

HEALTH IMPACT ASSESSMENT

Land West of Sheffield Road, Hoyland

NEWLAND DEVELOPMENTS

191HA800

DEVELOPMENT & PLANNING | LEEDS

June 2020

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1. Introduction

- 1.1 Cushman & Wakefield (C&W) has been instructed by Newland Developments to prepare a Health Impact Assessment in support of 'Hybrid planning application for a development of employment uses (B1, B2 and B8), new link road, associated works including provision of internal access roads, drainage and landscaping
- a) outline with all matters reserved apart from means of access for up to 71,515sqm of employment uses (B1, B2 and B8),
- b) Full application for 31,568 sqm of B8, new link road including new roundabout to link with Hoyland South Masterplan Area (Local Plan references HS68, HS65, HS61, HS58, HS6, SL5).
- 1.2 This report seeks to demonstrate that there will be no significant adverse impacts on human health as a result of the proposed development. Where adverse effects are anticipated appropriate mitigation will be identified and applied.
- 1.3 Accordingly, this report is structured as follows:
- Background: Section 2;
 - Site and Surroundings (including planning history): Section 3;
 - Development Proposals: Section 4;
 - Review of Planning Policy: Section 5;
 - Analysis: Section 6, and;
 - Summary and Recommendations: Section 7.

2. Background

- 2.1 The application site is comprised of three parcels of land that are identified in the Barnsley Local Plan as forming part of the Strategic Employment Allocation ES13. Plots 1 and 2 are located to the west of Sheffield Road, with Plot 3 located north of Tankersley Lane. Immediately adjacent to the western boundary of the site is the M1, with Junction 36 of the M1 located to the north of parcel 3. Barnsley town centre is located approximately 6.5km north of the application site.
- 2.2 The application site comprises mainly of agricultural fields in use for grazing, although part of the site north of Tankersley Lane is currently used as sports facilities for football and archery.
- 2.3 The site is predominantly surrounded by woodland. The southern edge of the main development plots is bounded by Bell Ground Wood, although the development extends to a parcel of land south of Bell Ground Wood that provides an attenuation pond. The eastern and northern edges of the site currently define the settlement edge of Hoyland. Field boundaries within the site are currently loosely defined by a series of semi-mature scattered hedgerows with the eastern boundary along Sheffield Road comprising of stone walls.
- 2.4 The overall application site area comprises of 53.50ha. The application proposal is a hybrid application – detailed consent is sought for a new link road, earthworks and 31, 571sq.m of B8 uses on Plot 1, whilst outline consent is sought for 71,515sq.m of B1, B2, B8 uses on Plots 2 and 3 with all matters except for means of access and scale.
- 2.5 The site is within a sustainable location with good transport links. There are frequent bus services operating from various bus stops surrounding the site. These are within walking distance of the application site and offer services to Barnsley Town Centre (via Birdwell), Hoyland Town Centre, Chapeltown, Elsecar, Broomhill and Manvers (via Cortonwood).
- 2.6 Elsecar Rail Station is located approximately 3km east of the site. Rail services operate half hourly between Leeds (via Barnsley) and Nottingham (via Sheffield) Monday to Saturday with a reduced service on Sunday. This allows people to travel to and from the site via rail as part of a combined journey. The site is also close to local amenities detailed in Table 1 below.

Facility	Location	Distance
Amenities		
The Rockingham Community Centre	Sheffield Road, Hoyland Common	Currently adjacent to the northern boundary of the application site but to be relocated to Parkside as part of the application process approximately 500 metres east of the proposed Hermes facility
Rockingham Colliery Cricket Club	Sheffield Road, Hoyland Common	Currently located on land associated with Rockingham Community Centre but to be relocated to Hoyland North as part of the Masterplan Framework proposals
Barnsley YMCA Archery Club	Sheffield Road, Hoyland Common (outdoor facility) and Blucher Street, Barnsley (indoor facility)	Currently located on land associated with Rockingham Community Centre but to be relocated to Parkside as part of the application process

