



Health Impact Assessment

JD Bury, Bury

JD Sports Fashion Plc



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Document Issue Sheet

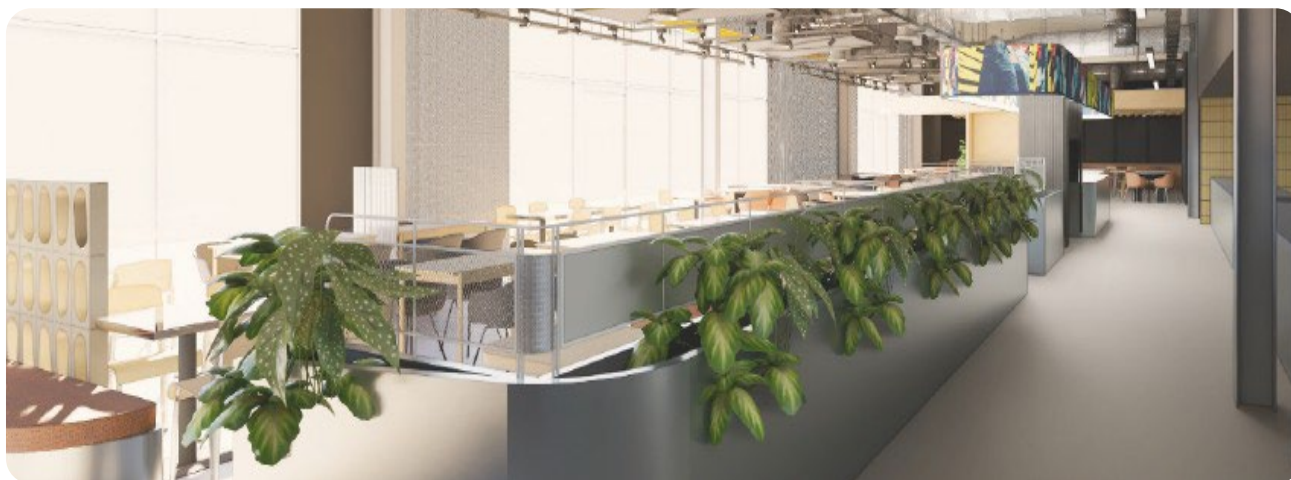
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1

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:

'Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.'

- 1.4 The site is located on land off Pilsworth Road, Bury, adjacent to the Hollins Vale Nature Reserve to the south (hereafter referred to as the "Site"). The existing site consists of a surface car park with limited landscaping and a fringe of trees to the west separating the site from residential properties.
- 1.5 The full planning application is for the redevelopment of the Site, which is currently bordered by residential and office developments, including the Edinburgh House, Balmoral House and residential properties along The Croft (hereafter referred to as the "Proposed Development").
- 1.6 The Proposed Development contributes towards the wider development of JD's campus, an area that has seen significant investment and continues to be a key commercial area in Bury in terms of economic output and job creation.

- 1.7 Given the Site's location within an existing established employment area, the Proposed Development aligns with Bury Council's policies to promote sustainable commercial growth.

Structure of the HIA

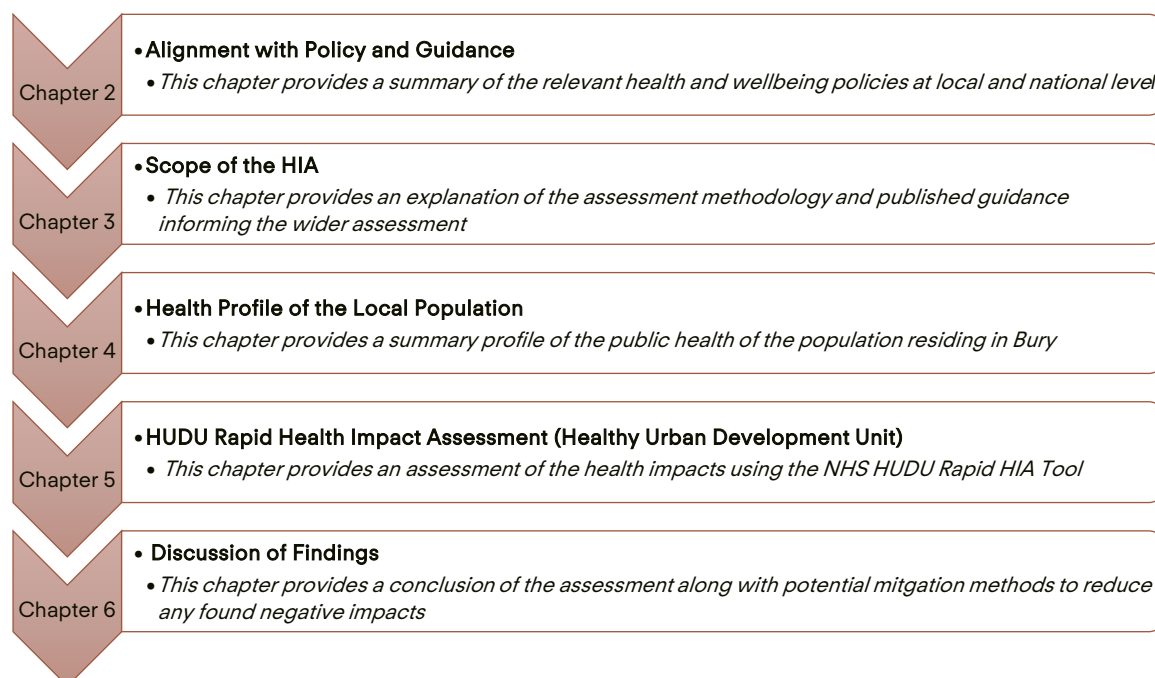


Figure 1 - Structure of HIA



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 2024 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

Greater Manchester Combined Authority (GMCA): Places for Everyone Plan

- 2.5 The Places for Everyone Plan (PfE) took effect and became part of the statutory development plan for each of the nine PfE authorities March, 2024.
- 2.6 Objective 10 of the PfE Plan 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 the PfE Plan 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.

2.8 As example of this is Policy JP-P6: Health which states that in order to help tackle health inequality new proposed development will be required 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 where the local planning authority considers it appropriate"*⁴

Bury Unitary Development Plan

2.9 The Bury Unitary Development Plan (UDP), adopted in August 1997 and saved policies subsequently retained by the Secretary of State, forms the statutory development plan for the Borough of Bury alongside the Greater Manchester Spatial Framework once adopted. The UDP continues to provide the key planning policies against which development proposals are assessed, guiding decisions on planning applications and shaping the future pattern of development across the borough.

