



Proposed Development at Hollingworth Road and Rakewood Road, Littleborough

Health Impact Assessment

On behalf of **Bloor Homes North West**



Project Ref: 332010570 | Date: June 2024

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 58 Morrison Steet, Edinburgh, EH3 8BP.
T: +44 (0) 131 335 4200 E: info.edinburgh@stantec.com

Document Control Sheet

Project Name: Littleborough

Project Ref: 332010570

Report Title: Health Impact Assessment

Doc Ref: 332010570

Date: June 2024

	Name	Position	Signature	Date
Prepared by:	Jenny Keenan Kathleen Morrison	Graduate Environmental Consultant Senior Consultant	JK KM	June 2024
Reviewed by:	Prudence Wales	Associate Consultant	PW	June 2024
Approved by:	Bernard Greep	Director	BG	June 2024
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Contents

1	Introduction.....	1
1.1	Background	1
1.2	The Site	1
1.3	The Proposed Development.....	2
1.4	Other Documents	3
1.5	Requirement for HIA and Report Structure	4
2	Method and Scope.....	6
2.1	Introduction	6
2.2	Methodology	6
2.3	Scope of the HIA	7
2.4	Defining Health and Health Determinants.....	7
2.5	Study Area.....	9
3	Planning Policy.....	11
3.2	National Legislation and Planning Policy	11
3.3	Local Planning Policy	12
3.4	Summary	14
4	Health Characteristics.....	15
4.1	Introduction	15
4.2	Vulnerable Groups.....	24
4.3	Baseline Summary	25
5	Health Assessment	26
5.1	Introduction	26
5.2	Housing Design and Affordability	27
5.3	Access to Health and Social Care Services and Other Social Infrastructure.....	30
5.4	Access to Open Space and Nature	34
5.5	Air Quality, Noise and Neighbourhood Amenity	37
5.6	Accessibility and Active Travel	40
5.7	Crime Reduction and Community Safety	46
5.8	Access to Healthy Food	48
5.9	Access to Work and Training	50
5.10	Social Cohesion and Inclusive Design	52
5.11	Minimising the Use of Resources.....	54
5.12	Climate Change.....	57
6	Summary and Conclusion	59

Figures

Figure 2.1 The Determinants of Health and Wellbeing	7
Figure 4.1: Population Composition	15
Figure 4.2: LSOA Rochdale 003C. Index of Multiple Deprivation (IMD).	24

Tables

Table 2.1: Assessment Themes and Potential Health Impacts adapted from the HUDU Rapid HIA Tool (October 2019).	8
Table 4.1: Housing tenure (ONS, 2022)	17
Table 4.2: Housing type (ONS, 2022)	17
Table 4.3: GP Provision.....	20
Table 4.5: Pharmacy Provision	22
Table 4.4: Education Facilities	22
Table 5.1: Housing Design and Affordability	27
Table 5.2: Access to Health and Social Care Services and Other Social Infrastructure.....	30
Table 5.3: Access to Open Space and Nature	34
Table 5.4: Air Quality, Noise and Neighbourhood Amenity.....	37
Table 5.5: Accessibility and Active Travel.....	40
Table 5.6: Crime reduction and Community Safety	46
Table 5.7: Access to Healthy Food	48
Table 1.8: Access to Work and Training	50
Table 5.9: Social Cohesion and Inclusive Design	52
Table 5.10: Minimising Use of Resources.....	54
Table 5.11: Climate Change.....	57

This page is intentionally blank

1 Introduction

1.1 Background

- 1.1.1 Stantec UK has been appointed by Bloor Homes (herein 'the Applicant') to produce a rapid Health Impact Assessment ('HIA') to support a hybrid planning application for the construction of 312 residential dwellings and a primary school at land to the west of Hollingworth Road and the reconfiguration of and extension to the existing car park at land to the east of Rakewood Road in Littleborough (the 'Proposed Development').
- 1.1.2 The HIA seeks to identify the potential beneficial and adverse effects of the Proposed Development on the wider determinants of human health and demonstrate how the Proposed Development will enhance beneficial effects through its design and delivery, in a manner proportionate to the size and characteristics of the Proposed Development.

1.2 The Site

- 1.2.1 The Site comprises two parcels of land, at Hollingworth Road and Rakewood Road, with a combined total size of 21.49 hectares (ha). A Site Location Plan is provided in **Appendix A**.
- 1.2.2 The Hollingworth Road land parcel is located to the north east of Smithy Bridge and north of Hollingworth Lake. This land parcel is centred approximately at National Grid Reference SD 93341, 15448, around 4 miles east of the town of Rochdale. This parcel of land is 18.85 ha.
- 1.2.3 The Rakewood Road land parcel is located approximately 185m to the east of the Hollingworth Road land parcel and is centred approximately at National Grid Reference SD 94042, 15228. The Rakewood Road land parcel is bordered by Rakewood Road to the south west, the Hollingworth Country Park car park and RSPCA building to the north west and agricultural land to the east. This parcel of land is 2.64 ha overall. The main part of the Rakewood Road land parcel is 2.38 ha and will accommodate the proposed extension to the car park at Hollingworth Lake Country Park. The remaining land (0.26 ha) includes an access route to the proposed extended car park from Rakewood Road through the existing Hollingworth Lake Country Park car park, alongside a number of existing car parking spaces, which are proposed to be re-configured.
- 1.2.4 There is a range of local amenities in close proximity to the Site, including food stores such as Lidl (~600m north), Lake Supermarket (~300m west), Co-op (~600m north-east) and Sainsbury's Local (~830m north east), cafes, restaurants, takeaways, newsagents and retail stores.
- 1.2.5 There is also a range of local education facilities within 1km of the Site including Jo Jingles Nursery School, Smithy Bridge Primary School, The Ark Nursery Littleborough and Apace Out-of-school and Holiday Club Holy Trinity C E Primary School, and Saint Andrews Primary School.
- 1.2.6 There is a number of sports facilities including Hollingworth Lake Water Activity Centre (~235m south west), Littleborough Sports Centre (~1.4km north), Littleborough Cricket Club (~1.25km north), Littleborough Boxing and Fitness Centre (~835m north east), Littleborough Sports Club (~1.35km south east).
- 1.2.7 The Bridge Centre is located ~475m west and serves the local community as a hub holding weekly events and providing a place to gather all ages within the community.
- 1.2.8 There are numerous bus stops in close proximity to the Site, the closest being approximately 55m from the Site (at the southern end of the B6225 Hollingworth Road). There are bus stops along Lake Bank Road, the closest being ~110m to the south west of the Site. Several bus

stops are provided along Smithy Bridge Road, the closest being 310m west of the Site. The buses which use those stops provide services between Rochdale and Littleborough.

- 1.2.9 The Site is well connected to existing transport links, including Smithy Bridge and Littleborough railway stations, located approximately 0.5km west and 0.7km north east of the Site, respectively. Junction 21 of the M62, connecting Liverpool and Hull via Manchester, Bradford, Leeds and Wakefield, is located a short distance to the south west. The A58 is also located approximately 0.6km north of the Site.
- 1.2.10 Several public rights of way ('PRoW') traverse the Hollingworth Road land parcel, predominantly following boundary features, providing connectivity from the Rochdale Canal to the north and Hollingworth Lake to the south, and from Smithy Bridge to the west and Littleborough to the north. Additionally, a PRoW traverses the Rakewood Road land parcel.
- 1.2.11 The Local Planning Authority which will determine the planning application is Rochdale Borough Council ('RBC').
- 1.2.12 The Site is not located within an Air Quality Management Area ('AQMA') but is located approximately 1.5km east of an AQMA. The AQMA has been declared by RBC due to exceedances of the annual mean nitrogen dioxide ('NO₂') Air Quality Objective within Rochdale as part of the Greater Manchester Combined Authority AQMA.
- 1.2.13 The Noise chapter of the Environmental Statement which forms part of the planning application (Volume 2, Chapter 9) identifies that the dominant noise sources are likely to be associated with the road 'Lake Bank' to the south of the Site, Hollingworth Road to the east and the railway tracks to the north.

1.3 The Proposed Development

- 1.3.1 The description of the Proposed Development is:

'Planning application seeking full permission for residential development including the construction of vehicular/pedestrian accesses, landscape measures, open space and associated works at land off Hollingworth Road, alongside reconfiguration of and extension to the existing car park and associated works off Rakewood Road; and outline permission for the development of a primary school (access into the school site to be considered – all other matters reserved for future approval).'

- 1.3.2 The Proposed Development will provide 312 dwellings (Use Class C3) and a primary school (Use Class F1).
- 1.3.3 The primary school will be located on the south eastern part of the Hollingworth Road land parcel, which currently comprises the public car park for visitors to Hollingworth Lake. The school will be located on an approximately 2 ha site and the gross area for the building will be circa 2,300 sqm.
- 1.3.4 The residential land areas will make up the remainder of the Hollingworth Road land parcel interspersed with open space, green infrastructure and footpaths. It is envisaged that the majority of existing PRoW can be retained and integrated into the layout of the Proposed Development with some minor diversions.
- 1.3.5 Residential properties will primarily be two storeys in height, although there could also be some two and a half storey properties to provide focal points and variation to the character of the street scene. The primary school will be a feature building, the height of which will be determined at detailed design stage.

- 1.3.6 Enabling works will be required to facilitate the Proposed Development, comprising drainage, landscaping and utility works.
- 1.3.7 Vehicular access to the Hollingworth Road land parcel will be from Hollingworth Road on the eastern boundary. The precise form of the access junction will be informed through consultation with the local highway authority. A secondary access can be accommodated on Hollingworth Road, which will also provide access to the proposed primary school.
- 1.3.8 The Hollingworth Road land parcel benefits from existing landscape buffers on the south eastern boundary which provide mitigation of visual effects, and these will be further enhanced through the landscaping masterplan for the Proposed Development. Existing trees and planting will be retained where possible and enhanced by additional landscape treatment through street trees, attractive public realm and local green spaces.

1.4 Other Documents

- 1.4.1 Various other reports and statements form part of the planning application submission, several of which contain elements that relate to health and wellbeing impacts, including technical assessments such as those on air quality, noise and vibration, and transport. Where necessary, this report cross references relevant documents as they provide greater detail on the assessment of potential effects, including clarification on the Proposed Development and proposed mitigation. Relevant documents include:
 - **Design and Access Statement:** provides an explanation of how the Proposed Development design responds to the Site and its setting, constraints and opportunities and design principles.
 - **Energy Strategy Statement:** sets out the strategies for reducing energy use and improving energy efficiency, and measures taken to enhance sustainability through the design of the Proposed Development.
 - **Lighting Impact Assessment:** reports baseline conditions and identifies the visual, health and wellbeing and ecological impacts of lighting through studying identified receptors.
 - **Statement of Community Involvement:** outlines the pre-application engagement process.
 - **Crime Impact Statement:** identifies, predicts, evaluates and mitigates the crime and disorder effects of the Proposed Development.
 - **Environmental Statement Chapters:**
 - **ES: Volume 2, Chapter 2 Biodiversity:** presents the ecological baseline at the Site, assesses potential effects of the Proposed Development on ecological features and describes any necessary mitigation and enhancement measures.
 - **ES: Volume 2, Chapter 3 Landscape and Visual:** assesses the likely significant effects of the Proposed Development on ground conditions and identifies any necessary mitigation measures.
 - **ES: Volume 2, Chapter 4 Hydrology and Drainage:** assesses the likely significant effects of the Proposed Development on the hydrological environment, including flood risk, surface water alterations and local drainage infrastructure during the construction and operational phases and identifies any necessary mitigation measures.

- **ES: Volume 2, Chapter 5 Ground Conditions:** assesses the likely significant effects of the Proposed Development on ground conditions and identifies any necessary mitigation measures.
- **ES: Volume 2, Chapter 7 Traffic and Transport:** provides details of the development proposals, the Sites accessibility and connectivity and an assessment of traffic impact on the surrounding local highway network.
- **ES: Volume 2, Chapter 8 Air Quality:** describes existing local air quality, considers the suitability of the Site for the proposed end-use and assesses the impact of the construction and operation of the Proposed Development on air quality in the local area.
- **ES: Volume 2, Chapter 9 Noise and Vibration:** assesses the suitability of the Site for the proposed uses, assesses noise and vibration levels and identifies any necessary mitigation measures.
- **ES: Volume 2, Chapter 10 Socio-economics:** assesses the socio-economic impacts of the Proposed Development on employment, education, health care and open space provision.
- **ES: Volume 2, Chapter 11 Climate Change:** assesses the impact of climate change on the Proposed Development and the impact of the Proposed Development on climate change including embedded and further mitigation.