		approximately 500 metres east of the proposed Hermes facility
Hoyland Common Working Men's Club	Fitzwilliam Street, Hoyland Common	400metres
King George V Playing Field	Tinker Lane, Hoyland Common	700metres
Hoyland Leisure Centre	West Street, Hoyland	1.5km
St Peter's Church, Tankersley	Black Lane, Tankersley	300m
St Peter's Church, Hoyland	Hawshaw Lane, Hoyland	1.6km
The Star Public House	Hoyland Road, Hoyland Common	750m
Tap and Brew Public House	Hoyland Road, Hoyland Common	720m
Saville Square Bar	Sheffield Road, Hoyland Common	650m
The Hare and Hounds Public House	Sheffield Road, Hoyland Common	660m
Employment Opportunities		
Hermes Distribution Centre	Off Sheffield Road, Hoyland Common	The application site
Employment sites	Off Sheffield Road, Hoyland Common	The application site
Shortwood Business Park	Shortwood Way	1.75km
Hoyland North Land Employment Sites	Off Dearne Valley Parkway, Hoyland	Within 1km
Education Services		
Hoyland Common Primary School	Sheffield Road, Hoyland Common	400m
West Meadows Primary School	West Street, Hoyland	1.4km
Kirk Balk Academy (Secondary)	West Street, Hoyland	1.4km
Retail Services		
Co-op Supermarket including Post Office	Hoyland Road, Hoyland Common	705m
Aldi	Sheffield Road, Birdwell	1km
Mace Convenience Store (at Jet Petrol Station)	Sheffield Road, Hoyland Common	500m
Medical Services		
Hoyland Medical Practice	Highcroft, Hoyland	2km
Fern Cottage Dental Practice	Hoyland Road, Hoyland Common	760m
Hoyland Family Dental Centre	Milton Road, Hoyland	2.3km
Well Hoyland Common Pharmacy	Hoyland Road, Hoyland Common	700m
Pure Physiotherapy	Hoyland Road, Hoyland Common	670m

Surrounding Area

- 2.7 To the west of the site is the M1 motorway with agricultural land beyond this. To the south is agricultural land and land allocated for residential use (Hoyland South Masterplan area). To the east beyond Sheffield Road is residential development and to the north is land allocated for employment use (Hoyland North Masterplan area).

Planning History

- 2.8 A search of the online planning register has been undertaken. There are no relevant planning application records for this site.

3. Planning Policy

Wellbeing Initiatives

Healthy Lives Healthy People (2010) Public Health White Paper

- 3.1 The White Paper acknowledges that previous top-down approaches to combat public health have not been effective. In order to make progress, the Government set out a long-term vision for the future of public health in England. It aims to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership. It adopts a framework for tackling social determinants and aims to support healthy communities.
- 3.2 The document sets out a number of initiatives such as improving all aspects of health, tackling obesity, alcohol and smoking-related illnesses, mental health, how the NHS and its workforce should be funded and outlines further legislation to be introduced to support the targeted improvement of health and well-being.

Health Survey for England 2019

- 3.3 The document was intended to monitor the nation's health, to estimate the proportion of people in England who have specified health conditions, and to establish the prevalence of risk factors associated with these conditions.
- 3.4 The surveys provide regular information that cannot be obtained from other sources on a range of aspects concerning the public's health. The surveys have been carried out since 1994 by the Joint Health Survey's Unit of NetCen Social Research and the Research Department of Epidemiology and Public Health at University College London.
- 3.5 The information from the Health Survey is used by central and local government for reviewing policies, monitoring health trends and planning future services.

The Local Plan – Health Impact Assessment Screening Report, 2016

- 3.6 The report identifies that although the overall health of residents in Barnsley is improving, too many people are dying prematurely from diseases that are largely avoidable. There are considerable differences in life expectancy when compared with England, other local authority areas and within the borough. Men and women living in less deprived areas are more likely to live longer than those living in deprived areas.
- 3.7 The report identifies that in order to maximise employment opportunities in the borough it is essential to protect existing employment sites where possible. The loss of these sites to other uses could impact negatively on health inequalities. Any potential impacts should be assessed in consultation with communities potentially affected.
- 3.8 The locations of for new employment sites has the potential to bring positive benefits to health inequalities by supporting vulnerable people back into work.

Barnsley Council (2015) "Barnsley Inequality Profiles"

- 3.9 The report identifies that although the overall health of residents in Barnsley is improving, too many people are dying prematurely from diseases that are largely avoidable. There are considerable differences in life expectancy when compared with England, other local authority

areas and within the borough. Men and women living in less deprived areas are more likely to live longer than those living in deprived areas.

- 3.10 The report identifies that in order to maximise employment opportunities in the borough it is essential to protect existing employment sites where possible. The loss of these sites to other uses could impact negatively on health inequalities. Any potential impacts should be assessed in consultation with communities potentially affected.

Barnsley Local Plan, 2019

- 3.11 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.

National Policy

National Planning Policy Framework (2019)

- 3.12 Paragraph *91* of the NPPF sets out a number of core planning principles to achieve health, 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 encourages 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.

