkrington Woods Nature Reserve.

4.2. SUMMARY OF LOCAL HEALTH PRIORITIES

- 4.2.1. The baseline data analysis has identified the following trends as relevant to the local area:



4.3. POPULATION

- 4.3.1. The Proposed Development is within Rochdale Borough Council. As of 2021, Census demographic data published by ONS shows that this Local Authority has a population of 224,127 people.
- 4.3.2. The population of Rochdale increased by 5.7% between the 2011 Census and the 2021 Census. The residential population of Rochdale increased by a greater percentage than the overall population of the North West (5.2%), but by a smaller percentage than the overall population of England (an increase of 6.6% since the 2011 Census).
- 4.3.3. The Lower Super Output Area (Rochdale 021F) in which the Proposed Development is located, has a residential population of 1,251 residents, according to the 2021 Census. This is equivalent to 0.6% of the population of the Local Authority, Rochdale.

Table 4-1 - Population Change from 2011 to 2021

	2011 population	2021 population	% Change
Rochdale	211,699	223,773	5.7%
North West	7,052,177	7,417,397	5.2%
England	53,012,456	56,490,048	6.6%

Source: Census table KS101EW (2011), table TS001 (2021).

4.4. AGE STRUCTURE

- 4.4.1. Table 4-2 below presents the age structure of Rochdale and its comparator areas in 2021. Rochdale has a higher proportion of residents aged 15 and under (21.8%) compared to the region and country.
- 4.4.2. Both Rochdale and the North West have a higher proportion of residents in the working age (aged 16-64) group (71.3% and 72.6% respectively) than the national average (63.0%).
- 4.4.3. According to 2021 Census, Rochdale's population was estimated at 223,773 and is expected to increase to 248,634 in 2041.²² This is an increase of 11.1%.
- 4.4.4. By 2041, the number of residents in Rochdale aged 65 and over is projected to make up 20% of the population, with the working age group reducing to 60.5% of the local population.²³ This would bring Rochdale more in line with the England's age structure.

²² ONS, Population projections – local authority based by single year of age. Projected year 2041.

²³ ONS, Population projections – local authority based by single year of age. Projected year 2041.



Table 4-2 - Percentage Age Structure, 2021

	Rochdale	North West	England
Age 0-15	21.8%	18.8%	18.6%
Age 16-64	71.3%	72.6%	63.0%
Age 65+	7.0%	8.5%	18.4%
Total	223,773	7,417,399	56,490,045

Source: Census TS007B - Age by broad age bands. Figures may not sum due to rounding.

4.5. DEPRIVATION

- 4.5.1. The 2019 Index of Multiple Deprivation is a measure of seven deprivation domains. These are Income; Employment; Health Deprivation and Disability; Education; Skills and training; Crime; Barriers to Housing and Services; and Living Environment. The assessment is conducted at the Lower Layer Super Output Area (LSOA) level. The scoring system is 1-10 with the most deprived areas given a rank of 1 and the least, a score of 10.
- 4.5.2. The Proposed Development is located in the LSOA E01005543 Rochdale 021F, which is ranked as among 50% most deprived in the country, however there are LSOAs located nearby, particularly in Oldham and Rochdale centres, where there are LSOAs ranked among the top 10% deprived in England.²⁴ Rochdale 021F is one of 134 LSOAs in Rochdale.
- 4.5.3. Rochdale has a higher concentration of LSOAs in the most deprived half of the decile scale, as demonstrated in the below table.

Table 4-3 - Deprivation decile halves, IMD 2019

Decile	Rochdale	England
1-5 (most deprived half)	76.9%	50.0%
6-10 (least deprived half)	23.1%	50.0%

Source: The English Indices of Deprivation 2019

- 4.5.4. The following table indicates the deciles the LSOA in which the site lies (Rochdale 021F) sit in, in respect to the seven domains. The closer the decile to 1, the more deprived the LSOA is, while the closer the decile to 10, the less deprived the LSOA is.

²⁴ ONS (2019), English Indices of Multiple Deprivation.



Table 4-4 - Deprivation in Rochdale 021F

IMD Domains	Rochdale 021F
	Decile
IMD Overall	5
Income Domain	5
Employment Domain	6
Education, Skills and Training Domain	6
Health Deprivation and Disability Domain	3
Crime Domain	5
Barriers to Housing and Services Domain	5
Living Environment Domain	5

Source: Ministry of Housing, Communities & Local Government (2019), 2019 English Indices of Deprivation

- 4.5.5. The table shows that the deprivation domain most concerning for Rochdale 021F is health deprivation and disability, with a decile of 3.
- 4.5.6. The domains that Rochdale 021F is less deprived in are employment and education, skills and training, which both sit just about the average decile at 6.
- 4.5.7. The below table demonstrates the average decile scores for domains within Rochdale compared to the national average.

Table 4-5 - Count of deprivation deciles in Rochdale (Decile 1 = most deprived). IMD 2019

Decile	Rochdale	England
1	30%	10%
2	14%	10%
3	18%	10%
4	8%	10%
5	7%	10%
6	4%	10%
7	6%	10%
8	9%	10%
9	4%	10%
10	0%	10%

Source: The English Indices of Deprivation 2019



4.6. EMPLOYMENT AND SKILLS

ECONOMIC ACTIVITY

- 4.6.1. The 2021 census asked residents about their economic activity status. This can be compared across the local authority, region and country in order to ascertain how Rochdale performs against the national average.
- 4.6.2. The census data demonstrates that Rochdale has lower economic activity (57.7%) compared to the North West region (58.9%) and nationally (60.9%). Within this group, 3.3% are unemployed in Rochdale, which is higher than the national average of 2.9%.
- 4.6.3. Economically inactivity is accordingly higher in Rochdale (42.2%) compared to the North West region (41.1%) and England (39.1%).
- 4.6.4. A notable element of this dataset is the 'long-term sick or disabled' status, which shows that Rochdale has a much higher proportion identifying with this (5.9%) compared to the national average (4.1%). This is a key element to consider in the HIA, as it could be an indicator of poorer than average health conditions within the local authority.
- 4.6.5. Another element of note within the economically inactive residents group in Rochdale is the proportion who declared themselves 'looking after home or family'. This was 6.6%, which was significantly higher than the regional (4.7%) and national (4.8%) averages.

Table 4-6 - Economic Activity of residents aged 16 years and over

Economic activity	Rochdale	North West	England
<i>Economically active:</i>			
In Employment	52.6%	53.7%	58.6%
Unemployed	3.3%	2.8%	2.9%
Full-time student	1.9%	2.4%	2.3%
Sub-total economically active	57.7%	58.9%	60.9%
<i>Economically inactive:</i>			
Retired	20.1%	22.2%	21.5%
Student (including full-time students)	5.4%	5.6%	5.6%
Looking after home or family	6.6%	4.7%	4.8%
Long-term sick or disabled	5.9%	5.3%	4.1%
Other	4.2%	3.3%	3.1%



Economic activity	Rochdale	North West	England
Sub-total economically inactive	42.2%	41.1%	39.1%

Source: Census 2021 table TS066 – Economic activity status²⁵

OCCUPATION

- 4.6.6. The 2021 Census asked residents about their occupation. This data is collated and categorised into 9 major groups, which fit across three skill levels: high, intermediate and lower skilled occupations.
- 4.6.7. Rochdale's residents had the highest representation in the following major groups: 'professional occupations' (16.1%), 'elementary occupations' (13.1%) and 'associated professional and technical occupations' (11.6%). Two of these are in the high skilled level, and one is in the lower skilled level.
- 4.6.8. Despite Rochdale's highest representation being in the 'professional occupations' major group, proportionally this is significantly lower than the regional (19.2%) and national (20.3%) averages.
- 4.6.9. Rochdale also has lower representation across the 'managers, directors and senior officials' group (10.3%) than the regional (11.4%) and national (12.9%) averages. This is also in the high skilled level group.
- 4.6.10. Rochdale has higher than average representation across every major group within the intermediate and lower skilled levels.

Table 4-7 - Employment by Occupation, 2021

Skill Level	Major group	Rochdale	North West	England
High Skilled	Managers, Directors and Senior Officials	10.3%	11.4%	12.9%
	Professional occupations	16.1%	19.2%	20.3%
	Associated Professional and Technical occupations	11.6%	12.6%	13.3%
Intermediate Skilled	Administrative and Secretarial occupations	9.8%	9.7%	9.3%
	Skilled trades occupations	10.6%	10.0%	10.2%

²⁵ Figures may not sum due to rounding.



Skill Level	Major group	Rochdale	North West	England
Lower Skilled	Caring, leisure and other service occupations	10.9%	10.0%	9.3%
	Sales and customer service occupations	8.4%	8.4%	7.5%
	Process, plant and machine operatives	9.2%	7.6%	6.9%
	Elementary occupations	13.1%	11.0%	10.5%

Source: Census 2021 table TS063 - Occupation

SKILL ATTAINMENT

- 4.6.11. According to the 2021 Census, Rochdale has a significantly higher proportion of residents with no qualifications (23.2%) compared to the North West (19.5%) and England (18.1%). This is mirrored at the other end of the spectrum with a Rochdale having fewer residents with level 4 qualifications or above (26.4%) compared to the North West (31.2%) and England (33.9%).
- 4.6.12. The figures are shown in the below table.