1.4.2 Stantec has produced a standalone HIA report to allow the health effects of the Proposed Development to be considered in a combined manner. To avoid duplication, the HIA cross-references relevant reports, where applicable.

1.5 Requirement for HIA and Report Structure

- 1.5.1 RBC's Planning Validation Requirements (2020) and Policy C6 ('Improving Health and Wellbeing') of the Core Strategy (2016) state that an HIA must be undertaken for applications for residential development comprising 150 dwellings or greater.
- 1.5.2 There is an increasing awareness of the links between how places are planned and delivered and the health of the communities who live and work in them. This HIA seeks to identify the potential beneficial and adverse effects of the Proposed Development on the wider determinants of human health and demonstrate how the Proposed Development will enhance beneficial effects through its design and delivery. This will be achieved by reviewing the Proposed Development against the matrix contained in the Healthy Urban Development Unit Rapid HIA Tool (October 2019) ('the HUDU tool'), to demonstrate how health considerations have been incorporated into the proposals.
- 1.5.3 The assessment method has been selected to be proportionate to the scale of the development. Whilst the HUDU tool is primarily used to assess residential developments, it is a useful tool for identifying potential impacts for all developments, as it can be adapted as applicable and as noted throughout this HIA.
- 1.5.4 To ensure that the HIA would take the most appropriate approach, consultation with RBC's Public Health team was requested but no response was received. The scope of the HIA is set out in **Section 2**.
- 1.5.5 This report sets out:
- **Section 2: Method and Scope** – outlines how the HUDU HIA matrix tool has been utilised and how it is applicable and appropriate to the Proposed Development;

- **Section 3: Planning Policy** – sets out national and local legislation, policy and guidance relevant to planning, health and wellbeing;
- **Section 4: Health Characteristics** – describes the existing health characteristics within Rochdale and identifies sensitive receptors to the Proposed Development;
- **Section 5: Health Assessment** – contains the assessment of health impacts based on the completed matrix of the HUDU HIA tool; and
- **Section 6: Summary and Conclusion** – provides an overview of the outputs of the HIA and concluding remarks.

2 Method and Scope

2.1 Introduction

- 2.1.1 This section sets out the methodology and scope of this rapid HIA, including consideration of how health is defined for the purposes of the HIA, and the methodology selected to be proportionate to the type and scale of the Proposed Development.

2.2 Methodology

- 2.2.1 The objectives of HIA are to:

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

- 2.2.2 In the assessment, the HIA considers a broad range of social determinants of health and the pathways by which new developments can positively and negatively affect both individual and community health. Social and economic factors are typically the main determinants of health, although the provision of health services and environmental factors, such as pollution, can play an important role. How health is defined for the purposes of the assessment is covered in **Section 2.4** of this report.

- 2.2.3 The methodology used in this HIA has been selected to be proportionate to the scale and nature of Proposed Development, with the health effects of the Proposed Development assessed and documented through the completion of the matrix in the HUDU tool.

- 2.2.4 The HUDU tool aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. The HUDU tool allows for an HIA that uses existing evidence to quickly assess the impacts of a development plan or proposal.

- 2.2.5 The way that the HUDU tool has been created helps to identify those determinants of health that are likely to be influenced by a specific development proposal. However, 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 in the tool are relevant to every project but helps focus on the key impacts of the development. For example, issues relating to housing may not be relevant, but questions regarding accessibility or energy use may still be appropriate. These instances have been clearly noted within the assessment. Elements which are not applicable to the Proposed Development have also been noted. Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development.

- 2.2.6 Completing the HUDU tool matrix allows a review of the Proposed Development to enable the health impacts of a development proposal to be identified in a way that is proportionate to the type and scale of the Proposed Development. The completed tool matrix also provides a quick reference guide on where planning application documents with more information on the potential health effects identified can be found.

- 2.2.7 **Section 5** shows the completed matrix for the Proposed Development and cross-refers to the other plans, reports and statements submitted with the planning application that set out in greater detail both the assessment of effects and the way effects can be mitigated.

- 2.2.8 Consideration has been given to the local health characteristics of the communities of Rochdale when assessing health effects, which allows particular health issues in the area to be identified, as well as any vulnerable groups that may be inequitably affected by health impacts. The health baseline is contained within **Section 4** of this HIA report.

2.3 Scope of the HIA

- 2.3.1 The scope of the HIA in relation to the wider determinants of health and the study area is described below.

2.4 Defining Health and Health Determinants

- 2.4.1 The established definition of health from the World Health Planning (WHO) is that “*Health is a state of complete physical, social and mental wellbeing and not simply the absence of disease or infirmity.*”¹ This assessment uses the WHO definition of health, recognising that although illness and disease (mortality and morbidity) are useful ways of understanding and measuring health, they need to be fitted within a broader understanding of health and wellbeing to be properly useful.

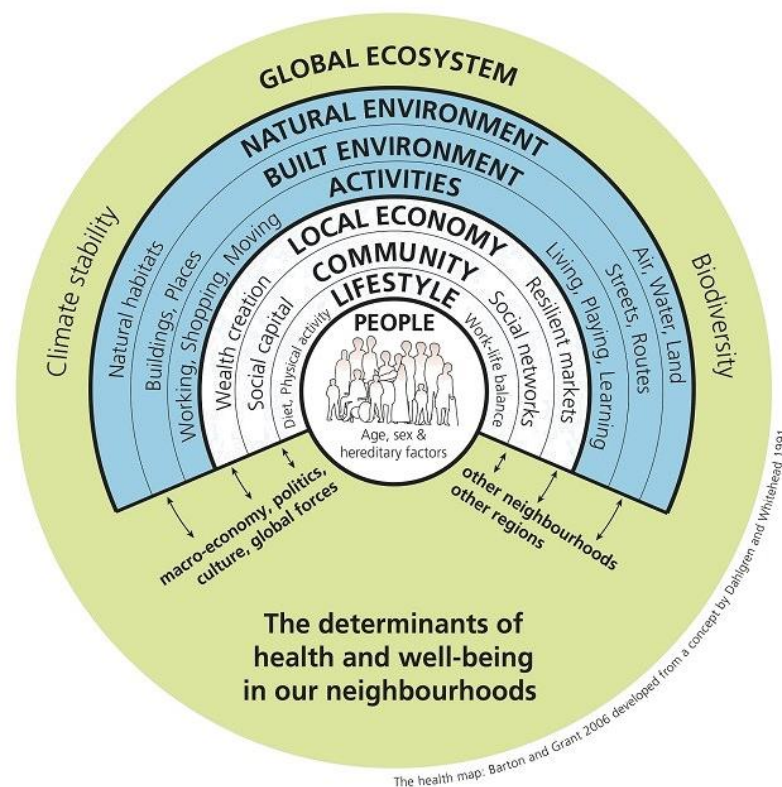


Figure 2.1 The Determinants of Health and Wellbeing (Stantec, adopted from Dahlgren and Whitehead, 1991).

- 2.4.2 The definition of health reflects the understanding that an individual's inherited traits interact with lifestyle, community, environmental, social and economic factors as well as a much wider range of issues to determine their health outcomes, as shown in **Figure 2.1**.
- 2.4.3 **Table 2.1** shows links between health outcomes and health determinants or themes in the HUDU toolkit. By assessing the Proposed Development against each of these determinants it

¹ World Health Organization; Preamble to the Constitution of the World Health Organization as adopted by the International Health Conference, New York, 19-22 June 1946, and entered into force on 7 April 1948

is possible to identify the effect of the Proposed Development on the health and wellbeing of local communities. The assessment has been undertaken against the determinants of health (or health themes) in the table, as shown within **Appendix B**.

Table 2.1: Assessment Themes and Potential Health Impacts adapted from the HUDU Rapid HIA Tool (October 2019).

Themes	Potential Health Impacts
1. Housing quality and Design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.
2. Access to healthcare and social care services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
3. Access to open space and nature	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
4. Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.
5. Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.
6. Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns. New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the Proposed Development to major accidents or disasters that are relevant to that development.

Themes	Potential Health Impacts
7. Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
8. Access to work and training	Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
9. Social cohesion and inclusive design	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.
10. Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
11. Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

2.5 Study Area

- 2.5.1 Health impacts arise from many different determinants of health, and distribution of effects varies by determinant. Furthermore, data is not always available at the same scale, all of which necessitates a range of study areas to be considered in HIA for baseline data collection and analysis.
- 2.5.2 A local study area ('LSA') has been determined to assess the general population and health baseline for the Proposed Development. The LSA comprises four middle super-output areas ('MSOAs') that encompass the Proposed Development Site and the surrounding area. The LSA includes the following MSOAs: Rochdale 001, Rochdale 002, Rochdale 003 and Rochdale 004.
- 2.5.3 Borough (Rochdale), regional (North West) and national (England) level data are used as comparators to contextualise LSA data.

- 2.5.4 The methodology used in this HIA has been selected to be proportionate to the scale and nature of the Proposed Development.

3 Planning Policy

- 3.1.1 The Proposed Development is situated within the administrative boundary of Rochdale Borough Council. Policies relevant to this administrative area and national policies are set out below.

3.2 National Legislation and Planning Policy

Health and Social Care Act (2012) and Health and Care Act (2022)

- 3.2.1 The Health and Social Care Act (2012)² introduced a duty upon local authorities to “*take such steps as it considers appropriate for improving the health of the people in its area*”. The Health and Care Act (2022)³ came into force on July 1st, 2022, and repeals some sections of the 2012 Act. However, the principles to improve health and social outcomes at a local level remain consistent.

National Planning Policy Framework (NPPF) (2023)

- 3.2.2 The NPPF⁴ (published March 2012, last updated December 2023) identifies the key principles in relation to health that local planning authorities should consider. In particular, paragraph 96 states that decisions should aim to achieve the following key features to a healthy and safe community:
- a. *“Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b. *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear, and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and*
 - c. *Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

Planning Practice Guidance

- 3.2.3 The Planning Practice Guidance⁵ (“PPG”, live document) supports the NPPF health and wellbeing objectives. The PPG states that health, wellbeing, and health infrastructure should

² HM Government Department of Health & Social Care (2012) Health and Social Care Act 2012. Available at: [Health and Social Care Act 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2012/36/contents)

³ HM Government Department of Health & Social Care (2022) Health and Care Act 2022. Available at: [health-and-care-act-2022-summary-and-additional-measures-impact-assessment.pdf \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/104444/health-and-care-act-2022-summary-and-additional-measures-impact-assessment.pdf)

⁴ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Available at: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/96321/nppf-2021.pdf)

⁵ HM Government Department for Levelling Up, Housing and Communities; Ministry of Housing, Communities & Local Government (live document) National Planning Practice Guidance (NPPG). Available: [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-practice-guidance)

be considered in plan making and decision making, recognising the causal relationship between health and wellbeing and the built and natural environment.

3.3 Local Planning Policy

Rochdale Core Strategy (October 2016)

- 3.3.1 The Core Strategy⁶ sets out the long term spatial strategy for future development across Rochdale Borough up to 2028. The vision for Rochdale is based on the Sustainable Development Principle set out in the NPPF and throughout the Core Strategy, with reference made to the need to create sustainable, safe and healthy communities.
- 3.3.2 One of the key strategic objectives within the Core Strategy is SO2 ('To create successful and healthy communities'), which sets out the following policies:
- C1 – Delivering the right amount of housing in the right places;
 - C3 – Delivering the right type of housing;
 - C4 – Providing affordable homes;
 - C6 – Improving health and wellbeing;
 - C7 – Delivering education facilities; and
 - C8 – Improving community, sport, leisure and cultural facilities.
- 3.3.3 Policy C6 states that an HIA will be sought for major planning applications, and Rochdale's Validation Checklist requires an HIA to be undertaken for residential applications comprising 150 dwellings or greater.
- 3.3.4 Other policies within the Core Strategy which support the protection and promotion of health and wellbeing, and Supplementary Planning Documents ('SPDs'), include:
- P3 – Improving design of new development;
 - G1 – Tackling and adapting to climate change;
 - G6 – Enhancing green infrastructure;
 - G7 – Increasing the value of biodiversity and geodiversity;
 - G9 – Reducing the impact of pollution, contamination and land instability;
 - T1 – Delivering sustainable transport;
 - T2 – Improving accessibility;
 - Affordable Housing SPD (2008);
 - Guidelines and standards for residential developments SPD (2016);

⁶ Rochdale Borough Council (2016) [Rochdale Core Strategy](#)

- Urban Design Guide SPD (2007); and
- Guidelines and standards for hot food takeaways SPD (2017).