Planning Practice Guidance

- 3.13 Planning Practice Guidance provides additional guidance on the role of health and well-being in planning. It identifies that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary and secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population). (Paragraph 001 Reference ID: 53-001-20190722).
- 3.14 The PPG also seeks to define a healthy place as one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social

interaction through inclusive design including guidance on tenure natural design and spaces that can be shared by all residents. (Paragraph 003 Reference ID: 53-003-20191101).

4. Baseline Conditions

4.1 This section presents the socio-economic and health data for Barnsley and at a more local level for the Rockingham Ward within which the site lies. The data provides an overview of health characteristics for the local population. Data has been used for ward level from the 2011 Census and using the most recent data available to Barnsley Council.

4.2 Information has also been taken from the following sources:

- Ward Profile: Rockingham Ward
- Public Health England Barnsley Local Authority Health Profile (20
- Barnsley Joint Strategic Needs Assessment
- Barnsley Our Borough Profile (2019)

National Policy

4.3 Barnsley is ranked 38th out of 317 local authorities overall for deprivation by the Index of Multiple Deprivation (IMD). Health and Disability Deprivation ranks the highest in Barnsley with 34.7% of wards falling within the most deprived in the UK. Living Environment ranks the best with no wards falling within the most deprived within the UK.

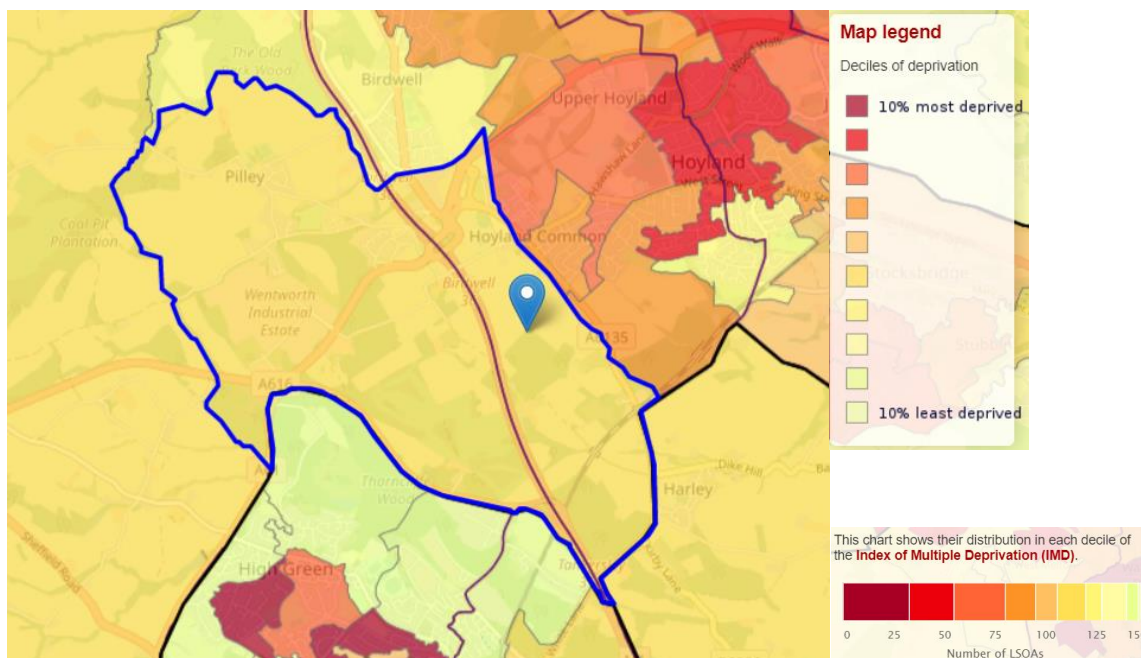
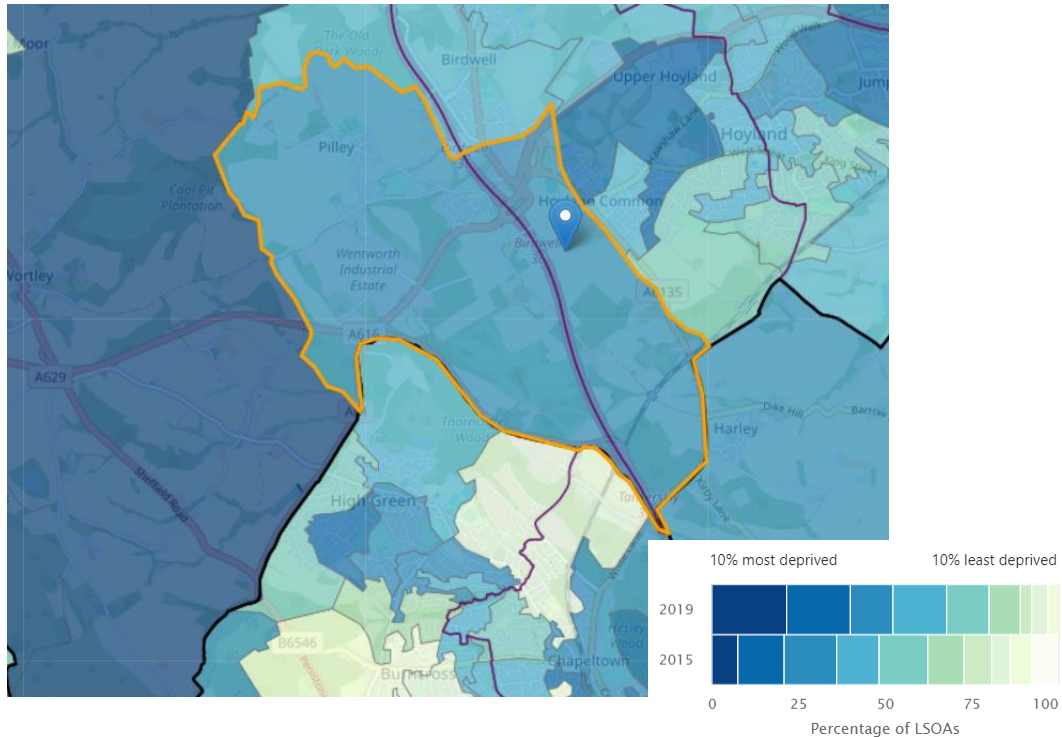