Table 4-8 - Highest Level of Qualification, 2021

Qualification Type	Rochdale	North West	England
No qualifications	23.2%	19.5%	18.1%
Level 1 and entry level qualifications	10.5%	9.7%	9.7%
Level 2 qualifications	14.0%	13.6%	13.3%
Apprenticeship	6.0%	5.9%	5.3%
Level 3 qualifications	16.8%	17.6%	16.9%
Level 4 qualifications and above	26.4%	31.2%	33.9%
Other qualifications	2.9%	2.5%	2.8%

Source: Census table TS067 – Highest level of qualification.



SECTOR

- 4.6.13. Rochdale has approximately 81,825 employee jobs, with the largest proportion (14.6%) in the health sector. This is also the most popular industry in the North West (15.0%) and England (13.5%).
- 4.6.14. Other key sectors for Rochdale include manufacturing (11.0%), retail (11.0%) and business administration & support services (9.8%). Manufacturing is also a major industry in the North West (it is the second most popular, at 8.9%), but has less representation across England (7.4%). The retail sector and the business administration & support services sector are also amongst the top industries for proportion of employees across the region and country, but less prominently than in Rochdale.
- 4.6.15. An industry that Rochdale sees little representation within compared to the rest of the country is professional, scientific and technical industries, at just 3.7%. This industry has a significantly higher proportion of employees in the North West (9.8%) and England (9.6%).
- 4.6.16. Further details of employee jobs within major industry groups are presented in the below table.

Table 4-9 - Employment Generation by Area

Industry	Rochdale		North West		England	
	Count	%	Count	%	Count	%
Agriculture, forestry & fishing (A)	125	0.2	16,000	0.5	142,000	0.5
Mining, quarrying & utilities (B,D and E)	1,250	1.5	37,000	1.0	304,000	1.1
Manufacturing (C)	9,000	11.0	318,000	8.9	2,036,000	7.4
Construction (F)	4,500	5.5	175,000	4.9	1,298,000	4.7
Motor trades (Part G)	1,500	1.8	56,000	1.6	472,000	1.7
Wholesale (Part G)	7,000	8.5	143,000	4.0	1,048,000	3.8
Retail (Part G)	9,000	11.0	312,000	8.8	2,253,000	8.2
Transport & storage (inc postal) (H)	6,000	7.3	161,000	4.5	1,400,000	5.1
Accommodation & food services (I)	4,000	4.9	262,000	7.4	2,156,000	7.8



Industry	Rochdale		North West		England	
	Count	%	Count	%	Count	%
Information & communication (J)	1,750	2.1	112,000	3.2	1,310,000	4.8
Financial & insurance (K)	450	0.5	88,000	2.5	947,000	3.4
Property (L)	1,250	1.5	64,000	1.8	536,000	1.9
Professional, scientific & technical (M)	3,000	3.7	350,000	9.8	2,644,000	9.6
Business administration & support services (N)	8,000	9.8	314,000	8.8	2,442,000	8.9
Public administration & defence (O)	3,000	3.7	173,000	4.9	1,199,000	4.4
Education (P)	7,000	8.5	290,000	8.2	2,351,000	8.6
Health (Q)	12,000	14.6	535,000	15.0	3,713,000	13.5
Arts, entertainment, recreation & other services (R,S,T and U)	3,000	3.7	150,000	4.2	1,244,000	4.5
Total	81,825	100 ²⁶	3,556,000	100	27,495,000	100

Source: ONS (2023), Business Register and Employment Survey, Count of Employees by Industry

4.7. CRIME

- 4.7.1. Rochdale has a crime rate of 110.07 offences per 1,000 people, as of 2024 Q2. This is the fifth highest rate in the North West region.²⁷ It is also comparatively higher than the England mean rate of 83.64.

²⁶ Figures may not sum, due to rounding.

²⁷ Local Government Association (LGA), Crime and disorder in Rochdale, 2024 Q2, total recorded offences (excluding fraud).



- 4.7.2. Victim based crime offences are more common in Rochdale than other crimes against society, according to the Local Government Association. In the 12 months preceding 2024 Q2, Rochdale had 20,307 victim-based offences and 4,982 other crimes against society offences.²⁸
- 4.7.3. The most common victim-based crime in Rochdale is stalking and harassment, with 4,146 offences recorded within 12 months ending in Q2 2024. The least common victim-based crime in Rochdale is death or serious injury caused by unlawful driving offences, with just 8 offences recorded in the same period.²⁹

4.8. GENERAL HEALTH

- 4.8.1. The 2021 Census includes data on self-assessed health levels from the local authority area up to the national level. In Rochdale, 46.9% of the population reported their health as 'very good'. Comparatively, this is lower than the proportion in England, which is 48.5%. On the other end of the spectrum, a higher proportion of residents in Rochdale reported that they were in 'bad health' (5.0%) than the North West (4.8%), and there was a significant discrepancy to England (4.0%).
- 4.8.2. Overall, the district's self-assessed health levels are poorer than both regional and national averages. This is demonstrated in the table below.

Table 4-10 - Self-Assessment of Health (2021 Census)

	Rochdale	North West	England
Very Good Health	46.9%	47.7%	48.5%
Good Health	32.9%	32.7%	33.7%
Fair Health	13.7%	13.4%	12.7%
Bad Health	5.0%	4.8%	4.0%
Very Bad Health	1.4%	1.4%	1.2%

Source: Census table TS037, General health.

4.9. PHYSICAL ACTIVITY

- 4.9.1. The Department of Health & Social Care (previously known as Public Health England) produces Local Authority profiles for a range of health and social related indicators in different topics. For this assessment, the profile provides data from 2022-2023 about physical activity and obesity in adults.

²⁸ LGA, Crime and disorder in Rochdale, 2024 Q2, crime – victim based crime recorded – quarterly, and crim – other crimes against society – quarterly.

²⁹ LGA, Crime and disorder in Rochdale, 2024 Q2, victim based crime for Rochdale (offences).



- 4.9.2. Rochdale performs significantly worse than the regional and national averages in both physical activity and obesity. 54.6% of Rochdale's residents aged 19 or older are physically active, more than 10% less than the regional and national averages. 73.3% of Rochdale's adults are categorised as overweight or obese, compared to 66.5% in the North West and 64.0% in England.
- 4.9.3. These findings are more dramatic than the self-assessed health indicators captured in the 2021 Census. The figures are shown in the following table.

Table 4-11 - Rates of Physical Activity and Overweight/Obesity

	Rochdale	North West	England
% of Physically Active Adults (19+ years)	54.6%	65.7%	67.1%
% of Adults Overweight or Obese	73.3%	66.5%	64.0%

Source: Department of Health & Social Care – Local Authority Health Profile 2022/23 - Rochdale

4.10. DISABILITY

- 4.10.1. The 2021 Census shows that 19.0% of Rochdale's population is disabled under the Equality Act, with 9.0% reporting that their day-to-day activities are "limited a lot." The overall proportion of disabled individuals in Rochdale is higher than the national average in England (17.3%), but slightly lower than the regional average in the North West (19.4%). This is demonstrated in the table below.

Table 4-12 - Disability (2021 Census)

	Rochdale	North West	England
Disabled under the Equality Act	19.0%	19.4%	17.3%
Day-to-day activities limited a lot	9.0%	8.9%	7.3%
Day-to-day activities limited a little	10.1%	10.5%	10.0%
Not disabled under the Equality Act	81.0%	80.6%	82.7%
Has long term physical or mental health condition but day-to-day activities are not limited	5.8%	6.7%	6.8%
No long term physical or mental health conditions	75.1%	73.8%	75.9%

Source: Census 2021 table TS038, Disability.

4.11. CHILD HEALTH

- 4.11.1. The Department of Health & Social Care provides data on child health at the local authority level, including the prevalence of obesity among Year 6 children, aged 10-11 years old.



4.11.2. Rochdale has higher prevalence of children of this age group being underweight (2.2%) and overweight (38.4%) than the regional and national averages. This data is shown in the table below.

Table 4-13 - Single year child health in year 6, age 10 to 11 years

Child weight component	Rochdale	North West	England
% Child prevalence of underweight	2.2%	1.6%	1.7%
% Child prevalence of healthy weight	59.4%	61.2%	62.5%
% Child prevalence of overweight (including obesity)	38.4%	37.2%	35.8%

Source: Public Health England – Local Authority Health Profile 2023/24 - Rochdale

4.12. SMOKING PREVALENCE

4.12.1. The Department of Health & Social Care data shows that in 2023, 13.1% of adults resident in Rochdale (aged 18 and over) were reported as 'current smokers'. This is higher than the prevalence in the North West of 11.8% and the England of 11.6%.³⁰

4.13. LIFE EXPECTANCY AND INFANT MORTALITY RATE

- 4.13.1. In 2023, the average life expectancy in Rochdale for male residents was 77.7 years, and for female residents it was 81.2 years.
- 4.13.2. The male life expectancy is in line with the North West average, but lower than the England average (79.3). The female life expectancy is lower than both the North West (81.7) and England (83.2).
- 4.13.3. The infant mortality rate per 1,000 live births for England in 2023 was 4.1%. Comparatively, in Rochdale it was lower, at 3.8%. The North West has a significantly higher rate, at 4.6%.³¹

Table 4-14 - Life Expectancy, 2023

Life expectancy per gender	Rochdale	North West	England
Male Average Life Expectancy	77.7	77.7	79.3
Female Average Life Expectancy	81.2	81.7	83.2

Source: Department of Health & Social Care – Local Authority Health Profile 2023, Life expectancy at birth (1 year age range).

³⁰ Department of Health & Social Care (2023), Smoking Prevalence in adults (aged 18 and over) – current smokers (APS) (1 year range).

³¹ Department of Health & Social Care (2023), Local Authority Profile, Infant mortality rate 2021-2023.

