



Health Impact Assessment

Dumers Lane, Radcliffe
Westchurch Homes



Contents

1. Introduction	5
Scheme Description	5
Structure of the HIA	6
2. Alignment with Policy and Guidance	8
National Planning Policy surrounding Health	8
Places for Everyone	8
Unitary Development Plan	10
Conclusion	10
3. Scope of the HIA	13
Overview of Approach	13
HIA Methodology	13
Analysis Techniques	13
4. Health Profile of Local Population	16
Population	16
General Health	17
Health Infrastructure	17
Open Space and Sports Facilities	19
Conclusion	19
5. HUDU Rapid Health Impact Assessment	21
1. Housing Design and Affordability	22
2. Access to health and social care services and other social infrastructure	23
3. Access to Open Space and Nature	24
4. Air Quality, Noise and Neighbourhood Amenity	26
5. Accessibility and Active Travel	27
6. Crime Reduction and Community Safety	29
7. Access to Healthy Food	30
8. Access to Work and Training	31
9. Social Cohesion and Inclusive Design	32
10. Minimising the Use of Resources	33
11. Climate Change	33
6. Discussion of Findings	36
Summary of Health Impacts	36
Recommendations	36



Document Issue Sheet

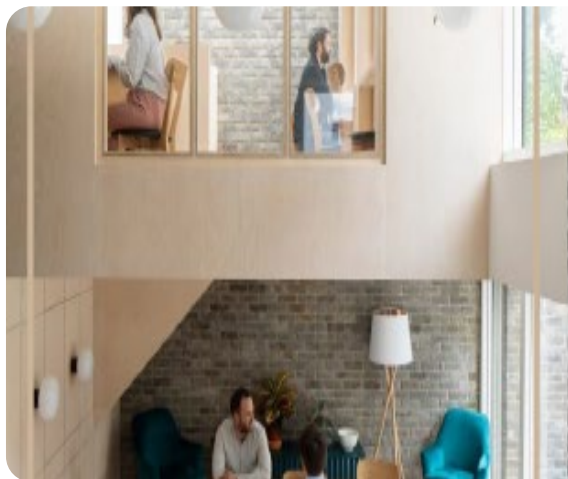
Issue Nr.	Document	Status	Issue Date	Parties Sent To	Prepared By	Reviewed By
1.0	December 2024 Report	Issued	05/12/2024	BMBC	GB	KM



1

Introduction

1. Introduction



- 1.1 The main aim of a Health Impact Assessment (HIA) is to define the potential positive and negative impacts of a proposed development on health and wellbeing. It involves a multi-disciplinary approach including both qualitative and quantitative evidence from a range of data available.
- 1.2 Further purpose of an HIA is to understand and illustrate the health and wellbeing of the local population, in this case Bury, and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes and lifestyles.

Scheme Description

- 1.3 The formal description of development relating to the proposed scheme is as follows:

'Demolition of buildings and erection of 87no. affordable dwellings and associated access off Dumers Lane, landscaping and parking.'

- 1.4 The site is located off Dumers Lane, approximately 1km north-east of Radcliffe, Bury. It is approximately 1.93ha. It comprises a mix of hardstanding yards used for the storage of buses and other vehicles, industrial buildings, a car wash and associated forecourt, and a mosaic of unmanaged neutral grassland, Bramble scrub, Willow scrub and scattered self-seeded trees.
- 1.5 The surrounding land use is a mix of residential and industrial/employment. To the north-east and south-east are residential areas arranged around suburban, culdesac-based street layouts. The site is well connected by bus and Metrolink networks and is in close proximity to local amenities.
- 1.6 Proposed are 87no. affordable homes, across a diverse mix of typologies from flats, terraces and semi-detached houses and sizes ranging from 1 to 4 bedrooms.