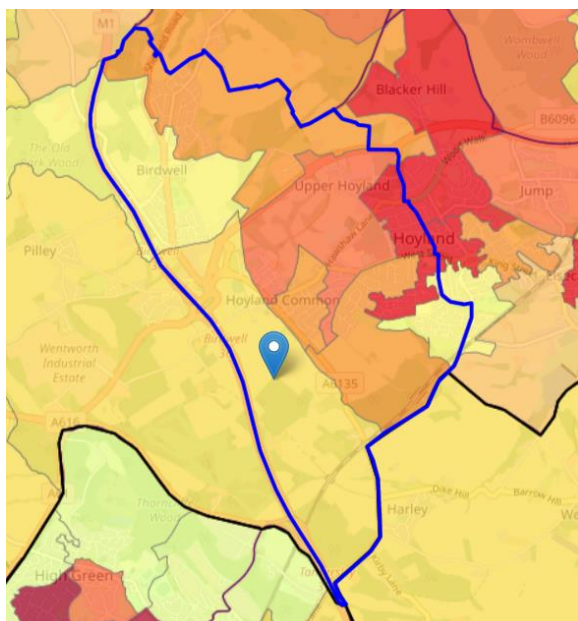
Figure 1: Site location and data from Local Government Indices of Deprivation Explorer 2020¹.

¹ <http://dclgapps.communities.gov.uk/imd/idmap.html>

- 4.4 The application site falls within Barnsley 028E Lower Super Output Areas (LSOA). In 2019, this LSOA was ranked 16,012 out of 32,844 LSOAs in England, where 1 is the most deprived LSOA. This is amongst the 50% most deprived neighbourhoods in the country. This LSOA has improved however, as it was previously ranked 19,217 in 2015. Crime is the worst ranked IMD indicator within the LSOA. Health Deprivation and Disability also ranks poorly for this LSOA.



- 4.5 The LSOA to the west (Barnsley 027A) is ranked 17,966 within the 40% least deprived. Whereas LSOA's in the east perform worse (LSOA 028B – 5,744 within the 20% most deprived). The surrounding area is in general considered fairly affluent within the 40% least deprived (LSOA 028D, 030B and 030A).
- 4.6 There are notable disparities in deprivation levels between the east and west of Barnsley. In the east of the council area there is a higher concentration of LSOAs within the most deprived in the country whereas in the west there is a higher percentage of LSOAs in the least deprived.



Rockingham Ward. 2015 IMD

- 4.7** There are similar deprivation disparities within the ward level of Rockingham. The development site lies within the most western part of the ward, on the border with Penistone East. Rockingham ward is the third least deprived LSOA within the overall ward. Penistone East to the west is the least deprived ward in Barnsley.