Places for Everyone (Joint Development Plan Document)

- 3.3.5 Places for Everyone⁷ ('PfE') is a long-term development plan covering nine Greater Manchester districts including Rochdale which contains policies relating to jobs, new homes, and sustainable growth. The plan was submitted in 2022 to the Secretary of State for Levelling Up, Housing and Communities and was adopted in March 2024 by a number of local authorities, including RBC.
- 3.3.6 In addition to a specific policy related to health (Policy JP-P6), the PfE plan considers health throughout including the desire to reduce health disparities and promote health and wellbeing.
- 3.3.7 The Hollingworth Road land parcel is a residential allocation within the PfE plan ('Policy JP Allocation 20: Land North of Smithy Bridge').

Rochdale Borough Joint Strategic Needs Assessment (JSNA): The Building Blocks to Keep Life on Track – drafted in 2023

- 3.3.8 To improve health and wellbeing, the draft JSNA⁸ sets out priorities across three main themes, which have been influenced by the recent pandemic and other ongoing issues:
- Disease reduction;
 - Health determinants of health over the longer term – Early Years and Educational Catch-up, Work and Skills, Poverty and the cost of living crisis and helping those who have lost out on the basics; and
 - Mental wellbeing – Loneliness and Isolation, Increasing Physical Activity, Improving Resilience and Reducing Abuse.

Joint Health and Wellbeing Strategy (JHWS) for Rochdale Borough 2012-2015

- 3.3.9 The JHWS⁹ provides an overarching health and wellbeing strategy for Rochdale Borough. The existence of this document should be noted, but it is outdated and therefore has not been considered further in the assessment.

Rochdale Borough Healthy Lifestyles Strategy 2015-18

- 3.3.10 This strategy¹⁰ focusses on three broad life stages set out by Public Health England ('PHE'), with mental health and wellbeing running through all three. The life stages are:
- Starting Well;
 - Living Well; and
 - Ageing Well.

⁷ GMCA (2022) [Submission Documents - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://www.greatermanchester-ca.gov.uk)

⁸ Rochdale Borough Council (2023) [Rochdale Borough JSNA Draft v1.5.pdf](#)

⁹ Rochdale Borough Council (2012) [Joint Health and Wellbeing Strategy 2012-2015 \(rochdale.gov.uk\)](https://www.rochdale.gov.uk)

¹⁰ Rochdale Borough Council (2015) [Healthy Lifestyles Strategy 2015-18.pdf \(rochdale.gov.uk\)](https://www.rochdale.gov.uk)

Housing Strategy 2017-2022

- 3.3.11 This strategy¹¹ sets out the housing issues and challenges in Rochdale Borough and details the objectives and priorities that are most appropriate for the surrounding towns.

Equality, Diversity and Inclusion Strategy 2020-2024

- 3.3.12 This strategy¹² is a first for Rochdale Borough Council and Heywood, Middleton and Rochdale Clinical Commissioning Group (HMR CCG). These organisations came together to deliver health and social care to the borough of Rochdale through five main objectives:

- Objective 1: Reduce inequalities and improve outcomes.
- Objective 2: Embed Equality and Inclusion in our way of working and meet our statutory and mandatory requirements.
- Objective 3: Actively consult, engage, involve and communicate with our communities.
- Objective 4: Develop inclusive and reflective leadership, workforce and culture.
- Objective 5: Improve access to information services and data collection and usage.

New Housing and the Provision of Recreational Facilities Draft SPD 2019

- 3.3.13 The New Housing and the Provision of Recreational Facilities Draft SPD¹³ was produced in December 2019 and provides detail on the requirements for recreational facilities.

3.4 Summary

- 3.4.1 RBC has a specific policy requirement for an HIA to be undertaken in relation to the Proposed Development.
- 3.4.2 The method and scope of the HIA has been tailored to be proportionate to the scale and nature of the Proposed Development. The assessment makes use of the matrix of the HUDU tool to identify health effects. The completed matrix also cross references relevant documents submitted as part of the planning application, including technical assessment and/or mitigation measures that relate to the themes of the HUDU tool. Additional consideration has been given to local inequalities, with identification of vulnerable groups and assessment of the proposals on those populations.

¹¹ Rochdale Borough Council (2017) [Housing Strategy \(rochdale.gov.uk\)](https://www.rochdale.gov.uk/housing-strategy)

¹² Rochdale Borough Council (2020) [Joint Equality Diversity and Inclusion Strategy Appendix.pdf](#)

¹³ Rochdale Borough Council (2019) [New Housing and the Provision of Recreational Facilities Draft SPD 2019](#)

4 Health Characteristics

4.1 Introduction

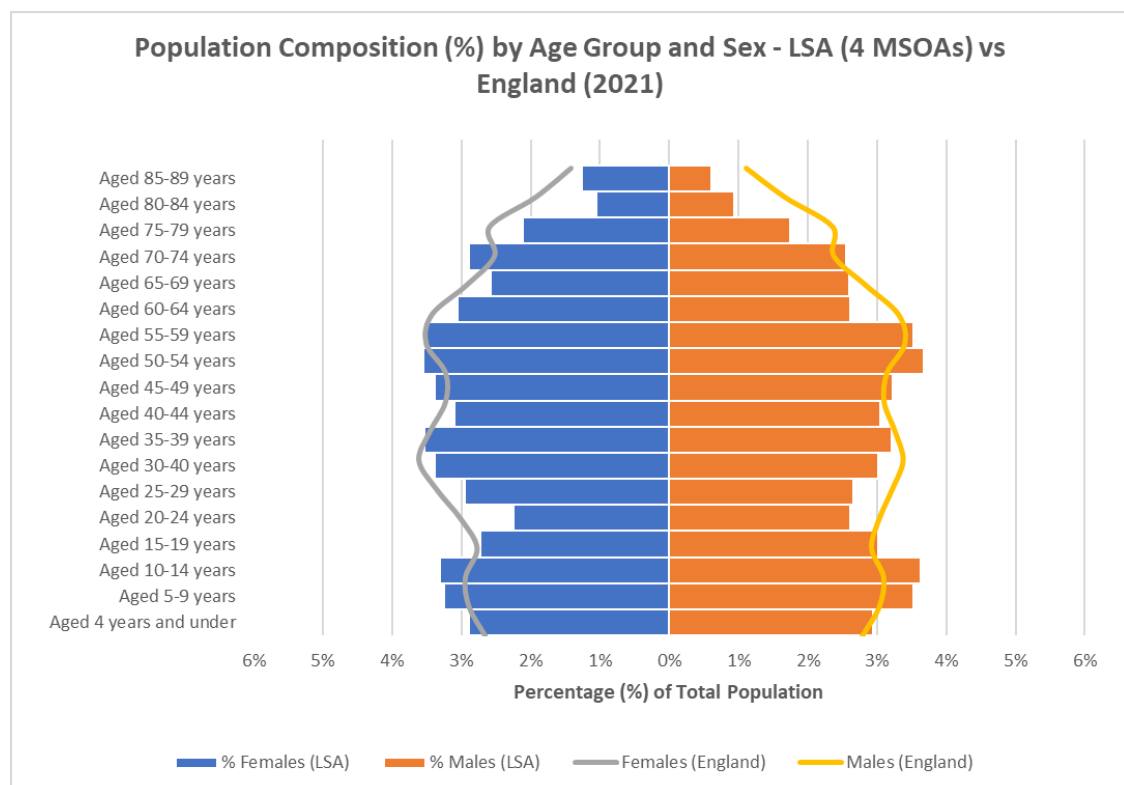
- 4.1.1 This section outlines the population and principal health characteristics of the communities around the Proposed Development Site, relevant to the assessment topics.
- 4.1.2 The purpose is to gain an understanding of the overall health of the population, identify sensitivities that could be affected by the Proposed Development, identify receptors within the local area that may be affected by the Proposed Development, and in particular any vulnerable groups that may be inequitably affected by the Proposed Development.

Population

4.1.3 Population Profile

- 4.1.4 In Rochdale, the population size has increased by 5.7%, from around 211,700 in 2011 to 223,800 in 2021. This is slightly higher than the increase for the North West (5.2%) and lower than the overall increase for England (6.6%) (ONS, 2022).
- 4.1.5 The Local Study Area ('LSA') has a total population of 27,965 and the age distribution is illustrated below in **Figure 4.1**. The population distribution of the LSA has a slightly higher percentage of people aged under 15 years (20.9%) compared to regional (18.8%) and national (18.6%) averages. There are fewer people of working age (aged 16-64 years) within the LSA (60.8%) compared to regional (62.5%) and national (63.0%) averages. The percentage of people aged over 65 is equal across the comparators.

Figure 4.1: Population Composition



Population Projections

- 4.1.6 The population in Rochdale is projected to increase from 223,198 in 2020 to 235,681 in 2030 (ONS, 2018). Similar to the regional and national averages, it is estimated that the number of people aged 65 years and over is set to increase over the next ten years. It is estimated that the percentage of people aged 65 years and over will increase from 16.6% in 2020 to 18.5% in 2030. The population aged 0-14 years in Rochdale is set to increase by 5.6% from 223,198 in 2020 to 235,681 by 2030. This also aligns with the regional and national population projections¹⁴.

Ethnicity

- 4.1.7 According to the 2021 Census, 84.9% of residents within the LSA are white, with non-white minorities representing the remaining 15.1%. Asian people (Asian, Asian British, or Asian Welsh) were the largest minority group, comprising 10.9% of the population, followed by mixed or multiple ethnic groups accounting for 1.6%, and then Black people (Black, Black British, Black Welsh, Caribbean or African), who account for 1.4% of the population, with other ethnic groups representing 1.3% (ONS, 2022).

Disability

- 4.1.8 In the LSA, 19% of people are disabled under the Equality Act. This is similar to the regional average (19.4%) but higher than the national average (17.3%) (ONS, 2022).

Health Profile

Life Expectancy and Healthy Life Expectancy

- 4.1.9 In Rochdale, life expectancy at birth for males is 75.2 years. This is lower than the regional (77.2 years) and national (78.7 years) averages. In Rochdale, life expectancy at birth for females is 80.4 years. This is lower than the regional (81.3 years) and national (82.8 years) averages. Life expectancy is 10.9 years lower for men and 6.8 years lower for women in the most deprived areas of Rochdale than in the least deprived areas (OHID, 2021).
- 4.1.10 Male healthy life expectancy ('HLE') in Rochdale is 57.8 years, which is lower than the average HLE for England (63.4 years). Female HLE in Rochdale is 58.7 years, which is lower than the average HLE for England (63.9 years) (ONS, 2017).

Adult Health

- 4.1.11 The rate for alcohol-related harm hospital admissions is 704 per 100,000 population, which is worse than the national average. The rate for self-harm hospital admissions is 229 per 100,000 population, worse than the average for England. Estimated levels of physically active adults (aged 19+) are worse than the England average. The rates of new sexually transmitted infections are lower than the national average. Additionally, the rate of those killed and seriously injured on the roads is lower than the UK average. The rate of new cases of tuberculosis is higher than the national average. The rates of violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases, under 75 mortality rate from cancer and employment (aged 16-64) are worse than the England average (OHID, 2019).

Child Health

- 4.1.12 In Year 6, 22.8% (677) of children are classified as obese, worse than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 48 per

¹⁴ [Subnational population projections for England - Office for National Statistics](#)

100,000 population, worse than the average for England. This represents 25 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score), breastfeeding and smoking in pregnancy are worse than the England average (OHID, 2019).

Wider Determinants of Health

Housing

- 4.1.13 Housing type and tenure and affordability for the LSA, North West and England are presented in **Table 4.1** and **Table 4.2**.

Table 4.1: Housing tenure (ONS, 2022)

	Location					
Tenure	LSA		North West		England	
Owned	7,702	66.1%	1,965,545	62.3%	14,369,065	61.3%
Shared ownership	64	0.5%	21,551	0.7%	235,951	1.0%
Social rented	1,931	16.6%	555,764	17.6%	4,005,663	17.1%
Private rented	1,942	16.7%	606,844	19.3%	4,794,889	20.5%
Lives rent free	11	0.1%	3,699	0.1%	30,517	0.1%
All households	11,650		3,153,403		23,436,085	

Table 4.2: Housing type (ONS, 2022)

	Location					
Type	LSA		North West		England	
Detached	2,185	18.8%	599,838	19.0%	5,368,859	22.9%
Semi-detached	3,899	33.5%	1,160,271	36.8%	7,378,304	31.5%
Terraced	4,222	36.2%	886,330	28.1%	5,381,432	23.0%
Purpose-build block of flats	1,078	9.3%	394,015	12.5%	3,999,771	17.1%
Part of a converted or shared house, including bedsits	79	0.7%	59,053	1.9%	821,153	3.5%
Part of another converted building	88	0.8%	22,246	0.7%	188,705	0.8%
In a commercial building	69	0.6%	22,714	0.7%	197,967	0.8%
A caravan or other mobile or	30	0.3%	8,937	0.3%	99,894	0.4%

	Location					
Type	LSA		North West		England	
temporary structure						
All households	11,650		3,153,403		23,436,085	

4.1.14 In terms of affordability, according to the most recent UK House Price Index England from March 2024¹⁵, the provisional average house price in Rochdale was £200,000, an increase from £191,538 in May 2023, equating to a 6.4% rise in price.

