



MAY 2024

FORMER POLICE HQ, IRWELL STREET, BURY

Health Impact Assessment

Iceni Projects Limited on behalf of
Exemplar Health Care Services Limited

May 2024

ICENI PROJECTS LIMITED
ON BEHALF OF EXEMPLAR
HEALTH CARE SERVICES
LIMITED

Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

LPA: 177 West George Street, LPA, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: linkedin.com/company/iceni-projects | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

FORMER POLICE HQ,
STREET, BURY
HEALTH IMPACT ASSESSMENT

CONTENTS

1. INTRODUCTION 1

2. ASSESSMENT METHODOLOGY 5

3. POLICY CONTEXT 8

4. BASELINE CONDITIONS 12

5. ASSESSMENT OF HEALTH IMPACTS 22

11. SUMMARY AND RECOMMENDATIONS..... 39

APPENDICES

- A1. RELEVANT HEALTH LITERATURE
- A2. HEALTH PROFILE OF LOCAL IMPACT AREA
- A3. HEALTH DETERMINANTS

Document:	Health Impact Assessment
Job Number:	23-362
Date:	MAY 2024
Author / Review/ Approval:	AC / KF

1. INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Icení Projects Limited ('Icení') on behalf of Exemplar Health Care Services Limited ('the Applicant') in support of a full planning application for a specialist care home (Class C2) with associated parking, landscaping, and infrastructure; and outline application for a care home (Class C2) at Former Police HQ, Irwell Street, Bury ('the Site').
- 1.2 Planning should seek to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well-designed buildings and spaces which will create the conditions for healthy, active lifestyles. In addition to access to healthcare services, several other factors are known to influence a person's health status and lifestyle, including economic, environmental and social conditions. These factors are referred to as the wider determinants of health.
- 1.3 The purpose of this Health Impact Assessment is to evaluate and assess the potential health impacts of the Proposed Development on the local area and existing communities. It will identify vulnerable / priority groups. Recommendations will be made to maximise the potential health benefits of the development as well as minimising any adverse impacts identified. It is not intended to outline the needs case for the Proposed Development.
- 1.4 There is an increasing focus on assessing the impacts on health arising from development. The Planning Practice Guidance (PPG) identifies HIAs as a useful tool to use where there are expected to be health and well-being impacts. This is also echoed in the Greater Manchester Places for Everyone Joint Development Plan (2024), Policy JP-P6: Health which states that a HIA is required when "proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing".

Application Site and Background

Site Description

- 1.5 The site comprises of 0.62ha of brownfield land to the west of Bury Town Centre south of the junction of Irwell Street and Lower Bank Street. The Site was previously occupied by the Bury Police Headquarters which was demolished in 2018 and the Site has remained vacant since. The Site Location is shown in **Figure 1.1** below.
- 1.6 To the South of the Site is Jubilee Way. To the west are offices within renovated two-storey terraced houses, and further two-storey terraced housing fronting Irwell Street. To the north are two-storey terraced houses fronting Lower Bank Street and Irwell Street, beyond which is the Bury Christian

Fellowship Church, and Hilton House medical centre, to the north-west is the Castle Leisure Centre. Directly east of the Site is the car park for the leisure centre.

- 1.7 Access to the Site is made off Bolton Street, via Irwell Street. It is located 0.5km (approximately a 7-minute walk) from Bury Town Centre, providing access to a wide range of services, facilities, and shops. The nearest bus stop is located on Bolton Street, around 0.16km (approximately a 3-minute walk) from the Site, providing regular services into Bury Town Centre, and towards Rochdale, Bolton, Tottington, and Fletcher Bank.

Figure 1.1 Site Location



Source: Watson Batty Architects, 2023

Report Structure

1.9 The assessment structure is as follows:

- **Section 2: Assessment Methodology** - sets out the assessment methodology and the identifies the relevant impact areas.
- **Section 3: Policy Context** - provides an overview of the policy context for considering the health impacts of development.
- **Section 4: Baseline Conditions** – presents the demographic, health and socio-economic profile of the local population and provides an overview of community infrastructure provision.
- **Section 5: Impact Assessment** – provides an assessment of the potential health impacts of the Proposed Development and identifies appropriate mitigation.
- **Section 6: Conclusions** – sets out the conclusions of the assessments and the main recommendations.

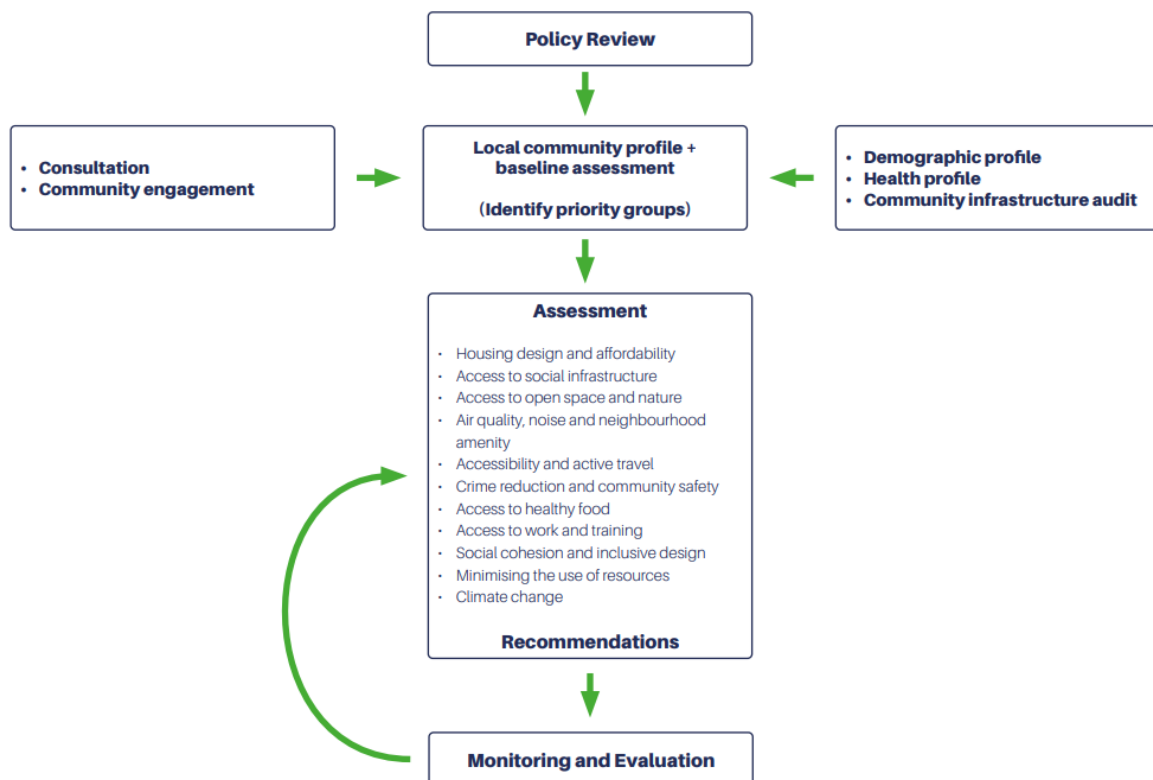
2. ASSESSMENT METHODOLOGY

- 2.1 A Health Impact Assessment (HIA) is a practical tool that brings together existing information to demonstrate that health, as a material planning consideration, has been addressed.
- 2.2 The aim of a HIA is to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projects¹.

Methodology

- 2.3 This assessment first establishes a baseline position in terms of the demographic and health profile of the local population as well as the provision of community facilities. This draws out health indicators and information on community infrastructure from various sources, including the ONS Mid-Year Population data, Office of Health Improvements and Disparities Health Profile data and Bury Metropolitan Borough Council (Bury) evidence base.
- 2.4 The assessment then examines the potential effects of the Proposed Development on health outcomes on the general population and the applicable priority groups within the Local Impact Area (as defined below) using the HUDU Rapid Health Impact Assessment. Where an impact is identified, actions and measures are recommended to mitigate an adverse impact or enhance or secure a positive impact.
- 2.5 The overall methodology is summarised in the flow chart below:

¹ World Health Organisation (2022) Health Impact Assessment

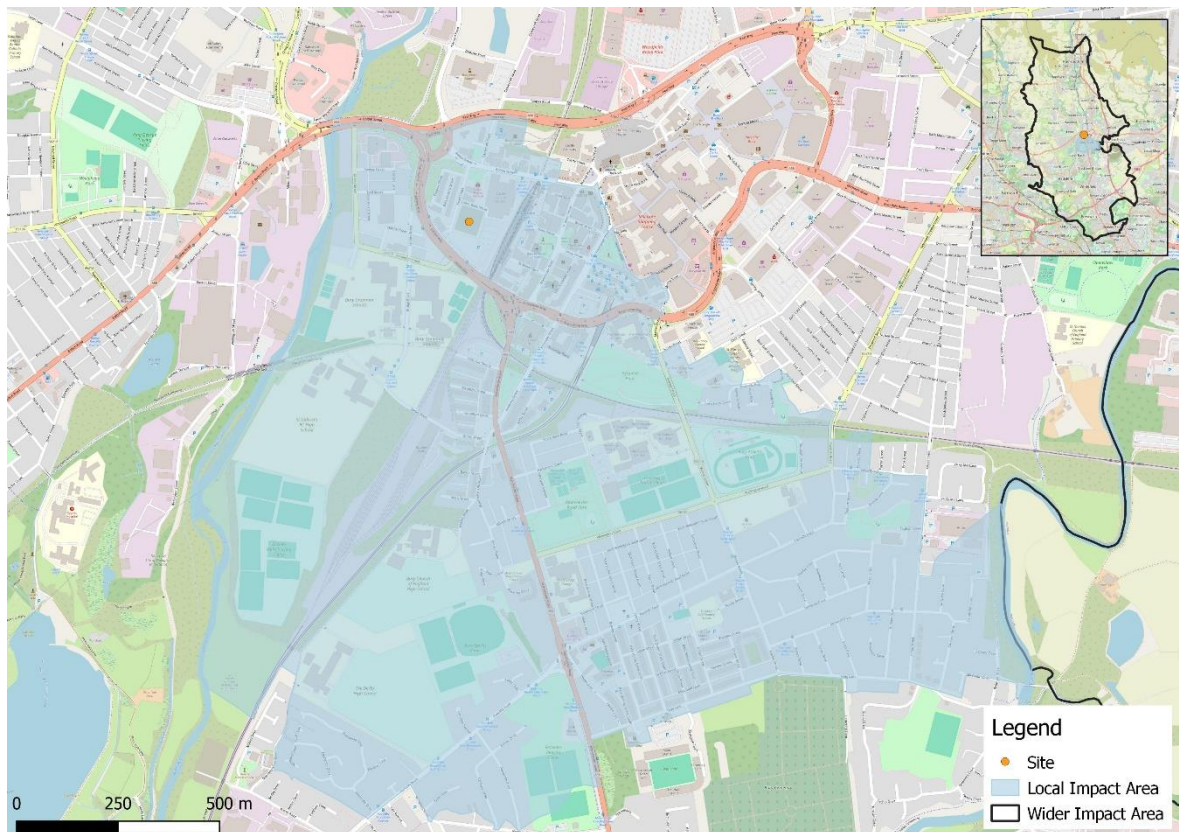


Impact Areas

- 2.6 When assessing the health and inequalities effects of the Development the geographical scope of the assessment must be clearly defined. It is likely that the most significant health and inequalities effects will predominantly be felt close to the Site, particularly those concerning social infrastructure. It has been considered that the Middle Super Output Area² (MSOA) is an appropriate local area where different health determinants can be assessed. The MSOA area provides a level of consistency as the majority of data can be accessed at this geographical scale.
- 2.7 The Bury 011 MSOA (Buckley Wells & Fishpool) has been used to define the Local Impact Area as this area represents the most appropriate statistical fit. Some of the Proposed Development effects will be spread over a broader geographical area, for this reason, the wider local authority administrative area of Bury Metropolitan Borough Council (Bury) will be used as the Wider Impact Area. These areas are mapped in **Figure 2.1**.

² Middle Layer Super Output Areas (MSOA) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. Middle Layer Super Output Areas. are built from groups of contiguous Lower Layer Super Output Areas.

Figure 2.1 Impact Areas



Source: Icení Analysis, 2024

- 2.8 In some instances, data from Greater Manchester, the North West region and England has been used for comparison purposes within the baseline section.

Limitations and Assumptions

- 2.9 Assumptions and limitations are highlighted where relevant throughout this assessment however, the key points of note are identified in this section.
- 2.10 Data sources are referenced. The latest available data has been used; however, it should be noted that many data sources are frequently updated and could be subject to change from the time of drafting or during the planning application process.
- 2.11 This HIA draws on the information set out in other documents submitted as part of the application which were available at the time of authoring this report.
- 2.12 In the social infrastructure baseline, distances have been provided from the Proposed Development Site to the location of the social infrastructure. This has been reported as walking distance in km. Where possible, a consistent central point from the Site to a central point of the social infrastructure has been used, but distances may vary.

3. POLICY CONTEXT

- 3.1 This section provides an overview of the national, local and regional policy context for considering the health impacts of development. To ensure that health is considered holistically, this HIA has been informed by wider policy and literature surrounding healthy places. A literature review of the wider health and built environment literature is presented in **Appendix 1**.

National Policy Context

Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework

- 3.2 Promoting healthy communities is an integral part of the NPPF. The key references to health and wellbeing are reinforced in the following paragraphs:

Table 3.1 Key NPPF Paragraphs relating to Health³

UN Global Goals	7) Members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.
Health and Wellbeing Needs	92 c) Planning policies and decisions should aim to enable an 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.
Local Health and Wellbeing Strategy	93 b) Planning policies and decision should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
Effects of pollution on health	185 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

³ Please note this is not an exhaustive list but what Iceni consider to be the key paragraphs relating to Health and Wellbeing in the NPPF.

Health Infrastructure	20 c) Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for community facilities (such as health, education and cultural infrastructure).
------------------------------	--

Department for Levelling Up, Housing and Communities (2023) National Planning Practice Guidance

- 3.3 The National Planning Practice Guidance (NPPG) guides promoting healthy and safe communities. It advises that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary, and tertiary care, and the wider health and care system (considering the changing needs of the population).
- 3.4 Within the guidance, HIAs are recognised as a useful tool to use where there are expected to be significant impacts.

Public Health England (2020) Health Impact Assessment in Spatial Planning, A guide for local authority public health and planning teams

- 3.5 Public Health England has published recent guidance on how health aspects need to be considered in spatial planning across England. This guide focuses on the use of Health Impact Assessment (HIA) in the planning system and identifies that an HIA is a process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. A properly conducted HIA recommends measures to maximise positive impacts; minimise negative impacts and reduce health inequalities.

Regional Policy Context

Greater Manchester Places for Everyone Joint Development Plan (2024)

- 3.6 Places for Everyone (PfE) is a joint development plan which covers nine of the ten local authority areas in Greater Manchester, including Bury. The nine local authorities have been working jointly with the Greater Manchester Combined Authority and the Mayor of Greater Manchester to prepare the plan. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on March 21, 2024.
- 3.7 The Plan outlines that Health Impact Assessments for development proposals are required to help ensure that the effects of development on both health and wellbeing are considered and responded to during the planning process. Policy JP-P6: Health of the Places for Everyone plan indicates that new development is required to:
- Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;

-
- Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
 - Be supported by a Health Impact Assessment for all developments which require screening for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing.

Local Planning Policy Context

Bury Unitary Development Plan

- 3.8 The Bury Unitary Development Plan UDP was adopted on 29th August 1997. All except one policy (Policy OL7/1) are saved policies. These include:
- 3.9 CF3/1- Residential Care Homes and Nursing Homes - Such facilities provide an important source of care and will be accepted, providing they do not pose a threat to residential amenity
- 3.10 CF4 - HEALTHCARE FACILITIES Healthcare facilities such as doctors' surgeries, clinics and hospitals are needed by everyone at some time in their life. The quality of healthcare that a community receives is affected by the type and number of healthcare facilities it provides
- 3.11 H4/2 - Special Needs Housing It is expected that over the Plan period there will be a continued need to provide housing for those with special needs, such as the elderly, the mentally and physically handicapped and those leaving institutional care. sites should be conveniently located for local shops, public transport and community facilities; Since many of the people requiring specialist accommodation are the most vulnerable members of society and may require a high degree of care and supervision, it is essential that accommodation is situated close to local amenities, and that the nature of the site offers its residents a pleasant living environment.

Bury 2030 Community Strategy: Let's Do It Strategy (2020)

- 3.12 The Bury 2030 Strategy outlines short term priorities and longer-term goals for the borough, as part of the wider Greater Manchester city region, for growth following the Covid-19 pandemic. The vision for Bury 2030 is for the borough to stand out as a place that is achieving faster economic growth than the national average, with lower than national average levels of deprivation.
- 3.13 The Strategy outlines four principles of 'Let's Do It':
- **Local Neighbourhoods** – including improved access to services, and an increase in affordable, good quality homes.
 - **Economic Growth and Inclusion** – including increased investment in regeneration.

-
- **Delivering together** – including improved infrastructure and sustainable transport options
 - **Strength-based approach** – including Improved population health and wellbeing.

Summary

- 3.14 The policy framework at a national, regional, and local level is in the pursuit of achieving sustainable development. There is an overarching objective to build strong and healthy communities and promote health and wellbeing across Bury and Greater Manchester as a whole.

4. BASELINE CONDITIONS

- 4.1 This section sets out the demographic, deprivation, health and social infrastructure profiles to understand the current health conditions in the Local Impact Area compared with the Wider Impact Area (Bury) and regional and national averages where appropriate.