4.14. NHS OUTCOMES AND QUALITY FRAMEWORK

4.14.1. The following table demonstrates that residents within the Primary Care Networks of Rochdale Health Alliance face poorer health outcomes in 10 of the 20 health conditions that are included in the NHS Outcomes and Quality Framework, compared to regional averages, specifically relating to asthma, COPD, diabetes, epilepsy, learning disabilities, mental health, hyperglycaemia, obesity, peripheral arterial disease and arthritis.

Table 4-15 - NHS Outcomes and Quality Framework (2023), prevalence of health conditions in Rochdale, North West region and England

Health condition	Recorded prevalence of total GP patients with health condition in PCNs within Rochdale Health Alliance ³²	Recorded prevalence of total GP patients with health condition in North West region	Recorded prevalence of total GP patients with health condition in England	Above regional average?
Asthma	7.45%	7.09%	6.52%	Yes
Atrial Fibrillation	1.70%	2.25%	2.13%	No
Cancer	3.09%	3.60%	3.49%	No
Chronic Kidney Disease	4.42%	4.43%	4.19%	No
Chronic Obstructive Pulmonary Disease	2.37%	2.35%	1.85%	Yes
Coronary Heart Disease	3.18%	3.40%	2.99%	No
Dementia	0.67%	0.77%	0.74%	No
Diabetes Mellitus	9.12%	7.62%	7.45%	Yes
Epilepsy	0.98%	0.93%	0.80%	Yes
Heart Failure	0.97%	1.13%	0.99%	No
Hypertension	14.32%	15.02%	14.42%	No
Learning Disabilities	0.80%	0.58%	0.56%	Yes

³² Rochdale Health Alliance includes six PCNs (Primary Care Networks): Heywood, Middleton, Pennines, Rochdale North, The Bridge, Canalside. This is SUB ICB NHS Greater Manchester ICB - 01D. <https://www.rochdalehealthalliance.co.uk/what-are-primary-care-networks>.



Health condition	Recorded prevalence of total GP patients with health condition in PCNs within Rochdale Health Alliance ³²	Recorded prevalence of total GP patients with health condition in North West region	Recorded prevalence of total GP patients with health condition in England	Above regional average?
Mental health	1.20%	1.13%	1.00%	Yes
Non Diabetic Hyperglycaemia	8.45%	8.00%	7.10%	Yes
Obesity	14.96%	12.67%	11.37%	Yes
Osteoporosis	0.86%	0.92%	0.97%	No
Palliative Care	0.51%	0.56%	0.47%	No
Peripheral Arterial Disease	0.83%	0.75%	0.57%	Yes
Rheumatoid Arthritis	0.86%	0.78%	0.76%	Yes
Stroke And Transient Ischaemic Attack	1.84%	2.01%	1.85%	No

Source: NHS Digital (2023), NHS Outcomes and Quality Framework (QOF) Data for 2022/23

4.15. HEALTHCARE FACILITIES

- 4.15.1. To understand the extent to which primary healthcare services operate above/below recognised capacity standards, WSP has undertaken a desktop audit of the healthcare facilities within 2 miles of the Site.
- 4.15.2. The postcode M24 2RY has been used as an approximate centre to the Proposed Development Site.
- 4.15.3. The following healthcare facilities have been identified within 2 miles of the Proposed Development:
- 9 GP surgeries; and
 - 5 dental practices
- 4.15.4. In addition, the following hospitals are identified within 2.5 miles of the Proposed Development:
- Royal Oldham Hospital is 2.2 miles away.
 - The Highfield Hospital is 2.4 miles away.



Indicative current spare capacity within GP facilities

- 4.15.5. The following table presents data on the number of current patients registered and the number of FTE GPs for each of the four GP facilities that are located within a 2-mile distance from the Proposed Development.
- 4.15.6. The NHS Health Urban Development Unit (HUDU) states that a population size of 1,800 people aligns to the provision of 1 full-time equivalent (FTE) GP³³. Based on this benchmark, the latest data available published by the NHS indicates that 4 GP facilities are currently operating below the recommended benchmark, and 4 are operating above the benchmark. One GP surgery did not have capacity data available.
- 4.15.7. The Hive Health Centre, Rochdale Road Medical Centre and Royton Medical Centre are within in catchment area for the Proposed Development, however most of the other GPs in within 2 miles are accepting patients from outside the catchment area.

Table 4-16 - Indicative levels of spare capacity in GP facilities within 2 miles of the Proposed Development, December 2024

Name of GP facility	Distance from Proposed Development	Currently accepting new patients?	Number of patients	Number of FTE GPs	Spare capacity
The Hive Health Centre	1.3 miles	Yes	5,630	3.01	-206
Rochdale Road Medical Centre	1.6 miles	Yes	5,839	2.16	-1,951
Royton Medical Centre	1.7 miles	Yes	6,652	3.63	-122
Kirkholt Medical Practice	1.6 miles	Yes	4,868	3.87	2,104
The Medical Centre (The Strand)	1.6 miles	Yes	Data not available	Data not available	Data not available
Durnford Medical Centre	1.8 miles	Yes	9,881	5.83	607
Windermere Surgery	1.8 miles	Yes	2,876	2.99	2,500
The Royton & Crompton	1.9 miles	Yes	21,507	9.12	-5,096

³³ NHS London HUDU (2019), Health Impact Assessment Guidance Notes.



Name of GP facility	Distance from Proposed Development	Currently accepting new patients?	Number of patients	Number of FTE GPs	Spare capacity
Family Practice					
Castleton Health Centre	1.9 miles	Yes	10,329	11.09	9,639
Total	-	9	67,582	41.70	7,475

Source: WSP (2024); NHS (2024), Find a GP; NHS (2024), Workforce data

5

FEEDBACK FROM LOCAL STAKEHOLDERS AND COMMUNITY ENGAGEMENT



PUBLIC



5. FEEDBACK FROM LOCAL STAKEHOLDERS AND COMMUNITY ENGAGEMENT

5.1. APPROACH TO CONSULTATION

- 5.1.1. The Statement of Community Involvement, within the Planning Statement, details the consultation which was undertaken with the Local Planning Authority (LPA), local community and Councillors between 2023 and 2025.
- 5.1.2. This consisted of the following activities:
- Formal pre-application meetings in workshop format held (both in person and via video conference) with planning officers at Rochdale Borough Council (RBC).
 - Communications with all councillors from the North Middleton ward and adjacent Castleton ward prior to public engagement exercise.
 - Letter drop to local residents containing a link to a dedicated website and email address, presenting draft plans and further detail of the scheme proposals.
 - An online 'virtual exhibition' in the form of a website (www.milnetruststakehill.co.uk). While the consultation ran between January and February 2025, the site remained open as a point of information until submission of the application.

5.2. CONSULTATION FEEDBACK IN RELATION TO HEALTH AND WIDER DETERMINANTS OF HEALTH

- 5.2.1. Specifically in terms of health and the wider determinants of health, the consultation identified several key topics, as summarised below:
- There is the potential to improve access to the Metrolink;
 - Traffic congestion resultant from the increased population is an area of concern;
 - There is the potential for a negative impact on biodiversity and loss of green open space;
 - Residents felt that there was a lack of need for new housing and industrial development, but the Council disagreed, stating the need for larger, high value homes and providing opportunities for higher density; and
 - The scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the site and focal points.
- 5.2.2. Much of the feedback received relates to the detailed design of the scheme, which will be addressed through subsequent consultation exercises at the Reserved Matters planning stage.
- 5.2.3. The Council were generally positive about the proposed development and relayed that they would support an application at the site which accords with Places for Everyone Policy JP Allocation 2.
- 5.2.4. The majority of local residents disagreed with the principle of the proposals and the impact that it will have on existing residential dwellings along Stakehill Lane and Bentley Avenue. Some residents expressed their disappointment with the loss of a local green space and the change in views to be expected from their properties.



- 5.2.5. Many comments provided by the Council and local community have been taken on board and elicited a number of design changes, as detailed in the below table:

Table 5-1 - Aspects of the development proposals that have been amended following feedback from stakeholder consultation and public engagement, that are relevant to wider determinants of health

Key changes to the Proposed Development to incorporate feedback from stakeholder consultation and public engagement	Relevant HUDU HIA Topic	Detail
Development is designed to be conducive to walking and cycling, as well as encouraging public transport use over private cars.	4. Air quality, noise and neighbourhood amenity 5. Accessibility and active travel	Residents were concerned about increase in traffic congestion as a result of the new residential and employment populations. The Framework Travel Plan provides an outline for how the Proposed Development will discourage travel via the private car, in favour of active travel and public transport routes, including employing a Travel Plan Coordinator to monitor implementation and support the local community.
A variety of open spaces are proposed across the proposed development, including green infrastructure.	3. Access to open spaces and nature	Residents were concerned that the Proposed Development may have a negative impact on biodiversity and cause a loss of existing green open space. An LVIA was completed to assess the current quality of the landscape and views, concluding that they are mostly of poor quality and the Proposed Development will provide improvements as a result of retaining and enhancing existing green spaces. A CEMP will be implemented to mitigate any potential impacts in the construction phase.
Development parcels have been designed to be flexible.	1. Housing design and affordability	Residents felt that there was not sufficient housing need, although the Council stated this this was necessary, and the Proposed Development should allow for larger high

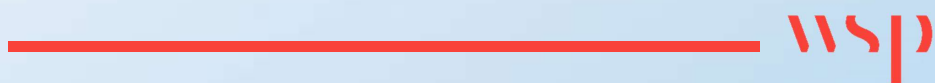


Key changes to the Proposed Development to incorporate feedback from stakeholder consultation and public engagement	Relevant HUDU HIA Topic	Detail
		value homes and provide opportunities for higher density. The scheme implemented the latter recommendation, to ensure that local housing needs can be accommodated, providing the flexibility to build at higher densities where appropriate.
Embracing placemaking by implementing 'Character Areas' across the Proposed Development	9. Social cohesion and inclusive design	The Council fed back that the scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the site and focal points. As a result, the Design Code implemented character areas across the site, with subtle variations in materials, detailing, landscaping, streetscape, and built form enabling each area to have its own character. This also embedded inclusive design and accessibility features.