4.1.15 According to the drafted JSNA (2023)^{Error! Bookmark not defined.} the median housing affordability ratio for Rochdale was 6.41 in 2021, which is below the national average at 9.05. The affordability ratio for Rochdale has been steadily increasing over the past 10 years (from 4.5 in 2011). The average monthly private sector rent for a 2 bedroom property in Rochdale was £537 in 2021/2022 (Biannual 1).

4.1.16 The Housing Strategy 2017-2022 references the Strategic Housing Market Assessment ('SHMA'), published in 2015, which indicated an annual imbalance of 204 affordable dwellings across Rochdale. The findings from the SHMA indicated a need for affordable housing across the borough, to address shortfalls across a range of property sizes, including accommodation for older people.

Physical Activity

4.1.17 In Rochdale, 55.6% of adults meet the recommended 150 minutes of physical activity a week while 33.3% of the population were reported as inactive (Sport England, 2021¹⁶). This is lower than both the regional trend for the North West and the national trend for England.

Active Travel

4.1.18 According to Sport England (2021), the percentage of adults in Rochdale who walked for travel in the past year was 44.8%, which is lower than the regional (47.8%) and national (51.1%) averages.

4.1.19 The percentage of adults in Rochdale who cycled for travel in the past year was 4.4%, which is lower than the regional (9.4%) and national (12.0%) averages.

Pedestrian and Cycle Network

4.1.20 Several Public Rights of Way ('PRoW') traverse the Site, including Heald Lane, predominantly following boundary features, providing connectivity north to south. There are no segregated cycle facilities within the immediate vicinity of the Site, with cyclists expected to travel on-carriageway with general traffic. However, there is a traffic-free route just to the north of the Site where National Cycle Network ('NCN') Route 66 links Littleborough with Rochdale and West Yorkshire following the Rochdale Canal towpath.

¹⁵ HM Land Registry (2024) [UK House Price Index summary: March 2024 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/uk-house-price-index-summary-march-2024)

¹⁶ Sport England (2021) [Active Lives | Results \(sportengland.org\)](https://www.sportengland.org/active-lives/results)

Public Transport

- 4.1.21 The Site is in a sustainable location as it is well-related to existing transport links, including Littleborough and Smithy Bridge railway stations. Furthermore, the general location possesses good links for commuters to Manchester via rail and the M62 motorway. There are multiple bus stops along the boundary of the Site along Hollingworth Road and Lake Bank.
- 4.1.22 The nearest bus stops are located on the B6225 Hollingworth Road to the east of the Site and within 400m walking distance. Additional services are accessible from bus stops along Smithy Bridge Road and the A58, some 1km to the west and north of the Site respectively. This provides access to areas such as Rochdale town centre, Halifax town centre, and Milnrow.
- 4.1.23 The Site is located broadly equidistant from the Littleborough and Smithy Bridge railway stations, both of which are within 1-1.2km walking distance from the Site.

Air Quality

- 4.1.24 The Site is not located within an Air Quality Management Area ('AQMA') and is approximately 1.79km north from the nearest one (Rochdale AQMA).

Open Space, Sports Provision and Play Areas

- 4.1.25 To the immediate south of the Site is a large public park called Hollingworth Lake Country Park which is approximately 27.63ha¹⁷ in size with a lake, visitor facilities and trails. Hare Hill Park is located approximately 1km north east of the Site.
- 4.1.26 The current provision of sports facilities consists of Littleborough Sports Club which is located approximately 1.6km south of the Site and Hollingworth Leisure Park located 1.7km south west. Both sports facilities achieve the formal outdoor sports facilities accessibility standards set out in the Core Strategy (2016); however, there is limited provision of sports facilities, specifically to the north of the Site.
- 4.1.27 The current provision of play areas does not achieve the accessibility standards set out in the Core Strategy (2016). The closest play area is located approximately 150m from the western boundary of the Site near Smithy Bridge Road. Additionally, there is a play area located within Hare Hill Park.

Healthy Food Environment

- 4.1.28 According to MappingGM (2023), there are two allotments within 2km of the Site. The first is located 1.23km north east of the Site off Calderbrook Road. The second is located 1.3km north west of the Site near Brooklyn Avenue.
- 4.1.29 Data published by Public Health England (2018)¹⁸ shows that Rochdale has a very high density of hot food takeaways; 131.7 fast food outlets per 100,000 population. This density rating is much higher than the national average of 96.1 per 100,000.

Flood Risk

- 4.1.30 The entire Site is located in Flood Zone 1 (low risk) (Flood Risk Assessment, 2023).

¹⁷ Woodland Trust [Hollingworth Lake - Woodland Trust](#)

¹⁸ PHE (2018) [Fast food outlets: density by local authority in England - GOV.UK \(www.gov.uk\)](#)

Crime and Safety

- 4.1.31 MappingGM (2023)¹⁹ provides a map of data showing reported crimes from September 2017 within the immediate vicinity of the Site and within MSOA Rochdale 003. There have been three cases of violence and sexual offences, one case of public order, one case of criminal damage and arson, one case of vehicle crime and one case of other theft.

Healthcare Services

- 4.1.32 The Core Strategy (2016) sets out the accessibility standards for healthcare services as less than 400m from residential properties. There are currently no healthcare services within 400m of the Site; however, the Site is covered by the following health care services, located within 1km of the Site²⁰, shown in **Table 4.3** to **Table 4.5**. The HUDU standard of 1 GP for every 1,800 patients has been used to provide a high-level estimation of practice capacity.

Table 4.3: GP Provision

Name	Distance from Site (km)	Accepting new patients?	FTE GPs	Practice Patients	GP / Patient Ratio	Overcapacity?
GP Provision						
Trinity Medical Care	0.6	Yes	4.03	4,242	1,053	Under capacity
Pennine Surgery	0.7	Yes	1.47	3,602	2,456	Overcapacity
Littleborough Group Practice	0.8	Yes	5.23	8,599	1,645	Under capacity

- 4.1.33 A summary of local dental practices and nearby pharmacies is shown in **Table 4.4**, and **Table 4.5**, respectively.

- 4.1.34 There are 30 dental practices operating within the Rochdale Local Authority boundary, which encompasses Rochdale, Littleborough, Heywood and Middleton²¹. The majority of practices have been inspected by the Care Quality Commission ('CQC'). In these reports, the inspectors state the number of Dental Practitioners and Dental Nurses working at a practice. Where a practice is yet to be inspected by the CQC, we have searched the practice's website to find the team overview.

- 4.1.35 There were three practices that have no reports and no website, and so no reliable figure could be drawn for the number of practitioners or nurses working at these practices²². These practices have accordingly been excluded from the assessment.

Table 4.4: Dental Provision

Name	Address	Dentists	Nurses
Deeplish Dental Practice	1st Floor, Nye Bevan House, Rochdale, Lancashire, OL11 1DN	5	4
Mike Brown Dental	163 Drake Street, Rochdale, Lancashire, OL11 1EF	2	3

¹⁹ GMCA (2023) [MappingGM](#)

²⁰ NHS (April, 2024) [NHS services - NHS \(www.nhs.uk\)](#)

²¹ Source: Care Quality Commission (2023). Available online at: <https://www.cqc.org.uk/search/all>

²² These practices were Kirkholt Dental Centre, Croft Shifa Dental Practice, and Dale Street Dental Practice.

Name	Address	Dentists	Nurses
Drake Dental Practice	113 Drake Street, Rochdale, Lancashire, OL16 1PZ	5	12
One Dental	1 Milnrow Road, Rochdale, Greater Manchester, OL16 1UG	4	6
Roch Valley Dental	23 Roch Valley Way, Rochdale, Greater Manchester, OL11 4PZ	7	20
Mr John Booth - 4A Dental	4a Balderstone Road, Rochdale, Greater Manchester, OL11 2AJ	3	4
Waterside Dental Care	330 Yorkshire Street, Rochdale, Lancashire, OL16 2DS	2	4
Kirkholt Dental Centre	6-7 The Strand, Rochdale, OL11 2JG	-	-
Croft Shifa Dental Practice	Croft Shifa Health Centre, Rochdale, Greater Manchester, OL16 2UY	-	-
K.L.M. Dental	Croft Shifa Health Centre, Belfield Road, Rochdale, Greater Manchester, OL16 2UP	-	-
518 Dental	518 Bury Road, Rochdale, Lancashire, OL11 4DQ	4	-
Better Dental Ltd	758 Manchester Road, Rochdale, Lancashire, OL11 3AW	2	3
Edenfield Dental Care	386 Edenfield Road, Rochdale, Lancashire, OL12 7NH	4	6
Dale Street Dental Practice	36 Dale Street, Rochdale, Greater Manchester, OL16 4HS	1	4
Milnrow Center OF Dental Excellence	107 Dale Street, Milnrow, Rochdale, Lancashire, OL16 3NW	2	2
Bamford Dental Practice	Norden Road, Rochdale, Greater Manchester, OL11 5PT	12	19
Dentistry@442	442 Birch Road, Rochdale, Lancashire, OL12 9LH	2	2
Heywood Dental Practice	6 Manchester Street, Heywood, Lancashire, OL10 1DL	2	4
Tailor & Gibb	66 Church Street, Heywood, Lancashire, OL10 1LJ	4	6
York Street Dental Care	27 York Street, Heywood, Lancashire, OL10 4NN	4	2
DHS Dental Practice - Phoenix Centre	The Phoenix Centre, Heywood, Lancashire, OL10 1LR	2	3
Phoenix Centre	Church Street, Heywood, Lancashire, OL10 1LR	1	2
Hopwood Dental Practice	181 Manchester Road, Hopwood, Lancashire, OL10 2PP	3	3
Fletcher Fosbrook Dental Surgery	42 Market Street, Heywood, Lancashire, OL10 4LY	2	4
Littleborough Dental Practice	115 Featherstall Road, Littleborough, Lancashire, OL15 8JZ	5	6
MF Dental Littleborough	60 -62 Church Street, Littleborough, Lancashire, OL15 8AU	4	7
Church Street Dental Care	69 Church Street, Littleborough, Lancashire, OL15 8AB	1	4
Whittingham, Casserley & Chandy Dental Surgeons	Dental Surgery, 117 Long Street, Manchester, Lancashire, M24 6DL	7	22
Langley Dental Practice	215a Wood Street, Manchester, Lancashire, M24 5RU	11	13

Name	Address	Dentists	Nurses
Middleton Bank Dental	1 Long Street, Manchester, M24 6TE	4	5
Alkrington Dental	64 Mount Road, Manchester, Lancashire, M24 1DZ	1	4
Total		106	174

Source: Care Quality Commission (2023)

4.1.36 Cumulatively, there are 106 Dental Practitioners and 174 Dental Nurses, for 27 of the 30 Dental Practices where data was available. Based on the Rochdale population of 223,775 persons, this equates to one dental practitioner per 2,111 people. This figure is considerably lower than the 2,329 people per Dental Practitioner average for England²³. Dental provision is therefore deemed to be at an adequate level.

4.1.37 Table 4.5 shows that there are a number of local pharmacies within 5km of the Site.

Table 4.5: Pharmacy Provision

Name	Distance from Site (km)
Pharmacy Provision	
UNICARE Pharmacy	0.64
Lloyds Pharmacy	0.97
Cohens Chemist	1.13
Cohens Chemist	2.25
Belfield Pharmacy	2.57
Croft Shifa Pharmacy	2.89
4COURT Pharmacy	3.06
Rowlands Pharmacy	3.06

Education

4.1.38 The Core Strategy (2016) sets out accessibility standards from residential properties for primary schools (<400m) and secondary schools and post 16 colleges (30 minutes by public transport). The nearest educational facilities to the Site are detailed in **Table 4.4** below.

Table 4.4: Education Facilities

Name	Distance from Site (km)	Age	Capacity	Children Enrolled	Spare Capacity
Early Years					
Tinkerbelle Private Nursery	1	-	60	39	21
First Steps Private Day Nursery	1.4	-	34	41	-7
Little Sparks Wardle	2.34	-	45	84	-39
Primary Schools					
Smithy Bridge Foundation Primary School	0.89	3 - 11	450	435	15
St Mary's Roman Catholic Primary School	1.33	3 - 11	210	219	-9
St Andrew's Church of England Primary School	1.53	3 - 11	360	451	-91

²³ As stated in 16.8.13.