Structure of the HIA

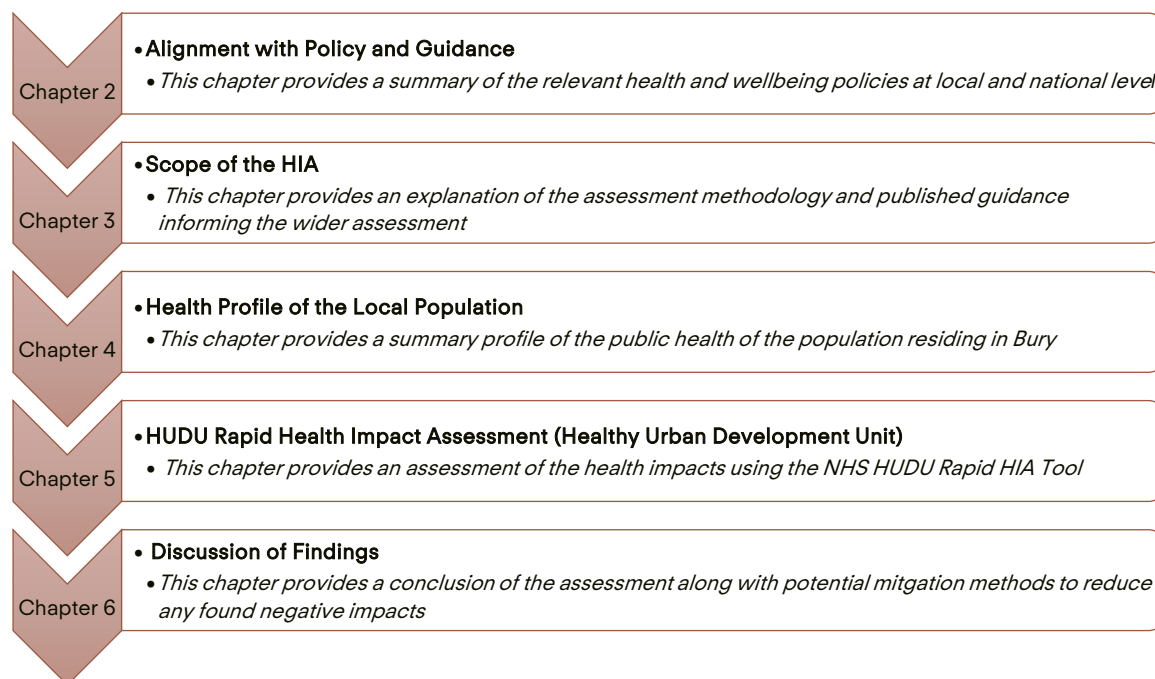


Figure 1 - Structure of HIA



2

Alignment with Policy and Guidance



2. Alignment with Policy and Guidance

National Planning Policy surrounding Health

- 2.1 The National Planning Policy Framework (NPPF), last updated in 2023 outlines the Government's planning policies for England, with a focus on promoting sustainable development. The planning system is required to fulfil social, economic, and environmental roles under this framework.
- 2.2 One of the key principles in the NPPF concerns the wellbeing of local communities. It encourages that planning processes should consider and support local strategies aimed at improving the health, social, and cultural wellbeing of all community members.
- 2.3 The NPPF is further supported by the Planning Practice Guidance (PPG). In the "Healthy and Safe Communities" section, the PPG stresses the importance of integrating health considerations into planning decisions with health and planning being approached in two key ways: by fostering environments that promote healthy lifestyles and by ensuring the necessary facilities are available for all levels of healthcare, including primary, secondary, and tertiary care, while accounting for population changes.¹ (Ministry of Housing, Communities and Local Government, 2022)
- 2.4 Additionally, the PPG suggests that conducting a Health Impact Assessment (HIA) can be beneficial when significant health implications are anticipated. This growing emphasis on HIAs is reflected in broader planning trends, with professional bodies like the Royal Town Planning Institute (RTPI) and the Town and Country Planning Association (TCPA) undertaking studies on issues such as "healthy weight environments" and "housing for dementia." National and EU legislation also requires that human health impacts be factored into Environmental Impact Assessments (EIA).²

Places for Everyone

- 2.5 Places for Everyone (PfE) took effect and became part of the statutory development plan for each of the nine PfE authorities in March 2024.
- 2.6 Objective 10 of PfE makes direct reference to health with the intention of seeking to promote the health and wellbeing of communities and committing to goals such as:
 - ↘ Ensure new development is properly served by health care facilities that meet the needs of communities;
 - ↘ Improve access to healthy food options for all communities;
 - ↘ Reduce the health impacts of air pollution through accessibility of sustainable travel such as public transport, cycling and walking;
 - ↘ Maximise the health benefits of access to the natural environment and green spaces;
 - ↘ Coordinate with and support the delivery of local and Greater Manchester wide health strategies.³

¹ Ministry of Housing, Communities and Local Government, Planning Practice Guidance, 2022.

² Ibid.

³ GMCA, Places for Everyone Plan, 2022, p38.

- 2.7 Further to this there are specific policies within PfE which are supportive of the submission of HIAs for development proposals and take into account the importance of health and wellbeing in the planning application determination process. Policy JP-P6 (Health) reads:

To help tackle health inequality new development will be required, as far as practicable, to:

A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;

B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and

C. Be supported by a Health Impact Assessment for all developments which require 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.

Improvements in health facilities will be supported, responding to the changing needs and demands of both existing and new residents, including through:

1. Requiring, where appropriate, the provision of new or improved health facilities as part of new developments proportionate to the additional demand that they would generate;

2. Enabling the continued enhancement and successful operation of our hospitals; and

3. Facilitating greater integration of health and social care, and the provision of integrated wellness hubs, including the co-location of health, community and wellness services.

- 2.8 In August 2024, Bury updated its Validation Checklist in light of PfE. It clarifies an additional threshold for a HIA is *other developments if specified in pre-application advice*. The pre-application advice received for this proposed development states that a HIA should be submitted.