2.10 The Bury UDP embeds health-related considerations throughout a number of thematic chapters, with overarching aims that align with the ambition to support healthier communities across the borough by:

- ↘ Protecting and enhancing the quality of the environment to support physical and mental wellbeing;
- ↘ Encouraging opportunities for physical activity through open space, recreation areas and active travel routes;
- ↘ Ensuring appropriate access to community and health-related facilities; and
- ↘ Managing the location and concentration of uses that could have an adverse impact on residential amenity or public health.

2.11 The UDP acknowledges the need to reduce inequalities in access to services and facilities, including health-related infrastructure. It emphasises the importance of ensuring that all residents have access to high-quality environments, well-designed neighbourhoods, and opportunities to adopt healthier lifestyles. Health considerations, both direct and indirect, are recognised within policies relating to community facilities, open space provision, transport, and land-use separation.

2.12 Policy CF1 and associated policies within the UDP form the core planning framework for community and health facilities. UDP Policy CF1 states that "Proposals for new and improved community facilities, including health facilities, will be permitted where they are located in accessible locations, do not have an

⁴ Ibid, p202.

unacceptable impact on residential amenity, and meet identified local needs.” The policy requires development to demonstrate:

- ↘ No unacceptable adverse impacts on health or living conditions;
 - ↘ Provision of safe and accessible environments for future and existing users;
 - ↘ Support for the delivery of key community infrastructure; and
 - ↘ Enhancement of social inclusion through improved access to essential services
- Where major proposals are likely to have significant implications for local communities, the Council may require supporting assessments to identify impacts and outline appropriate mitigation.

2.13 Development that would significantly harm the health, wellbeing or amenity of local residents will not be supported.

Recreation and Open Space Policies

2.14 Further to the above, the UDP contains a comprehensive suite of policies on recreation, leisure and open space provision, seeking to contribute to healthier lifestyles in Bury by:

- ↘ Securing good access to a range of recreational facilities for all residents;
- ↘ Addressing deficiencies in recreational provision in certain parts of the borough;
- ↘ Supporting opportunities for active and healthy living; and
- ↘ Protecting and enhancing access to the countryside and green networks.

2.15 The UDP recognises the vital role that open space, outdoor recreation and sports provision play in contributing to quality of life in Bury. It highlights the importance of accessible green spaces, both formal and informal, in supporting mental and physical health and strengthening social cohesion across neighbourhoods.

2.16 Key policies within this chapter include RT1, RT2 and RT4, which collectively address open space standards, protection of recreational land, and provision of facilities for sport and informal recreation. A summary of the most relevant policies is provided below.

2.17 Policy RT1 sets out open space and recreation standards for new residential development, requiring all proposals to contribute to meeting local open space needs. This may include on-site provision or financial contributions towards improving existing recreational areas, proportionate to the level of demand generated by the development.

2.18 Policy RT2 relates to the protection of existing recreation land and facilities. The policy restricts development that would lead to the loss of recreational space unless equivalent or better provision is made elsewhere and there is no overall detriment to local amenity. Consideration is given to potential impacts on residential areas, including noise and disturbance.

2.19 Finally, Policy RT4 affirms that a broad and accessible range of indoor and outdoor sports facilities will be protected and supported throughout the borough. This includes playing fields, sports halls, swimming pools, courts, and informal recreation spaces. The aim is to maintain a diverse choice of recreational opportunities to meet the needs of Bury’s residents and promote healthier lifestyles.



Conclusion

2.20 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 Bury's requirement to complete and submit an HIA with all major developments. 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

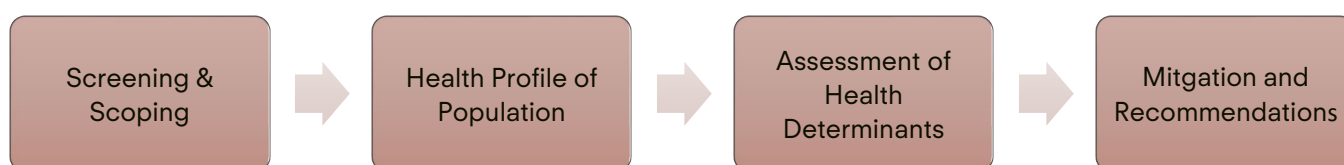


Figure 2 - HIA Methodology Process

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 - Energy Strategy Report
2. Access to health and social care services and other social infrastructure	- Design and Access Statement - Energy Strategy Report
3. Access to open space and nature	- Design and Access Statement - Planning Statement - Landscape Plans / Strategy
4. Air quality, noise and neighbourhood amenity	- Air Quality Assessment - Noise Impact Assessment
5. Accessibility and active travel	- Design and Access Statement - Transport Statement
6. Crime reduction and community safety	- Planning Statement - Design and Access Statement - Crime Impact Assessment
7. Access to healthy food	N/A



8. Access to work and training	• N/A
9. Social cohesion and inclusive design	• Planning Practice Guidance • Landscape Plans / Strategy
10. Minimising the use of resources	• Design and Access Statement
11. Climate change	• Design and Access Statement • Energy Strategy Report

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 the Bury compared to both Greater Manchester and England and has been tailored to understand the impacts of the proposed development on this baseline.

Population and Demographic Structure⁵

Overview

- 4.3 According to ONS Statistics from the Census in 2021, the population of Bury has seen an increase of 4.8% since 2011, which equates to an increase of 8,800 people from 185,100,900 in 2011 to 193,900 in 2021. This is smaller than the overall increase for England (6.6%) and similar to the overall population rate of the North West (5.2%).
- 4.4 Population growth was lower in Bury than across the North West and England as a whole as shown by the figure below:

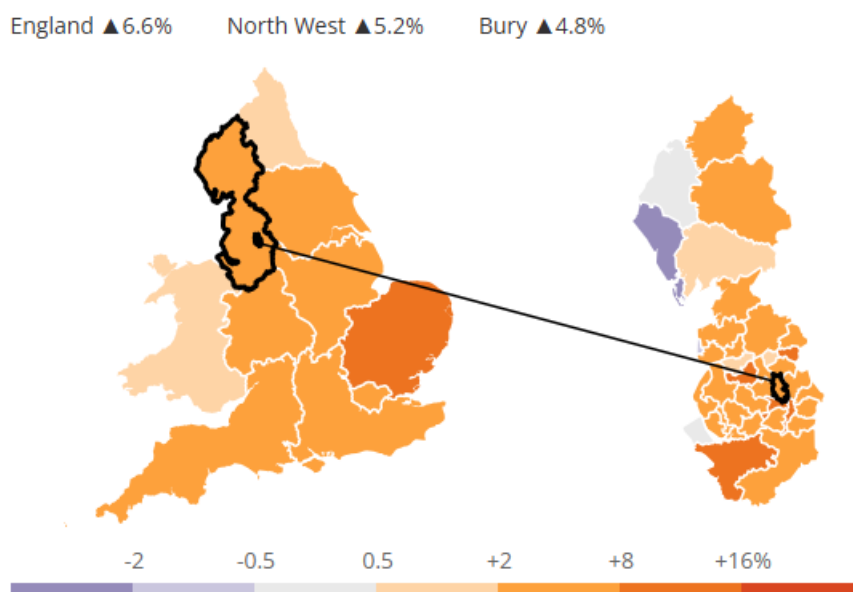


Figure 3 - Population change (Bury, North West and England)

Age

⁵ Office of National Statistics, 'How life has changed in Bury: Census 2021,' 2022 (Available at <https://www.ons.gov.uk/visualisations/censusareachanges/E08000002/>)

4.5 Latest census data shows that the average age in Bury has remained at 40 years old between the last two censuses with the area having a similar age to the North West as a whole in 2021 and therefore Bury is representative of the North West age demographic.