Name	Distance from Site (km)	Age	Capacity	Children Enrolled	Spare Capacity
Holy Trinity Church of England Primary School	1.65	4 - 11	220	215	5
Littleborough Community Primary School	2.21	3 - 11	465	363	102
Alice Ingham Roman Catholic Primary School	3	5 - 11	168	148	20
Secondary Schools					
Wardle Academy	2.45	11 - 16	1,200	1,296	-96
Hollingworth Academy	3.64	11 - 16	1,350	1,341	9
Falinge Park High School	4.4	11 - 16	1,338	1,352	-14
Kingsway Park High School	4.5	11 - 16	1,330	1,341	-11

Sources: MappingGM (2023), OntheGoMap and OFSTED.

Post-16 Colleges and Higher Education

- 4.1.39 Rochdale Sixth Form College is 5.28km from the Site. Within Greater Manchester, there are five universities: Bolton University, University of Salford, the Manchester Metropolitan University, University of Manchester and Royal Northern College of Music.

Special Educational Needs and Disability (SEND)

- 4.1.40 The Rochdale Borough Council SEND Alliance Strategy 2021-2026²⁴ reports “in 2019/2020, there were 5,913 children and young people aged 0-25 years with SEND in Rochdale” and “in 2020 there were 389 new requests made for an assessment for an Education Health and Care Plan in Rochdale.” Although lower than the national average, the numbers of children and young people with SEND is going up each year (up 56% in the last 3 years).

Employment

- 4.1.41 In Rochdale, 57.8% of people aged 16 years and over are economically active and 42.2% are economically inactive (ONS, 2022). In Rochdale, 65.7% of people are in employment, which is lower than regional (73.1%) and national (75.4%) averages (OHID, 2022). There is a much higher percentage of children under 16 in relative low-income families in Rochdale (32%) compared to regional (23.7%) and national averages (19.9%). Additionally, there is a higher percentage of children under 16 in absolute low-income families in Rochdale (22.7%) compared to regional (16.6%) and national averages (15.3%).
- 4.1.42 In terms of education, 20.7% of people in the LSA have no qualification, compared to 19.5% in the North West and 18.1% in England. Conversely, 28.3% of people in the LSA have a Level 4 qualification or above, compared to 31.2% in the North West and 33.9% in England (ONS, 2022).

Inequalities and Deprivation

- 4.1.43 The Indices of Multiple Deprivation 2019 shows statistics on the relative deprivation in small areas in England. The Index ranks every small area from 1 (most deprived area) to 32,844 (least deprived area). Deprivation ‘deciles’ are published alongside this which divides the ranked areas into 10 equal groups. These range from the most deprived 10% of small areas to the least deprived 10% of small areas.

²⁴ Rochdale Borough Council (2021) [Rochdale Borough Council SEND Alliance Strategy 2021-2026](#)

- 4.1.44 Almost one-third (32.8%) of the population in Rochdale are living in the most deprived 10% LSOA in Rochdale (Rochdale Borough Council, 2023). Rochdale ranks as the 20th most deprived Local Authority in England, with the highest proportion of neighbourhoods in the most deprived 10% of neighbourhoods nationally (IMD, 2019)²⁵. Levels of deprivation vary considerably across Rochdale with a sharp west to east divide, as illustrated in **Figure 4.2**.

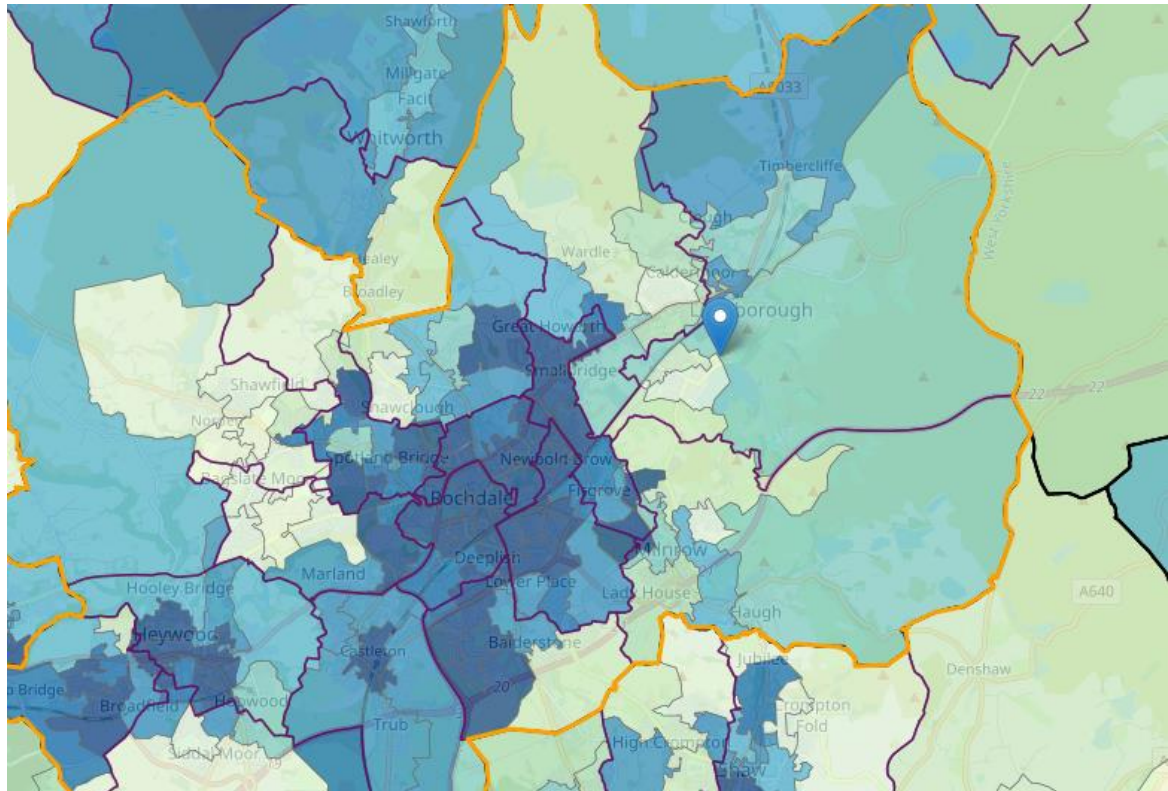


Figure 4.2: LSOA Rochdale 003C. Index of Multiple Deprivation (IMD).
Source: CLG Deprivation Mapper, 2019.

- 4.1.45 The LSOA that the majority of the Site is situated within (Rochdale 003C) is amongst the 50% most deprived neighbourhoods in the country. Looking at the seven domains of deprivation, the worst performing domains are Health Deprivation and Disability, ranking at 30% most deprived, Crime ranking at 30% most deprived and Living Environment at 20% most deprived.

4.2 Vulnerable Groups

- 4.2.1 The following groups have been identified as sensitive receptors to human health and are considered in the remainder of this assessment:

- Elderly populations;
- Children and young people;
- Pedestrians and cyclists; and
- People with or at risk of, pre-existing health conditions, including hypertension, diabetes, overweight or obesity, cardiovascular and respiratory disease, and mental health conditions including depression.

²⁵ [The English Indices of Deprivation 2019 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

4.3 Baseline Summary

- The population of Rochdale is increasing, and it grew by 5.7% between 2011 and 2021.
- The population of Rochdale is expected to age, and it is estimated that the percentage of people aged 65 years and over will increase by 16.6% in 2020 to 18.5% in 2030.
- Life expectancy in Rochdale is marginally lower than the regional and national averages.
- The health of people in Rochdale is generally worse than the England average. This includes higher rates of alcohol-related harm hospital admissions, rates for self-harm hospital admissions, the under 75 mortality rate from cardiovascular diseases and mortality rate from cancer.
- The health of children in Rochdale is worse than the national average. This includes obesity rates, rate for alcohol-specific hospital admissions among those under 18, levels of teenage pregnancy and smoking in pregnancy.
- Rochdale is one of the 20% most deprived districts / unitary authorities in England and about 21.2% (9,745) children live in low-income families.
- Life expectancy for both men and women is lower than the England average (OHID, 2019).

5 Health Assessment

5.1 Introduction

5.1.1 This section includes an assessment of the Proposed Development against HIA criteria set out in the HUDU tool in **Tables 5.1 to 5.10**. The assessment considers the following domains:

- Housing quality and design;
- Access to healthcare services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and lifetime neighbourhoods;
- Minimising the use of resources; and
- Climate change.

5.2 Housing Design and Affordability

Table 5.1: Housing Design and Affordability

1. Housing Design and Affordability				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	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 ✓ No N/A	In accordance with Policy JP-H3 in the adopted Places for Everyone plan; all new homes will be required to meet Building Regulations Part M4(2) for 'accessible and adaptable dwellings'. The Proposed Development will deliver M4(2) compliant housing within the affordable housing allocation. However, it is noted that the steep gradient present at the Site may prohibit the extent to which compliance with the M4(2) regulations can be achieved Therefore, the Proposed Development is considered to have a negative impact with respect to this determinant.	Positive Negative ✓ Neutral Uncertain	Housing to meet Building Regulations Part M4(2) for 'accessible and adaptable dwelling' where feasible in accordance with Policy JP-H3.
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 ✓ No N/A	No facilitation of housing to address needs of older people is indicated for the Proposed Development. The affordable housing allocation will be compliant with Building Regulations Part M4(2) for 'accessible and adaptable' dwellings. No provision is made for M4(3) 'wheelchair accessible' housing within the Proposed Development Site. There is no local policy requirement identified for M4(3) provision. It is also recognised that the natural gradient and topography of the Site may make some areas inaccessible to wheelchair users or people with limited mobility. Therefore, the Proposed Development is considered to have a negative impact with respect to this determinant.	Positive Negative ✓ Neutral Uncertain	Proportion of housing to meet Building Regulations Part M4(3) for 'wheelchair accessible' dwellings. Proportion (%) to be agreed with LPA based on local need.
3. Does the proposal include homes that can be adapted to support independent	Yes ✓ No N/A	For the residential element of the Proposed Development, it is proposed to provide two car parking spaces per dwelling in a form suitable for those with disabilities to use.	Positive Negative ✓ Neutral Uncertain	Housing to meet Building Regulations Part M4(2) for 'accessible and adaptable dwelling' where feasible in

1. Housing Design and Affordability				
living for older and disabled people?		No facilitation of housing to support independent living for older or disabled people is indicated for the Proposed Development. As above, the affordable housing allocation will be compliant with Building Regulations Part M4(2), however no provision is made for M4(3) 'wheelchair accessible' housing. Therefore, the Proposed Development is considered to have a negative impact with respect to this determinant.		accordance with Policy JP-H3.
4. Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes ✓ No N/A	In accordance with Policy JP-H 3 in the Places for Everyone plan, all new homes will meet the Nationally Described Space Standards (NDSS). Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	
5. Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The Proposed Development will deliver a range of housing types and tenures, including affordable homes in response to local housing need. The Core Strategy requires housing developments of 15 dwellings or more to provide a minimum of 7.5% affordable housing. The Site will deliver 15.1% affordable housing, which exceeds local policy requirements. Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	Recommendation: affordable housing provision should be tenure blind.
6. Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	The Energy Strategy Statement examines the feasibility of suitable Low to Zero Carbon (LZC) sources, high-efficiency alternative systems, and low carbon energy efficiency measures. Provisional SAP assessment of house types proposed demonstrates that baseline Part L compliant emissions for the development will be 471,097.00kgCO₂ per annum, with an energy demand of 2,277,837.00kWh per annum. A baseline total energy demand has been established for the development. The carbon emissions for the development at Littleborough - Hollingworth Road is	Positive ✓ Negative Neutral Uncertain	None.