- 2.9 Other health determinants and pathways are addressed throughout PfE, embedded within Policies that are not necessarily explicitly related to health and wellbeing:

- ↘ JP-P1 encourages development which is well-served by health facilities;
- ↘ JP-P7 supports a network of high quality and accessible sports and recreation facilities;
- ↘ Policies relating to open space and green infrastructure (i.e. JP-G2, -G5 and -G7) recognise their interconnected health benefits;
- ↘ Several policies promote sustainable and active travel (JP-Strat14, -C1, -C5 and -C6); and
- ↘ The protection of environmental quality is encouraged (JP-S5, -P1 and -C5).

Unitary Development Plan

- 2.10 The Unitary Development Plan (UDP) was adopted in 1997 and acts as a guide for the future development or protection of land in the Borough. Together with other adopted Development Plan Documents, its policies and proposals form the basis for the Council's decisions on planning applications.
- 2.11 Health and wellbeing are not explicitly identified as key issues of the UDP, perhaps owing to the age of the document. Notwithstanding this, Key Issue 5 (Quality and Control of Urban Development) acknowledges that *The attractive character of many parts of the Borough will be increasingly under threat from increasing densities **and loss of open spaces** and that Measures are needed in the UDP which will safeguard the Borough from excessive over development.*
- 2.12 Key Direction 4 of the UDP is *To encourage development which will foster a positive identity and image for the Borough and its constituent districts, and in so doing provide a common sense of purpose for the actions of all parties **with an interest in the well-being of the Borough and its communities.***
- 2.13 **Protection of Open Land** is considered a main element of the Strategy of the UDP.
- ↘ H2/2 and EN1/2 list open space as a factor to be considered when assessing proposals; and
 - ↘ OL3 and OL3/1 seek to ensure valuable areas of urban open space are retained.
- 2.14 Chapter 8 covers the topic of Recreation and Tourism. Two of the Objectives in this Chapter are *To safeguard and enhance existing facilities for sport and recreation in the Borough* and *To encourage the provision of additional facilities for sport and recreation.*
- ↘ RT1/1 seeks to prevent the loss of existing and proposed recreation facilities;
 - ↘ RT1/2 supports proposals for improving recreational land and facilities and designates sites for this purpose;
 - ↘ RT2 encourages the provision of additional recreational land and facilities in the urban area;
 - ↘ RT2/1 designates sites for the above purpose; and
 - ↘ RT2/2 establishes the principle of securing provision for open space, sport and recreation in conjunction with new housing development, equivalent to a standard of 2.4 hectares per 1,000 population.
- 2.15 Chapter 11 relates to Community Facilities;
- ↘ CF3 encourages proposals for the provision of new, and the improvement of existing social services facilities; and
 - ↘ CF4/1 designates a site for the possible future expansion of Fairfield General Hospital.
- 2.16 Beyond this, the UDP also contains various policies which seek to safeguard environmental quality (i.e. air, land, water, noise) which are important health determinants.
- 2.17 The UDP also encourages development which promotes sustainable modes of travel and active travel, which are pathways to increased physical health.

Conclusion

- 2.18 On the basis of the above points, it is considered that the health and wellbeing of communities is a priority on both a local and national level. This can be seen through references to HIAs and the building of healthy



communities in the NPPF as well as the requirement for HIAs set out in PfE and Bury's updated Validation Checklist. These are examples of how health is becoming more of a significant material planning considerations at various levels of government.



3

Scope of the HIA

3. Scope of the HIA

Overview of Approach

3.1 A HIA is a multi-disciplinary assessment which aims to identify vulnerable groups and health priorities in the local impact area and outline the likely impact of the proposed development.

HIA Methodology

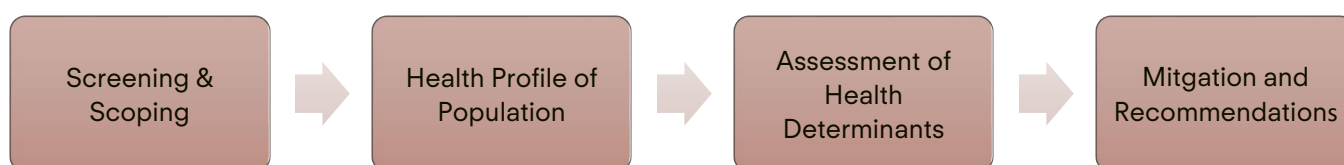


Figure 2 - HIA Methodology Process

3.2 Several resources and guidance have been published by the Department for Health, the World Health Organization and the NHS Healthy Urban Development Unit (HUDU) in relation to undertaking HIAs. For the purposes of this HIA the NHS HUDU model has been used and considered appropriate.

Analysis Techniques

3.3 The HIA uses other technical reports carried out as part of the planning submission along with further information obtained for specific use as part of the HIA.