Source: WSP (2024)

6

ASSESSMENT OF HEALTH IMPACTS



PUBLIC



6. ASSESSMENT OF HEALTH IMPACTS

6.1. SUMMARY OF HUDU THEMES IN RELATION TO THE PROPOSED DEVELOPMENT

- 6.1.1. In evaluating the health impacts of the scheme, the HIA has addressed the 51 questions raised by the HUDU's Rapid Health Impact Assessment Tool, for each of the categories as listed below in the table below. In addition to this, a bespoke review of the community health priorities has been undertaken to understand how the Proposed Development could provide a beneficial response to these existing issues.
- 6.1.2. The table below summarises the potential impacts of the scheme by each theme included within the HUDU framework. The following table demonstrates that the Proposed Development will primarily have a positive impact.
- 6.1.3. With regard to potential negative impacts, this refers to potential negative impacts before mitigation. This assessment includes recommendations and mitigations in order to address potential negative impacts, as set out in Table 6-2.
- 6.1.4. In summary, the HIA has established the following potential impacts:
- 34 positive impacts;
 - 6 neutral impacts;
 - 1 negative impacts;
 - 5 uncertain impacts;
 - 6 not applicable.

Table 6-1 - Summary table of assessed health impacts across all sub-categories

Theme	Positive impact	Neutral impact	Negative impact	Uncertain	Not applicable	Total
Housing design and affordability	2	1	0	3	0	6
Access to health and social care services and other social infrastructure	2	1	0	0	2	5
Access to open space and nature	5	1	0	0	0	6
Air quality, noise, and neighbourhood amenity	0	2	1	0	0	3



Theme	Positive impact	Neutral impact	Negative impact	Uncertain	Not applicable	Total
Accessibility and active travel	8	0	0	0	0	8
Crime reduction and community safety	4	0	0	0	0	4
Access to healthy food	0	1	0	0	2	3
Access to work and training	2	0	0	1	1	4
Social cohesion and inclusive design	4	0	0	1	0	5
Minimising the use of resources	3	0	0	0	0	3
Climate change	4	0	0	0	0	4
Total	34	6	1	5	5	51

Source: WSP (2024)

6.2. ANALYSIS OF IMPACT ON VULNERABLE POPULATIONS

Wales Health Impact Assessment Support Unit (WHIASU) Population Groups Checklist

- 6.2.1. The Wales Health Impact Assessment Support Unit (WHIASU) provides a Population Groups Checklist, that is used during a HIA Screening and Appraisal, to identify the population groups that could be more impacted than others by a proposal.
- 6.2.2. The listed groups have been identified by WHIASU as more susceptible to poor health and wellbeing. It is noted that the list is a guide and is not exhaustive as the groups identified as more sensitive to potential impacts will depend on the characterises of the local population, the context, and the nature of the proposal itself.

Sex/Gender related groups • Female • Male • Transgender • Other (please specify)	Groups at higher risk of discrimination or other social disadvantage • Black and minority ethnic groups (please specify) • Carers • Ex-offenders • Gypsies and Travellers • Homeless • Language/culture (please specify) • Lesbian, gay and bisexual people • Looked after children • People seeking asylum • People with long term health conditions • People with mental health conditions • People with physical, sensory or learning disabilities/difficulties • Refugee groups • Religious groups (please specify) • Lone parent families • Veterans	Income related groups • Economically inactive • People on low income • People who are unable to work due to ill health • Unemployed/workless
Age related groups <i>(could specify age range for special consideration)</i> • Children and young people • Early years (including pregnancy and first year of life) • General adult population • Older people		Geographical groups and/or settings <i>(note – can be a combination of factors)</i> • People in key settings: workplaces/schools/hospitals/ care homes/ prisons • People living in areas which exhibit poor economic and/or health indicators • People living in rural, isolated or over-populated areas • People unable to access services and facilities

Figure 6-1 - WHIASU Population Groups Checklist

Implications of the Proposed Development on vulnerable groups

Sex/Gender related groups

- 6.2.3. The scheme has been designed to help reduce crime and 'fear of crime' which can affect gender groups disproportionately. Community engagement in the development process, ensuring the security of Sites, and creating well-lit spaces can also help to reassure the future residents located on-site at the Proposed Development, and encourage feelings of safety within the residential community, and in turn encourage the workforce to travel using active travel modes such as cycling and walking. As such, it is not envisioned that the Proposed Development will negatively impact on groups according to their sexual orientation or gender.

Age related groups

- 6.2.4. It is not envisioned that the Proposed Development will negatively impact on specific age-related groups. This scheme will provide different kinds of homes for various age groups and family types, so it is inclusive of all age groups.

Groups at higher risk of discrimination or other social disadvantage

It is not envisioned that the Proposed Development will negatively impact on specific groups who could be disproportionately affected by discrimination or other social disadvantages.



Income related groups

- 6.2.5. The Proposed Development will support new employment opportunities, during both the construction and long-term operational phases, a proportion of which could be taken up by local residents in Rochdale. the Proposed Development will support a wide range of opportunities across a range of different occupations, skills and income levels. It is considered that the scheme will be likely to have a beneficial impact on those residing in the local area seeking employment.

Geographical groups and/or settings

- 6.2.6. The current health profile of residents in Rochdale fares poorly compared to England trends, with incidence of long-term health conditions below average. There are not any existing communities adjacent to the site which would be affected disproportionately by the negative impacts of the scheme such as noise and air quality. Existing and future residents in the local area would benefit from the proximity to public transport and active travel services.



6.3. RECOMMENDATIONS

- 6.3.1. The following table presents a summary of the assessment to bring together the assessment criteria in which a mitigation or enhancement action has been recommended.
- 6.3.2. This HIA is based on the HUDU approach, therefore where the assessment has identified a potential negative impact, this is categorised accordingly. Please note that potential negative effects are categorised as such prior to the recommended mitigation.

Table 6-2 - Recommendations for mitigation and enhancement actions

Topic	Assessment Criteria	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
Access to health and social care services and other social infrastructure	10.Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education needs and community facilities?	Positive	To mitigate the impact of the Proposed Development on education provision, developer contributions may be required. This will be agreed with RBC during the determination period.
Access to open spaces and nature	12. Does the proposal retain and enhance existing open and natural spaces?	Positive	For potential effects on viewpoints from Tandle Hill, the following mitigations are proposed: ³⁴ ■ Fast growing tall woodland planting on eastern site edges complementing existing tree belts along tree corridor ■ Strong green/woodland framework applied to industrial portion of the site to separate building plots and screen infrastructure ■ Proposed levels strategy for a naturally rising landscape on site ■ Open space and green

³⁴ WSP (2025), EIA, Landscape and Visual Chapter.



Topic	Assessment Criteria	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
			infrastructure framework applied to residential portions of Proposed Development.
Air quality, noise and neighbourhood amenity	18. Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Negative	A Construction Environmental Management Plan (CEMP) will be provided to demonstrate mitigation measures for the effects of dust soiling.
Air quality, noise and neighbourhood amenity	20. Does the proposal minimise noise pollution caused by traffic and commercial uses?	Neutral	Although the impacts were found to be not significant, the Construction Noise and Vibration Impact Assessment recommends the following mitigations: ■ Install acoustic enclosures or barriers and fixed plant ■ Optimise loading bay orientation and introduce noise screens.
Accessibility and active travel	25. Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Positive	For any impacts from construction traffic, a Construction Traffic Management Plan (CTMP) will be provided to identify and implement measures to reduce effects.
Crime reduction and community safety	29. Does the proposal incorporate elements to help design out crime?	Positive	The Crime Impact Statement has made several recommendations for the Proposed Development to embed principles of designing out crime



6.4. CONCLUSION AND NEXT STEPS

- 6.4.1. Based on the information available as of March 2025, the Proposed Development overall satisfies the HUDU Health Impact Assessment requirements.
- 6.4.2. This HIA has identified that the Proposed Development would result in an overall positive potential impact on the health of existing residents in the local area and the future workforce located at the Site.
- 6.4.3. The positive impacts identified in this HIA are broad and wide ranging; the Proposed Development could support positive impacts across nine of the eleven themes, as presented in the HUDU guidance, that are relevant to the Proposed Development.
- 6.4.4. In terms of mitigating potential negative impacts, this assessment has identified proposed mitigations, all of which are in line with mitigations that are proposed by relevant technical disciplines, as referenced. All wider technical assessments that are referenced in this HIA are submitted as part of the planning application.
- 6.4.5. As indicated in the NHS HUDU guidance, large-scale development proposals are phased over a long period time will give rise to potential construction, operational and post-occupation health impacts which may be best monitored and evaluated. If requested by RBC, this HIA can be updated to address relevant assessment criteria as the scheme is built out and occupied throughout the construction and operational phases, respectively.