Social Demographics

- 4.8** Barnsley has a population of 243,341². This represents a 4.9% increase from the 2011 census figure. The Borough's population is projected to grow further in the future, with projections suggesting growth of 27,000 or 11.5% between 2012 and 2033, to around 260,000 in 2033³.
- 4.9** Barnsley's population is however, ageing and the number of residents aged 65+ is projected to reach 60,800 by 2030; an increase of 33% from 2016. Barnsley has a comparatively low ethnic diversity with 96.1% of the population White British compared to 79.8% in England. In 2011, only 1 in every 100 people in Barnsley would not consider English to be their main language.
- 4.10** The area to the west of the M1 is predominately rural in character and is generally more affluent. The east of the borough has a dispersed settlement pattern of former mining settlements with relatively high levels of deprivation.
- 4.11** 30% of Rockingham's adults are single, compared to a borough average of 31.5% and a national average of 34.6%. Just under half are married which is slightly more than the borough and national averages.
- 4.12** Just under two thirds of homes are privately owned and 22% live in social rented accommodation. These are both higher than national averages. However, fewer people live in privately rented accommodation (9.8%) compared to 12.8% regionally and 16.8% nationally.
- 4.13** A quarter of households do not have access to a car or van, although this is slightly less than the national and borough averages.

Health Demographics

- 4.14** The life expectancy at birth for males in Barnsley is 78.1 compared to 78.7 for the region. For females this still falls below the regional average (82.4) but is higher than for males at 81.9⁴. The Healthy Life expectancy from birth (how long someone will live without a long-term illness) is 59.7 years for males and 61.0 years for females in Barnsley compared to 63.4 regionally and 63.8 nationally.
- 4.15** In respect of health, 74.8% of the population describe their health as 'very good' or 'good' which is slightly fewer than the borough average but almost 7% fewer than the national average. Further still 8.7% feel their health is 'bad' or 'very bad' compared to the borough average of 8.4% and a national average of 5.4%.

² From Barnsley Borough Profile 2019.

³ Figures from Census 2011 and ONS 2012 Mid Year Population Projections.

⁴ Health Inequalities – Barnsley Public Health England 2020.

- 4.16 Almost three quarters (74.38%⁵) of Barnsley respondents had a high happiness score in 2018/2019; slightly higher than the regions of 74.22% and lower than the national rate of 76.46%. This has increased from 66.15% in 2011/12.
- 4.17 Heart disease ranks as one of the highest causes of death in Barnsley (8.1%). Low back pain was the second highest ranked cause of death (6.3%) followed by chronic obstructive pulmonary disease (5.4%).
- 4.18 Children in Barnsley have comparatively good health. There are fewer children with excess weight or underweight compared to the region and nationally for ages 4-5 and 10-11 year olds. 80.2% of children aged 4-5 are of a healthy weight (76.6% nationally) and 66.2% of 10-11 year olds are also of healthy weight (compared to 64.3% nationally).
- 4.19 60.9% of adults aged 19+ achieve the nationally described 150 minutes of physical activity per week, below the national average (66.0%). This is likely due to a quarter of Barnsley residents in 2011 reported to have their day-to-day activities limited due to long term health or disability. This is significantly higher than the national (17.6%) and regional (18.8%) averages.

Employment Demographics

- 4.20 36% of Barnsley residents in employment commute outside of the borough for work, whilst 23% of the jobs available within Barnsley are filled by commuters. It is considered that the local economy is unable to provide the necessary employment opportunities for the local labour force and there is a skills mismatch between local labour supply and business demands.
- 4.21 Within Barnsley 7.4% of jobs are classified as managerial compared to 10% nationally. Furthermore, the number of professionals is also under represented at only 13.1% compared to 19.9% nationally. Comparatively there is an over representation 12.5% of people working in sales and 8.0% who are plant and machine operatives. There are also an over representation of people working within elementary occupations (those which consist of simple and routine tasks which mainly require the use of hand-held tools and often some physical effort i.e. sales and services, cleaning and doorkeepers/ porters) at 14% compared to 10.5% nationally.
- 4.22 Barnsley has a high proportion of long-term sick than the regional and national average but a lower proportion of students.
- 4.23 One of the barriers to employment is the skill set of the resident population. Barnsley has seen an increase in the number of people with no qualifications (11%) which is above that of the national average (8.6%). Less than a quarter (22.8%) of all residents achieve an NVQ4 or above compared to 37.1% nationally.
- 4.24 Nevertheless, the number of pupils achieving a pass in English and Maths at GCSE has slowly begun to increase from 59.1% in 2016 (below the national average) to 61% in 2018; national average was 59.4% in 2018.
- 4.25 School attendance rates and persistent absence are both worse than the regional and national averages in Barnsley. For Primary Schools attendance is 95.4% and at Secondary Level this is only 93.6%.
- 4.26 Since the decline in the mining industry there has been a shift from traditional manufacturing towards service-based industries. Barnsley's economy however still has a strong reliance on

⁵ Barnsley JSNA

manufacturing, construction and motor trades sectors. The following sectors are over represented: 15.2% of Barnsley's employees are within the manufacturing industries compared to only 8.5% nationally. 6.4% work in transportation and storage industries, only 4.5% nationally.