3.4 The table below summaries the evidence used for each topic area.

Topic	Evidence
1. Housing design and affordability	- Design and Access Statement - Planning Statement - Affordable Housing Statement
2. Access to health and social care services and other social infrastructure	Planning Statement
3. Access to open space and nature	- Design and Access Statement - Planning Statement
4. Air quality, noise and neighbourhood amenity	- Air Quality Assessment - Noise Impact Assessment - Planning Statement
5. Accessibility and active travel	- Transport Assessment - Design and Access Statement - Planning Statement
6. Crime reduction and community safety	- Crime Impact Assessment - Planning Statement
7. Access to healthy food	N/A



8. Access to work and training	• Planning Statement
9. Social cohesion and inclusive design	• Design and Access Statement
10. Minimising the use of resources	• Energy Statement
11. Climate change	• Design and Access Statement • Assessment of Biodiversity Net Gain • Ecological Survey and Assessment • Energy Statement

Table 1 - Health Impact Evidence



4

Health Profile of Local Population

4. Health Profile of Local Population

- 4.1 The information below provides a health profile of the local and wider population considering both general and wider determinants of health.
- 4.2 The baseline outlines the current characteristics of Bury compared to both Greater Manchester and England and has been tailored to understand the impacts of the proposed development on this baseline.

Population

Overview

- 4.3 According to ONS Statistics from the Census in 2021, the population of Bury has seen an increase of 4.7% since 2011, which equates to an increase of 8,700 people from 185,100 in 2011 to 193,800 in 2021. This is lower than the overall increase for England (6.6%) and neighbouring local authorities such as Manchester and Salford which have seen increases of 9.7% and 15.4% respectively.
- 4.4 In England, there has been an increase of 20.1% in people aged 65 years and over with an increase in 3.6% in those aged 15 to 64 and an increase of 5% in children aged under 15. When comparing this to Bury there has been an increase in 19.8% in people aged 65 year and over and an increase of 1% in people aged 15 – 64 years as well as an increase of 5.2% in children aged under 15.⁴ These figures would show that there is a growing population of older demographics in Bury which is generally in line with the national average, this can be seen side by side in the table below:

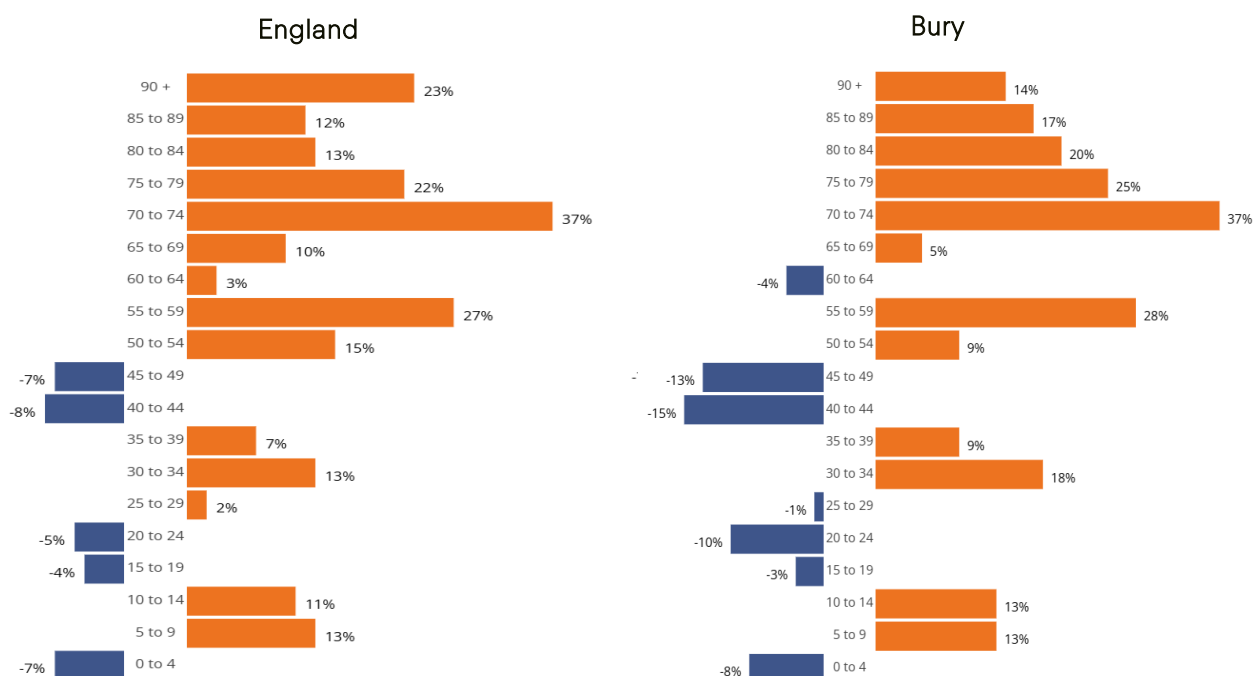


Figure 3 - Salford Population Demographics (ONS, 2022)

⁴ Office of National Statistics, 'How the population changed in Salford: Census 2021,' 2022 (Available at <https://www.ons.gov.uk/visualisations/censuspopulationchange/E08000006/>)