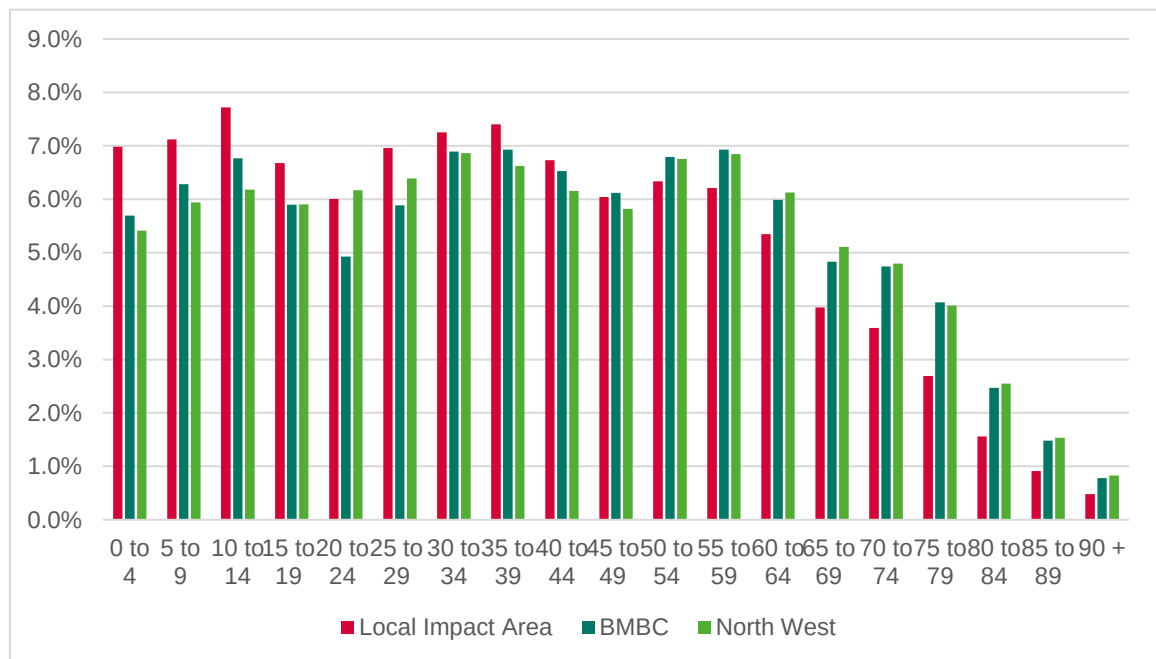
Demographic Profile

Age

- 4.2 Based on ONS 2022 mid-year population estimates⁴, the total population of the Local Impact Area was 7,876 people. This equates to 4.0% of the total population of Bury (194,606 residents).
- 4.3 **Figure 4.1** below provides a comparison of the population age structure in the Local Impact Area and Bury by age. Based on the age bands that reflect life stages as used in public health, the following analysis can be drawn out:
- The number of newborns, infants and toddlers (aged 0 to 4) in the Local Impact Area (7.0%) is higher than Bury (5.7%) and the North West average (5.4%).
 - The proportion of children (aged 5 to 14) in the Local Impact Area (14.8%) is higher than across Bury (13.0%) and the North West average (12.1%).
 - The proportion of young people (aged 15 to 24) in the Local Impact Area (12.7%) is higher than Bury (10.8%) but in line with the North West average (12.1%).
 - The proportion of working adults (aged 25 to 64) in the Local Impact Area (52.3%) is in line with Bury (52.1%) and slightly higher than the regional average (51.6%).
 - The proportion of retired people (aged 65 and over) in the Local Impact Area (13.2%) is lower than Bury (18.4%) and the North West average (18.8%).

⁴ This represents the most up to date data available for all of the applicable geographical areas

Figure 4.1 Population age profile of the Local Impact Area and Bury



Source: ONS Mid-year Population Estimates, 2022

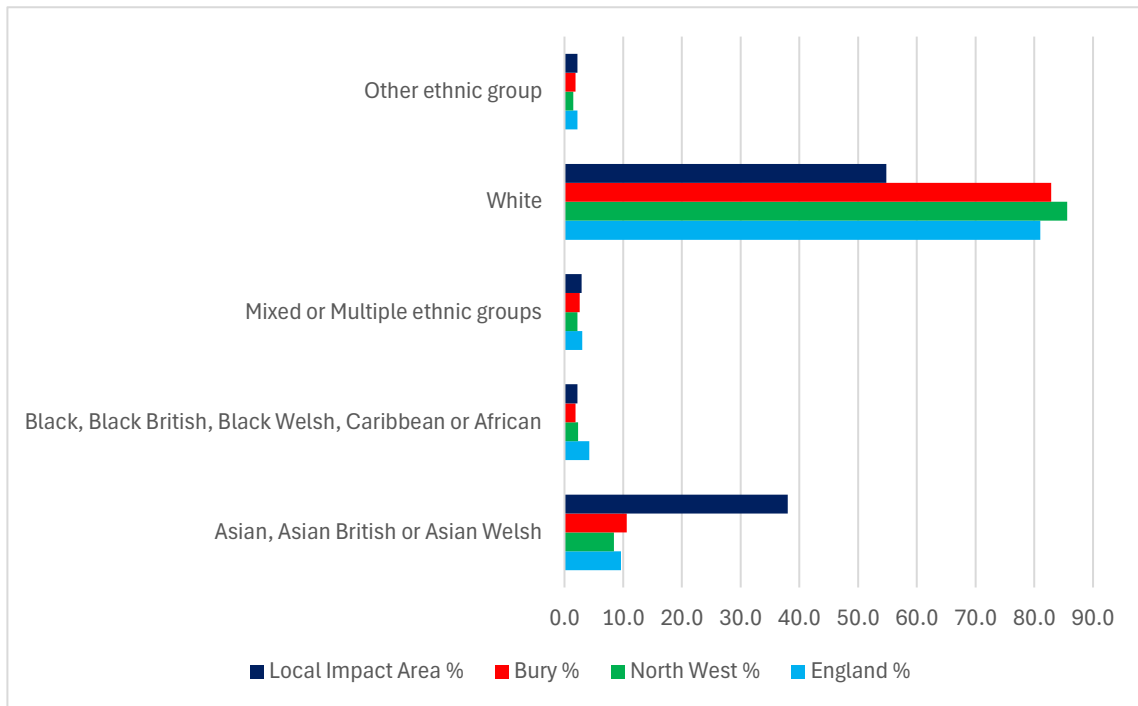
Census Comparison

- 4.4 In Bury the population size has increased by 4.7% from around 185,100 in 2011 to 193,800 in 2021. This is lower than the overall increase for the North West (5.2%) and England (6.6%).
- 4.5 When comparing the 2011 and 2021 Censuses, there has been an increase of 1.7% of people aged 65 and over in Bury, an increase of 20.8% in people aged 15 to 64 years, and an increase of 17.3% in children aged under 15.

Ethnicity

- 4.6 According to the 2021 Census, the population in the Local Impact Area is both more ethnically diverse when compared to Bury, the North West and England as a whole. The largest ethnic group in the Local Impact Area is the White population (54.8%), a pattern that is also observed across Bury (82.9%), North West (85.6%) and England (81.0%).
- 4.7 The second largest ethnic group in the Local Impact Area is the Asian, Asian British or Asian Welsh population accounting for 38.0% which is significantly higher than across Bury (10.6%), the North West (8.4%) and England (9.6%).

Figure 4.2 Ethnic Group



Source: ONS Census 2021

Labour Force

- 4.8 Around 61.6% of the population of Bury are of working age (typically aged 16-64 years) compared to 62.5% across the North West and 63.0% in England.
- 4.9 There are 90,300 economically active people in Bury which represents 76.3% of the population which is in line with the rate in the North West (76.7%) but lower than across England (79.0%). Unemployment levels in Bury are slightly lower (3.4%) than across the North West (3.8%) and England (3.7%).
- 4.10 Less than half of the resident population of Bury have an RFQ4 qualification or above (47.1%)⁵ which is higher than the North West (44.4%) and across England (46.7%). There are fewer residents in Bury that do not have any qualifications (5.8%) when compared with the North West (6.7%) and England (6.2%).
- 4.11 In 2023, the median average weekly workplace-based earnings for full-time employees in Bury was £618.10 per week⁶, according to the ONS Annual Survey of Hours and Earnings Survey. This is lower than across the North West (£646.30) and the average for England (£683.50 per week). The

⁵ ONS Annual Population Survey (2023)

⁶ ONS Annual Survey of Hours and Earnings - Workplace Analysis (2023)

median average weekly resident-based earnings for full-time employees in Bury was £629.90⁷ in 2023. This is lower than across the North West (£649.00) and the national average of £683.40 per week. The gap between workplace and resident earning suggests that potentially residents commute out of the Borough to access higher paid employment elsewhere.

Socio Economic Profile

- 4.12 Based on the Area Classification for Output Areas dataⁱ, the population of the Site and surroundings are classified as comprising primarily 'Low-Skilled Migrant and Student Communities'.
- 4.13 Low-Skilled Migrant and Student Communities are typically classified as having the following traits of relevance:
- Young adults, many of whom are students, predominate in these high-density and overcrowded neighbourhoods of rented terrace houses or flats.
 - Students aside, low skilled occupations predominate, and unemployment rates are above average.
 - Most ethnic minorities are present in these communities, as are people born in European countries that are not part of the EU.
 - The Mixed or Multiple ethnic group composition of neighbourhoods is often associated with low rates of affiliation to Christian religions.

Deprivation Profile

- 4.14 The English Indices of Multiple Deprivation (IMD) provides a ranking of neighbourhoods (LSOAs) to compare levels of deprivation across the country. To calculate which rank an area is, nine domains - income, employment, education, health, crime, barriers to housing, living environment, income deprivation affecting children, and income deprivation affecting older people - are measured to produce an overall relative measure of deprivation.
- 4.15 The Site is located within the Bury 011B LSOA boundary which was ranked in the 2nd decile of deprivation (where a score of 10 is the least deprived and 1 is the most deprived). Out of the nine indicators of deprivation, the area is most deprived in terms of Crime and Living Environment (within

⁷ ONS Annual Survey of Hours and Earnings - Resident Analysis (2023)

10% of most deprived neighbourhoods). The Site also falls within the 20% of most deprived areas in terms of Income, Employment, and Income Deprivation affecting children.