1. Housing Design and Affordability

		calculated to be 345,622.37 kgCO₂ per annum. This represents an initial saving of 5.97% over the Part L1 compliant figure of 367,582.67 kg per annum. Furthermore, the Proposed Development supports the following energy hierarchy: • Be Lean - Reducing energy needs through improved design and construction. • Be Clean - Supply energy efficiently through the use of decentralised energy where feasible. • Be Green - Further reduce CO₂ emissions through the use of onsite renewable sources, where practical. The following energy efficient systems are proposed: • Low energy lighting (efficacy ≥ 45lm/W) • Mains gas boiler • Shower Save (WWHRS) • Hot water cylinder • Heating controls • Advanced controls • Ventilation system Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.		
--	--	--	--	--

5.3 Access to Health and Social Care Services and Other Social Infrastructure

Table 5.2: Access to Health and Social Care Services and Other Social Infrastructure

2. Access to Health and Social Care Services and Other Social Infrastructure				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
7. Does the proposal retain or re-provide existing social infrastructure?	Yes No N/A ✓	There is no existing social infrastructure to be retained or re-provided as part of the Proposed Development. The Proposed Development will retain and integrate much of the existing PRoW which traverse the Site into the layout of the Proposed Development with some minor diversions to incorporate landscape features. Therefore, the Proposed Development is considered to have a neutral impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	None.
8. Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	Yes ✓ No N/A	A high-level assessment of the impact of the Proposed Development on GP capacity is provided in response to Q.9 below (see also Chapter 16 Socioeconomics, Environmental Statement). The Core Strategy (2016) sets out the accessibility standards for healthcare services as less than 400m from residential properties. There are currently no healthcare services within 400m of the Site. Section 4 of this HIA indicates that there are three GP practices located within 1km of the Site that include the Site within their catchments. Two practices are assessed as operating under capacity as one is assessed as operating over capacity. An attempt was made to contact the LPA public health team via email and telephone in relation to the HIA, but no response was received.	Positive Negative Neutral ✓ Uncertain	Development may include financial contribution to health care provision where required, subject to S106 Agreement.
9. Does the proposal include the provision, or replacement of a healthcare	Yes No ✓ N/A	The Proposed Development does not include the provision of or replacement of a healthcare facility.	Positive Negative	Development may include financial contribution to health care provision

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

facility and does the facility meet NHS requirements?	It is expected that the Proposed Development will cause an increased demand on healthcare facilities due to the influx of new residents; however, it is anticipated that a number of future residents will already reside locally and therefore may already be registered with a local GP practice. The baseline section (Table 4.3, and below) presents GP capacity within 1km of the Site. Two practices are assessed as being under capacity and therefore capable of absorbing some of the new demand generated as a result of the Proposed Development. Due to wider demands and pressure on the local health service, as assessed in Environmental Statement: Volume 2, Chapter 10 Socioeconomics, further mitigation may be required to support local healthcare provision and offset cumulative demand in the form of a financial contribution.	Neutral Uncertain✓	where required, subject to S106 Agreement.																																			
	<table><tr><th>Name</th><th>Distance from Site (km)</th><th>Accepting new patients ?</th><th>FTE GPs</th><th>Practice Patients</th><th>GP / Patient Ratio</th><th>Overcapacity?</th></tr><tr><td colspan="7">GP Provision</td></tr><tr><td>Trinity Medical Care</td><td>0.6</td><td>Yes</td><td>2.96</td><td>4,198</td><td>1,418</td><td>Under capacity</td></tr><tr><td>Pennine Surgery</td><td>0.7</td><td>Yes</td><td>1.47</td><td>3,547</td><td>2,418</td><td>Overcapacity</td></tr><tr><td>Littleborough Group Practice</td><td>0.8</td><td>Yes</td><td>5.01</td><td>8,659</td><td>1,727</td><td>Under capacity</td></tr></table>			Name	Distance from Site (km)	Accepting new patients ?	FTE GPs	Practice Patients	GP / Patient Ratio	Overcapacity?	GP Provision							Trinity Medical Care	0.6	Yes	2.96	4,198	1,418	Under capacity	Pennine Surgery	0.7	Yes	1.47	3,547	2,418	Overcapacity	Littleborough Group Practice	0.8	Yes	5.01	8,659	1,727	Under capacity
	Name			Distance from Site (km)	Accepting new patients ?	FTE GPs	Practice Patients	GP / Patient Ratio	Overcapacity?																													
	GP Provision																																					
	Trinity Medical Care			0.6	Yes	2.96	4,198	1,418	Under capacity																													
Pennine Surgery	0.7	Yes	1.47	3,547	2,418	Overcapacity																																
Littleborough Group Practice	0.8	Yes	5.01	8,659	1,727	Under capacity																																
Tables 4.4 and 4.5 demonstrate that there are seven dental practices and eight pharmacies within 5 km of the Site.																																						
Therefore, the Proposed Development is considered to have an uncertain impact with respect to this determinant.																																						

2. 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. schools and community facilities?	Yes ✓ No N/A	Chapter 10 Socioeconomics of the Environmental Statement: Volume 2 (Stantec, 2024) details that the Proposed Development will generate demand for 21 nursery places and 114 primary school places, equating to 3.8 (4) forms of primary provision, and 82 secondary school places, equating to 2.8 (3) forms of secondary education. The Proposed Development includes the provision of a new primary school and nursery with an expected capacity of 420 primary school places and 26 nursery places. Existing local capacity is estimated at 150 places, which is also judged to be able to accommodate demand generated by the Proposed Development. The proposed nursery provision will be able to accommodate demand generated for nursery places. However, the Socioeconomic assessment (Environmental Statement: Volume 2, Chapter 10) details that there is currently a shortfall in nursery and high school places available locally. Depending on phasing and delivery of the education/nursery facilities, mitigation may be required to support demand arising from the Proposed Development until the facilities become operational. The Socioeconomic Assessment (Environmental Statement: Volume 2, Chapter 10) also details a shortfall in current secondary school places, with capacity currently exceeded by 112 places. The Proposed Development will generate demand for 82 secondary school places, which is likely to result in a negative impact without further mitigation. No other community facilities are included within the Proposed Development. The Site is well-served in terms of location and travel options which provide access to nearby community facilities in Rochdale and Halifax town centres and Milnrow. Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	Development may include financial contribution to early years and education provision where required, subject to S106 Agreement.
11. Does the proposal explore opportunities for	Yes ✓ No N/A	The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which are to be used for formal and informal recreation.	Positive Negative Neutral ✓	Explore opportunities to support and/or fund shared

2. Access to Health and Social Care Services and Other Social Infrastructure				
shared community use and co-location of services?		Further opportunities could potentially be provided for shared community uses within the Proposed school Site. Therefore, the Proposed Development is considered to have a neutral impact with respect to this determinant.	Uncertain	community services at or near the Site.

5.4 Access to Open Space and Nature

Table 5.3: Access to Open Space and Nature

1. Access to Open Space and Nature				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
12. Does the proposal retain and enhance existing open and natural spaces?	Yes ✓ No N/A	The Site comprises land predominantly used for grazing of cattle with field boundaries enclosed by dry stone walls and hedgerows. There are eight parcels of land in total surrounding Lower Cleggswood Farm which is central to the Site and accessed via Heald Lane which runs south to Lake Bank. Heald Lane is a PRow. The south eastern part of the Site comprises a public car park for visitors to Hollingworth Lake. The Rochdale Core Strategy's Objective C1 ('Delivering the right amount of homes in the right places') states the objective to maximise the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land. The Proposed Development does not fully align with this objective, but it does provide for new open and public green spaces within the Proposed Development. The development will include the provision of approximately 7ha of open space for the Hollingworth Road land parcel and 0.67 ha of meadow open space will be created at the Rakewood Road land parcel in addition to 0.76 ha of native scrub and groundcover. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	None.
13. In areas of deficiency, does the proposal provide new open or natural space,	Yes ✓ No N/A	As detailed within the baseline, to the immediate south of the Site is a large public park called Hollingworth Lake Country Park which is approximately 27.63ha in size with a lake, visitor facilities and trails. Hare Hill Park is located approximately 1km north east of the Site.	Positive ✓ Negative Neutral	None.

1. Access to Open Space and Nature				
or improve access to existing spaces?		There is not judged to be a deficiency in open or natural spaces available locally. The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and public open space which are to be used for formal and informal recreation. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Uncertain	
14. Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	Hard play spaces, sports pitches, and informal play spaces (including a NEAP and LEAP) will be located adjacent to the school in the south eastern portion of the Site. Existing provision of play areas does not achieve the accessibility standards set out in the Core Strategy (2016). The closest play area is located approximately 150m from the western boundary of the Site near Smithy Bridge Road. Additionally, there is a play area located within Hare Hill Park (1km from the Site). The proposed onsite children's play provision meets accessibility standards for a NEAP located within 1km of residential properties. The Proposed Development includes the provision of PROWs, landscape measures, and open space can be used for informal play and recreation. Existing provision of sports facilities consists of Littleborough Sports Club, which is located approximately 1.6km south of the Site, and Hollingworth Leisure Park located 1.7km south west. Both sports facilities achieve the formal outdoor sports facilities accessibility standards set out in the Core Strategy (2016). No formal sports provision is included within the residential portion of the Site. Some sports provision may come forward as part of a reserved matters application for the proposed primary school, for which outline planning permission is sought. The Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.
15. Does the proposal provide links between open	Yes ✓ No N/A	As detailed by the Transport Assessment, the residential land areas will be interspersed with open space, green infrastructure, and footpaths. It is envisaged that the majority of existing PROW which traverse the Site can be retained and	Positive ✓ Negative	None.

1. Access to Open Space and Nature				
and natural spaces and the public realm?		integrated into the layout of the Proposed Development with some minor diversions to ensure the Site delivers a high-quality design. The open space has been designed to encourage active play, movement and leisure through the inclusion of footways and play spaces. The POS will include paths and play spaces to encourage time spend within green and natural spaces onsite. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Neutral Uncertain	
16. Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	As detailed within the Environment Statement: Volume 2 Chapter 10: Socioeconomics, the Site benefits from existing landscape buffers on the south eastern boundary which provide mitigation of visual effects, and these will be further enhanced through the landscaping masterplan for the Proposed Development. Existing trees and planting will be retained where possible and enhanced by additional landscape treatment through street trees, attractive public realm and local green spaces. Residential land areas will be interspersed with open space, green infrastructure, and footpaths. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.
17. Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	The Proposed Development will have an open space management plan capable of being secured via a planning condition. Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.	Positive Negative Neutral Uncertain	Open space management plan to be secured by planning condition.

5.5 Air Quality, Noise and Neighbourhood Amenity

Table 5.4: Air Quality, Noise and Neighbourhood Amenity

2. Air Quality, Noise and Neighbourhood Amenity				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
18. Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	During the construction phase of the Development, there is the potential for the generation of dust and particulate matter by construction activity (including excavation, ground works, cutting, construction, concrete batching and storage of materials which have the potential to result in fugitive dust emissions). Large amounts of dust generation can cause respiratory and cardiovascular health problems and irritate eyes, throat and skin and therefore, if not controlled, the construction phase could have adverse effects on the surrounding residents and users of facilities nearby the Site. The Air Quality Chapter (Environment Statement: Volume 2, Chapter 8) identifies that construction dust effects of the Proposed Development on human health are low risk. Mitigation measures such as reducing road traffic emissions are set out in the Construction Environment Management Plan ('CEMP'), The CEMP outlines measures to control and minimise the risk of adverse effects from construction activities such as assessing the use of Heavy Goods Vehicles ('HGV'). Similarly, noise impacts that may arise during the construction phase of the Development will be managed through the implementation of the CEMP. The Noise and Vibration Chapter (Environment Statement: Volume 2, Chapter 9) states that good industry standards and best practice procedures will be implemented through a CEMP to mitigate noise and vibration impacts during the construction phase. The CEMP details that no construction work will take place outside of the following hours: • 07:30 – 18:00 Monday to Friday • 08:00 – 13:00 Saturdays	Positive Negative Neutral ✓ Uncertain	Implementation of the CEMP to be secured via planning condition.

2. Air Quality, Noise and Neighbourhood Amenity				
		No construction work will be carried out on Sundays or bank holidays. The CEMP's Table 1: Noise Vibration Mitigation and Control Measures outlines full mitigation with respect to noise and vibration. The CEMP's Table 2: Air Quality Mitigation and Control Measures outlines full mitigation with respect to air quality and dust management. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.		
19. Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	For the construction phase, the CEMP's Table 2: Air Quality Mitigation and Control Measures details the following with respect to operating vehicles/machinery and sustainable travel during the construction phase: - Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes. No idling vehicles or plant onsite. - Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable. - Impose and signpost a maximum speed limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas. The application for the Proposed Development is supported by a Framework Travel Plan (FTP) which aims to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport. This includes: - Measures to encourage walking such as clear signage of pedestrian routes within and adjacent to the Site; and - Promotion of car sharing schemes for people who travel to the same location each day. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	All mitigation measures with respect to this determinant will be outlined within the CEMP and the Framework Travel Plan.