- 4.27 Barnsley records a higher proportion of small businesses; lower levels of micro businesses and similar levels of medium and large companies⁶.
- 4.28 Within Rockingham the percentage number of Job Seekers Allowance Claimants lie below that of Barnsley at 2.3% compared to 2.6% for Barnsley. Long term unemployment is also slightly below the Barnsley average at 4.9 compared to 5.0⁷.

⁶ Barnsley Employment Land Review 2016.

⁷ Taken from Public Health England Local Health Data.

5. Proposed Development Scoping Assessment

- 5.1 This section summarises the development proposed and its potential impact on health. The application seeks a hybrid planning application for a development of employment uses (B1, B2 and B8), new link road, associated works including provision of internal access road, drainage and landscaping:

a) Outline with all matters reserved apart from means of access for up to 71,515sqm of employment uses (B1, B2 and B8);

b) Full application for 31,568sqm of B8 new link road including new roundabout to link with Hoyland South Masterplan Area (Local Plan references HS68, HS65, HS61, HS58, HS6, SL5).

Health Impact Assessment

- 5.2 Barnsley Council do not have their own Health Impact Assessment toolkit, as such we have used the HUDU's Rapid Health Impact Assessment Toolkit to determine the impact of the proposed development on local health and wellbeing. The toolkit outlines a number of impacts that should be considered when undertaking a HIA. The potential direct and indirect impacts of the development are summarised below under each heading.
- 5.3 Further information in respect of the health impacts of the proposed development can be found in Appendix 1 within the HUDU Rapid Health Impact Assessment Tool.

Housing Quality and Design

- 5.4 The development itself does not provide residential development. The wider Hoyland West Masterplan area provides for 101 dwellings. The new development will however be designed to aid the transition to a Net Zero Carbon Borough. The design will be to a high quality and the mix of housing within the wider site (not part of this application) will support local demand.
- 5.5 This phase of the proposal does not include housing however the masterplan notes that there will be design considerations in order to mitigate the impact the development will have on the surrounding landscape. The Masterplan Framework will seek to integrate within its immediate context. It will be important to provide sufficient separation distances between the proposed employment and any future residential uses.
- 5.6 The design of the proposed development will be of a high quality that is sympathetic to its surroundings. It is probable that the design will assimilate well into the existing landscape and as such will not have a negative impact on people's amenity. The employment development is to be located as far west as possible with significant amounts of structural vegetation to protect existing and future residents.
- 5.7 The design will include a varied materials palette to blend the development into the landscape and surrounding area. This will seek to reduce any probable impact on local amenity.
- 5.8 The design of the development will be future-proofed by embracing a number of key measures including:
- Prioritising fabric energy efficiency and air tightness to reduce energy demand as far as possible and therefore negating the need for retrofit measures in the future which are expensive;

- Optimising the form of buildings to maximise passive design through natural daylight and solar gain, whilst minimising summertime cooling demands;
- Move away from fossil fuels and install air source heat pumps to provide low carbon and efficient heat and hot water;
- Installing 10% solar PV to the Hermes building;
- Designing roofs to be 'solar-ready' to enable to 'Zero Carbon' to be met on-site in future;
- Install active Electric Vehicle charging points to parking spaces, with ducting installed for future cabling to further spaces;
- Implement a sub-metering strategy, in line with BMBC Sustainable Energy Action Plan (SEAP), so that useful in-use energy consumption data can be monitored and reported on in future.

5.9 It is probable that the design will have a negligible impact on health. The quality will be of a high value such that it will be a pleasant environment in which to work, with state-of-the-art buildings with modern technology.

Access to Public Services and Social Infrastructure

- 5.10 The development site is already well served by local services including healthcare provision. The proposal will include additional infrastructure. A new link road is proposed as part of the hybrid application. This road will look to join Hoyland West with development at Hoyland North and South. This will result in less traffic travelling along Sheffield Road, Hoyland and thus reduce the potential for health impacts from traffic for existing local residents.
- 5.11 The development will be accessible to all users with numerous access points provided throughout the site and will be easy to navigate.
- 5.12 The new link road to be provided will be connected at three different locations within Hoyland and will include appropriate pedestrian and cycle facilities. A new green link will be created encouraging pedestrians and cyclists to use this space.