- 4.16 **Table 4.1** provides a breakdown of each domain of deprivation score. Overall, Health performed below average. This indicator measures morbidity, disability and premature mortality as well as poor physical and mental health.

Table 4.1 Index of Multiple Deprivation for LSOA Bury 011B

Domain of Deprivation	Decile (where a score of 1 is the most deprived and 10 is the least deprived LSOAs)
Income	2
Employment	2
Education, Skills and Training	5
Health	3
Crime	1
Barriers to Housing and Services	5
Living Environment	1
Income Deprivation affecting Children	2
Income Deprivation affecting Older People	3
Overall IMD	2

Source: Ministry of Housing, Communities and Local Government, 2019

Health Profile

Health Data

- 4.17 Data provided by the Office for Health Improvement and Disparities, compares the health of the residents in the Local Impact Area with trends across England across a range of indicators.
- 4.18 The health profile of this area is generally considered to be below the national averages for the majority of health indicators. A full health profile is set out in **Appendix 2** and the key performance indicators are:

- The life expectancy in the Local Impact Area is 80.7 for women and 78.3 for men which is below the national average of 83.2 for women and 79.5 for men.
- The number of reception students who are considered obese in the Local Impact Area is 9.3% which is lower than the national average (9.7%). However, the rate increases to 32.6% of children considered obese in Year 6 of school in the Local Impact Area which is higher than the national average (22.5%).
- The general fertility rate (live births per 1,000 women aged 15 to 44) in the Local Impact Area is 69.0. This is higher than the English rate of 59.2.
- When standardised against England (100) the Local Impact Area performed worse for the number of emergency hospital admissions for all causes at all ages (121.3).
- The number of emergency hospital admissions for coronary heart disease (143.6), stroke (117.9) and heart attack (136.2) were all higher in the Local Impact Area when compared to England (100).
- The number of people reported having a long-term illness or disability in the Local Impact Area is 19.0%, which is higher than England where it is 17.6% of people.
- Deaths from circulatory disease (122.4), respiratory diseases (145.8), all cancer (105.0), and coronary heart disease (153.0) were all higher in the Local Impact Area when compared to England (100).

Social Infrastructure

- 4.19 As acknowledged within the NPPF, access to social infrastructure including education, health care, community facilities, open space and play space and sports facilities can have a significant impact on health and well-being of a population. A high-level review of community provision has been undertaken and is summarised below:

- **GP provision** – Healthcare services closest to the Site fall within the Horizon Primary Care Network (PCN). There are six GP Services within the Horizon PCN, with 86,927 patients served by 48 FTE GPs. This equates to a ratio of 1,811 patients per GP, which is in line with the recommended benchmark ratio of 1:1,800ⁱⁱ. It should be noted that some of the new residents may already be registered at GP practices in the local area. The Proposed Development will also be offering extensive medical care on site, further reducing the demand for primary care. The closest GP practice to the Site is Ribblesdale Medical Practice which has around 7,341 patients served by 5 FTE GPs. This equates to a ratio of

1,488 patients per GP which is below the recommended benchmark. Their website shows that they are currently accepting new patients.

- **Dentist provision** - The closest NHS dental practices to the Site are Synergy Dental Clinic Bury, and Mydentist St Mary's Place, Bury both located approximately 0.3km away from the Site. According to the NHS website, both practices are accepting new patients when availability allows.
- **Hospitals** - The closest hospital to the Site is Fairfield General Hospital (3.2km away from the Site) which provides services such as Accident & Emergency, radiology, physiotherapy, respiratory services, and day surgical unit.
- **Sports facilities** – there is a variety of sports facilities within a 1.6km walking distance of the Site including gyms, sports pitches, tennis courts, and sports halls. Castle Leisure Centre is located immediately to the North West of the Site and includes swimming pools, a gym, fitness suites, and a sports hall.
- **Community facilities** – Several facilities for local community use are available within proximity to the Site. The Big Fandango is the nearest community facility to the Site (0.2km away) offering Arts and Crafts centre to support Mental Wellbeing for people aged over 14. The closest library is Bury Library (0.3km away). The library is open 5 days a week (Tuesday-Saturday) and offers services such as internet and wi-fi, photocopying, bicycle hire facilities, and craft sessions.
- **Places of worship** - There are a wide range of places of worship within proximity of the Site. The nearest are Bury Christian Fellowship located 30m away from the Site, and Bury Unitarian Church, located 0.2km to the South-East.
- **Emergency Services** - The closest police station is Bury Police Station, located 0.3km from the Site. Bury Community Fire Station is located 0.5km away from the Site. The closest Accident and Emergency (A&E) is at Fairfield General Hospital (approximately 3.2km from the Site).

Environmental Profile

Open Space and Play Space

- 4.20 Access to nature has been found to reduce stress, improve sleep, increase happiness, and reduce negative emotions. Open spaces and children's play spaces also provide a place to promote positive social interaction and enhance community cohesion.

-
- 4.21 The Bury Greenspace Audit and Strategy (2015) assessed the quality of the borough's open space, sport and recreation facilities, including: Parks and Gardens; Natural and Semi-Natural Greenspace; Outdoor Sports e.g. playing pitches, bowling greens and tennis courts; Amenity Greenspace; Provision for Children and Young People e.g. equipped play, multi-use games areas and skate parks; Allotments; Cemeteries and Churchyards; and Civic Spaces.
- 4.22 The audit shows that there is around 1,153ha of open space, sport and recreation facilities across Bury. Natural and semi-natural greenspace accounts for the largest area covering 722.54ha followed by parks and gardens (134.6ha) and outdoor sports (128.19ha). The nearest area of open space to the Site is located at the junction of Irwell Street and Bolton Street. The nearest park is Manchester Road Park located 0.7km to the South East of the Site. Facilities at Manchester Road Park include a café and community hub, bowling greens, children's play area, a multi-play ball zone and tennis courts.
- 4.23 In the Bury East ward in which the Site is located, the audit indicates that in terms of provision standards per 1,000 of the population, the supply of parks and gardens, and outdoor sport provision exceeds targets in the ward. In particular, there is a high proportion of Green Flag parks in the area. However, it is slightly deficient in provision for children and young people, and amenity greenspace, with a major shortfall in natural and semi-natural greenspace.

Access to Healthy Foods

- 4.24 Within the Local Impact Area there are several food stores providing fresh food products with the closest being Express Mini Market located 0.18km to the North East of the Site. There are no fast-food restaurants that surround the Site.
- 4.25 Within Bury there are 20 allotment sites, with Diggle Lane Allotments being the closest to the Site at approximately 1.2km to the South West of the Site. However, the waiting list is currently closed.

Summary

- 4.26 The baseline assessment provides an overview of the demographic, health, and environmental profile of the Local Population. It also establishes the levels of community infrastructure provision in the Local Impact Area (Bury MSOA 011).
- 4.27 The total population of the Local Impact Area was 7,876 residents. This represents approximately 4.0% of the population of Bury. The Local Impact Area has a higher population aged 0-14 and 15-24 when compared to Bury and North West averages. Conversely there is a lower proportion of people aged over 65 in the Local Impact Area compared to Bury and the North West.

- 4.28 The Site is located within a neighbourhood which is ranked as being in the 20% most deprived neighbourhoods in the country. It is particularly deprived in terms of Crime, Living Environment, Income, Employment, and Income Deprivation affecting children.
- 4.29 The health profile of the Local Impact Area is generally considered to be below the national averages for most health indicators.
- 4.30 There is a wide range of social infrastructure and open space within an accessible walking distance from the Site.
- 4.31 This HIA considers the impacts of the Proposed Development on both the health of the general population as well as the impacts on priority groups. These priority groups are likely to be more sensitive to changes to health determinants. The priority groups are identified in Table 4.3.

Table 4.2 Identified Priority Groups

Priority Group	Explanation
Children	There is a high proportion of children living in the Local Impact Area. Understanding the needs of this group will form part of the assessment. Further, there is a high proportion of children living in poverty in the MSOA of the Site. The area is also particularly deprived in terms of income deprivation affecting children
Elderly people	To create a healthy neighbourhood, it should be age-friendly to allow people of all ages to participate in activities that keep the community healthy and encourage economic stability. Currently, there is a smaller proportion of older people in the Local Impact Area, therefore the needs of this group should be considered to improve the age profile of the area.
People with Long Term Illness or Disability	19% of people in the Local Impact Area have a long-term illness or disability. This is a high proportion of the population, and the urban environment needs to be considerate towards these people to be as accessible and inclusive as possible.
People living in fear of crime	The Site is located in an area which falls within the 10% of most deprived neighbourhoods in terms of crime. Crime and the fear of crime is a cause of ill public health. This is because it shares common causes with ill health namely poverty and fear of violent crime.
People on low income	The area in which the Site is located is within the 20% of most deprived neighbourhoods in the country in terms of income. Resident and workplace earnings are lower in Bury when compared to the North West and England.
People living in areas known to exhibit poor economic and/or health indicators	The Site is located within a neighbourhood which is ranked as being in the 10% most deprived neighbourhoods in the country in terms of Living Environment. The health profile of the Local Impact Area is generally considered to be below the national averages for most health indicators.

Black and minority ethnic groups	The area in which the Site is located has a more ethnically diverse population when compared to Bury and the North West as a whole. There is a greater proportion of black and minority ethnic groups in the Local Impact Area than across Bury, the North West and England.
----------------------------------	--

5. ASSESSMENT OF HEALTH IMPACTS

- 5.1 This section provides an assessment of the health impacts of the Development over both the construction and operation phases.