6.5. HUDU RAPID HEALTH IMPACT ASSESSMENT MATRIX

6.5.1. This chapter presents the Health Impact Assessment based upon the NHS HUDU framework, as discussed in Chapter 2.³⁵

Table 6-3 - Topic 1: Housing design and affordability

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
1. Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	A proportion of the new homes delivered in the Proposed Development could be subject to meeting Building Regulation M4(2), however this will be determined at Reserved Matters stage.	Uncertain	The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
2. Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	The Proposed Development does not include any housing specifically for older people such as care homes. There is possibility that new homes could be wheelchair accessible, however, this will be confirmed at Reserved Matters stage.	Uncertain	The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
3. Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	There is possibility that new homes would be designed so as to support adaption for independent living for older residents and those with disabilities. However, this will be confirmed at Reserved Matters stage.	Uncertain	The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.

³⁵ NHS (2019), HUDU Rapid HIA Tool, Fourth Edition.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
4. Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The Proposed Development will adhere to Nationally described space standards (NDSS). ³⁶	Neutral	None
5. Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	As part of the Places for Everyone Joint Plan 2024 (PfE), the following policies are embedded in the long term strategic plan for Rochdale: ■ Policy JP-H2: Affordable Homes ■ Policy JP-H3: Type, Size and Design of New Housing ■ Policy JP-H4: Housing Density Being part of the PfE allocations, the Proposed Development will be acceptable in principle and compliant with the PfE plan. The Proposed Development is for up to 314 dwellings. The exact dwelling mix and type is to be determined at Reserved Matters stage, however the Illustrative Site Plan demonstrates that a range of dwelling sizes and types, including larger, higher value properties, can be accommodated at the site.³⁷	Positive	None

³⁶ AEW Architects (2025), Design Code, p. 24.

³⁷ WSP (2025), Planning Statement.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		The detailed layout, scale, appearance and landscaping proposals will be derived from the overarching Design Code and Design & Access Statement. The scheme is capable of being delivered to a high quality and high levels of sustainability whilst ensuring a locally distinctive residential offer is provided. ³⁸		
6. Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	The Energy and Climate Change Adaptation Statement states that the building envelope will be designed to ensure that the fabric and form of the development encompasses low energy sustainability principles.³⁹ In the buildings, energy efficient lighting (including LEDS) will be deployed throughout and lighting schemes will be zoned to allow control via switches/absence detection and daylight sensors. The building services heating and ventilation systems being proposed will also drastically reduce the inherent energy consumption of the site. The following plant efficiency and control measures are proposed in order to help	Positive	None

³⁸ Ibid.

³⁹ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, pp. 12-14.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		achieve energy consumption targets identified in the BREEAM 'Excellent' standards.⁴⁰ ■ Air-source heat pump heating/cooling to office/meeting rooms; ■ Electric panel heaters to ancillary areas; ■ High efficiency hybrid heat recovering ventilation to office spaces; ■ Zoning of mechanical ventilation systems, driven by high efficiency low energy motors; ■ Variable speed pumps and fans to be used to help match energy usage with the operating profile and occupancy of the building; ■ Sub-metering: approximately 90% of the input energy from each utility service much be accounted for at end use.		

⁴⁰ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 14.

Table 6-4 - Topic 2: Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
7. Does the proposal retain or re-provide existing social infrastructure?	No	The Site of the Proposed Development does not currently provide any social infrastructure.	Not applicable	None
8. 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	Chapter 4 of this HIA presents baseline analysis of the existing provision of healthcare services. In addition, the Socio-Economics ES Chapter assesses the impact of the Proposed Development on social infrastructure including healthcare provision, which identifies that there is sufficient spare capacity within existing GP provision to accommodate demand generated by the Proposed Development. Engagement with NHS organisations has not been undertaken.	Neutral	None
9. Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The Proposed Development is for a mixed-use scheme including residential and employment uses. The development proposals do not include the provision of a new healthcare facility. There is not currently a healthcare facility at the Site of the Proposed Development.	Not applicable	None
10. Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education	Yes	The Socio-Economics ES Chapter includes an assessment of the impact of the Proposed Development on education provision. To mitigate impact on education provision, developer contributions will be required for both primary and secondary education provision.	Positive	To mitigate the impact of the Proposed Development on education provision, developer contributions may be required. This will be agreed with RBC



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
needs and community facilities?				during the determination period. The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
11. Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Proposed Development does not include any co-located services, but it does include several areas of open space provision which offers an amenity for shared community use.	Positive	None



Table 6-5 - Topic 3: Access to open spaces and nature

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
12. Does the proposal retain and enhance existing open and natural spaces?	Yes	Regional policy requires developments to protect and enhance strategic green infrastructure assets and networks. The majority of the Site is pasture and in some areas of poor quality, therefore the condition of the site and landscape and its immediate context is considered to be low.⁴¹ The development presents an opportunity to improve biodiversity and green infrastructure as well as to enhance public rights of way and access to the countryside.⁴² Retention and enhancement of the Greenbelt land portion between Thornham Lane and A627M link road will offer benefits such as screening and consolidated appearance of woodland green infrastructure.⁴³	Positive	For potential effects on viewpoints from Tandle Hill, the following mitigations are proposed:⁴⁴ ■ Fast growing tall woodland planting on eastern site edges complementing existing tree belts along tree corridor ■ Strong green/woodland framework applied to industrial portion of the site to separate

⁴¹ WSP (2025), EIA, Landscape and Visual Chapter.

⁴² WSP (2025), EIA, Landscape and Visual Chapter.

⁴³ WSP (2025), EIA, Landscape and Visual Chapter.

⁴⁴ WSP (2025), EIA, Landscape and Visual Chapter.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
				building plots and screen infrastructure ■ Proposed levels strategy for a naturally rising landscape on site ■ Open space and green infrastructure framework applied to residential portions of Proposed Development. The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
13. In areas of deficiency, does the proposal	Yes	The majority of the Site is pasture and in some areas of poor quality, therefore the condition of the site and landscape and its immediate context is considered to be low. ⁴⁵	Positive	None

⁴⁵ WSP (2025), EIA, Landscape and Visual Chapter.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
provide new open or natural space, or improve access to existing spaces?		The development presents an opportunity to improve biodiversity and green infrastructure as well as to enhance public rights of way and access to the countryside.⁴⁶ There is a comprehensive landscape and Green Infrastructure strategy that screens prominent elements of the development, integrates biodiversity and flood risk through use of Sustainable Drainage Systems (SuDS) and provides a new open space, access and recreation strategy.⁴⁷		
14. Does the proposal provide a range of play spaces for children and young people?	Yes	The Illustrative Masterplan designates two potential Local Equipment Areas for Play (LEAP), which would include formal play structures for children. ⁴⁸ These are located either side of the larger residential area in order to be more accessible for young residents.	Positive	None
15. Does the proposal provide links between open and natural spaces and	Yes	The Rochdale Core Strategy recommends that links between the urban area and countryside should be improved. The latest masterplan has an emphasis on creating green linkages throughout the site providing adequate landscaping buffer areas and areas of public open space within the design allowing existing and	Positive	None

⁴⁶ WSP (2025), EIA, Landscape and Visual Chapter.

⁴⁷ WSP (2025), EIA, Landscape and Visual Chapter.

⁴⁸ Design and Access Statement, p. 34.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
the public realm?		future residents access to quality green spaces and footpaths into surrounding countryside. ⁴⁹		
16. Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The public realm and open spaces are designed to be safe and social, as well as appropriately designed (in terms of levels, paths and amenities) so as to be inclusive for and useable by people of all ages and abilities. They will also be visually attractive through retaining existing landscape views at Tandle Hill Country Park, adding more green infrastructure through trees and hedges and retaining existing fishing ponds.⁵⁰ The Design Code has built in principles of 'Secured by Design' to ensure safety of existing and new residents and visitors.⁵¹	Positive	None
17. Does the proposal set out how new open space will be managed and maintained?	Yes	Management of the new open space at the Site of the Proposed Development is not yet known, this would confirmed at Reserved Matters Stage.	Uncertain	The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.

⁴⁹ WSP (2025), Planning Statement.

⁵⁰ WSP (2025), Planning Statement.

⁵¹ AEW Architects (2025), Design code, p. 24.

Table 6-6 - Topic 4: Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
18. Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	A Construction Noise and Vibration Impact Assessment was completed to review the potential impacts and provide mitigations. During average-case construction works, the magnitude of noise impact is predicted to be low during earthworks, however in worst-case construction works, the magnitude impact would be high. The vibration impacts would be mostly not significant, however in a worst case scenario, they would exceed the LOAEL.⁵² Therefore, these temporary short-term adverse effects would be significant and required mitigation. An assessment of air quality effects found that in the construction phase there is a high risk of dust soiling because of fugitive dust emissions. The human health impacts of these construction impacts were however not found to be	Negative	A Construction Environmental Management Plan (CEMP) will be provided to demonstrate mitigation measures for the effects of dust soiling. The proposed noise control measures include: ■ Use of low-noise equipment; ■ Acoustic screening; ■ Optimised scheduling; ■ Vehicle noise management; ■ Monitoring and adaptive management.⁵⁴ The proposed vibration control measures include: ■ Use of low-vibration equipment; ■ Buffer zones;

⁵² WSP/BWB (2025), ES, Appendix 7.2: Construction Noise and Vibration Impact Assessment.

