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Health Impact Assessment

Residential development of 119 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103) on Land at Kingsmark Way, Goldthorpe, Rotherham

On Behalf of:

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1.0 Introduction and Description of Proposed Development

Introduction

- 1.1 This document has been prepared to assess the wider health effects of the Proposed Development. As part of the Council's assessment of planning applications for proposals of over 100 residential units, consideration is given to a wide range of possible health effects arising from the Proposed Development.
- 1.2 As set out in the National Planning Policy Framework (NPPF) (2019), the purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for ourselves doesn't mean worse lives for future generations. The NPPF gives significant prominence to health as a cross cutting theme.
- 1.3 Policy D1 of the adopted Barnsley Local Plan requires that all new development is of high-quality design that contributes to a healthy, safe and sustainable environment. The policy footnotes go on to state that through high quality and sustainable design, developers should look to create strong, locally-distinctive places that are safe, inclusive and accessible to all, that promote social interaction and a healthy and active lifestyle.
- 1.4 When writing this Health Impact Assessment, consideration has also been given to the Health Impact Assessment Screening Report (2016) undertaken by the Council that is part of the Local Plan evidence base.
- 1.5 This Health Impact Assessment has been undertaken to support the proposals for a Residential development of 119 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103) on Land at Kingsmark Way, Goldthorpe, Rotherham.
- 1.6 The Council's approach seeks to understand the health issues arising from a development proposal so that a holistic assessment can be undertaken. Health issues can then be considered as part of the wider planning balance when determining planning applications.
- 1.7 This approach also reflects guidance set out in the NPPF which (at paragraph 91) sets out a number of core planning principles to achieve healthy, inclusive and safe places which:
 - promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and;
 - enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local

shops, access to healthier food, allotments and layouts that encourage walking and cycling;

- 1.8 The submitted application includes a number of supporting reports, all of which address some of the topics identified in the Health Impact Assessment.

The Proposed Development

- 1.9 The Proposed Development comprises of 119 dwellings and associated works (Reserved Matters for approval of details relating to layout, scale, design, external appearance and landscaping in relation to application 2018/0103) on Land at Kingsmark Way, Goldthorpe.
- 1.10 The site is approximately 4.17ha in size and is bordered to the north by allotment gardens and to the east and west by residential development and a recreation ground. Grassland, allotments, a dismantled railway line, public footpath and further residential development lies to the south of the site.
- 1.11 Vehicular access to the site is achieved from Kingsmark Way, which links to Doncaster Road. Access to the site was approved under the outline permission. Pedestrian access is via the same route with further access from Beever Street. The internal road layout is submitted for approval as part of the reserved matters.
- 1.12 In terms of the wider area, the site is within a sustainable location being approximately 250m from the general amenity facilities in Goldthorpe and approximately 320m from the bus stops also on Doncaster Road. These bus stops provide regular access to the surrounding area and locations further afield such as Barnsley town centre and Doncaster town centre.
- 1.13 The site is part of a wider residential allocation in the adopted Barnsley Local Plan (2019) under Site Ref: HS49 and is expected to be delivered for housing.
- 1.14 Section 2 of this report seeks to demonstrate the wider health and wellbeing benefits that would arise from the Proposed Development.

2.0 Health Impact Assessment

- 2.1 The following features of the Proposed Development are considered to be relevant in understanding and assessing the wider health effects.

Housing and Design

- 2.2 The Proposed Development delivers 119 residential dwellings with a housing mix of 2, 3 and 4 bedrooms. The housing mix will support a wide range of persons including single persons, the elderly, couples and families. Delivery of housing provides housing choice and market competition.
- 2.3 The UK suffers from an acute housing crisis and the Government are committed to increasing housebuilding to provide much needed homes for people. A safe, warm and functioning home is a basic human requirement to ensure general health and wellbeing.
- 2.4 The delivery of new market and affordable housing will support the aspirations of people looking to buy properties in the Goldthorpe area including first time buyers. Countryside Properties operate financial incentives for buyers including 5% deposits and Help to Buy schemes.
- 2.5 The development proposes 10% affordable housing in accordance with Policy H7 of the Local Plan. The inclusion of affordable housing is subject to overall site viability. Affordable housing would be transferred to a Registered Provider to provide an affordable home for this in housing need.
- 2.6 All of the dwellings will be in accordance with the internal and external spacing standards set out in the South Yorkshire Residential Design Guide –Technical Requirements section 4A.2, (p130-131) and the general design principles set out in the Council's Design of Housing Development SPD (2019). This ensures that people have adequate living space and are not in cramped or poorly designed properties which can be detrimental to health.
- 2.7 In terms of construction the dwellings will be built to meet necessary Building Regulation requirements, in particular Parts L and M which address energy efficiency and access respectively.