General Health

4.5 Public Health Profiles provided by Public Health England provide a picture of the general population health of Bury:

- ↘ Life Expectancy:
 - Life expectancy at birth (3 year range) for men and women in Bury is 77.2 and 80.9 years respectively. This is slightly lower than 77.3 and 81.3 years in the North West, and 78.9 and 82.8 years for the whole of England.⁵
- ↘ Obesity:
 - 8.8% of children in reception in Bury are classed as obese or severely obese, lower than the North West and England values of 10.1% and 9.6%.⁶
 - 22.3% of Year 6 children in Bury are classed as obese or severely obese, comparable to the North West and England values of 23.3% and 22.1%.⁷
 - 30% of adults in Bury are considered obese. This is only slightly higher than the North West value of 29.3% but markedly higher than the England value of 26.2%.⁸
- ↘ Physical Activity:
 - 65.5% of adults in Bury are considered to be physically active, which is in line with the North West (65.7%) but slightly lower than England (67.1%).⁹

Health Infrastructure

GP Surgeries

- 4.6 There are 8 GP surgeries within two miles of the proposed development, as outline within the HUDU guidance¹⁰, with the Royal College of GPs recommending a ratio of one full time equivalent (FTE) GP per 1,800 registered patients.
- 4.7 The table below shows the GP surgeries local to the proposed development and the assesses the local demand¹¹ against the guidance as detailed above. The postcode used was M26 2BD

⁵ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132696/pat/6/par/E12000002/ati/501/are/E08000002/iid/90366/age/1/sex/1/cat/-1/ctp/-1/yr/3/cid/4/tbm/1>

⁶ <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/1/gid/8000011/pat/6/par/E12000002/ati/501/are/E08000002/iid/90316/age/200/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1/page-options/ovw-do-0>

⁷ Ibid.

⁸ <https://fingertips.phe.org.uk/profile/physical-activity/data#page/1/gid/1938133001/pat/6/par/E12000002/ati/501/are/E08000002/yr/1/cid/4/tbm/1>

⁹ <https://fingertips.phe.org.uk/profile/physical-activity/data#page/1/gid/1938132899/pat/6/par/E12000002/ati/501/are/E08000002/yr/1/cid/4/tbm/1>

¹⁰ Healthy Urban Development Unit, HUDU Planning Contribution Model: Guidance Notes, 2009

¹¹ <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/30-september-2024#chapter-index>

GP Practice	Distance (miles)	FTE GPs	Patients	Patients per FTE GP	Indicative Total Capacity	Indicative Space Capacity	Accepting New Patients
Monarch Medical Centre	0.5	2.20	3,679	1,673	3,960	+281	Yes
Red Bank Group Practice	0.8	1.28	9,472	7,400	2,304	-7,168	Yes
Rock@Radcliffe	0.8	1.24	10,026	8,086	2,232	-7,794	Yes
Radcliffe Medical Practice	0.8	7.12	10,778	1,514	12,816	+2,038	Yes
Tower Family Healthcare – Spring Lane	0.9	32.31	48,385	1,498	58,158	+9,773	Yes
The Elms Medical Centre	1.2	1.25	6,288	5,031	2,250	-4,038	Yes
Unsworth Medical Centre	1.5	10.44	7,233	693	18,792	+11,559	Yes
Ribblesdale Medical Practice	1.6	4.27	7,342	1,720	7,686	+344	Yes
AGGREGATE	-	60.11	103,203	1,717	108,198	+4,995	-

Table 2 - GP Surgeries within 2 miles of proposed development (NHS Digital, 2024)

4.8 The table above demonstrates that there is ample choice of GPs within two miles of the site that are all at the time of writing accepting new patients. The aggregate indicative safe additional capacity across all eight GPs (based on current patient numbers and FTE GPs across all sites and the Royal College of GPs recommended ratio) is 4,995. There is therefore considered to be ample capacity and availability of GP services for the proposed development



Dental Surgeries

- 4.9 The NHS 'Find a Dentist'¹² (NHS, 'Find a Dentist' [Online]) online tool indicates that there are a total of 14 dental surgeries offering NHS treatments within two miles of the proposed development. Only 3 of these are not accepting new NHS patients at the time of writing. Given the level of choice, it is considered that there would be provision available for future residents of the proposed scheme, should they choose to register with a new dental practice in the area.

Open Space and Sports Facilities

- 4.10 Using ONS Sports Facilities data as of 07 March 2024¹³, Bury has 15.94 sports facilities per 10,000 people. This is slightly higher than the North West (15.2 per 10,000) but lower than England (17.3).
- 4.11 Locally, Close Park Sports Complex is less than 400m from the site. Additionally, high quality, modern leisure facilities for everyone are coming to Radcliffe in the future at the purpose-built new Radcliffe Hub in the Town Centre¹⁴.

Conclusion

- 4.12 In conclusion, the general health of the population of Bury is generally in line with North West and England overall. While life expectancy and adults that are physical active is slightly lower, and adult obesity is higher, obesity in reception children is lower. There is availability and capacity of GP services within a reasonable distance of the site that would meet the demand created by the proposed development.
- 4.13 Nevertheless, and in line with national, regional and local policy, health determinants and outcomes should still be a key consideration for development in Bury in order to improve local population health.