⁵⁴ WSP/BWB (2025), ES, Appendix 7.2: Construction Noise and Vibration Impact Assessment.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		significant. Road vehicle exhaust emission increases would also be not significant. ⁵³		■ Community communication to ensure transparency and minimise concern. ⁵⁵
19. Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	For the construction and the operational phases, the Air Quality Assessment found the effects for road vehicle exhaust emissions to be not significant. ⁵⁶	Neutral	Additional mitigation measures were not found to be necessary. A Construction Traffic Management Plan (CTMP) will be provided to identify and implement measures to reduce effects.
20. Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	An Operational Road Traffic Noise Impact Assessment concluded that the highest predicted increase in noise levels associated with road traffic is +0.3 dB and such an increase is considered negligible and not significant in EIA terms. No mitigation measures are required for these existing premises as the predicted development's contribution to noise is minimal. ⁵⁷	Neutral	Although the impacts were found to be not significant, the Construction Noise and Vibration Impact Assessment recommends the following mitigations: ■ Install acoustic enclosures or barriers and fixed plant Optimise loading bay orientation and introduce noise screens.

⁵³ WSP (2025), Environmental Statement, Air Quality Chapter.

⁵⁵ WSP/BWB (2025), ES, Appendix 7.2: Construction Noise and Vibration Impact Assessment.

⁵⁶ WSP (2025), Environmental Statement, Air Quality Chapter.

⁵⁷ WSP/BWB (2025), ES, Appendix 7.2: Construction Noise and Vibration Impact Assessment.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		Noise from proposed commercial/industrial uses was also assessed including employment generated road traffic, loading and unloading of HGVs and LGVs, and fixed plants. Minor adverse effects (not significant) are predicted in relation to fixed plant noises. ⁵⁸		■ Implement quieter operational equipment. ⁵⁹

⁵⁸ Ibid.

⁵⁹ Ibid.



Table 6-7 - Topic 5: Accessibility and active travel

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
21. Does the proposal address the ten Healthy Streets indicators?	Yes	The Proposed Development addressed the ten Healthy Streets Indicators⁶⁰ in the following ways: ▪ People choose to walk and cycle – the scheme prioritises pedestrian and cycling access through design and through the Framework Travel Plan. ▪ People feel safe – the Crime Impact Statement (CIS) provides recommendations for how to ‘design out’ crime (e.g. as active frontages), which are implemented in the Design Code. ▪ Not too noisy – A Noise Impact Assessment was completed, with CEMP and CTMP to be implemented to mitigate construction impacts ▪ Places to stop and rest – Seating areas will be provided within public open space. ▪ Shade and Shelter – New trees will be planted which will increase shade effects. There will also be inclusion of shelters in public transport waiting areas. ▪ Easy to cross – The Site is linked up to key public transport routes as well Public Rights of Way and Cycle Networks. ▪ Everyone feels welcome – Accessibility and inclusivity are built into the design such as	Positive	None

⁶⁰ <https://www.healthystreets.com/what-is-healthy-streets>



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		legible and well-orientated entrances, walkways designated level where possible, and provision of ramps. ▪ Clean air – An Air Quality Assessment found the effects for operational road vehicle exhaust emissions to be not significant. CEMP and CTMP to be implemented to mitigate construction impacts. ▪ People feel relaxed – Access to green open space and play areas encourages wellbeing through living in a pleasant environment. Priority on active travel methods such as pedestrian walkways and cycling built into the scheme and linked to existing ProW discourage reliance on the private car, therefore traffic should be less visible in the public realm. ▪ Things to see and do – Key viewpoints from Tandle Hill Country Park will be retained, and new open spaces including LEAP are provided on site.		
22. Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	Following the Central and Local Government objectives to ensure new developments are designed to support sustainable travel, the Proposed Development aims to provide safe and convenient access for pedestrians, cyclists and public transport users. ⁶¹	Positive	N/A

⁶¹ WSP (2025), Stakehill Industrial Estate, Transport Assessment, p. 15.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
23. Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	Cycling is one of the active travel methods that is prioritized and build into this scheme. National Cycle Network (NCN) route 66 runs approximately 250m east of the western site boundary accessed to the northwest via Rochdale Road. This is made up of a mixture of on-road and off-road cycling trails.⁶² Appropriate cyclist facilities such as signage and dedicate cycle racks will be provided with a shelter, to be located where bicycles can easily be seen.⁶³ The Framework Travel Plan considers the following measures to promote and encourage cycling:⁶⁴ ■ Travel Welcome Packs distributed to site users including advice regarding safe cycling routes ■ Cycling signage showing distance and time it takes to reach key local areas ■ Setting up an Active Travel User Group ■ Ongoing promotion of cycling through online resources.	Positive	Full details of the cycle parking stands will be provided at Reserved Matters stage or via condition. ⁶⁵
24. Does the proposal connect public realm and	Yes	The Transport Assessment deems the Proposed Development to be highly accessible for walking	Positive	None

⁶² WSP (2025), Stakehill Industrial Estate, Transport Assessment, p. 18.

⁶³ Design and Access Statement, p. 31.

⁶⁴ WSP (2025), Stakehill Industrial Estate, Framework Travel Plan, pp. 16-17.

⁶⁵ Design and Access Statement, p. 31.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
internal routes to local and strategic cycle and walking networks?		and lending itself to multi-modal travel. This is measured in walking isochrones (400m or 5-minute intervals), and the Site had many amenities and local towns within the preferred maximum of 2,000m proposed by the Chartered Institute of Highways and Transportation (CIHT).⁶⁶ Sustainable transport facilities within a short walking distance to the Site include: ■ Bus stops on Rochdale Road and within the Stakehill Industrial Estate ■ Right of Way Footpath No. 23 (National Cycle Network Route 66) along the Rochdale Canal connecting to settlements north and south of Slattocks, including Middleton and Rochdale.		
25. Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A central objective for the Framework Travel Plan is to reduce reliance on the private car and encourage use of sustainable travel measures. As part of this, a Travel Plan Coordinator will be appointed in order to measure and sustain interest and participation in this objective.⁶⁷ The Transport Assessment reviewed the traffic capacity and provided the following mitigations in order to manage traffic:⁶⁸	Positive	For any impacts from construction traffic, a Construction Traffic Management Plan (CTMP) will be provided to identify and implement measures to reduce effects. The HIA could be updated to assess the impact of this

⁶⁶ WSP (2025), Stakehill Industrial Estate, Transport Assessment, p. 16.

⁶⁷ WSP (2025), Stakehill Industrial Estate, Framework Travel Plan, p. 23.

⁶⁸ WSP (2025), Transport Assessment.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		- Signalisation of the junction at A627(M)/A664 Rochdale Road - Adding lane markings to the circulatory lanes to improve routing and capacity - Adding a third lane in certain sections - Upgrading pedestrian crossing facilities to improve active travel connectivity.		assessment criteria at Reserved Matters stage.
26. Is the proposal well connected to public transport, local services and facilities?	Yes	The location of the site is accessible by both bus and rail.⁶⁹ The following bus services run within the vicinity of the site, with the nearest bus stops on Slattocks and Thornham Lane: 17/17A Bee Network: Rochdale – Manchester 434 Bee Network: Middleton – Rochdale Castleton Rail Station is the closest rail link to the site, located in Castleton approximately 2.5km north of the site, which is a 40-minute walk, 10 minute cycle, or a 6-minute drive. It is serviced by the following routes: - Northern – Leeds - Northern – Clitheroe via Manchester Victoria - Northern – Rochdale - Northern – Blackburn via Manchester Victoria	Positive	None

⁶⁹ WSP (2025), Stakehill Industrial Estate, Transport Assessment, pp. 19-21.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
27. Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	A Framework Travel Plan has been produced, with a major focus on encouraging sustainable travel methods such as walking, cycling and public transport use. It also aims to reduce reliance on private car use.⁷⁰ The following measures are proposed: ■ Travel Welcome Packs for site users with information on pedestrian and cycling routes ■ Put up signs on site showing direction and distance to key facilities (transport hubs, neighbourhood centres) ■ Setting up an Active Travel User Group ■ Guaranteed free public transport ticket to return home for walkers/cyclists in case of emergency ■ Ensuring that future demand for car parking within the development does not exceed car parking provision ■ Promote car-sharing by providing incentives (e.g. free car wash monthly, financial benefits). ■ Where car trips are made to the site, target a set percentage increase in car sharing. A Travel Plan Coordinator will be appointed, in order to implement the travel measures and sustain interest and participation in the Framework Travel Plan.⁷¹ Their responsibilities include:	Positive	None

⁷⁰ WSP (2025), Stakehill Industrial Estate, Framework Travel Plan, pp. 16-17.

⁷¹ WSP (2025), Stakehill Industrial Estate, Framework Travel Plan, p. 14.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		■ Produce and distribute Travel Packs ■ Liaise with site users to bring awareness of travel strategy and encourage participation ■ Distribute and analyse travel surveys for site users ■ Encourage site users to travel to site by sustainable modes of transport ■ On-going liaison with Rochdale Borough Council and Oldham Council		
28. Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The buildings will be accessible by all potential visitors, regardless of age or any disabilities that they may have, including mobility, sensory and cognitive impairments.⁷² Inclusive access is supported through: ■ Public realm areas and approaches to buildings are designated level (walkways not steeper than 1:20 grade) where possible, and formal ramps, steps and balustrades will be provided in accordance with Approved Document Part M (2013). ■ The external environment, including the location and orientation of entrances, will be legible and not act as an impediment to potential users.	Positive	None

⁷² Design and Access Statement, p. 30.