4.6 Separately in terms of age, the number of people aged 50 to 64 rose by around 3,600 (10.3%), whilst the number of residents between 25 and 49 years fell by roughly 2,900 (7.2%). This is illustrated by the figure below:

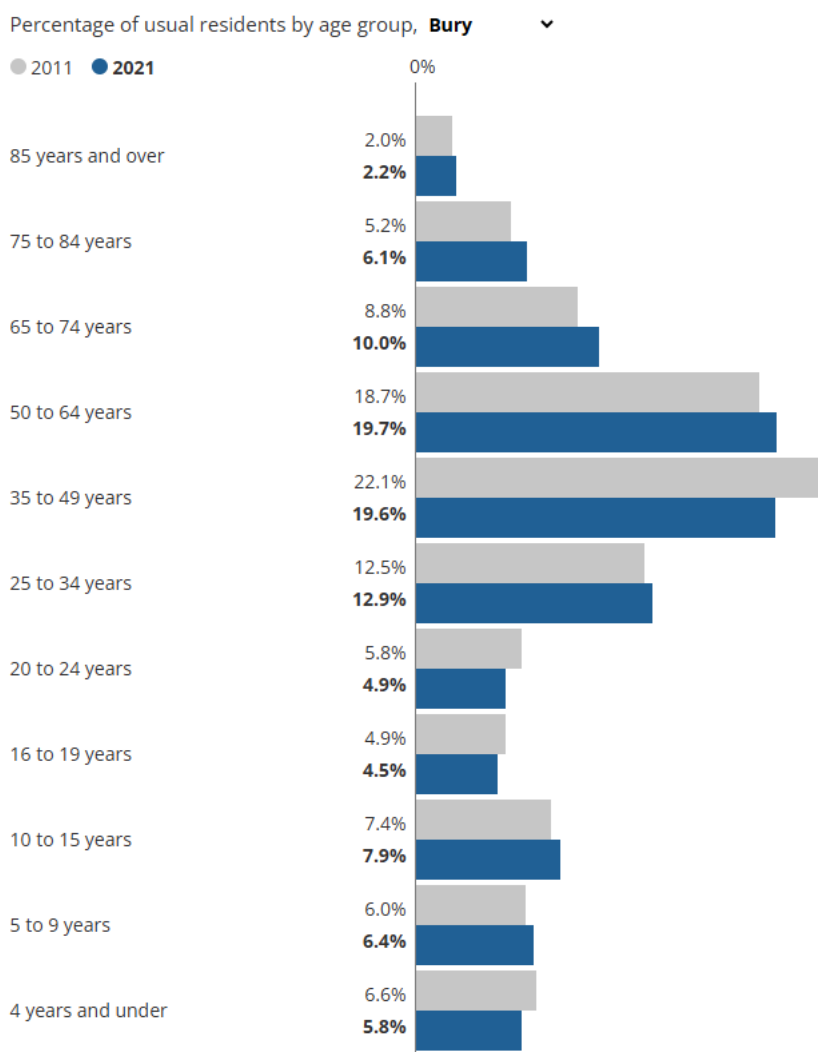


Figure 4 - Percentage of usual residents by age group in Bury

National Identity

4.7 In 2021, 6.9% of Bury residents did not identify with any national associated with the UK, with this figure seeing an increase from 4.6% in 2011.

4.8 In 2021, 1.2% of residents in Bury identified with a UK and non-UK national identity, compared to 0.6% in 2011. However the percentage of residents in Bury that identified as 'British only' increased from 17.2% to 59.4%.

4.9 These figures were similar to that of the North West with an increase from 4.7% to 7.1%. Across England this was a slightly less increase from 8.2% to 10%. This data is highlighted in a more visual way by the figure below:

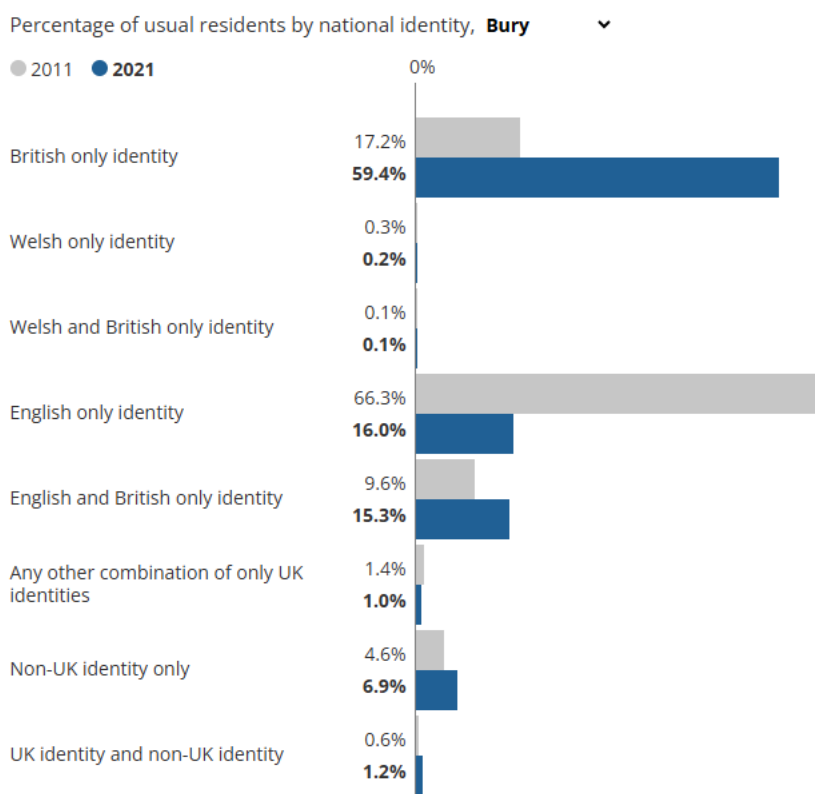


Figure 5 - Percentage of usual residents by national identity in Bury

Ethnicity

- 4.10 In 2021, 10.6% of Bury residents identified as 'Asian, Asian British or Asian Welsh' which was up 7.2% from 2011. This represents the highest increase among high level ethnic groups in Bury.
- 4.11 Comparing this to the North West and England, in the North West this increased from 6.2% to 8.4%, while across England the percentage increased from 7.8% to 9.6%.
- 4.12 It is considered that there may be a number of factors contributing to the changing ethnic composition of Bury as well as England and Wales, such as differing patterns of aging, fertility, mortality and migration. Further to this changes may also have been caused by differences in the way individuals choose to identify between censuses.