¹² NHS, 'Find a Dentist.' (Available at: <https://www.nhs.uk/service-search/find-a-dentist>)

¹³

<https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/datasets/numberofsportsfacilitiesacrosslocalauthoritydistrictsladandmiddlayersuperoutputareasmoinenglandandwales>

¹⁴ <https://buryleisure.bury.gov.uk/our-centres/radcliffe-leisure-centre/future-radcliffe-leisure-centre>



5

HUDU Rapid Health Impact Assessment



5. HUDU Rapid Health Impact Assessment

- 5.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool*. The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation:	Enabl
Name of project (plan or proposal):	Dumers Lane, Radcliffe
Location of project:	Dumers Lane, Radcliffe
Date of assessment:	November 2024



1. Housing Design and Affordability

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	☒ Yes ☐ No ☐ N/A	All dwellings are M4(2) compliant.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation 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 ☐ No ☐ N/A	M4(2) dwellings are accessible and adaptable dwellings that are suitable for a range of people, including older people, those with reduced mobility, and some wheelchair users.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No ☐ N/A	All dwellings are M4(2) compliant.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No ☐ N/A	All dwellings are NDSS compliant. The Planning Statement and Design and Access Statement set out how the proposals promote good design.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include a range of housing types and sizes, including affordable	☒ Yes ☐ No ☐ N/A	The proposal provides a mix 1, 2, 3 and 4 bedroom homes, across flatted, terraced and semi-detached typologies. 100% of the dwellings are affordable. Analysis against how the mix addresses local	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



housing responding to local housing needs?		housing needs can be found within the Planning Statement.		
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	☒ Yes ☐ No ☐ N/A	Proposed is the use of a thermally efficient fabric specification and the use of a low carbon technology in the form of Air Source Heat Pumps to provide space and hot water for all plots. This allows the scheme to achieve a predicted reduction in carbon emissions of 65.05%. Solar photovoltaic (PV) panels will be applied to the scheme. The scheme is predicted to achieve a reduction in energy usage of 67.41%, a significant improvement over the 20% reduction requirement. A sitewide space heating demand of 26.12 kWh/m2 is predicted.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

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

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☐ No ☒ N/A	No social infrastructure is currently in situ at the Site, and therefore there will be no loss of these uses.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal assess the impact on health and social	☒ Yes ☐ No	An analysis of the capacity of existing health facilities was conducted as part of this HIA's	☐ Positive ☐ Negative	No further mitigation required.



care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☐ N/A	baseline, which indicated that there is capacity in the local area for additional patients as a result of the proposed development. Please see chapter 4 for additional details.	☒ Neutral ☐ Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☐ No ☒ N/A	The Proposed Development does not include replacement or provision of a health facility.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No ☐ N/A	The Planning Statement demonstrates that the site is in a close proximity to multiple schools, including a new high school in Radcliffe Town Centre.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal explore opportunities for shared community use and co-location of services?	☐ Yes ☒ No ☐ N/A	The proposed development is for a 100% affordable housing scheme of a suburban nature. Nonetheless, the site is in an existing mixed-use area with residential, employment and retail uses in the locality.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.

3. Access to Open Space and Nature

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
---------------------	-----------	--------------------	--------------------------	---



Does the proposal retain and enhance existing open and natural spaces?	☐ Yes ☐ No ☒ N/A	The site is brownfield and does not contain open space. While areas have become overgrown with nature, it is not accessible by the public and the loss is to be offset in accordance with Biodiversity Net Gain Requirements.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☐ Yes ☐ No ☒ N/A	There is not a deficiency of open or natural space in proximity to the site, as shown in the Planning Statement. SPD1 states that the preference for new housing developments is to seek off-site contributions towards the provision or enhancement of existing open space, sport and recreation facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal provide a range of play spaces for children and young people?	☐ Yes ☒ No ☐ N/A	As above, the LPA's priority is to seek off-site contributions towards the provision or enhancement of existing open space, sport and recreation facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal provide links between open and natural spaces and the public realm?	☐ Yes ☒ No ☐ N/A	There is only one point of access in and out of the proposed development which connects to Dumers Lane. There is no open or natural spaces or public realm on site to connect. The site is not directly adjacent to but near to Swan Lodge.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Explore possibility of a possible future pedestrian connection to Swan Lodge to the north.
Are the open and natural spaces welcoming and safe and accessible for all?	☐ Yes ☐ No ☒ N/A	There are no open and natural spaces on site.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal set out how new open space will be managed and maintained?	☐ Yes ☐ No ☒ N/A	There are no open and natural spaces on site.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.



4. Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No ☐ N/A	A Construction and Environmental Management Plan is likely to be secured by condition. The CEMP can ensure construction impacts are minimised and mitigated.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Ensure a CEMP is conditioned.
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No ☐ N/A	Electric vehicle charging points are provided. Car and cycle parking will be provided in line with the requirements of SPD11. Continuous pedestrian pavements and the site's close proximity to local amenities make walking a viable alternative to driving for certain journeys. The Air Quality Assessment concludes that overall, the additional traffic associated with the Proposed Development would not result in any unacceptable impacts on existing or future human health receptors.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No ☐ N/A	Sufficient cycle parking, continuous pedestrian pavements and the site's close proximity to local amenities make walking or cycling a viable alternative to driving for certain journeys. This will therefore reduce the number of journeys taken by car, reducing noise pollution caused by traffic. There is no commercial uses on site.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.