Table 6-8 - Topic 6: Crime reduction and community safety

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
29. Does the proposal incorporate elements to help design out crime?	Yes	The Crime Impact Statement reviews the crime data for local domestic burglary, local vehicle crime and use-specific burglary and theft. It found that although over the last 12 months, the volume of recorded crime in the local area has been low, this may be due to a currently sparse population. It highlights that general risk factors expected for a development like this would include domestic burglary, damage or theft of parked vehicles, robbery to business and theft/criminal damage during the construction period.⁷³ At detailed design stage, the recommendations from the CIS will be implemented to creating a safe sense of place with a focus on introducing and maximising opportunities for natural surveillance and clearly defining and lighting public, private and semi-private spaces.⁷⁴	Positive	The Crime Impact Statement has made several recommendations for the Proposed Development to embed principles of designing out crime:⁷⁶ Residential: ■ Create ‘active frontages’ and maximize surveillance by fronting dwellings onto access road/private drives and towards any public rights of way, or adjacent open space. ■ Dwellings should have habitable room windows to their front elevations, design kept simple, no front doors hidden in recesses or behind building lines. ■ The sides and rears of houses and apartments should be defined

⁷³ Design For Security, Land to North & East of Stakehill Industrial Estate, Middleton, Crime Impact Statement: Preliminary, pp. 7-8.

⁷⁴ WSP (2025), Planning Statement.

⁷⁶ Design For Security, Land to North & East of Stakehill Industrial Estate, Middleton, Crime Impact Statement: Preliminary, pp. 10-13.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		The Design Code states that the following principles will be adhered to:⁷⁵ - Secured by Design; - Residential privacy; - Strong thresholds for each dwelling, particularly in terms of clearly defined private spaces and natural surveillance.		as private space and adequately secured. - Resident's vehicles able to be secured and overlooked. - Physical protection measures incorporated into construction of dwelling including Secured by Design compliant doors, windows, glazing etc. to deter offenders. - Lighting scheme that deters and reveals potential intruders and reduces fear of crime. Lighting levels evenly distributed, provided to all roads/footpaths, parking areas and to the front/rear of dwelling. - Landscaping features within public realm, in front of buildings and around parking areas should not impede natural surveillance or create climbing aids. Open Space/Play Areas: - Creation of formalised, well-overlooked access points to open

⁷⁵ AEW Architects (2025), Design code, p. 24.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
				space and surrounding routes, making them as wide and straight as possible with vegetation maintained in order to maximise views off and along them, and encourage legitimate use. ▪ Robust management of POS and LEAP play areas in order to make abuse less likely to occur. ▪ Seating areas positioned away from principle circulation routes and dwellings to discourage anti-social behaviour, and designed to withstand and discourage potential mistreatment. ▪ Play areas to be enclosed and well-overlooked from nearby residential properties, with clear signage stating age range for play equipment. ▪ Avoid loose surface materials ▪ Trees and planting that could aid climbing over boundaries to be avoided. Industrial units: ▪ Each individual unit should be enclosed to allow them to be



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
				individually secured both during operational hours and when not in use. Partially hidden entrances should be enclosed within secure perimeter fence lines to prevent unseen attackers. ▪ Boundary treatments to be correctly installed and resistant to damage, scaling and penetration where adjacent to publicly accessible space. ▪ Service yards/loading bays and parking areas to be enclosed within dedicated secure compounds and only accessible to staff. Supported by a robust access control strategy for operation of vehicular and pedestrian entrances. ▪ Position of ancillary structures e.g. parked trailers or external storage, to be considered in relation to whether they block sight lines (creating hiding places), obscure CCTV or lighting and create climbing aids to assist unauthorised exit/entry. ▪ Restriction of access to existing underpass under A627(M) to the



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
				east, which currently has signs of anti-social behaviour. ▪ Entrances/lobbies to be well lit and face onto access roads/parking area, capable of being controlled by means of video entry phone system. ▪ Effective surveillance and maximising visibility. ▪ Security-certified physical protection measures (doors, windows, shutters, glazing, building fabric). ▪ High value items kept in secured areas and access to stock rooms/management offices restricted by lockable doors/access controls. Phasing ▪ Uncompleted access roads/footpaths to be secured and surveillance maximised. ▪ Ensure that hoardings erected around development do not create secluded passageways and blind spots or become targets for criminal damage.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
				On-site security presence maintained. The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
30. Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	At detailed design stage, the recommendations from the CIS will be implemented to creating a safe sense of place with a focus on introducing and maximising opportunities for natural surveillance and clearly defining and lighting public, private and semi-private spaces.⁷⁷ Paladin fencing is to be used to fence the yard in areas visible from the estate road and footpaths, no less than 2400mm high for security purposes. This would be dark green or black in order to blend into the surrounding landscape, and yard gates will match this style. In less visible areas and with demonstrable security justification, palisade fencing may be used.⁷⁸	Positive	None

⁷⁷ WSP (2025), Planning Statement.

⁷⁸ Design and Access Statement, p. 31.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		The Design Code states that the following principles will be adhered to:⁷⁹ ▪ Secured by Design; ▪ Residential privacy; Strong thresholds for each dwelling, particularly in terms of clearly defined private spaces and natural surveillance.		
31. Does the proposal include attractive, multi-use public spaces and buildings?	Yes	National Planning Policy states that developments should aim to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, creating welcoming and distinctive places to live, work and visit. The Design Code demonstrates that seven key Character Areas (CA) have been established for the Proposed Development:⁸⁰ ▪ CA2 – Stakehill Green ▪ CA2 – Western Crescent and Courtyards ▪ CA3 – Bentley Avenue ▪ CA4 – Northern Edge ▪ CA5 – The Heart	Positive	None

⁷⁹ AEW Architects (2025), Design code, p. 24.

⁸⁰ AEW Architects (2025), Design Code, p. 27.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		- CA6 – Eastern Fringe - CA7 – Employment Area These CAs allow for a range of residential densities and landscapes to suit the site topography. For example, CA5 The Heart would contain rain gardens, courtyards and street trees, and CA6 Eastern Fringe retains existing fishing ponds and interface with the Public Right of Way.⁸¹ 1.7ha of new public open spaces are proposed within the residential development parcel.⁸²		
32. Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Consultation was undertaken with the local community via letter drops in January 2025, as well as through an online 'virtual exhibition' running from January-February 2025 through a dedicated website (www.milnetruststakehill.co.uk). The website remains open as a point of information until submission of the application.⁸³ Many respondents raised questions about the potential increase in traffic along Stakehill Lane and Bentley Avenue, as well as the need for the	Positive	None

⁸¹ AEW Architects (2025), Design Code, pp. 32-33.

⁸² WSP (2025), EIA, Landscape and Visual Impact ES Chapter.

⁸³ WSP (2025), Planning Statement, Statement of Community Involvement.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		development in the wider context in terms of the impact on existing residential dwellings and loss of local green space and views. Queries were also raised around the existing empty units at Stakehill Industrial Estate, potential to improve access to the Metrolink and potential for brownfield developments.⁸⁴ Much of the feedback received relates to the detailed design of the scheme, which will be addressed through subsequent consultation exercises at the Reserved Matters planning stage. In response to concerns raised during community consultation, the Design Team provided the following responses:⁸⁵ ▪ Traffic congestion: the development is designed to be conducive to walking and cycling. All proposed site access junctions and supporting works are designed to the relevant guidelines and subject to safety audits. ▪ Lack of housing need: Provision of housing on this site is supported by planning policy to significantly boost housing growth. Housing is		

⁸⁴ Ibid.

⁸⁵ Ibid.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		required on this site during the PfE plan period to provide high quality homes, including larger, higher value properties, to support the new jobs created within the North-East Growth Corridor and create a sustainable and high-quality extension to the urban area. ■ Use of Greenfield site: Allocated by adopted PfE for a mix of residential and employment uses, this site has been through a lengthy and rigorous assessment period during the examination in public, following which its previous Green Belt designation was removed in order to facilitate future development. ■ Impact on biodiversity and the environment: Green infrastructure will be provided across the Development comprising a range of ecological habitats such as native species rich hedgerows; native tree planting; species rich wildflower grassland; ponds/ areas of open water, street trees; native and ornamental garden planting; and garden trees. ■ Industrial units: New employment floorspace at the site will provide a better range of good quality jobs but will also offer opportunities for premises for new and		



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		growing sectors for example advanced manufacturing.		



Table 6-9 - Topic 7: Access to healthy food

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
33. Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	Yes	The Proposed Development does not include any provision for food stores, however there may be opportunities to facilitate the supply of local food for example through the use of allotments, however though this would be determined at Reserved Matters stage.	Neutral	The HIA could be updated to assess the impact of this assessment criteria at Reserved Matters stage.
34. Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	The Proposed Development does not include any provision for food stores.	Not applicable	None
35. Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	No	The Proposed Development does not include any provision for any hot-food takeaway stores.	Not applicable	None

Table 6-10 - Topic 8: Access to work and training

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
36. Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Proposed Development is already in close proximity to the existing Stakehill Industrial Estate, which has existing employment opportunities. The Proposed Development also includes a new Character Area (CA) designated as 'Employment Area' (CA7), which will be accessed through the centre of the existing industrial estate and provides up to 140,440 sqft of employment floorspace. It is anticipated that this will support temporary employment in the construction phase as well as long-term employment once operational. It is anticipated that a proportion of new employment would be accessible to the local community and promote further investment and retention of industry within Rochdale.⁸⁶	Positive	None
37. Does the proposal provide childcare facilities?	No	The Proposed Development does not provide childcare facilities.	Not applicable	None
38. Does the proposal include managed and affordable workspace for local businesses?	Yes	The Proposed Development does not provide affordable workspaces for local businesses, however this may be identified and included within the development proposals during Reserved Matters stage.	Uncertain	None

Commented [SR2]: to amend

⁸⁶ WSP (2025), Planning Statement/ES – Socioeconomics, Population and Human Health Chapter.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
39. Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The designated 'Employment Area' (CA7) in the Proposed Development will be accessed through the centre of the existing industrial estate and provides up to 140,440 sqft of employment floorspace. It is anticipated that this will create temporary employment in the construction phase and full-time employment once operational. New employment would be accessible to the local community and promote further investment and retention of industry within Rochdale. ⁸⁷	Positive	None

Commented [SR3]: to amend

⁸⁷ WSP (2025), Planning Statement/Environmental Statement – Socioeconomics, Population and Human Health Chapter.