Proposed Development

- 5.2 The Proposed Development at Irwell Street, Bury is seeking hybrid planning permission for the following:

“Hybrid application comprising full application for a specialist care home (Class C2) with associated parking, landscaping, and infrastructure; outline application for a care home (Class C2) with all matters reserved, except for access.”

Health Determinants

- 5.3 The HUDU Rapid Health Impact Assessment Matrix has been used to review the proposed development. The infographic in **Appendix 3 sets** out the determinants that are likely to be affected by the Proposed Development, how this has been addressed and potential health impacts.

Table 5.2: Health Impact Assessment of the Proposed Development

1: Housing Design and Affordability

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	The Lifetime Homes Standards is a series of 16 design criteria intended to make homes more easily adaptable for lifetime use at minimal costs. Due to the nature of the Proposed Development all aspects of the Proposed Development are accessible. 1.8 metres wide corridors have been allowed for ease of circulation with two lift units, providing access to all floors. Each bedroom has its own private ensuite with an additional assisted bathroom located at every floor. On the ground floor, bedrooms are located close to the resident gardens, allowing them to benefit from openable doors straight onto outside spaces.	Positive	None Required
Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	Providing accessible homes allows residents with mobility issues to be less isolated and integrate into the community and be able to lead healthy and wholesome lives which are considered positive for their health and well-being. The Proposed Development is for a specialist care home with outline permission sought for a care home therefore the needs of older people is the key component of the design. The design of the floor plate is specific to the needs of the residents and provides multiple ancillary accommodation for use during the day.	Positive	None Required
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	When planning for new homes, it is important that inclusion and community cohesion is promoted and that safe, accessible environments are created for everyone to enjoy. As outlined in the Description of Development, the proposal is for a specialist care home with outline permission sought for a care home. This would support independent living for older people. The Design and Access Statement states that the development will integrate the principles of inclusive design asset, and that the development of the Site will aim to provide safety and security to its residents and allow them to live comfortably within the local community.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	Access to decent and adequate housing is critically important for health and well-being, therefore contributing positively to the health of residents. The Proposed Development will provide a high-quality living environment with sufficient space for future residents, including communal and amenity areas such as resident lounges and dining rooms. 1.8 metres wide corridors have been allowed for ease of circulation. Further details are provided in the Design and Access Statement.	Positive	None Required
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Proposed Development is only for a care home facility and therefore does not include a range of housing types and sizes. However, it will help diversify the types of residential uses in the area. This can also help to free up general housing elsewhere as people move into the care facility. This is pertinent given the surrounding neighbourhood is deprived in terms of access to housing. The latest Bury Housing Needs and Demand Assessment in August 2020 (HNDA) identifies the need for an additional 518 units of residential care (Use Class C2) by 2037. Therefore, the Proposed Development could deliver up to 15.4% of the required need for care home beds.	Positive	None Required
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	Yes	The Energy Statement outlines that the Proposed Development would implement energy-efficient measures that will reduce CO₂ emissions. These include heating provided via high efficiency ASHPs, hot water provided via high efficiency gas fire water heaters, PV on south facing roof, and LED lighting. For further details please refer to the Energy Statement submitted as part of this planning application	Positive	Ensure that the recommendation in the Energy Statement is implemented into the design.

2: Access to health and social care services and other social infrastructure

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal retain or re-provide	No	There is currently no social infrastructure on-site to retain or re-provide.	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
existing social infrastructure?				
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	The nearest GP practice (Ribblesdale Medical Practice) is operating at a ratio of 1 GP per 1,457 patients which is below the recognised benchmark of 1 GP per 1,800 patients. The practice is accepting new patients. As the proposal is for a care home facility, it is anticipated that many of the future occupants will already be residents of surrounding areas, and consequently, may be registered with a nearby practice. A nurse's station and drug store will be provided on the ground floor as part of the scheme, and the majority of care needs will be met on site. The care home is anticipated to provide up to 100 job opportunities during the operational phase, this would include nurses, carers, and administrative and management staff. Section 6 of the assessment matrix below outlines how there can be greater interaction with local community groups and events, which is an important aspect of social prescribing. In order to ensure residents can be provided with more personalised support locally, the operator of the care home should be made aware that they can recommend residents for referral to the social prescribing link worker through their GP or an external charity.	Positive	Operator to be made aware that they can recommend residents for referral to the social prescribing link worker through their GP or an external charity.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes	The purpose of the new care home facility is to support residents in living safe and healthy lives. Access to care homes can also reduce 'bed-blocking' in hospitals and overall strain on health services. The Applicant is a nursing care provider for adults living with complex and high acuity needs, many of whom are deemed to display behaviours that are 'too complex' for mainstream nursing and care providers. Residents would often be in a hospital or higher acuity setting, if not placed with the provider. Their care enables people to stay in the community and reduces hospital and secure facility admission.	Positive	None Required
Does the proposal assess the capacity, location, and accessibility of other	Yes	The Proposed Development looks to provide a care home facility which is not expected to impact early years, primary and secondary education.	Neutral	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
social infrastructure, e.g., primary, secondary and post 19 education needs and community facilities?		Section 4 of this report provides an overview of social infrastructure provision in the Local Impact Area, demonstrating there is a wide range of facilities near the Site. Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. For more information, please see the Design and Access Statement		
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The Proposed Development looks to deliver a care home facility. The facility would incorporate shared amenity spaces (lounges, dining rooms etc) for residents, providing opportunities for social interactions which can have positive impacts on mental health and well-being. The proposed care home will provide employment opportunities which could be accessed by those from priority groups such as those who are unemployed or on low incomes. This includes a range of roles during construction and operation (i.e. care, admin, management and cleaning). In order to help integrate residents with the local community, greater participation with local groups and events will be encouraged. A list of local services, events and activities could be displayed in the communal lounges. Moreover, it is recommended to have a care home open day, visits from local schools and other volunteering opportunities from local groups.	Positive	

3: Access to open space and nature

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	There is currently no existing public open space on the Site. The Proposed Development includes a high-quality landscaping scheme with a range of open and natural spaces for residents to use. Pockets of greenspace and planting will also feature around the main entrance and next to the car parking to provide added greenery and soften the proposal. The provision of open space can have positive mental and physical impacts for future users of the Site.	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Proposed Development incorporates a range of open and natural spaces. However, due to the nature of its use and for the security of residents, the Site will not be accessible to the general public. The Site is also within walking distance of areas of open space including Manchester Road Park. Having good access to open space encourages physical activity, social interaction and relaxation.	Positive	None Required
Does the proposal provide a range of play spaces for children and young people?	Not relevant	The Proposed Development is not expected to generate a need for play space as there are no family units proposed and therefore no provision is expected to be delivered.	Neutral	None Required
Does the proposal provide links between open and natural spaces and the public realm?	Yes	Due to the nature of its use and for the security of residents, the Site will not be accessible to the general public. Pockets of greenspace and planting will feature around the main entrance and next to the car parking to provide added greenery and soften the proposal. Communal gardens for the shared use of the residents will be provided along with private patio areas for residents on the ground floor. The health benefits of this include providing space for residents for psychological relaxation, stress alleviation, stimulating social cohesion, and supporting physical activity.	Positive	None Required
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	All areas of open space are designed to be fully accessible, welcoming to residents and of high-quality.	Positive	None Required
Does the proposal set out how new open space will be managed and maintained?	Yes	It is anticipated that landscape maintenance will form part of the operator's general responsibilities	Positive	None Required

4: Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	Yes	Environmental control during construction will be achieved by the agreement of a Construction Environment Management Plan (CEMP). This will typically set out best practices in construction with details of such matters as: - • Vehicle wheel cleaning. • Health and safety. • Noise and vibration. • Dust, smoke, odour, and exhaust emissions. • Contamination. • Protection of surface and ground water resources (including measures to avoid the release of sediment to streams and ditches). • Pollution incident control and potential mitigation measures. • Landscaping and site restoration. • Protection of existing trees and hedges. • Ecology protocols including potentially the employment of an Ecological Clerk of Works. • Archaeology protocols. Additionally, individual assessment for Noise, Air and Odour has been carried out. For further details on how the proposal will minimise these receptors during the construction process please refer to these reports.	Positive	Ensure the agreement of a Construction Environment Management Plan (CEMP) and that best practice is implemented into the construction phase of the development.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The Air Quality Assessment submitted with the application outlines IAQM mitigation measures to ensure that the air pollution caused by traffic and energy facilities is reduced. Measures include: • Ensuring vehicles switch off engines when stationary; • Implementation of a wheel washing system; and • Avoiding the use of diesel or petrol powered generators. With mitigation in place the construction impacts are judged as being 'not significant'.	Positive	Ensure the measures in the Air Quality Assessment are implemented
Does the proposal minimise noise pollution caused by	Yes	Based on the Noise Impact Assessment prepared by Environmental Noise Solutions Limited, the ambient noise climate at the site is characterised (dominated) by road traffic on the A58 and the	Positive	Implement the mitigation measures

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
traffic and commercial uses?		surrounding road network. A scheme of sound insulation works has been developed to protect the proposed new-build care home from the ambient noise climate.		from the Noise Assessment