		With regards to mitigating the impacts of existing sources of noise pollution, the Noise Impact Assessment has set out how the proposed houses can be protected. This has informed the design.		
--	--	--	--	--

5. Accessibility and Active Travel

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☐ Yes ☒ No ☐ N/A	1. Pedestrians from all walks of life: The proposed site access and internal roads and shared surfaces will be accessible to all. 2. Easy to cross: Requisite crossings will be provided. 3. Shade and shelter: The development features street trees which will provide shade and shelter. 4. Places to stop and rest: Areas to stop and rest are not currently proposed. 5. Not too noisy: The noise impact assessment indicates that the development will include measures to mitigate noise pollution, ensuring a quieter environment for residents and pedestrians. 6. People feel safe: The development includes well-lit pedestrian routes which are well overlooked. 7. Things to see and do: The scheme is fully residential so will primarily be used and accessed by residents and visitors.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Explore the possibility of introducing street furniture in appropriate locations. Consider how to include things to see or do into a residential development.



		8. People feel relaxed: The site is fully residential, has good levels of natural surveillance and only has one point of access. 9. Clean air: The Air Quality Assessment has addressed clean air. 10. People choose to walk, cycle, and use public transport: Continuous pedestrian pavements and the site's close proximity to local amenities make walking or cycling a viable alternative to driving for certain journeys.		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No ☐ N/A	Cycles can be stored in rear gardens, with paths and gates allowing access without going through the house. Secure cycle storage for the apartments can be conditioned. The Transport Assessment concludes that the site is easily accessible by cycle.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Cycle stores for the apartment blocks in line with the council's requirements should be conditioned.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No ☐ N/A	The development is connected to Dumers Lane, a major throughroute. The route is not however a strategic or local cycle or walking route.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No ☐ N/A	The proposal includes shared surfaces which slow drivers down as they arrive and depart from their house by virtue of the surface not being solely for cars. The existing running lanes on Dumers Lane are typically 3.95m wide. Under the proposals, as per	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



		MfS2, the lane widths by the proposed site access have been reduced to 3m to introduce traffic calming.		
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No ☐ N/A	The Planning Statement demonstrates how the site is well connected to bus and tram network	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ No ☐ N/A	The proposed car parking provision is under the maximum car parking standard set out in SPD11.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No ☐ N/A	All dwellings are M4(2) compliant. Pavements are continuous and level and dropped kerbs will allow everyone to cross.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

6. Crime Reduction and Community Safety

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No ☐ N/A	The spaces between buildings are well overlooked, providing passive surveillance. There is a clear definition between public and private space. A Crime Impact Assessment has been undertaken to support the application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	The final detailed design stage should adhere to security recommendations outlined in the Crime Impact Statement.
Does the proposal incorporate design	☒ Yes ☐ No	The site is not physically gated and is technically accessible to all via the access on Dumers Lane.	☒ Positive ☐ Negative	No further mitigation required.



techniques to help people feel secure and avoid creating 'gated communities'?	☐ N/A	However, as the site will only contain dwellings and is not a through route, non-residents will have no specific reason to enter the site. This will give residents peace of mind and help with feelings of security.	☐ Neutral ☐ Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	☐ Yes ☒ No ☐ N/A	No public buildings are proposed. No public spaces are provided as the LPA's priority is to seek off-site contributions towards the provision or enhancement of existing open space.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Has engagement and consultation been carried out with the local community and voluntary sector?	☐ Yes ☒ No ☐ N/A	The applicant intends to inform local residents by post of their intention to submit the planning application. The letter will include the proposed site layout and encourage residents to share their views with the Council once the application has been validated.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Ensure that the letters are sent out to residents before or shortly after the application is submitted.

7. Access to Healthy Food

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒ Yes ☐ No ☐ N/A	All houses have private grassed gardens, providing space for future residents to grow their own food.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore possibility of growing planter boxes for flats.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No ☐ N/A	Approximately 350m north-east along Dumers Lane is a Neighbourhood Shopping Centre offering basic amenities including a convenience	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigations required.



		store. Radcliffe Town Centre accommodates two supermarkets offering access to fresh produce.		
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☐ Yes ☐ No ☒ N/A	The proposal does not provide a hot food takeaway.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.