Table 6-11 - Topic 9: Social cohesion and inclusive design

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
40. Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	Consultation was undertaken with the local community via letter drops in January 2025, as well as through an online 'virtual exhibition' running from January-February 2025 through a dedicated website (www.milnetruststakehill.co.uk). The website remains open as a point of information until submission of the application. In addition, extensive consultation was undertaken pre-application with the Local Planning Authority (LPA) better understand the Council's aspirations for the site, the needs of the local community, the planning considerations which would need to be addressed.⁸⁸ Feedback from the LPA was particularly useful in identifying changes to the scheme which would address local needs: ■ The proposal should include larger, high value homes, whilst also providing opportunities for greater density (e.g., 35+ dwellings per hectare) ■ The scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the site and focal points;	Positive	None

⁸⁸ WSP (2025), Planning Statement, Statement of Community Involvement.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		- Improved access points for the residential development and the employment uses - Include important landscape views in the scope of the LVA including the viewing point at Tandle Hill. Local community feedback was generally more negative than productive, highlighting concerns about impacts on green space, biodiversity and traffic, as well as expressing the opinion that there is a lack of need for housing and industrial development.⁸⁹ This feedback incurred design changes to the scheme, including: - Flexibility of land parcels to ensure local housing needs can be accommodated; - Orientation which maximises opportunities for green infrastructure and permeability; - Buffers to separate residential and employment spaces; - Character areas to be created on site to assist with placemaking; - A variety of open spaces across the Proposed Development.		

⁸⁹ Ibid.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
41. Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Proposed Development has been orientated to maximise opportunities for green infrastructure and permeability, to ensure existing public rights of way are maintained where possible and to ensure the proposed development can be integrated satisfactorily into the landscape including buffers to separate residential from employment uses.⁹⁰ The Transport Assessment concludes that the Proposed Development is highly walkable, with amenities and other settlements located nearby. It is also well-connected to public transport routes (bus and rail) as well as cycle routes.	Positive	None
42. Does the proposal include a mix of uses and a range of community facilities?	Yes	Rochdale Borough Council Core Strategy (2016) - Policy SO2 'To create successful and healthy communities' focuses of delivery sufficient housing to meet demand, improving the range of housing to meet everyone's needs and aspirations as well as ensuring new housing is supported by community facilities and service infrastructure. The Proposed Development will provide a mix of residential dwellings, employment floorspace, active travel enhancements, and new public open space facilities and recreational areas.⁹¹	Positive	None

⁹⁰ WSP (2025), Planning Statement.

⁹¹ WSP (2025), Planning Statement.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
43. Does the proposal provide opportunities for the voluntary and community sectors?	Yes	The employment supporting floorspaces, for B2 and B8 use classes, and ancillary office floorspace in use class E, could be used by voluntary and community organisations however it is yet to be decided and any details would be confirmed at the Reserved Matters stage.	Uncertain	None
44. Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The Design and Access Statement incorporates measures to facilitate access and use by all people who will move around the public areas of the development, including disabled people with mobility, sensory and cognitive impairments.⁹² This includes the following: ■ The external environment, including the location and orientation of the entrances, will be legible and not act as an impediment to potential users; ■ Public realm areas and approaches to buildings are to be designated level (walkways not steeper than 1:20 grade) where possible; ■ Where formal ramps, steps or balustrades are required, they are to be provided in accordance with the Approved Document Part M (2013).	Positive	None

⁹² Design and Access Statement, p. 30.



Table 6-12 - Topic 10: Minimising the use of resources

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
45. Does the proposal make best use of existing land?	Yes	The majority of the Site is pasture and in some areas of poor quality, therefore the condition of the site and landscape and its immediate context is considered to be low.⁹³ The development presents an opportunity to improve biodiversity and green infrastructure as well as to enhance public rights of way and access to the countryside.⁹⁴ The proximity to Stakehill Industrial Estate provides access to existing employment opportunities and is complimented by the new employment space being created on site.	Positive	None
46. Does the proposal encourage recycling, including building materials?	Yes	Where possible, materials from the site will be recycled and reused in the formation of the new landscaped areas. Where materials are required to be imported, the intention is to utilise recycled aggregates and soils sourced locally.⁹⁵	Positive	None

⁹³ WSP (2025), EIA, Landscape and Visual Chapter.

⁹⁴ WSP (2025), EIA, Landscape and Visual Chapter.

⁹⁵ Energy and Climate Change Adaptation Statement for Planning.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
47. Does the proposal incorporate sustainable design and construction techniques?	Yes	The Energy and Climate Change Adaptation Statement confirms that the general construction design standards to be adopted much exceed the requirements of the current (2021) Part L Building Regulations. This encompasses low energy sustainability principles which are necessary to target a BREEAM 'Excellent' rating.⁹⁶ Sustainable Drainage Systems are also included in the design and construction of the Proposed Development. These include the following:⁹⁷ ▪ Rainwater harvesting; ▪ Monitoring of water consumption; ▪ Toilets to be low water capacity; ▪ Taps to be push button type. For landscape and groundworks design, wherever possible, materials from the site will be recycled and reused in the formation of the new landscaped areas. This would minimise the need for offsite disposal and import of materials, as well as reducing HGV movements. Where materials are required to	Positive	None

⁹⁶ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 12.

⁹⁷ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 16.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		be imported, these are ideally recycled aggregates and soils sourced locally. ⁹⁸		

⁹⁸ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 16.

Table 6-13 - Topic 11: Climate change

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
48. Does the proposal incorporate renewable energy?	Yes	Rochdale Borough Council has a core strategy to tackle and adapt to climate change, and states that new developments will be expected make be zero carbon, minimise energy use and CO2 emissions.⁹⁹ In Policy G3 – Renewable and Low Carbon Energy Development, the Council also promotes renewable, low and zero carbon energy generating developments, including wind power, biomass, CHP, hydro and heat pumps.¹⁰⁰ In adherence to these policy requirements, the Proposed Development will incorporate energy efficiency measures and low and zero carbon (LZC) technology solutions. The key technologies to be used are:¹⁰¹ ▪ Electrification of heat principles through heat pump technology; and ▪ Roof mounted solar PV thermal systems (sized appropriately for residential and industrial buildings).	Positive	None

⁹⁹ Rochdale Borough Council, Core Strategy Policy G1 – Tackling and Adapting to Climate Change.

¹⁰⁰ Rochdale Borough Council, Core Strategy Policy G3 – Renewable and Low Carbon Energy Development.

¹⁰¹ CPW, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 29.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
49. 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	The dwellings would be ventilated via a 'mixed mode' approach. Mechanical Ventilation Heat Recovery (MVHR) to be used in winter months to minimise heat loss and ensure good indoor air quality.¹⁰² Also, landscaping and external planting will offer natural protection for buildings and external building areas. Shading from trees and large buildings as well as cooling effects from various ponds would help influence temperatures at pedestrian levels.¹⁰³	Positive	None
50. Does the proposal maintain or enhance biodiversity?	Yes	The Rochdale Core Strategy (2016) addresses the need to maximise the value of biodiversity Strategic Objective (SO)4 – To Promote a Greener Environment. The Landscape value and quality of the existing site was found to lack biodiversity, with poor quality landscape conditions and low scenic value.¹⁰⁴ The Arboricultural Impact Assessment surveyed the existing trees and hedges in respect of the Proposed Development impacts, finding that the majority of these	Positive	None

¹⁰² CPWP, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 13.

¹⁰³ CPWP, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 21.

¹⁰⁴ WSP (2025), Environmental Statement, Landscape and Visual Impact Chapter.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		were categorised as 'low quality', with some categorised as 'unsuitable for long time retention regardless of the development proposals'. It concluded that although it will be necessary to remove a number of trees, groups and hedges, the design has sufficient space to accommodate a considerable number of new trees and hedges in the landscaping that will account for any loss.¹⁰⁵ The Environmental Statement (ES) Ecology Chapter considers Biodiversity Net Gain requirements. Opportunities for environmental enhancement include:¹⁰⁶ ■ Landscaping will create new habitats for wildlife; ■ The drainage strategy will reduce levels of agricultural chemicals entering groundwater; ■ New buildings will include nesting opportunities for birds and bats.		
51. Does the proposal incorporate sustainable urban drainage techniques?	Yes	Sustainable drainage systems (SuDs) will be implemented, to improve water quality and	Positive	None

¹⁰⁵ Bowland Tree Consultancy (2025), Arboricultural Impact Assessment, pp. 7-8.

¹⁰⁶ WSP (2025), Environmental Statement, Ecology Chapter.



Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact (Positive, Negative, Neutral or Uncertain)	Recommended Mitigation or Enhancement Actions
		manage flood risk and surface water run-off.¹⁰⁷ This includes: Undertaking a flood risk assessment ▪ Rainwater harvesting (water tanks to be collect water on roofs of industrial units for use in office) ▪ Permeable surface treatments to car park and service areas, ▪ Soft landscaping ▪ Series of ponds to be incorporated into landscape.		

¹⁰⁷ CPWP, Land North and East of Stakehill Industrial Estate – Rochdale, Energy and Climate Change Adaptation Statement for Planning, p. 21.