Access to Open Space and Nature

- 5.13 The proposed development will result in the loss of some vegetation, including nearly all the existing hedgerows. However, any vegetation lost will be replaced and enhanced by incorporating blocks of native tree planting and new hedgerows. The proposals will provide extensive structural planting to promote corridors of movement and retain interest for species associated with the existing scrub and woodland. Impacts from the loss of hedgerows will likely be minimal. The replacement planting will seek to improve the existing position with a probable increase in health for residents as a result.
- 5.14 The development will look to increase the amount and quality of local tree cover through additional new tree planting within areas of green space and landscape buffers.
- 5.15 The proposed development will deliver a net Biodiversity Gain (improving the current ecological value of the site). On-site mitigation will help to maximise gains through the creation of high value habitats such as woodland planting which will buffer and provide connectivity to adjacent (off-site) woodland. Off-site compensation measures may also be an option to improve local wildlife sites around Hoyland.

- 5.16 There is evidence that the availability of green space has a relationship with improved perceived health. The proposed development seeks to improve the existing green space, whilst some green space will be lost to the development itself, overall the scheme will improve the remaining areas.
- 5.17 Amenity space is allocated on the Hermes site for employees. Proposals and maintenance for the space to promote wellbeing and biodiversity are being discussed with the Council. The wider Hoyland West development is set within comprehensive Green Infrastructure, comprising of retained vegetation, proposed areas of open space, amenity, recreation and drainage attenuation.
- 5.18 The scheme is likely to have a positive health impact as a result of improved green space.
- 5.19 Bellground Woodland lies to the south of the site. The proposed development has been designed so that it will not have a negative impact on the woodland. Rather it will seek to encourage the use of the area for walking and recreation by making the site more easily accessible to a larger number of local residents and future workers.

Air Quality, Noise and Neighbourhood Amenity

- 5.20 An Air Quality Assessment has been carried out in support of the development. Mitigation measures required have been set out within this document and built into the development as necessary. Subject to appropriate mitigation measures being put in place, the proposed development will not result in adverse impacts on air quality and local amenity.
- 5.21 The scheme has been appropriately designed to ensure that the employment scheme will not have any significantly adverse impacts on local amenity. The construction works phase will be subject to a Construction and Environmental Management Plan (CEMP) which will ensure that all local amenity is protected.
- 5.22 Air Quality will be impacted as a result of the development and will probably have a detrimental impact on local residents as a result of an increase in traffic and pollution from the development. It is likely that this could have negative health impacts. Mitigation measures will be put in place to ensure that air quality will be at an acceptable level.
- 5.23 An indoor Air Quality Plan will be produced to encourage a healthy internal environment, including a suitable ventilating strategy which will minimise the concentration and recirculation of pollutants in the building.
- 5.24 Noise from the development subject to mitigation measures is unlikely to result in any significant adverse noise effects and complies with all relevant national and local planning policy requirements.
- 5.25 A lighting strategy has been produced for the application site and a detailed lighting scheme designed for the Hermes proposal. This will ensure that the impact of light pollution on nearby residential development will be minimised and will not result in any negative health impacts.

Accessibility and Active Travel

- 5.26 The development site lies within a sustainable location, the site lies within close proximity to junction 36 of the M1. Additional infrastructure works are required to incorporate the proposed extension and to meet required highway demands. The spine road will provide the necessary additional infrastructure to ensure the development is connected, permeable and accessible by a variety of means of transport.
- 5.27 It is possible that the proposed employment scheme will create barriers to active travel and physical activity. It is likely that many workers will and do drive to sites such as these. By increasing the availability of alternative means of travel the proposed development seeks to encourage physical activity. There is strong evidence between employment sites such as these

and low physical activity, which can have a negative impact on health. The application proposal has put a number of measures in place to encourage higher levels of activity by future employees.