8. Access to Work and Training

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No ☐ N/A	Construction of the scheme will create job opportunities for local people. Future residents will have easy access to jobs as the site is adjacent to employment land uses.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	There is the opportunity to promote opportunities for local businesses via procurement arrangements.
Does the proposal provide childcare facilities?	☐ Yes ☐ No ☒ N/A	The proposal is 100% residential.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☐ No ☒ N/A	The proposal is 100% residential.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include opportunities for work for	☐ Yes ☐ No ☒ N/A	This could be explored.	☐ Positive ☐ Negative ☐ Neutral	There is the opportunity to promote opportunities for local businesses.



local people via local procurement arrangements?			☒ Uncertain	
--	--	--	---	--

9. Social Cohesion and Inclusive Design

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☐ Yes ☒ No ☐ N/A	While the proposals do not address local needs through community engagement, it does address locally proven affordable housing needs.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☐ Yes ☒ No ☐ N/A		☐ Positive ☒ Negative ☐ Neutral ☐ Uncertain	Explore opportunities to increase connectivity with surrounding areas.
Does the proposal include a mix of uses and a range of community facilities?	☐ Yes ☒ No ☐ N/A		☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities to include community uses.
Does the proposal provide opportunities for the voluntary and community sectors?	☐ Yes ☐ No ☒ N/A	Not applicable to a fully residential scheme.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal take into account issues and principles	☒ Yes ☐ No	All units are M4(2) compliant.	☒ Positive ☐ Negative	No further mitigation required.



of inclusive and age-friendly design?	☐ N/A		☐ Neutral ☐ Uncertain	
---------------------------------------	------------------------------	--	--	--

10. Minimising the Use of Resources

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No ☐ N/A	The number of dwellings per hectare exceeds the minimum stipulated by Places for Everyone Policy.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No ☐ N/A	All dwellings will have the requisite recycling bins. A CEMP can include details of recycling building materials.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	CEMP to outline measures through which waste will be minimised, recycled and disposed of as required.
Does the proposal incorporate sustainable design and construction techniques?	☐ Yes ☒ No ☐ N/A		☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Explore opportunities for sustainable design and construction techniques.

11. Climate Change

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☒ Yes ☐ No ☐ N/A	PV panels are proposed.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



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 ☐ No ☐ N/A	All dwellings are at least dual aspect. Street trees provide shading.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No ☐ N/A	The Biodiversity Net Gain Report sets out how the scheme will achieve BNG.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal incorporate sustainable urban drainage systems (SuDS) techniques?	☒ Yes ☐ No ☐ N/A	The application of the SuDS hierarchy has been discussed with United Utilities and they have agreed with the assessment made of each possible option and the proposed discharge of surface water runoff into the existing Combined sewer in Dumers Lane. Permeable paving will be used in private driveways and shared drives to provide water treatment. Attenuation is also proposed in the form of box culverts within the proposed roads.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

An abstract graphic design featuring several overlapping, dark teal, angular shapes that resemble stylized wings or feathers. To the right of these shapes is a large, thin, dark teal number '6'.

6

Findings

6. Discussion of Findings

Summary of Health Impacts

- 6.1 Overall, the findings of the HIA conclude that the proposed development will not result in any negative impacts on the health of the existing or future population of Bury of those residing in close proximity to proposed development site, with the development intending to provide long-term health and wellbeing benefits for future residents and visitors. Given that Chapter 4 provides information relating to Bury's population being generally in line with regional and national averages in terms of a number of key health indicators, there is a strong justification that the proposed development has the opportunity to enable health and wellbeing improvements.
- 6.2 The proposed development is considered and assessed as making the following positive contributions in terms of health and wellbeing:
- ↘ All dwellings will be M4(2) and NDSS compliant.
 - ↘ A mix of house types and sizes will be provided, and 100% will be affordable.
 - ↘ There is sufficient capacity in the locality for GP services to support the increased number of homes in the area.
 - ↘ Electric vehicle charging infrastructure will support the shift towards electric cars.
 - ↘ Continuous pavements, shared surfaces and the site's sustainable location will encourage active travel and reduce journeys made by car.
 - ↘ Landscaping and street trees will provide access to nature and natural shading, and the scheme will result in a biodiversity net gain.
 - ↘ The scheme has been designed in a way that will minimise crime and the fear of crime, including by maximising natural surveillance.
 - ↘ Residents will have good access to fresh produce and those with private gardens will have the possibility to grow their own food.
 - ↘ The scheme will be net zero with regards to operational regulated carbon emissions.

Recommendations

- 6.3 Overall the scheme is not considered to lead to adverse impacts, and this has been shown through the assessment.
- 6.4 There are further recommendations that have been identified which could further enhance the potential of the scheme and deliver positive health outcomes. These include:
- ↘ Explore possibility of a possible future pedestrian connection to Swan Lodge to the north.
 - ↘ Ensure a CEMP is conditioned, and that it outlines measures through which waste will be minimised, recycled and disposed of as required.
 - ↘ Explore the possibility of introducing street furniture in appropriate locations.
 - ↘ Consider how to include things to see or do into a residential development.
 - ↘ The final detailed design stage should adhere to security recommendations outlined in the Crime Impact Statement.
 - ↘ Explore possibility of growing planter boxes for flats.



- ↘ There is the opportunity to promote opportunities for local businesses, including via procurement arrangements.
- ↘ Explore opportunities to increase connectivity with surrounding areas.
- ↘ Explore opportunities to include community uses.
- ↘ Ensure that the letters are sent out to residents shortly after the application is submitted.