4.13 Data for the above is detailed within the figure below:

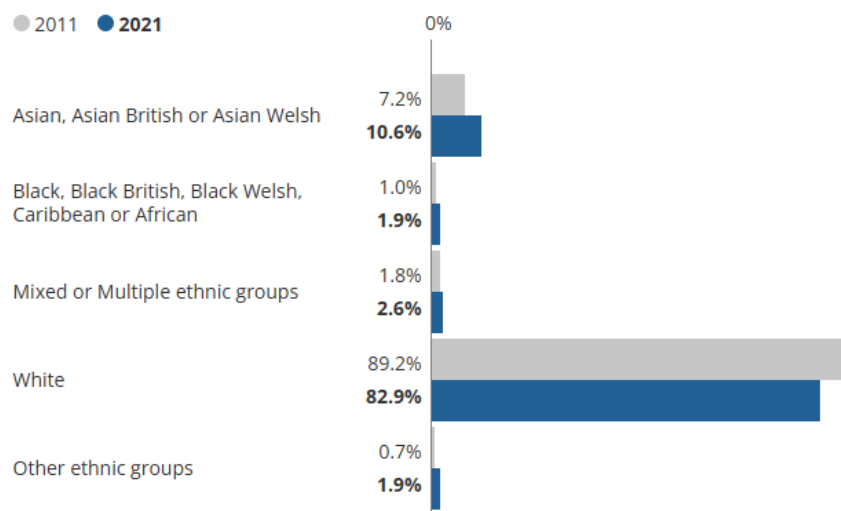


Figure 6 - Percentage of usual residents by ethnic group in Bury

Employment

4.14 In terms of employment rates in Bury, for those aged 16 or over, 55.8% said they were employed in 2021, down from 57.9% in 2011. This was greater than across the North West as a whole where there was a 0.5% reduction over the same period which is also compared to England which saw a 0.8% fall.

4.15 This can partly be attributed from an employment perspective from the coronavirus outbreak and associated guidance, furlough measures which impacted the labour market and ability for this data to be measured effectively.

4.16 In terms of employment data, this is represented in the figure below:

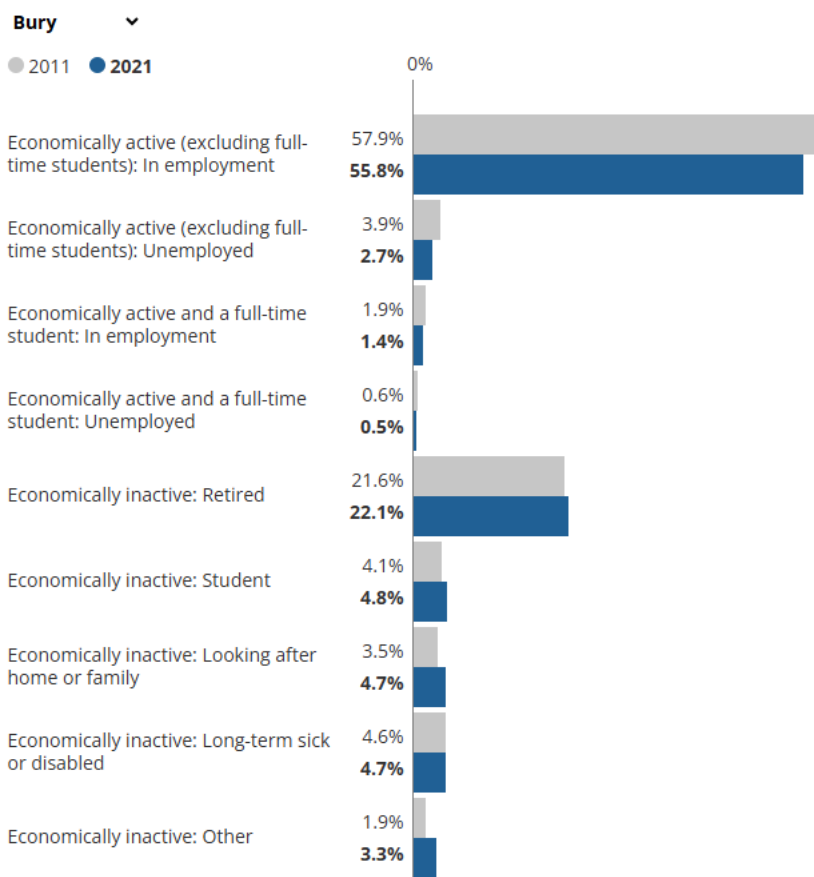


Figure 7 - Percentage of usual residents aged 16 years and over by economic activity status in Bury

General Health

4.17 According to Public Health England's 2019 local authority health profile for Bury⁶, the health of people in Bury is varied compared with the England average with about 14.7% children living in low income families and life expectancy for both men and women lower than the England average. Below are the headline areas for Bury:

- ↘ Life Expectancy:
 - Life expectancy is 12.6 years lower for men and 8.5 years lower for women in the most deprived areas of Bury compared to least deprived.
- ↘ Child Health:
 - In Year 6, 21.2% of children are classified as obese.
 - The rate for alcohol specific hospital admissions for those under 18 is 12 admissions per year.
 - Levels of GCSE attainment and breastfeeding are worse than the England average.
- ↘ Adult Health:
 - The rate for alcohol related harm hospital admissions is 1,143 admission per year, which is better than England average.

⁶ Public Health England, Local Authority Health Profile 2019: Bury, 2020.

- o The rate for self harm admission is 415 admissions per year, which is worse than England average.
- o Estimated levels of physical active adults, aged 19+ are worse than the England average.