5: Accessibility and Active Travel

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal address the ten Healthy Streets indicators?	Yes	The Healthy Streets approach looks at improving air quality, reducing congestion, and helping to make communities greener, healthier, and more attractive place. A trip generation assessment has been carried and it has been forecast for both care homes within the development combined, could generate a total of 12 two-way trips (arrivals and departures) during a weekday morning peak hour. In addition, the proposed care homes are forecast to generate a total of seven two-way trips during a weekday evening peak hour. Therefore, the traffic impact associated with the Proposed Development will be negligible on the surrounding highway network. The site is also highly accessible on foot, by cycling and by public transport which supports active travel for staff and visitors. For more information please refer to the Transport Statement.	Positive	Implementation of a Travel Plan.
Does the proposal prioritise and encourage walking, for example using shared spaces?		Walkways are included within the landscape plans around the building for visitors and residents to use. A new access point will be created off Irwell Street to serve both care home sites. The new access point will include pedestrian access into the Site. The Site is within walking distance of Bury Town Centre providing access to a wide range of services, facilities, and shops for staff. These measures will encourage active lifestyles which will improve both physical and mental health and well-being of future residents and staff	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers, and cycle lanes?	Yes	Cycling encourages active travel which can have positive health impacts. Within close proximity to the site there is a shared cycleway/footway located 8m to the southwest of the site which runs from the Irwell Street / Bolton Street priority junction west toward the A58, then adjacent to the A58 for approximately 500m until reaching the A56 where it transitions into an on-road cycle lane. This route is part of Bury's Cycle 'Traffic Free' routes demonstrated within the Transport for Greater Manchester (TfGM) cycle maps. The Transport Assessment indicates that the site is also highly accessible by cycle for staff and visitors living within 5km of the site. Four cycle hoops, accommodating eight cycle spaces, are proposed for both sites. These measures will encourage the use of sustainable transport methods including cycling participation which can help boost active lifestyles and health but also contribute to better air quality for the local environment.	Positive	Implementation of a Travel Plan
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	As outlined in the Transport Assessment, the Site is bounded by a pedestrian and cycle path running along the A58 to the south and by Irwell Street to the west and links to part of Bury's Cycle 'Traffic Free' routes. Pedestrian, cycle and vehicular access to the Site will be taken from a proposed new access off Irwell Street. The Site is highly accessible on foot, by cycling and by public transport. The Proposed Development includes dedicated secure cycle parking. For further information, please refer to the Transport Assessment in support of the Application	Positive	None Required
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A review of Personal Injury Collision data for the entire extent of Irwell Street and on Bolton Street in the vicinity of the junction with Irwell Street has been carried out. The Transport Assessment concluded that there are no inherent road safety issues with the existing highway layout within the vicinity of the site.	Positive	None Required
Is the proposal well connected to public transport, local services, and facilities?	Yes	The Site is highly accessible on foot, by cycling and by public transport. The Site's urban location means that it is well served by local services and facilities. It is in walking distance of Bury Town Centre. Section 4 provides a baseline review of the local facilities which include libraries, places of worship and community centres.	Positive	Explore the potential for S106 for bus contributions to

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
				maintain future services
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	The proposed scheme incorporates 24 on-Site car parking spaces, including 3 allocated disabled persons parking spaces as well as two motorcycle spaces. Four cycle hoops, which can accommodate eight cycles, are also proposed.	Neutral	Implementation of a Travel Plan
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The Proposed Development will be designed to be as inclusive as possible so that it can be comfortably and independently used by vulnerable residents, people working in and visiting the Site. Three of the proposed car parking spaces are allocated as disabled persons parking spaces, which represents 13% of the total provision and exceeds standards set out in the Bury Development Control Policy Guidance Note 11 – Parking Standards in Bury	Positive	None Required

6: Crime Reduction and Community Safety

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal incorporate elements to help design out crime?	Yes	Crime and violence are important public health issues, and the Site falls within the 10% most deprived areas in the country in terms of crime. The Crime Impact Statement outlines how the general volume of crime in the local area is high, with criminal damage offences occurring to the north and east of the site. Considering the proposed use as a care home, security of the Site and occupants is important. This includes: a robust access control system, external doors certified to recognised security standards, laminated pane glazing on ground-floor windows, external lighting in car parking areas, secure amenity space and secure cycle parking for staff and visitors. For more information, please refer to the Crime Impact Statement.	Positive	Ensure that Crime Impact Statement proposals are implemented. .

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The care homes are envisioned as three storey, similar to the surrounding leisure centre providing a step down to suit the residential properties in the area. Pockets of greenspace and planting will also feature around the main entrance and next to the car parking to provide added greenery and soften the proposal. Bedrooms at upper floors benefit from low sill levels, to provide a view for residents. In doing so, it will give increased opportunity for natural surveillance.	Positive	None Required
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The overall aim for the Site will be to deliver a sustainable development that provides high quality care accommodation for adults with living with complex and high acuity needs. As such, it is not deemed suitable to provide multi-use public spaces. Notwithstanding, the building will include shared amenity spaces for residents with lounges, dining area and a therapy & hair room. The outdoor spaces incorporate a mix of hard and soft surfaces to provide flexible multi use spaces.	Positive	None Required
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Pre-Application Consultation has been carried out with Bury Council and the principle of development was deemed acceptable. The land was previously Council owned. The Applicant entered a tender process to redevelop the Site and was the Council's selected bidder. For more information on consultation activities, please see the Planning Statement.	Positive	Care home operator to encourage visits from local schools and community volunteers. A list of local services, events and activities to be displayed in communal lounges.

7: Access to Healthy Food

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal facilitate the supply of local food, for example, allotments, community farms and farmers' markets?	Yes	Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviours and improve physical and mental health and encourage healthy lifestyles. The Proposed Development includes communal resident's terraces which could include growing space. The commercial kitchen could use local food suppliers.	Neutral	Consider space for growing food within communal garden.
Are there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	Whilst the proposals will not include retail or commercial units, the Site is located within walking distance of a range of retail uses including food stores. The nearest is Express Mini Market located 0.18km to the north east of the Site. This provides an opportunity for staff to access everyday goods locally.	Positive	None Required
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	There are currently no hot food takeaways included within the Proposed Development.	Positive	None Required

8: Access to work and training

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	Employment and income are key determinants of health and wellbeing. Unemployment generally leads to poverty, illness, and a reduction in personal and social esteem. The current unemployment level in Bury is 3.4%. The construction phase of the development will create temporary employment and training opportunities for a range of trades in the building sector across the build period. This could provide employment opportunities for those looking to enter the workforce and provide opportunities to those that are currently unemployed or on low incomes. Employment can improve social cohesion and mental wellbeing among construction workers. Moreover, additional spending in the local area from construction workers will contribute to an improved local economy and the creation of spin-off jobs. Once in operation, the care home will provide employment opportunities in a range of roles including nurses, carers, and administrative and management staff. The employment opportunities generated during both the construction and operational phase will directly help the priority groups of people on low incomes and those who are unemployed.	Positive	Explore local labour initiatives
Does the proposal provide childcare facilities?	No	The Proposed Development does not include childcare facilities as part of the wider proposal. The nature of the development will not result in the generation of a childcare need.	Neutral	None Required
Does the proposal include managed and affordable workspace for local businesses?	No	The proposal is for a care home facility and does not incorporate any other land uses.	Neutral	None Required
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	At the time of writing, no local procurement arrangements have been agreed upon. However, it is anticipated that employment opportunities created by the development could be fulfilled by local people during the operational phase. During the construction phase, measures such as providing additional training, skill development and work placements for young people could be incorporated, as well as making provision for larger contractors to take on local apprentices as part of their contract.	Positive	Explore opportunities for local labour strategy.

9: Social Cohesion and Inclusive Design

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	A pre app consultation exercise has been undertaken by the Applicant as outlined in the Planning Statement submitted with this application.	Positive	Ensure the feedback from the consultation exercise is feedback and suggestion implemented where possible
Does the proposal connect with existing communities, i.e., layout and movement which avoids physical barriers and severance, and land uses and spaces which encourage social interaction?	Yes	The proposal will bring a disused site back into active use which will help integrate the Site into the surrounding communities and enhance the existing environment. The care home will provide an important function for the local community by supporting vulnerable people with complex health and social care needs. It is anticipated that the operator of the care home will encourage social interaction amongst residents through group activities such as walks and exercise sessions for physical health, as well as through art and music sessions for mental wellbeing.	Positive	None Required
Does the proposal include a mix of uses and a range of community facilities?	Yes	The building will contain communal lounges, dining areas, outdoor terraces and a therapy & hair room where residents can relax and socialise. A range of activities is important for improving a sense of independence, confidence and positive self-image for care home residents. Moreover, 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.	Positive	None Required
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	The Proposed Development will provide communal areas which will allow for residents to meet informally, as well as potentially allow voluntary groups from the community to spend time and connect with residents. 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.	Positive	Explore opportunities for volunteers.