2. Air Quality, Noise and Neighbourhood Amenity

20. Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes ✓ No N/A	The CEMP's Table 2: Air Quality Mitigation and Control Measures details the following with respect to operating vehicles/machinery and sustainable travel during the construction phase: - Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes. No idling vehicles or plant onsite. - Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable. - Impose and signpost a maximum speed limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas. The application for the Proposed Development is supported by a Framework Travel Plan ('FTP') which aims to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport, reducing noise pollution caused by traffic. No commercial uses are proposed as part of the Development. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	All mitigation measures with respect to this determinant will be outlined within the CEMP and the Framework Travel Plan.
---	-----------------------------	---	---	---

5.6 Accessibility and Active Travel

Table 5.5: Accessibility and Active Travel

3. Accessibility and Active Travel				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
21. Does the proposal address the ten Healthy Streets indicators ²⁶ ?	Yes ✓ No N/A	With respect to each of the following determinants, the application for the Proposed Development is supported by a FTP which aims to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport. The proposal addresses the Healthy Streets indicators in the following ways: • Everyone feels welcome: The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which are to be used for formal and informal recreation. • Easy to cross: There is a level crossing across Smithy Bridge which is controlled by automatic barriers. • Shade and shelter: As detailed in Environment Statement: Volume 2 Chapter 10: Socioeconomics, the Site benefits from existing landscape buffers on the south eastern boundary which provide mitigation of visual effects, and these will be further enhanced through the landscaping masterplan for the Proposed Development. Existing trees and planting will be retained where possible and enhanced by additional landscape treatment through street trees, attractive public realm and local green spaces. • Places to stop and rest: Residential land areas will be interspersed with open space, green infrastructure, and footpaths. • Not too noisy: Good industry standards and best practice procedures will be implemented through a CEMP to mitigate noise and vibration impacts during the construction phase. This is further detailed in Q18.	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan is considered sufficient. It is recommended to provide accessible means of walking, such as stairs or ramps, in areas of steep topography onsite.

²⁶ [What is Healthy Streets? — Healthy Streets](#)

3. Accessibility and Active Travel				
		• People choose to walk and cycle: The FTP will aim to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport. • People feel safe: With respect to traffic safety onsite and in the surrounding area, the Transport Assessment details that the accident record and local knowledge does not suggest any unusual safety issues. Furthermore, existing PROW and pedestrian infrastructure is considered good. However, there are no segregated cycle facilities within the immediate vicinity of the Site, with cyclists expected to travel on-carriageway with general traffic. The FTP will seek to encourage residents to use sustainable modes of transports, and aim prioritise feelings of safety to achieve this objective. • Things to see and do: As detailed earlier in this report, there is a range of local amenities in close proximity to the Site, including food stores cafés, restaurants, takeaways, newsagents and retail stores. There is also a range of local education facilities within 1km of the Site, a number of sports facilities including Hollingworth Lake Water Activity Centre. The Bridge Centre is located ~475m west and serves the local community as a hub holding weekly events and providing a place to gather all ages within the community. • People feel relaxed: Traffic calming measures are to be provided along Hollingworth Road, and the TA notes that there are not any unusual safety issues with respect to the local accident record. Furthermore, the Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which is shown to be associated with relaxation. • Clean air: The FTP will aim to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		
22. Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes ✓ No N/A	The application for the Proposed Development is supported by a FTP which aims to minimise the number of car trips generated by the Proposed Development and encourage residents to use sustainable modes of transport. The Proposed Development includes the construction of pedestrian accesses. As detailed in the Transport Assessment , a series of pedestrian enhancements are	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan is considered sufficient.

3. Accessibility and Active Travel				
		to be brought forward which will enhance the connectivity of the Proposed Development. According to the Transport Assessment, the internal Site layout has been designed to promote active and sustainable travel. Correspondingly, the majority of existing PRow which traverse the Site can be retained and integrated into the layout of the Proposed Development with some minor diversions to ensure the Site delivers a high-quality design. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		Maintenance of landscaping and public realm spaces to ensure they remain attractive to residents and users of the Development via implementation of a Landscape Management Plan. It is recommended to provide accessible means of walking, such as stairs or ramps, in areas of steep topography onsite.
23. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	The Transport Assessment details that despite the rurality of the Site's surrounding area, there are many Public Rights of Way (PRow) provided. The Proposed Development envisages that the majority of existing PRow which traverse the Site can be retained and integrated into the layout of the Proposed Development with some minor diversions to ensure the Site delivers a high-quality design. However, there are no segregated cycle facilities within the immediate vicinity of the Site, with cyclists expected to travel on-carriageway with general traffic. According to Environment Statement: Volume 2 Chapter 10: Traffic and Transport, the internal Site layout will be designed to promote active and sustainable travel. Correspondingly, the majority of existing PRow which traverse the Site can be retained and integrated into the layout of the Proposed Development with some minor diversions to ensure the Site delivers a high-quality design. Cycle parking for each dwelling will be provided within the curtilage of each dwelling. The number of parking spaces to be allocated within the primary school will be determined during the reserved matters application stage.	Positive ✓ Negative Neutral Uncertain	The mitigations outlined the Transport Assessment and Framework Travel Plan are considered sufficient.

3. Accessibility and Active Travel				
		Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		
24. Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	There are no segregated cycle facilities within the immediate vicinity of the Site, with cyclists expected to travel on-carriageway with general traffic. However, there is a traffic-free route just to the north of the Site where NCN Route 66 links Littleborough with Rochdale and West Yorkshire following the Rochdale Canal towpath. The Transport Assessment determines that the Proposed Development is well placed to take advantage of the cycle connections around Littleborough. In summary, it is considered that cycling could be a realistic mode of travel for both short distance trips between home and work (for residents who work locally) or between home and transport interchanges (i.e., rail and Metrolink stations, for residents who work beyond the borough), and long-distance trips for leisure. Furthermore, the transport assessment concludes that, upon implementation of the pedestrian improvements, walking will be a feasible and sustainable mode of travel for many residents for short trips (i.e. to the bus stops, rail stations, or to local shops). Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan is considered sufficient.
25. Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	With respect to traffic safety onsite and in the surrounding area, the Transport Assessment details that the accident record and local knowledge does not suggest any unusual safety issues. Furthermore, existing PROW and pedestrian infrastructure is considered good. However, there are no segregated cycle facilities within the immediate vicinity of the Site, with cyclists expected to travel on-carriageway with general traffic. Traffic calming and parking management measures are to be provided along Hollingworth Road. During the construction phase, construction traffic will be managed in accordance with the CEMP. Once operational, vehicles proceeding through the Site will be	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan are considered sufficient. CEMP to be secured by a planning condition and implemented throughout the construction phase.

3. Accessibility and Active Travel				
		subject to limited speeds and will have a distinct separation from pedestrian routes to improve the pedestrian experience and safety/ Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		
26. Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	The Transport Assessment determines that the Site is located close to existing facilities and is suitably accessible for pedestrians. Given the pre-existing residential areas to the south and west of the Site, there are established pedestrian links which benefit from well-maintained footways, with suitable widths, and crossing facilities complete with dropped kerbs. Facilities in the vicinity of Hollingworth Lake are within walking a 500m walking distance of the centre of the Site, including a number of local amenities such as public houses, restaurants, hot food takeaways and small retail opportunities. All of the above are accessible via the network of existing PRow across the Site. Further afield, all of Littleborough, Smithy Bridge and parts of the A58 corridor are within an acceptable walking distance. These areas include the Smithy Bridge and Littleborough rail stations, which will provide access to future residents requiring to commute for work, leisure, or other purposes. The Site is roughly equidistant from the two rail stations. The Transport Assessment identifies that cycling could be a realistic mode of travel for both short distance trips between work and home, transport interchanges, and long-distance trips for leisure. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan are considered sufficient.
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 ✓ No N/A	Proposed measures within the FTP will seek to increase the level of walking, cycling and public transport use to and from the Site, and to reduce reliance on the private car. For the residential element of the Proposed Development, two car parking spaces per dwelling are proposed, in a form suitable for those with disabilities to use. The proposed vehicular access will be from two locations on Hollingworth Road which forms the eastern boundary of the Hollingworth Road land parcel.	Positive ✓ Negative Neutral Uncertain	The mitigation outlined within the Transport Assessment and the Framework Travel Plan are considered sufficient.

3. Accessibility and Active Travel				
		Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		
28. Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes ✓ No N/A	It is proposed to provide two car parking spaces per dwelling in a form suitable for those with disabilities to use. The Proposed Development within the Rakewood Road land parcel will deliver 140 new parking spaces, including parking for disabled people and families, to improve accessibility for people visiting the Hollingworth Lake area. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.

5.7 Crime Reduction and Community Safety

Table 5.6: Crime reduction and Community Safety

4. Crime reduction and Community Safety				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
29. Does the proposal incorporate elements to help design out crime?	Yes ✓ No N/A	A Crime Impact Assessment has been prepared by the Greater Manchester Police (2024) to be submitted with this application. The Proposal incorporates designing out crime principles. Therefore, the Proposed Development is determined to have an positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	
30. Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes ✓ No N/A	The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which are to be used for formal and informal recreation. To the west of the Site, the road is bordered by a combination of residential properties and retail, food and beverage (F&B), and leisure uses. The B6225 Smithy Bridge Road is largely bordered by residential properties on both sides, with some retail and commercial uses. Facilities in the vicinity of Hollingworth Lake are within walking a 500m walking distance of the centre of the Site. This includes a number of local amenities such as public houses, restaurants, hot food takeaways and small retail opportunities. With respect to traffic safety onsite and in the surrounding area, the Transport Assessment details that the accident record and local knowledge does not suggest any unusual safety issues. Furthermore, existing PROW and pedestrian infrastructure is considered good.	Positive ✓ Negative Neutral Uncertain	None.

4. Crime reduction and Community Safety				
		Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.		
31. Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which are to be used for formal and informal recreation. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	Maintenance of landscaping and public realm spaces to ensure they remain attractive to residents and users of the Development via implementation of a Landscape Management Plan.
32. Has engagement and consultation been carried out with the local community and voluntary sector?	Yes ✓ No N/A	Consultations have been undertaken with the Canal and River Trust on multiple occasions between 2019 and 2021. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	

5.8 Access to Healthy Food

Table 5.7: Access to Healthy Food

5. Access to Healthy Food				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
33. Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes ✓ No N/A	No facilitation of local supply of food is indicated for the Proposed Development. The Site is well served by local supermarkets offering fresh food. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	Include the provision of at least one allotment or planting to yield foraging opportunities within the Proposed Development at Reserved Matters Stage.
34. Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes ✓ No N/A	To the west of the Site, the road is bordered by a combination of residential properties and retail, food and beverage ('F&B'), and leisure uses. The B6225 Smithy Bridge Road is largely bordered by residential properties on both sides, with some retail and commercial uses. Facilities in the vicinity of Hollingworth Lake are within walking a 500m walking distance of the centre of the Site. This includes a number of local amenities such as public houses, restaurants, hot food takeaways and small retail opportunities. The Proposed Development does not include any commercial uses onsite; however, as outlined above, future residents will have the ability to access a range of retail uses. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Positive Negative Neutral ✓ Uncertain	None.
35. Does the proposal avoid contributing towards an over-	Yes ✓ No N/A	The Proposed Development does not include any provision for a hot food takeaways in the local area.	Positive Negative	None.

5. Access to Healthy Food				
concentration of hot food takeaways in the local area?		Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Neutral ✓ Uncertain	

5.9 Access to Work and Training

Table 1.8: Access to Work and Training

6. Access to Work and Training				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	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 ✓ No N/A	The Proposed Development will generate employment during construction. The Socioeconomic assessment details that 28 full-time equivalent ('FTE') jobs will be supported locally in Rochdale during construction while 51 FTE jobs will be supported in the UK over the construction period. Delivery of the proposed primary school will bring end use jobs. However, as this element is in outline, insufficient detail is available to make an assessment of employment scale at this stage. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	Commit to sourcing workforce from the local area where possible. Consider whether any apprenticeship positions could be provided.
37. Does the proposal provide childcare facilities?	Yes ✓ No N/A	The Proposed Development includes a new primary school with adjoining nursery class. Therefore, the Proposed Development has a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	The Proposed Development will generate a need for 21 nursery places. The introduction of a 26 place capacity nursery class within the proposed primary school is recommended (See ES Volume 2, Chapter 10 Socio-Economics).

6. Access to Work and Training				
38. Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A ✓	The proposal does not include managed and affordable workspace for local businesses. As the Proposed Development is allocated as a residential site this question is considered as not applicable.	Positive Negative Neutral Uncertain	N/A.
39. Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes ✓ No N/A	The proposal does not include specific opportunities for work for local people via local procurement arrangements. However, it is anticipated that some local employment and procurement opportunities will be generated during construction phase. Additionally, during operation the proposed primary school may generate further local employment and procurement opportunities. Therefore, the Proposed Development has an uncertain impact with respect to this determinant.	Positive Negative Neutral Uncertain ✓	Commit to sourcing construction workforce from the local area where possible. Consider whether any apprenticeship positions could be provided. Consider local procurement arrangements.