Physical Activity and Diet

- 2.8 The Proposed Development incorporates open space to the south and south-east of the site incorporating the public right of way that runs north to south from Kingsmark Way. The open space is a short walking distance from all of the proposed dwellings and provides opportunities for informal play and exercise.
- 2.9 In addition, the scheme provides improved pedestrian links throughout the site to encourage walking and cycling. The site links to the public right of way and landscapes the area to provide an attractive recreational walking route.
- 2.10 The provision of improved pedestrian links as part of the Proposed Development will build activity into daily life as well as providing an alternative to the private car when accessing recreation spaces, play areas and local services in Goldthorpe.
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- 2.11 Furthermore, each dwelling has adequate outdoor private garden space for residents to have the opportunity to create individual allotment style food growing areas which provides opportunities for physical activity and provision of fresh food with associated diet benefits. This will complement the allotments to the north of the site.

Noise and Air Quality

- 2.12 The application is supported by a Noise Impact Assessment. The Noise Assessment sets out a scheme of sound insulation for the residential properties with typical features such as double-glazed windows.
- 2.13 With regards air quality, the site is not within or near to any Air Quality Management Areas (AQMAS).
- 2.14 In terms of short-term construction effects, it is likely the developer will be required to prepare a Construction Management Plan which will ensure effects on local residents by virtue of noise, dust, traffic and air quality are appropriately controlled and minimised. Such works can be conditioned to a planning permission.
- 2.15 The Proposed Development will not give rise to any significant noise or air quality issues that would be detrimental to health.

Transport and Accessibility

- 2.16 Access to the site was approved under the Outline permission (Ref: 2018/0103) and included a Transport Assessment and a Travel Plan which assessed the effect of the scheme on highways safety and accessibility. The Proposed Development enhances opportunities for cycling and walking through provision of improved pedestrian links throughout the site and pedestrian connectivity through onto Beaver Street.
- 2.17 The Transport Assessment confirms that the nearest primary school (Dearne Goldthorpe Primary School) is within a 5-minute walk distance of the centre of the Site, whilst a further two primary schools are within a 20-minute walk. The nearest secondary school (Dearne Advanced Learning Centre on Goldthorpe Road) is approximately an 18-minute walk distance. This also incorporates the Dearne Leisure Centre within the grounds which provides opportunity for exercise and leisure facilities.
- 2.18 Goldthorpe Centre can be reached within a 5-minute walk of the Site where numerous shops/facilities can be found. As well as providing convenient services to local residents, the majority of these facilities also provide accessible employment opportunities. There are also a number of other employment/businesses located close to the centre in the Fields End Business Park within approximately a 15-20-minute walk north of the Site and Goldthorpe Industrial Estate within approximately 20-25 minute walk to the south west of the Site.
- 2.19 Bus stops are within close proximity of the site with an approximate 275m distance to the Doncaster Road bus stops. Additionally, the site is within walking / cycling distance of Goldthorpe Rail Station which is 1.6km away.
- 2.20 The site is in a highly sustainable location with a range of services, amenities, schools, transport links and employment opportunities within a short walking or cycle distance. Therefore, the use of a private motor car is less dependent in favour of other healthier options.
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- 2.21 The Travel Plan submitted with the Outline application also sets out a series of measures which encourages residents to use sustainable forms of transport.
- 2.22 In summary the Proposed Development sets incentives for using car free travel and is within a short walking or cycling distance to a wide range of services and facilities that supports health and wellbeing.

Crime Reduction and Community Safety

- 2.23 NPPF, paragraph 91 states that developments “*should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.*”
- 2.24 It is imperative that new development provides safe and well-designed communities where to reduce the risk of crime and create a safe environment for residents.
- 2.25 Secured by Design is the current police project focussed on the design and security of new homes amongst other development types. The project supports the principles of ‘designing out crime’ through physical security and processes in new development. The Design Council have produced a developer’s guide to designing out crime which includes the test standard products endorsed by Secured by Design. Together these guides help to ensure the layout and materials of a new development discourage any crime and ensure preventable crimes are indeed prevented.
- 2.26 The Proposed Development has been designed in accordance with designing out crime guidance and proposes materials and products to ensure the development is built to ‘Secured by Design’ guidelines, examples of which include door and window safety systems, cycle locking and other measures for home security.
- 2.27 The submitted layout plan demonstrates how the scheme provides a high level of natural surveillance throughout with plenty of opportunity for active travel (walking / cycling). The layout would ensure a vast array of active frontage throughout the development to allow levels of natural surveillance. This level of activity and surveillance provides a safe environment for future residents.
- 2.28 During the consultation period, residents made note that there has been historic incidents of anti-social behaviour and the use of motorbikes and quadbikes on the public right of way leading southwards from Kingsmark Way. This area would be subject to increased natural surveillance through the Proposed Development and would be overlooked by residential properties which would act as a deterrent. There is also the option to include an A frame gate on the right of way to prevent vehicles from using the right of way whilst maintaining pedestrian access.

Employment and the Economy

- 2.29 The Proposed Development will provide job opportunities both during construction and operational phases. Furthermore, presence of workers on site during construction and increased population once the site is built out will result in increased spending in the local economy, an additional 119 dwellings will provide additional demand for services in the immediate vicinity along with the spending power of residents and Council Tax payments to the Local Planning Authority.