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal consider issues and principles of inclusive and age-friendly design?	Yes	Considering the prospective residents of the care home, the building will be accessible and suitable for older people and those with reduced mobility. As outlined in the latest Bury Housing Needs and Demand Assessment, there is established need for this type of accommodation. For more on how age-friendly design principles have been incorporated into the scheme, please refer to the Design and Access Statement.	Positive	None required

10: Minimising the use of resource

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal make the best use of existing land?	Yes	The proposal will bring a disused brownfield site back into active and productive use, which aligns with both local and national policy objectives. The Bury Housing Needs and Demand Assessment acknowledges a need of 518 units of residential care (Use Class C2) by 2037. The Proposed Development will make a positive contribution of 80 care home beds towards meeting this need.	Positive	None Required
Does the proposal encourage recycling, including building materials?	Yes	Sustainable behaviour will be encouraged, and recycling and composting facilities will be provided. Internal and any external storage spaces will be designed to work with the Bury recycling and organic waste collection services. Construction waste will be monitored through a Site Waste Management Plan.	Positive	Ensure the monitoring of a Site Waste Management Plan.
Does the proposal incorporate sustainable design and construction techniques?	Yes	A fabric first strategy will be adopted which aims to achieve long term reductions in CO2 emissions and climate change has been incorporated into the design of the Proposed Development. Emissions rates are lower than that required by the current building regulations.	Positive	None Required

11: Climate Change

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal incorporate renewable energy?	Yes	As outlined in the Energy Statement, the proposed development will use a renewable energy system of Air Source Heats Pumps (ASHP) and Photovoltaics (PV) panels. The high efficiency air source heat pumps will supply heating to the development. PV panels also generate renewable energy. Hot water will be provided via high efficiency gas fire water heaters and all lighting will be LED. Overall, the Energy Statement concludes that the Proposed Development emissions are below that required for the current building regulation requirements (SBEM 2021).	Positive	Implement the strategies recommended in the Energy Statement.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example, ventilation, shading and landscaping?	Yes	Heating for the majority of the development shall be via a centralised low temperature hot water heating system. The heat to this system shall be provided via Air Source Heat Pumps (ASHP) with seasonal efficiencies of 335%. This central system shall feed an underfloor heating system to the majority of areas. Local temperature controllers with locked parameters shall be installed to stop overheating. Central controls shall also be provided giving better management of the building. Heating & cooling to lounge areas shall be provided via efficient heat pump air conditioning units. These shall provide both thermal comfort and also energy efficient operation. Control of the units shall be via local controllers with locked parameters to stop over heating/cooling. All extract ventilation shall be via local 'Lo Carbon' type, low specific fan power. These units shall run continuously at a low speed and boost via an integral humidity sensor when required providing enhanced ventilation. Glazing areas have been lowered, reducing heat losses (and heating loads) and also removing any possible overheating issues. Covered outdoor seating/eating areas and tree planting will help provide protection from the sun and wind meaning residents can enjoy the amenity spaces and have access to nature all year round.	Positive	None required.
Does the proposal maintain or enhance biodiversity?	Yes	The Proposed Development incorporates a high-quality landscaping scheme including the introduction of urban trees, small areas of introduced shrub and neutral grassland. This will stimulate local wildlife and biodiversity. It would achieve a biodiversity net gain of 88.85% for habitats.	Positive	Landscaping Plan to be implemented.

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Proposed Development site lies in a low flood risk zone. Sustainable urban drainage (SuDs) are proposed and demonstrate how surface water and foul water will be managed to ensure there are no increased risks of flooding as a result of the Proposed Development, and that foul water is appropriately managed to prevent water pollution.	Positive	Implement recommendations in the SuDs Report

11. SUMMARY AND RECOMMENDATIONS

- 11.1 This HIA has been prepared by Icen Projects to identify any potential impacts on the health (both physical and mental) of the new and existing population, construction workers, permanent employees, pupils, and visitors to the Site arising from the development at the Irwell Street, Bury.
- 11.2 This assessment takes into consideration the key determinants of health and, where an impact is identified, actions and measures are recommended to mitigate adverse impacts or secure beneficial impacts.
- 11.3 The baseline assessment provided an overview of the demographic, socio-economic and health profile of the local population. It also sets out the social infrastructure provision within an accessible walkable distance from the Proposed Development.
- 11.4 Overall, there is a higher proportion of younger people (aged 0-14) and people aged 15-24 in the Local Impact Area when compared to Bury and the North West. 13.2% of the population in the Local Impact Area are aged 65+, which is lower than across Bury (18.4%) and the North West (18.8%).
- 11.5 The Site is located within a LSOA which is ranked within the 2nd decile of deprivation, which means that is within the 20% most deprived neighbourhoods in the country in terms of overall deprivation. Health is ranked in the 3rd decile. The Site is situated in an area which is in the 10% most deprived areas in terms of Crime and Living Environment which can have a significant impact on health and wellbeing.
- 11.6 The area is well-served in terms of community and social infrastructure, and many amenities and services will also be provided on site for residents of the care home. Access to social infrastructure including health care and community facilities can have a significant impact on health and well-being of a population.
- 11.7 The Proposed Development will provide a new, high-quality and fit-for-purpose care home facility with up to 80-bedrooms, as well as associated access, parking and landscaping.
- 11.8 Construction Phase**
- 11.9 During the construction phase there will be an injection of capital into the Bury economy, which will provide jobs for local people and spending in the local area. To ensure that the construction jobs utilise the local labour force, a procurement plan could be arranged. This is because employment opportunities generated during both the construction and operational phase can directly help the identified priority groups of people on low incomes or those who are unemployed.

-
- 11.10 Environmental control during the construction period will be achieved by the agreement of a Construction Management Plan (CMP). This will mitigate measures and set parameters for the work needed during the construction process to ensure that health impacts are minimised.

11.11 Operational Phase

- 11.12 The assessment has not identified any adverse health impacts once the Proposed Development is in operation. The addition of 80 care bedrooms will help to address the specified housing need in Bury and will help to reduce barriers of access to housing by freeing up general housing elsewhere.
- 11.13 Once the facility is complete and operational, it will provide high-quality care accommodation (Use Class C2) which will also support employment opportunities. Employment and income are a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness, and a reduction in personal and social esteem. The proposal could support a range of jobs once operational including both part-time and full-time roles. In addition, it could support businesses within the Local Impact Area through indirect and induced spending by staff, visitors and residents. This would represent a notable uplift in the number of jobs considering the Site is currently disused.
- 11.14 The HIA assessment recommends that the Travel Plan is implemented and monitored. By implementing active travel initiatives at an early stage into the design, it can help create healthy transport habitats for staff which help promote active lifestyles.
- 11.15 The development will provide a range of green and open spaces for residents and staff to use, resulting in biodiversity net gain. A Landscape Management Plan has been recommended to ensure that the outdoor spaces are attractive for both residents and visitors to the centre in perpetuity. Having a well-maintained open space has various positive health effect including improved mental health, reduced rates of obesity, and stimulating social cohesion.

Mitigation and Recommendations

- 11.16 The assessment has showed that there is expected to be no negative impacts as a result of the Proposed Development. However, mitigation measures and recommendations have been provided to enhance the positive impacts:
- Care home operator to encourage visits from local schools and community volunteers.
 - Operator to be made aware that they can recommend residents for referral to the social prescribing link worker through their GP or an external charity.
 - Ensure that the recommendations in the Energy Statement are implemented.

-
- Ensure the agreement of a Construction Management Plan (CMP) and that best practice is implemented into the construction phase of the development;
 - Implement the mitigation measures from the Noise Assessment.
 - Implementation of the Landscaping Strategy.
 - Ensure that the security measures outlined in the Crime Impact Statement are considered.
 - Consider space for growing food within communal garden.
 - Explore local labour initiatives.
 - Implement recommendations in the SuDs Report.

Conclusion

- 11.17 In summary, planning should seek to promote health, successful places for people to live and work. This can be achieved through providing the homes, jobs and services that people need, reducing environmental risks and delivering well-designed buildings and spaces which will create conditions for healthy, active lifestyles. It is considered that the proposed development achieves this objective.

A1. HEALTH AND THE BUILT ENVIRONMENT LITERATURE REVIEW⁸

Department of Health and Social Care (2010) *Healthy Lives, Healthy People: Our Strategy for Public Health in England*

- A1.1 Published in November 2010, the White Paper sets out the Government's long-term vision for the future of public health in England. It aims to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership. It adopts a life-course framework for tackling the social determinants and aims to support healthy communities.
- A1.2 While the White Paper dates to 2010 and has not given rise to legislation, it remains a widely referenced document that provides relevant context for public health and the principles for monitoring health outcome indicators (as used in this assessment).

Public Health England (2016) *Working Together to Promote Active Travel, A briefing for Local Authorities*

- A1.3 Walking and cycling are good for our physical and mental health. Switching more journeys to active travel will improve health, quality of life and the environment, and local productivity, while at the same time reducing costs to the public purse. These are substantial 'win-wins' that benefit individual people and the community.

Department for Environment, Food and Rural Affairs (2018) *25-Year Environmental Plan*

- A1.4 This 25-Year Environmental Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that put the environment first.
- A1.5 The Plan champions sustainable development which is led by environmental science. It also sets a gold standard in protecting and growing natural capital leading the world in using this approach as a tool in decision-making.

⁸ There is an extensive list of health and how interacts with the built environment literature, which we regularly review. The included documents are not an exhaustive list of supporting literature but rather a subjective summary of key documents released.

Local Government Association (2018) Developing Healthier Places, How Councils can Work with Developers to Create Places that Support Wellbeing

- A1.6 Through case studies examples to demonstrate how Local Councils can work with developers to bring about and create healthy places as per their local plan policies. The report shares best practice approaches and how to champion healthy places in every development. The outcome of healthy developments they define as reducing health inequalities, reducing obesity and overweight, planning for an ageing population, improving mental health and addressing social isolation.

Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool

- A1.7 The Healthy Urban Development Unit (HUDU) provides bespoke advice and support on assessing the health and wellbeing impacts of development. The tool is designed to assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outlines and detailed planning applications.