Open Space and Sports Facilities

4.18 Using ONS Sports Facilities data as of 5 October 2023, it shows that per 10,000 people Bury has a lower number of sports facilities compared to that of the North West and England as a whole. In Bury there are considered to be 15.9 sport facilities per 10,000 people, compared to 15.2 for the North West and 17.3 for England as a whole (ONS, 2024). A visual representation of this shown below:

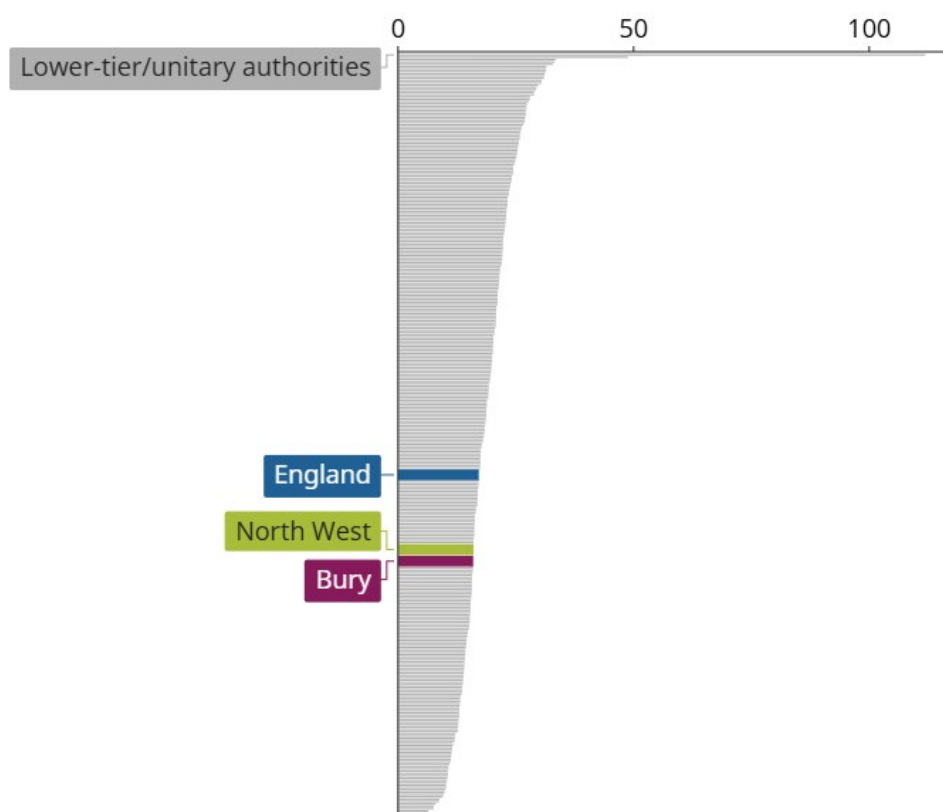


Figure 8 - Sports facilities per 10,000 people (2023)

Conclusion

- 4.19 In conclusion, the key health-related findings provided above indicate that the general health of the population of Bury is generally poorer than that of the North West or England as a whole, when considering specific areas as detailed in the baseline.
- 4.20 This analysis has highlighted the importance of development proposals to promote health and wellbeing improvements in Bury, in terms of existing populations.



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):	JD Bury, Bury
Location of project:	JD Campus, Bury
Date of assessment:	December 2025



1. Housing Design and Affordability

- Non applicable as the proposed development is a commercial development rather than residential.

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 care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☐ Yes ☐ No ☒ N/A	As the proposed development is of a commercial nature with no additional office space planned, the development serves existing staff and therefore there is to be no capacity change in terms of those accessing health and social care services.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
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	☐ Yes ☒ No ☐ N/A	As the proposed development is of a commercial nature with no additional office space planned, the development serves existing staff and therefore there is to be no capacity change in terms of accessibility of primary or secondary education.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.



education needs and community facilities?				
Does the proposal explore opportunities for shared community use and co-location of services?	☐ Yes ☒ No ☐ N/A	The proposal does not explore or provide for shared community use or co-location of services. All facilities are designed for JD Sports employees, and no community-accessible facilities, programmes, or co-located services are referenced in the proposal.	☐ 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 proposal retains key natural assets such as the nature reserve connection, PRoW, and existing trees, and enhances open and natural spaces through a significant new landscape strategy including the Campus Green, green buffers, rain gardens, diverse planting, and improved recreational spaces.	☒ 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	The proposal responds to deficiencies in the existing site by creating significant new open and natural spaces, including the Campus Green, sports landscapes, rain gardens, and green buffers. It also improves access to the Local Nature Reserve and strengthens the network of pedestrian routes linking natural and recreational spaces across the campus.	☒ 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	The proposal does not provide any play spaces for children or young people. The scheme is entirely focused on adult staff wellbeing and workplace recreation within a secure corporate campus.	☐ 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	The proposal provides links between open and natural spaces and the public realm through: - Retention and enhancement of the Public Right of Way - Improved pedestrian connections across the site - Landscaped edges that integrate visually with the surrounding natural environment - Continued, uninterrupted access toward the Local Nature Reserve	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No ☐ N/A	The internal design promotes safety, comfort, and usability for employees through improved landscaping, pathways, lighting, and clear spatial organisation.	☒ 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	The proposal indicates that the development's management will include overseeing these new spaces, focusing on creating a sustainable, well-maintained public realm that is integrated with the wider 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
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Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No ☐ N/A	The Air Quality Assessment confirms that potential construction impacts, particularly fugitive dust emissions from earthworks, building activities, and trackout, were carefully evaluated. Sensitive receptors were identified, and site-specific control measures were recommended to mitigate dust to acceptable levels. With these measures in place, impacts such as dust, noise, vibration, and odours are expected to be reduced to a point where they would not pose a significant constraint to planning consent.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	• Dust suppression techniques such as damping down surfaces and using water sprays during earthworks and demolition. • Wheel washing and road cleaning to prevent trackout of dust and mud onto public highways. • Covering or sheeting of stockpiles and vehicles carrying dusty materials to reduce emissions. • Limiting vehicle speeds and movements on unpaved areas to reduce dust suspension. • Locating activities away from sensitive receptors where possible, and erecting barriers or hoardings to shield nearby properties. • Construction Environmental
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				Management Plan (CEMP)
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No ☐ N/A	The assessment found that road traffic exhaust emissions from vehicles associated with the development were screened using standard criteria and judged not to be significant. Because the site is relatively small and primarily ancillary to the JD Office Campus, traffic-related impacts were predicted to remain within acceptable levels. Importantly, no significant energy facilities (such as large combustion plants or point-source emissions) are part of the proposal, so there are no notable air pollution impacts from energy generation. Overall, the report concludes that air quality factors are not considered a constraint to planning consent.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No ☐ N/A	The Noise Impact Assessment for JD Sports Campus Phase 2, prepared by Cundall Johnston & Partners LLP, concludes that the proposal effectively minimises noise pollution from both traffic and commercial uses. External plant noise has been assessed against BS 4142 principles, with rating levels set not to exceed existing background sound levels (49 dB daytime, 45 dB night-time) at the nearest residential receptors. Acoustic mitigation measures, including attenuators and perimeter acoustic louvres, ensure predicted plant noise remains at least 3 dB below background levels. For sports facilities,	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	• Atmosphere-side attenuation: All Air Handling Units (AHUs) and kitchen extract fans will include attenuators providing a minimum 10 dB broadband reduction at intakes and discharges. • Acoustic louvred plant compound: The external plant area will be enclosed by an