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- 2.30 Countryside actively look to employ workers and contractors from the local area where possible and will actively advertise on sites for certain trades. The Proposed Development has the opportunity to support local employment.

Climate Change, Energy Use and Waste Minimisation

- 2.31 Countryside wishes to be acknowledged as an industry leader in their approach to care of the environment, in the execution of the developments and in our working practices. The company have a firm commitment to providing sustainable development and have a range of sustainability Policies which can be viewed on their website.
- 2.32 On average, Countryside Properties developments are 6.5 times more energy efficient than a house built 30 years ago. The company uses recyclable and sustainable materials from local sources, wherever possible. Energy saving initiatives you can expect to find in a new Countryside home include but are not limited to:
- low energy lighting
 - dual flush toilets
 - mechanical ventilation/heat recovery systems
 - solar or photovoltaic panels.
- 2.33 The company have set out their vision and objectives for new development which seeks to:
- Comply with all relevant environmental legislation and codes of practice
 - Maintain certification to the ISO14001:2015 Standard.
 - Reduce the impact on the environment through the management of pollution risk and reduction of energy, water, waste and associated greenhouse gas emissions at site and corporate level.
- 2.34 All of Countryside's new homes are assessed against the Building Research Establishment's EcoHomes rating scheme and in the last ten years, the company has received more than 100 awards for sustainability, which is a testament to their commitment to producing sustainable development and encouraging greener living.
- 2.35 Within the Proposed Development there are a number of elements that will have a positive effect on climate change. The Drainage Strategy scheme submitted with the application demonstrates how the site has been designed to provide suitable drainage attenuation. Drainage would be improved on site through introduction of sustainable drainage systems.
- 2.36 New build homes are highly energy efficient, making them more sustainable for existing and future generations whilst being more environmentally friendly in terms of energy usage.
- 2.37 Each household would be provided with waste and recycling householder is and waste would be collected by the Council during normal householder collections. The scheme has been designed to that refuse vehicles have ample space to enter the site safely and collect waste from properties.

Equality, Social Cohesion and Community

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- 2.38 The provision of open spaces within the site and easy access to footpaths provides opportunities for exercise which could foster development of social clubs based on walking, running or dog walking. Such activities in turn will assist in creating interactions within the local population.
- 2.39 The quantum of housing proposed is such that creation of a new community is a realistic prospect with clear benefits for social cohesion and community.
- 2.40 The Proposed Development provides a varied housing mix of 2, 3- and 4-bedroom properties that would suit a wide range of the population. The properties would be competitively priced for the market and include affordable homes where viable to ensure that the development provides high quality place making, encouraging social cohesion and community values.

Access to Public Services

- 2.41 The Proposed Development could require payments of monies as part of a S106 legal agreement which can be used by the Council to fund a range of public services including affordable housing, community facilities, greenspace, highways improvements, public open space and travel plan contributions.
- 2.42 The site is also in a highly sustainable location and within walking distance of a range of public services, facilities and transport links in Goldthorpe and beyond.
- 2.43 In addition to the provision of education contributions, the Proposed Development includes provision of an improved Public Right of Way by landscaping the area and providing open space to define the route. These improved routes serve not only the new residents of the development but the wider Goldthorpe population to provide a pleasant walking route.
- 2.44 Concerns over capacity of local GP facilities raised during public consultation are noted but increased population in this area may provide an opportunity or incentive for Council or NHS investment in new or expanded services to meet any increased demand.
- 2.45 Barnsley Council, at the time of writing this Statement, have not adopted a Community Infrastructure Charging Levy (CIL) though this is in the process of being produced. The most recent consultation on the CIL charging schedule was undertaken in 2016. Until CIL is adopted, the S106 will be used to collect development monies to fund public services.

3.0 Summary of Planning Case

- 3.1 In light of the information provide with the planning application and summarised within this Health Impact Assessment, it is considered that the Proposed Development addresses health in a holistic way with a number of benefits arising from it to create a well designed and healthy development that would support the health and wellbeing of new and existing residents.
- 3.2 The developer is committed to producing a sustainable development with energy efficient homes and well-designed places which will support the population of Goldthorpe.
- 3.3 The site is in very sustainable location with a range of services, facilities, employment opportunities and transport links accessible by foot or car so there wouldn't be a dependency on vehicle travel.
- 3.4 There are other wider health benefits in terms of improved opportunities for exercise and active travel, provision of a wide variety of housing (both affordable and open market), provision of open space for exercise and interaction between existing and future residents, landscaping with tree planting, flood / drainage attenuation and job creation during construction.
- 3.5 As previously stated, the Proposed Development brings an additional 119 dwellings to the area, all of which will increase demand for other services such as shops, dentists, hairdressers, public houses etc. This additional demand may provide an opportunity or incentive for external investment in new or expanded services or businesses in the area such as health services or additional public transport links.
- 3.6 In summary, the benefits arising from the Proposed Development in terms of health and wellbeing should be a material consideration when assessing the planning application.