NHS (2019) The NHS Long Term Plan

- A1.8 The Plan looks forward for the next 10 years and acknowledges the redesign of patient care to future proof the NHS for the decade ahead. For the NHS to deliver for patients there are three main areas the NHS seeks to improve:

- Making sure everyone gets the best start in life
- Delivering world-class care for major health problems
- Supporting people to age well

RTPI (2020) Mental Health and Town Planning

- A1.9 Where someone lives can have an impact on their mental health with the quality of the built environment being a determining factor for mental health, with noise, pollution levels, quality of greenspace, access to services and even 'beauty' all playing a part. Town planning decisions can therefore impact on mental health.
- A1.10 The practice note gives advice how planners can work within the current UK planning systems and with other professionals to take account for mental health when making changes to the built environment.

Public Health England (2020) Improving Access to Greenspaces

- A1.11 Greenspace, such as parks, woodland, fields and allotments as well as natural elements including green walls, roofs and incidental vegetation, are increasingly being recognised as an important asset for supporting health and wellbeing. This 'natural capital' can help local authorities address local issues that they face, including improving health and wellbeing, managing health and social care

costs, reducing inequalities, improving social cohesion and taking positive action to address climate change.

Kellogg College Oxford and Global Centre on Healthcare and Urbanisation (2022) What Creates Healthy Cities?

A1.12 This report found that there is an inextricable link between place and health, and the recommendation that 'health creation' interventions that improve health and wellbeing should be the determining factor for the built environment, planning and placemaking policies.

A1.13 The report concludes that if central and local governments give priority to achieving better outcomes for physical and mental health, they will simultaneously address wider inequalities in society, improve the city's economy and productivity, support efforts to combat climate change, and reduce the escalating costs of the NHS and social care.

The Kings Fund (2022) What are health inequalities?

A1.14 Health inequalities are avoidable, unfair and systematic differences in health between different groups of people. There are many kinds of health inequality and many ways in which the term is used. This means that when 'health inequality' is useful to be clear on which measure is unequally distributed, and between which people.

Spots England (2022) Uniting the Movement

A1.15 Spots England have set out that their vision for the next ten years is to invest in sport and physical activity to make it a normal part of life for everyone in England, regardless of who you are. To achieve this, they have three key objectives:

- Advocating for movement, sport and physical activity
- Joining forces for the five big issues (recover and reinvent, connecting communities, positive experiences for children and young people, connecting with health and wellbeing and active environments).
- Creating the catalysts for change

A1.16 To know if they have been successful in their mission for an increase in sports participation, Sports England will measure the success through their Active Lives Survey as well as through key performance indicators to understand the progress that their investment has had.

A2. HEALTH PROFILE OF LOCAL IMPACT AREA

Indicator	Period	011 Buckley Wells & Fishpool		Districts England & UAs (2021/22-2022/23)		England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
Population								
Percentage of the total resident population who are 0 to 4 years of age (0-4 yrs)	2020	522	6.8%	6.0%	5.7%	0.7%		
Percentage of the total resident population who are 0 to 15 years of age	2020	1,718	22.2%	20.3%	19.2%	1.5%		
Percentage of the total resident population who are 5 to 15 years of age (5-15 yrs)	2020	1,196	15.5%	14.3%	13.5%	0.5%		
Percentage of the total resident population who are 16 to 24 years of age	2020	928	12.0%	9.5%	10.5%	4.0%		
Percentage of the total resident population who are 25 to 64 years of age	2020	4,055	52.4%	51.9%	51.8%	14.4%		74.3%
Percentage of the total resident population who are 50 to 64 years of age (50-64 yrs)	2020	1,365	17.7%	19.6%	19.2%	1.4%		29.5%
Percentage of the total resident population who are 65 and over	2020	1,031	13.3%	18.4%	18.5%	0.4%		
Percentage of the total resident population aged 85 and over	2020	119	1.5%	2.3%	2.5%	0.1%		
Population density, people per square kilometre	2020	7,732	3,717	1,917	434	6		
Ethnicity and Language								
Percentage of population whose ethnic group is not 'white'	2011	2,144	30.7%	10.8%	14.6%	0.4%		
Percentage of population whose ethnicity is not 'White UK'	2011	2,567	36.8%	14.7%	20.2%	1.1%		
The percentage of people that cannot speak English well or at all, 2011	2011	269	4.0%	1.2%	1.7%	0.0%		
Deprivation, Housing, and living environment								
Index of Multiple Deprivation (IMD) Score	2019	-	32.8	23.7	21.7	2.2		
Income deprivation, English Indices of Deprivation	2019	1,461	20.1%	14.5%	12.9%	48.8%		0.9%
Child Poverty, Income deprivation affecting children index (IDACI)	2019	323	20.0%	16.9%	17.1%	64.7%		0.9%
Older people in poverty, income deprivation affecting older people Index (IDAOPi)	2019	300	23.1%	14.5%	14.2%	76.0%		2.0%
Modelled estimates of the proportion of households in fuel poverty (%)	2020	511	16.6%	13.2%	13.2%	54.1%		2.5%
Households with overcrowding based on overall room occupancy levels	2011	247	8.6%	5.3%	8.7%	60.9%		0.6%
Older people living alone, Percentage of people aged 65 and over who are living alone	2011	361	40.2%	32.7%	31.5%	87.2%		14.4%
Percentage of households in Poverty	2013/14	-	23.7%	-	21.1%	63.7%		6.7%
Employment								
Unemployment (Percentage of the working age population claiming out of work benefit)	2021/22	375	7.5%*	5.6%*	5.0%*	20.8%		0.7%
Long-Term Unemployment. Rate per 1,000 working age population	2021/22	10	1.9*	1.5*	1.9*	15.1		0.0

Indicator	Period	011 Buckley Wells & Fishpool		Districts & UAs (2021/22-2022/23)		England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
Behavioural risk factors								
Smoking prevalence at age 15. Regular smokers (modelled estimates)	2014	3	2.5%*	4.7%*	5.4%*	17.9%		0.0%
Smoking prevalence at age 15. Regular or occasional smokers (modelled estimates)	2014	6	5.6%*	8.7%*	8.2%*	19.3%		0.0%
Reception prevalence of obesity (including severe obesity), 3 years data combined	2020/21 - 22/23	-	9.3%*	9.2%	9.7%	22.0%		2.7%
Reception prevalence of overweight (including obesity), 3 years data combined	2020/21 - 22/23	-	20.9%*	22.6%	22.1%	39.6%		%
Year 6 prevalence of obesity (including severe obesity), 3 years data combined	2020/21 - 22/23	-	32.6%*	24.6%	22.5%	41.9%		5
Year 6 prevalence of overweight (including obesity), 3 years data combined	2020/21 - 22/23	-	43.5%*	38.6%	36.6%	56.3%		
Child and Maternal Health								
Deliveries (births) to teenage mothers, 5 year pooled data	2016/17 - 20/21	-	*	0.5%	0.7%	-	Insufficient number of values for a spine chart	
General fertility rate, live births per 1,000 women aged 15 to 44 years. Five year pooled	2016 - 20	555	69.0	64.2	59.2	2.1		
Children and Young people: Health care use								
Emergency hospital admissions in under 5 years old, crude rate	2016/17 - 20/21	365	235.0	224.4	140.7	352.2		24.8
Emergency hospital admissions for injuries in under 5 years old, crude rate	2016/17 - 20/21	50	196.1	210.4	119.3	363.7		0.0
Emergency hospital admissions for injuries in under 15 years old, crude rate	2016/17 - 20/21	85	109.5	127.8	92.0	251.2		18.7
Emergency hospital admissions for injuries in 15 to 24 years old, crude rate	2016/17 - 20/21	60	117.2	147.7	127.9	733.3		14.4

Indicator	Period	011 Buckley Wells & Fishpool		Districts & UAs (2021/22-2022/23)	England	England		
		Count	Value	Value	Value	Worst	Range	Best
Emergency Hospital Admissions: Adults								
Emergency hospital admissions for all causes, all ages, standardised admission ratio ⚠	2016/17 - 20/21	-	121.3	107.4	100.0	215.6	<	

Indicator	Period	011 Buckley Wells & Fishpool		Districts & UAs (2021/22-2022/23)	England	England		
		Count	Value	Value	Value	Worst	Range	Best
Life Expectancy								
Life expectancy at birth, upper age band 90 and over (Male)	2016 - 20	-	78.3	78.5	79.5	66.6	</	

A3. HEALTH DETERMINANTS

Health Determinants



Housing Design and Affordability

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 poor sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced.



Access to Health and Social Care Services and other Social Infrastructure

Failing to plan for the social infrastructure needs in an area can exacerbate the pressure of existing services and worsen health outcomes and inequalities. The under-provision of key services can contribute towards unnecessary extra travel which can damage the environment and social cohesion.



Access to Open Space and Nature

The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour. Access to play spaces, community or sport 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.



Air Quality, Noise And Neighbourhood Amenity

Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to the incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels among children.



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. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce the risk of premature death and improve mental health.



Crime Reduction and Community Safety

Planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact 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.



Access to Healthy Food

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviours and improve physical and mental health.



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. Work aids recovery from physical and mental illnesses.



Social Cohesion and Inclusive Design

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. Conversely, fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity can lead to isolation, insecurity and a lack of cohesion.



Minimizing 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.



Climate Change

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 to the mental well-being of residents.

-
-
- ⁱ Consumer Data Research Centre (2024) Output Area Classification
 - ⁱⁱ British Medical Association benchmark