		modelling indicates that noise from the Multi-Use Games Area and padel courts will not exceed 50 dB LAeq,1hr at residential façades, complying with Sport England and WHO guidelines without additional mitigation. Overall, the design incorporates appropriate controls to reduce adverse noise impacts and safeguard local amenity.		acoustic louvre barrier, at least 0.5 m taller than the highest plant unit, with a minimum 10 dB Rw sound reduction index. • Glazing and façade specification: External building fabric will include standard thermal double glazing (Rw + Ctr ≈ 28 dB) and insulated composite panels to achieve required sound insulation. • Equal noise apportionment: Plant noise limits for the canteen and future gym are set to ensure cumulative levels remain below background noise (≤49 dB daytime, ≤45 dB night-time). • Location and screening: Plant positioned within a louvred compound to
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				maximize distance and screening from residential receptors. • Compliance with BS 4142 principles: Design ensures rating levels are at least 3 dB below background noise, minimizing adverse impact. • Sports activity design: MUGA and padel courts positioned and modeled to ensure noise at residential façades remains below 50 dB LAeq,1hr, meeting Sport England and WHO guidelines without additional mitigation.
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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	Pedestrians from all walks of life & Easy to cross: The design includes footway provision and zebra crossings within the site, linking to existing	☒ Positive ☐ Negative ☐ Neutral	No further mitigation required.



		footways on Pilsworth Road and Hollins Brook Way. Shade and shelter & Places to stop and rest: The pavilion and landscaped areas provide ancillary amenity spaces. People feel relaxed & Things to see and do: The pavilion, gym, and outdoor sports facilities create an active environment that encourages social interaction and recreation. Clean air: EV charging provision exceeds policy requirements (22 active spaces plus future-proofing), supporting low-emission travel. Not too noisy: Traffic impact is minimal because the facilities are ancillary to the JD Campus, reducing additional peak-hour trips. People choose to walk and cycle: Secure, covered cycle parking (20 spaces plus visitor stands) and pedestrian connectivity encourage active travel. Everyone feels safe: Barrier-controlled vehicular access and internal pedestrian infrastructure improve safety.	☐ Uncertain	
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Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No ☐ N/A	Secure cycle parking: The development includes 20 covered cycle parking spaces and 4 visitor spaces (Sheffield stands), exceeding Bury Council's cycle parking standards. Showers and changing facilities: The pavilion building incorporates shower and changing facilities for staff and gym users, supporting active travel. Cycle connectivity: Pedestrian and cycle access is provided via existing footways on Hollins Brook Way and Pilsworth Road, linking to the wider JD Campus and local infrastructure. Additional measures: The cycle provision is above policy requirements, and the site design promotes safe movement through internal footways and crossings.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No ☐ N/A	Pedestrian and cycle access: The site connects to existing footways on Hollins Brook Way and Pilsworth Road, which link to the wider JD Campus and local infrastructure. Internal routes: The design includes footways and zebra crossings within the site to ensure safe pedestrian movement and integration with the campus.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



		Cycle facilities: Secure, covered cycle parking and visitor stands are provided, encouraging cycling as part of the local network. Strategic networks: The document does not mention direct links to regional or strategic cycle routes (e.g., National Cycle Network), so this appears limited to local connectivity.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No ☐ N/A	Barrier-controlled access with ANPR at Hollins Brook Way and Pilsworth Road to regulate vehicle entry and prevent congestion spilling onto public roads. Internal site design with dedicated pedestrian footways and zebra crossings to separate pedestrian and vehicle movements. Safe servicing arrangements verified through swept path analysis for refuse vehicles, ensuring controlled maneuvering within the site. Parking strategy to accommodate demand on-site, reducing informal or unsafe parking on surrounding roads.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No ☐ N/A	Public transport: The site links to existing bus stops on Pilsworth Road, and the internal layout is designed to enable pedestrian and cycle connectivity to these stops and the wider JD Campus.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



		Local services and facilities: The pavilion itself provides amenities (canteen, gym, sports courts) that are ancillary to the JD Campus, reducing the need for off-site trips. It is also close to Park 66 retail area and Asda, which currently accommodate overflow parking. Strategic connectivity: While the site is accessible via Hollins Brook Way and Pilsworth Road, the statement does not mention proximity to rail or tram services, so reliance on car travel remains high.		
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 proposal supports sustainable travel and seeks to reduce reliance on private car use through several measures. While additional parking is provided to address existing displaced demand, the scheme integrates features that encourage alternative modes of travel, such as enhanced pedestrian and cycle connectivity, secure cycle parking, and EV charging infrastructure. These measures align with local policy objectives for cleaner air and sustainable transport.	☐ Positive ☒ Negative ☐ Neutral ☐ Uncertain	Secure and covered cycle parking: 20 long-stay spaces plus 4 visitor spaces, exceeding local standards. Showers and changing facilities: Incorporated within the pavilion to support active travel. EV charging provision: 22 active spaces and future-proofing for 38 more, promoting ultra-low emission vehicles. Pedestrian connectivity: Footways and zebra crossings within the site, linking to existing routes on Hollins Brook Way and Pilsworth Road.



				Barrier-controlled access: ANPR systems to manage vehicle flow and prevent congestion on public roads. Parking strategy: Designed to consolidate displaced parking on-site, reducing informal and unsafe parking in surrounding areas. Potential for Travel Plan: Although not detailed in the statement, a Travel Plan could be implemented to promote car-sharing, public transport use, and cycling.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No ☐ N/A	The Transport Statement for the Proposed JD Pavilion (Eddisons, November 2025) confirms that the development is designed to be accessible for people with mobility problems or disabilities. It includes 11 dedicated mobility-impaired parking spaces for staff and 1 for visitors, level pedestrian routes with footways and zebra crossings, and barrier-controlled access for ease of entry. Inside the pavilion, there are DDA-compliant showers, WCs, and changing facilities, and the building is single-storey, ensuring step-free access to all amenities. These measures collectively ensure that people with disabilities can access buildings and places safely and comfortably.	☒ 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 Design & Access Statement confirms that the site will have a 2.4m high weldmesh perimeter fence, ANPR-controlled vehicle barriers, and turnstiles with an accessible pass gate at the main entrance. A new gatehouse adjacent to the site entrance will provide clear sightlines into and out of the campus and act as the first point of contact for visitors, deliveries, and refuse vehicles. CCTV coverage will be used to monitor the wider site, and the layout ensures that visitor parking is outside the secure zone, reducing unauthorized access risks. These measures collectively enhance natural surveillance, access control, and site management, aligning with Secured by Design principles.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No ☐ N/A	The Design & Access Statement explains that while the site will have security measures such as ANPR-controlled barriers, turnstiles, and a gatehouse, these are integrated into a welcoming layout. Public Rights of Way (PRoW) through Hollins Brook Way remain open, allowing continued access to the Hollins Vale Nature Reserve, and pedestrian routes are clearly defined and landscaped to feel inclusive. External areas include informal green spaces, seating, and sports facilities that encourage community use and	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