5.10 Social Cohesion and Inclusive Design

Table 5.9: Social Cohesion and Inclusive Design

7. Social Cohesion and Lifetime Neighbourhoods				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
40. Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes ✓ No N/A	The proposal addresses local housing need and represents a sustainable development within an allocated site and includes the provision of affordable housing. Local public consultation has taken place however no specific issues were raised in relation to health inequalities. The LPA was notified via email and telephone about the scope of the HIA and ask to provide input regarding local health priorities and issues, however no specific representations or inputs were provided. Therefore, the Proposed Development is determined to have a neutral impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	
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 ✓ No N/A	The Proposed Development includes the construction of vehicular/pedestrian accesses, landscape measures, and open space which are to be used for formal and informal recreation. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.
42. Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	The Proposed Development will provide 312 dwellings (Use Class C3) and a primary school (Use Class F1a), and provision of open and green space. It does not provide further community facilities such as local centres, healthcare facilities, places of worship, libraries, or	Positive Negative Neutral ✓ Uncertain	None.

7. Social Cohesion and Lifetime Neighbourhoods

		indoor sport and recreation facilities. However, future residents have will have community facilities that are accessible nearby. Therefore, Proposed Development is determined to have a neutral impact with respect to this determinant.		
43. Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	The proposal does not provide opportunity for the voluntary and community sectors. Therefore, the Proposed Development is determined to have a negative impact with respect to this determinant.	Positive Negative ✓ Neutral Uncertain	It is recommended to embed elements of Social Value including opportunities for the VCSE sector at the reserved matters stage regarding employment and management of the Site.
44. Does the proposal take into account issues and principles of inclusion and age-friendly design?	Yes ✓ No N/A	The land parcel has a steep topography which may pose accessibility issues for people with limited mobility or wheelchair users. This has been taken into consideration in designing paths throughout the Site, but it is recognised that the whole Site may not be fully accessible. The Rakewood Road car parking proposals include provision for disabled visitors, thereby resulting in improved accessibility. The affordable housing provision accommodates M4(2) adaptable and accessible homes; however, as stated under question 1 and 2, the overall provision of adaptable and M4(3) wheelchair accessible homes is limited. Therefore, the Proposed Development is determined to have an uncertain impact with respect to this determinant.	Positive Negative Neutral Uncertain ✓	

5.11 Minimising the Use of Resources

Table 5.10: Minimising Use of Resources

8. Minimising Use of Resources				
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
45. Does the proposal make best use of existing land?	Yes ✓ No N/A	The Hollingworth Road land parcel is allocated for residential use and a primary school ('Policy JP Allocation 20: Land North of Smithy Bridge') in the adopted PfE document. The PfE document states that <i>'This site provides an excellent opportunity to deliver a high-quality housing scheme and associated facilities which maximises the potential of this sustainable location'</i>. The proposal take advantage of the Site's setting close to Hollingworth Lake and the existing residential sites and transport connections within the area. The Proposed Development also provides an opportunity to deliver a type of housing that is in short supply across the borough. It is anticipated that the Proposed Development will provide 312 dwellings, which contributes substantially to local housing needs. Furthermore, the Proposed Development will provide good access to local amenities, facilities, green infrastructure, shops, jobs, schools, and public transport, as further detailed in Q26. The Proposed Development in the Rakewood Road land parcel facilitates the retention and enhancement of the existing visitor car park within the Site. The Hollingworth Road land parcel also proposed land for the delivery of a new primary school, which will help to meet needs within the local area. The location of the new school facility	Positive ✓ Negative Neutral Uncertain	None.

8. Minimising Use of Resources				
		between Littleborough and Smithy Bridge can help to serve both areas sustainably. However, the Site predominantly comprises land used for grazing of horses and cattle with field boundaries enclosed by dry stone walls and hedgerows. The Proposed Development does not contribute to achieving a target of 80% new housing on previously developed land as stated in accordance the Rochdale Core Strategy – Objective C1 but, as noted earlier, that has to be balanced with the fact that the Site is allocated for residential use in the adopted PfE Plan. Overall, the Proposed Development is determined to have a positive impact with respect to this determinant as it make best use of existing land to sustainably meet housing need in the local area.		
46. Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	As detailed by the CEMP, there will be a defined waste storage area to encourage the reuse and recycling of materials, which will include: • Segregating wastes using appropriate storage containers; • Using suitable containers for waste types and labelling containers appropriately; • Use covered skips to prevent spread of wind-blown waste; • Hazardous wastes will be stored in suitable lockable; containers away from sensitive receptors and Site traffic; and • Avoiding the mixing of hazardous and non-hazardous materials. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.

8. Minimising Use of Resources				
47. Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	The Proposed Development supports the following energy hierarchy: • Be Lean - Reducing energy needs through improved design and construction. • Be Clean - Supply energy efficiently through the use of decentralised energy where feasible. • Be Green - Further reduce CO₂ emissions through the use of onsite renewable sources, where practical. The Energy Strategy Statement declares that a 5.97% carbon reduction will be achieved, to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1 2021. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.

5.12 Climate Change

Table 5.11: Climate Change

9. Climate Change																																																	
Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions																																													
48. Does the proposal incorporate renewable energy?	Yes ✓ No N/A	The following table represents a renewable energy summary from the Energy Strategy Statement, highlighting the proposed Low/Zero carbon technologies that will be applied at the Site, following the assessment of viability of each technology. <table border="1"> <thead> <tr> <th>Energy Strategies considered</th><th>Number of dwelling applied to</th><th>Energy saved %</th><th>Carbon saved %</th><th>Proposed?</th></tr> </thead> <tbody> <tr> <td>Solar hot water</td><td>0</td><td>0</td><td>0</td><td>No</td></tr> <tr> <td>Solar Photovoltaic</td><td>306</td><td>16.7</td><td>10</td><td>Yes</td></tr> <tr> <td>Wind turbines</td><td>0</td><td>0</td><td>0</td><td>No</td></tr> <tr> <td>ASHP</td><td>0</td><td>0</td><td>0</td><td>No</td></tr> <tr> <td>GSHP</td><td>0</td><td>0</td><td>0</td><td>No</td></tr> <tr> <td>Flue Gas Heat Recovery</td><td>0</td><td>0</td><td>0</td><td>No</td></tr> <tr> <td>Waste Water Heat Recovery</td><td>306</td><td>5.9</td><td>5.3</td><td>Yes</td></tr> <tr> <td>Fabric Approach</td><td>306</td><td>11</td><td>11.3</td><td>Yes</td></tr> </tbody> </table> The Energy Strategy Statement declares that a 5.97% carbon reduction will be achieved, to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1 2021. Therefore, the Proposed Development is considered to have a positive impact with respect to this determinant.	Energy Strategies considered	Number of dwelling applied to	Energy saved %	Carbon saved %	Proposed?	Solar hot water	0	0	0	No	Solar Photovoltaic	306	16.7	10	Yes	Wind turbines	0	0	0	No	ASHP	0	0	0	No	GSHP	0	0	0	No	Flue Gas Heat Recovery	0	0	0	No	Waste Water Heat Recovery	306	5.9	5.3	Yes	Fabric Approach	306	11	11.3	Yes	Positive ✓ Negative Neutral Uncertain	None.
Energy Strategies considered	Number of dwelling applied to	Energy saved %	Carbon saved %	Proposed?																																													
Solar hot water	0	0	0	No																																													
Solar Photovoltaic	306	16.7	10	Yes																																													
Wind turbines	0	0	0	No																																													
ASHP	0	0	0	No																																													
GSHP	0	0	0	No																																													
Flue Gas Heat Recovery	0	0	0	No																																													
Waste Water Heat Recovery	306	5.9	5.3	Yes																																													
Fabric Approach	306	11	11.3	Yes																																													

9. Climate Change				
49. Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e., ventilation, shading and landscaping?	Yes ✓ No N/A	The Energy Strategy Statement details how the Proposed Development will take a 'fabric first' approach to reduce thermal bridging, improve airtightness, and install energy efficient ventilation and heating services. Therefore, it is determined that the Proposed Development has a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	None.
50. Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	The Public Open Space includes the provision of biodiversity enhancements. A BNG Assessment has been undertaken. The Proposed Development will deliver +14% Biodiversity Net Gain (BNG) for habitats and +1050% BNG for hedgerows at Hollingworth Road and +102% BNG for habitats and +100% for hedgerows at Rakewood Road. This is above the minimum +10% BNG nationally mandated and requested by Greater Manchester (PfE) and Rochdale Borough Council for both habitats and hedgerows. (See Biodiversity Net Gain Assessment, Tyler Grange Group, 2024). Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	
51. Does the proposal incorporate sustainable urban drainage techniques?	Yes ✓ No N/A	The Proposed Development will utilise a combination of Sustainable Drainage Systems including permeable surfacing, bio-filtration tree pits, along with a conveyance swale to outfall where feasible. Therefore, the Proposed Development is determined to have a positive impact with respect to this determinant.	Positive ✓ Negative Neutral Uncertain	

6 Summary and Conclusion

- 6.1.1 This HIA has reviewed the Proposed Development to identify potential health impacts, demonstrate how health considerations have been incorporated into the proposals, and to identify opportunities for securing measures that could bring health and wellbeing enhancements in the future delivery of development.
- 6.1.2 The method and scope of the HIA has been tailored to be proportionate to the scale and nature of the Proposed Development. The assessment makes use of the matrix of the HUDU tool to identify health impacts. The completed matrix also cross references other documents submitted with the planning application that are relevant to the HIA, and that contain greater detail on technical assessment and/or proposed mitigation.
- 6.1.3 The vulnerable groups that may be disproportionately affected by the Proposed Development were identified as:
- Elderly populations;
 - Children and young people;
 - Pedestrians and cyclists; and
 - People with or at risk of, pre-existing health conditions, including hypertension, diabetes, overweight or obesity, cardiovascular and respiratory disease, and mental health conditions including depression
- 6.1.4 The HIA found that beneficial effects which will be delivered by the Proposed Development including:
- Provision of open space for formal and informal recreation, which is a local deficiency;
 - The Site is well connected to public transport, local services and facilities, and the Proposed Development will connect public realm and internal routes to local and strategic cycle and walking networks;
 - Substantial contribution to local housing needs;
 - Incorporation of design techniques to help people feel secure and avoid creating 'gated communities';
 - The retention and enhancement of visitor car parking facilities locally;
 - Measures which will increase the levels of walking, cycling and public transport use to and from the Site, and reduce reliance on the private car;
 - Encouragement of recycling, including of building materials, as detailed by the CEMP; and
 - The Proposed Development incorporates renewable energy and energy efficient homes, providing a 5.97% carbon reduction over a development built to comply with the CO₂ targets, and a 'fabric first' approach to reduce thermal bridging, improve airtightness, and install energy efficient ventilation and heating services.
- 6.1.5 The HIA found that Proposed Development there is potential for the following adverse impacts:

- There is limited provision for Building Regulation Part M4(2) 'accessible and adaptable' dwellings, and no provision for M4(3) 'wheelchair accessible' dwellings. However, the Site's topography and steep gradients may pose some accessibility challenges. It is recommended that, where feasible, new homes should meet Building Regulations Part M4(2) and that a proportion of dwellings should meet Building Regulations Part M4(3) 'wheelchair accessible' dwellings following agreement with the LPA.
- The Proposed Development does not include managed and affordable workspace for local businesses, childcare facilities, or provide opportunity for the voluntary and community sectors, albeit the Site is allocated for residential use and a primary school, and the allocation does not require the provision of the aforementioned uses.

6.1.6 The HIA found that the Proposed Development will deliver the following neutral effects:

- The Proposed Development minimises noise pollution caused by traffic and commercial uses and energy facilities, and construction impacts such as dust, noise, vibration and odours;
- There are no indications that the Proposed Development contributes to an over-concentration of hot food takeaways in the local area; and
- The Proposed Development includes the provision of a primary school, and open space for recreation and play and, whilst additional community facilities are not included within the proposals, the Site is well served by existing local community facilities and transport connections.

6.1.7 The HIA has identified uncertain effects for the following:

- Due to wider demands and pressure on local health services, further mitigation may be required to support local healthcare provision in the form of a financial contribution, subject to S106 Agreement; and
- The proposal does not include specific arrangements or opportunities to support work for local people via local procurement arrangements. It is anticipated that local procurement will occur during construction and operation, and it is recommended that the construction workforce should be sourced from the local area where possible. The potential for apprenticeship positions to be provided, and local procurement arrangements to be put in place, should also be considered.

Appendix A Site Location Plan