		visibility, supporting natural surveillance. The design prioritizes openness and connectivity rather than isolation, ensuring the campus feels accessible and integrated with its surroundings.		
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No ☐ N/A	The Design & Access Statement highlights that the pavilion building combines a gym, canteen/restaurant, and social spaces, creating a vibrant hub for staff. Externally, the scheme provides informal green spaces, landscaped seating areas, and sports facilities such as a multi-use games area (MUGA), running track, and covered padel courts. These spaces are designed for recreation, exercise, and informal gatherings, with features like rain gardens, native planting, and picnic terraces to enhance visual appeal and biodiversity. The layout encourages interaction and wellbeing while maintaining connectivity to the wider JD campus and the adjacent Hollins Vale Nature Reserve, ensuring the development feels open and inclusive.	☒ 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	During the scheme development formal engagement with Bury Council was carried out in the form of pre-application discussions, these are further detailed in the Planning Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



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	The proposal does not include features such as allotments, community farms, or farmers' markets to facilitate the supply of local food. The Design & Access Statement focuses on providing a gym, canteen/restaurant, and landscaped areas for staff wellbeing, along with sports facilities and informal green spaces.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☐ Yes ☐ No ☒ N/A	The development is focused on staff amenities and does not include retail units or affordable spaces for social enterprises. Introducing small kiosks or pop-up spaces for local vendors could improve access to healthy food and support local economic wellbeing.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigations required.
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 contribute to an over-concentration of hot food takeaways in the local area. The Design & Access Statement confirms that food provision is limited to an internal canteen/restaurant for JD staff, which is part of the pavilion building and not a public takeaway outlet. There are no external retail units or fast-food facilities proposed. This approach supports healthier eating options for employees and avoids adding to the density of hot food takeaways, which can negatively impact diet-related health outcomes in the wider community.	☐ 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	The proposal is expected to provide access to both temporary construction jobs and permanent employment opportunities within the JD Sports Campus. The Design & Access Statement confirms that the pavilion will house a gym, canteen/restaurant, and associated facilities, all of which will require operational staff for catering, maintenance, and security. These roles support local employment and can contribute positively to health by improving income and social stability. Additionally, construction of the new building and landscaping will create short-term jobs, which could include opportunities for local contractors and apprenticeships, promoting skills development.	☒ 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 does not provide childcare facilities. confirms that the development focuses on staff amenities such as a gym, canteen/restaurant, sports facilities, and landscaped areas.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☐ No ☒ N/A	No. The scheme delivers staff-focused amenities—a gym, canteen/restaurant, landscaped areas, and sports facilities—within the JD campus, with no provision for managed or	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.



		affordable workspace for local businesses or social enterprises.		
Does the proposal include opportunities for work for local people via local procurement arrangements?	☐ Yes ☐ No ☒ N/A	The scheme does not explicitly cater for local procurement arrangements or commitments to hire locally. However, the nature of the development, construction of the pavilion and associated landscaping, will generate temporary construction jobs, and the operation of the gym, canteen, and site facilities will create permanent roles. These could provide opportunities for local employment if supported by a procurement strategy prioritizing local contractors and suppliers.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	There is the opportunity to promote opportunities for local businesses via methods outline in the supporting Social Value Strategy.

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	The proposal does not currently demonstrate targeted engagement with the local community to address health inequalities. While the scheme provides positive health features such as active travel facilities and sports amenities, further engagement could ensure these benefits are inclusive and responsive to local 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	☒ Yes ☐ No ☐ N/A	The proposal is designed to maintain connectivity and encourage social interaction rather than create physical or social barriers.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



severance and land uses and spaces which encourage social interaction?		The Design & Access Statement confirms that the layout integrates with the existing JD campus and retains the Public Right of Way (PRoW) through Hollins Brook Way, ensuring access to the Hollins Vale Nature Reserve. Pedestrian routes are landscaped and clearly defined, linking the pavilion, sports facilities, and informal green spaces with the wider campus. These spaces include seating areas, rain gardens, and biodiversity planting, which promote relaxation and social engagement. The design avoids severance by keeping entrances open and providing multiple access points for pedestrians and cyclists, supporting movement and inclusivity.		
Does the proposal include a mix of uses and a range of community facilities? Does the proposal provide opportunities for the voluntary and community sectors?	☐ Yes ☐ No ☒ N/A	The proposal provides a mix of uses within the pavilion building, including a gym, canteen/restaurant, and associated social spaces, alongside external sports facilities such as covered padel courts, a multi-use games area (MUGA), and landscaped informal green spaces. These features promote physical activity, healthy eating, and social interaction, supporting health and wellbeing. However, the facilities are primarily intended for JD staff rather than the wider community, so their public accessibility is limited. No explicit provision is made for voluntary or community sector involvement. The documents do not reference partnerships with local	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation required.



		organizations or shared-use agreements for sports or meeting spaces. For health impact enhancement, the scheme could explore community access to sports facilities, collaboration with local health and wellbeing groups, or pop-up spaces for community events, which would strengthen social inclusion and address health inequalities.		
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No ☐ N/A	The proposal supports inclusive and age-friendly design by providing step-free access, accessible sanitary facilities, clear wayfinding, and external spaces designed for all users. These measures promote equality, independence, and wellbeing across age groups.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

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 proposal makes best use of existing land by consolidating development within JD Sports' established campus, utilising previously consented and partially developed areas from Phase 1. It integrates multiple functions—gym, canteen, sports facilities, and landscaped spaces—on a single plot, while retaining green buffers and enhancing biodiversity. This approach avoids expansion into new areas, optimises infrastructure already in place, and balances built form with environmental and community benefits.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



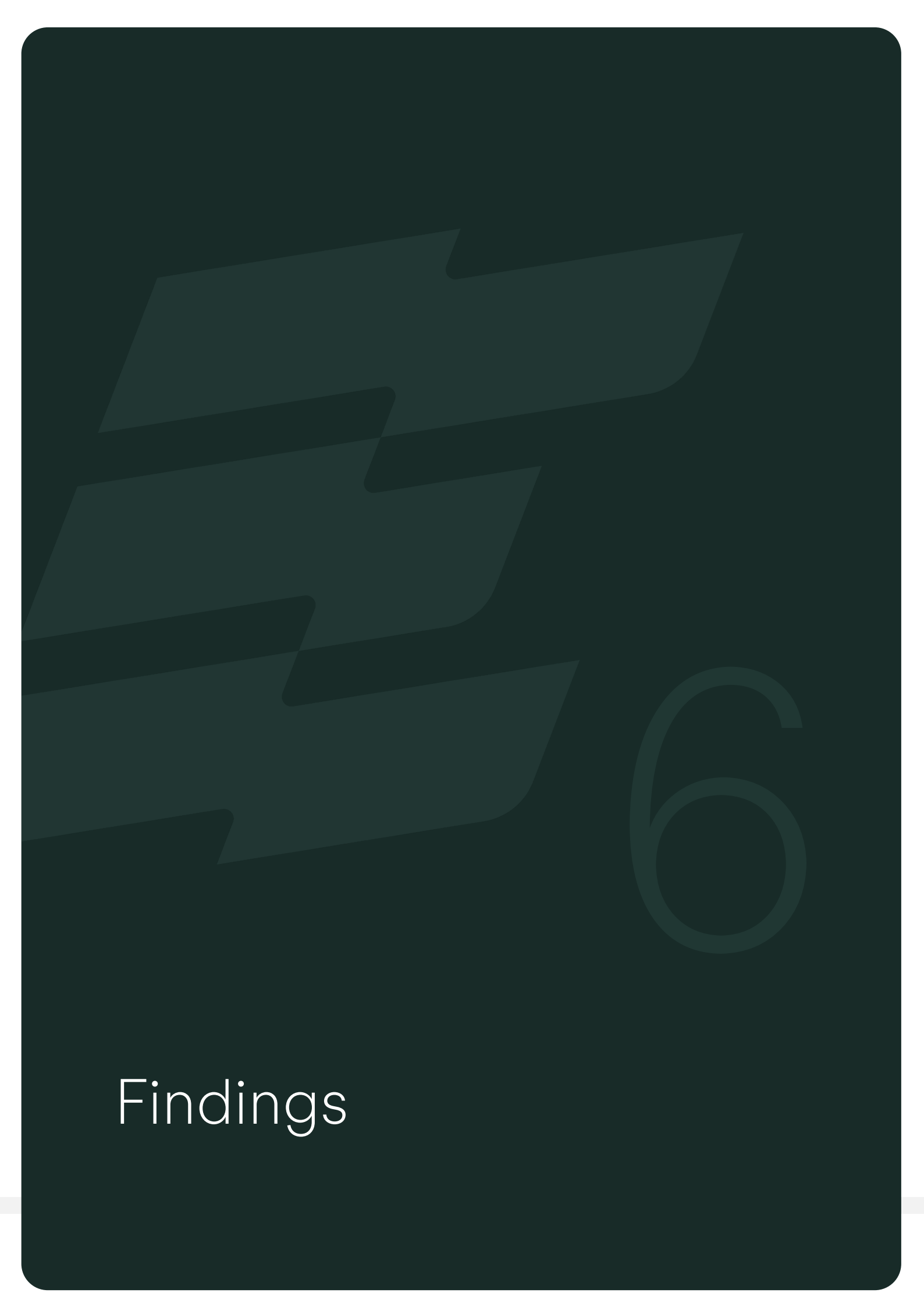
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No ☐ N/A	The proposal encourages recycling through segregated skips for construction waste, compliance with ISO 14001 environmental standards, and a strict no-burning policy. Materials and vegetation waste will be disposed of responsibly at approved facilities, supporting sustainability and reducing environmental impact.	☒ 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	The proposal incorporates sustainable construction techniques through ISO 14001 compliance, segregated waste recycling, dust and pollution control, and energy-efficient site operations using hybrid generators. It also monitors CO ₂ emissions via the ConstructCO2 initiative and includes ecological protection measures, supporting environmental sustainability during construction.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

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	The proposal incorporates renewable energy through provision for roof-mounted photovoltaic (PV) panels, supporting on-site generation of clean electricity and reducing carbon emissions.	☒ 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	☒ Yes ☐ No ☐ N/A	The proposal ensures thermal comfort year-round through a managed ventilation system with heat recovery, heating and cooling via heat pumps, and controlled fresh air supply. Internal air movement is supported by AC units, and the	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.



example ventilation, shading and landscaping?		sealed façade improves energy efficiency. Combined with external landscaping for natural shading, these measures help the building respond to winter and summer conditions.		
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No ☐ N/A	The proposal enhances biodiversity through native tree and shrub planting, species-rich lawns, rain gardens, and wildflower turf. It maintains ecological connectivity with the adjacent nature reserve and includes mitigation measures such as tree protection and invasive species control, supporting habitats for wildlife and pollinators.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.
Does the proposal incorporate sustainable urban drainage systems (SuDS) techniques?	☒ Yes ☐ No ☐ N/A	The proposal incorporates SuDS techniques through rain gardens, permeable paving, and species-rich planting, reducing surface water runoff, improving drainage, and supporting biodiversity.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation required.

The image features a dark teal background with several overlapping, layered geometric shapes in varying shades of teal and dark grey. These shapes are primarily rectangular with angled edges, creating a sense of depth and movement. On the right side, a large, stylized number '6' is rendered in a light teal color. The overall aesthetic is modern and minimalist.

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 employees, staff, visitors and existing members of the community. Given that Chapter 4 provides information relating to Bury's population being below 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:
- ↘ Provision of desirable eating, exercise and associated sports pitches and landscaped areas for the employees and staff at the wider JD Campus.
 - ↘ The layout of the proposed development site allows for increased opportunities for social cohesion and collaboration through designated walkways and outdoor functional amenity and sports related areas.
 - ↘ The development is considered to be energy efficient through use of sustainable measures including renewable forms of energy, SuDS drainage and biodiversity improvements through native planting.
 - ↘ Employees and staff will benefit from enhancements to the public realm and better functional connections to the wider site.
 - ↘ The development increases local vibrancy through the provision of a modern core campus area with canteen offering and an array of leisure and sporting facilities to aid employees well being and output.

Recommendations

- 6.3 Overall the scheme is not considered to lead to adverse impacts, and this has been show through the assessment conducted and there are not considered to be any specific mitigation measures required as a result of the HIA.
- 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:
- ↘ The final detailed design stage of the scheme should adhere to the recommendations outlined in the Crime Impact Statement.