- 5.28 Sustainable transport links are central to the sustainability debate. Dedicated and safe cycle and pedestrian routes penetrate the Hoyland West development, linking employment buildings with green spaces, such as Bell Ground, new council sports pitches, surrounding woodland, local cycling networks and public accessible pedestrian routes. This will encourage activity to and from work, as well as during lunchtime and breaks.
- 5.29 Located outside the entrance to the Hermes building (Plot 01) are 60 secure and weatherproof bicycle parking spaces. The prominent location aims to promote cycling to work. Inside the building is a dedicated shower room and lockers for employees choosing to exercise on their way to work or during breaks.
- 5.30 The site is currently well connected by footways along its edge to Hoyland, with a number of Public Rights of Way within close proximity of the site. Footpath 28 runs along the southern site boundary. There are also strong cycling links within the site, including the Trans Pennine Trail. The existing connections will be strengthened to influence and encourage alternative modes of transport.
- 5.31 There are a number of existing bus routes around the site, however the application proposal will introduce a bus route onto the new link road, including bus stop provision. Additional bus services will have a probable positive impact as it encourages other forms of transport to be used by residents and workers.
- 5.32 The scheme will be set within a comprehensive network of Green Infrastructure comprising of retained vegetation, proposed areas of open space, amenity, recreation and drainage attenuation. This accessibility to open space and greenery seeks to improve the health and wellbeing of workers at the employment site. It is well evidenced that access to green space is beneficial for mental health.

Crime Reduction and Community Safety

- 5.33 The development has been designed to reduce the opportunities for crime. Secured by Design is the current police project focused 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 proposal has been taken to Design Panel for review together with the Design Councils guide to designing out crime to ensure the layout and materials of the development discourage crime and ensure preventable crimes are prevented.
- 5.34 The proposed development will introduce active frontages where possible to encourage natural surveillance. Further mitigation measures will be agreed with the Police as necessary to ensure that crime is not a risk within the proposed development.

Access to Healthy Food

- 5.35 The development does not include any hot food takeaways or commercial development which could provide a range of unhealthy food options. There are a number of existing supermarkets and shops within walking distance of the site, providing access to healthy food options.

Access to Work and Training

- 5.36 The development provides access to local employment and training opportunities through both the construction phases and once operational. The development will provide opportunities for training and work for local people. It is also anticipated that the construction phase will result in supply chain opportunities for local businesses.

- 5.37 The increase in employment opportunities as a result of the development will be available for local residents which could provide opportunities to improve their job prospects. Hermes are actively working with the Council's regeneration team to ensure that there are opportunities for potential employees to receive appropriate education and training. The application proposal will potentially act as a catalyst for raising skill levels within the Borough and will provide opportunities for a range of job types and levels that will assist in improving the long-term health prospects of local people.
- 5.38 It is speculated that the increase in staff and users of the site will bring an increased prosperity to the area through an increase in spending. It is likely that employees will travel to Hoyland during their lunch breaks and access local supermarkets and shops.
- 5.39 It is expected that the development will increase economic growth in Barnsley which will have both direct and indirect impacts on local health. The development will provide additional employment opportunities for local residents during both the construction and operational phases of the development which could have a possible positive impact on health.
- 5.40 The proposal will generate up to 2,000 jobs with 800 of these generated by the Hermes facility. The jobs at the Hermes facility will include a range of roles and management positions.
- 5.41 In general, it is understood that being at work is better for your overall health than being unemployed. Although 'job strain' work characterized by a frequently changing nature of work, high levels of repetitive work, stressful work, increased time pressures, increased work intensification and increased multi-skilling demands, can create health related problems.

Social Cohesion and Lifetime Neighbourhoods

- 5.42 The proposed development has been subject to local community consultation, whilst comments have been taken on board there is still a chance that the community do not feel engaged with the proposed development. This considered lack of control and involvement can have negative health impacts as residents do not feel that they have voice.
- 5.43 It is however probable that the development along with the wider masterplan will provide opportunities for social interactions between residents and future users of the site.
- 5.44 The delivery of employment at the site will increase social interaction and involvement in a collective effort. It is probable that the development will deliver an increase in social cohesion between those working at the site.

Minimising the Use of Resources

- 5.45 The existing development site in parts is underlain by opencast backfill material that comprises overburden materials resulting from the former opencast operations. The site was also previously subjected to deep underground mining. Testing has shown that the site is not contaminated as such the existing ground is suitable for the proposed development and no additional new resources are required.
- 5.46 The site will be innovative and sustainable meeting current and evolving standards with regards to construction, operations and use of materials. The buildings will be designed to achieve BREEAM 'Very Good' incorporating measures to reduce energy demand and carbon dioxide emissions. Additional information is provided in the accompanying Sustainability Report.
- 5.47 The design and proposed materials have also been chosen to future proof the development and the national transition towards zero carbon, whilst achieving a deliverable and technically appropriate scheme.

Climate Change

- 5.48 The proposed development will incorporate renewable energy uses. The developers are working towards becoming industry leaders in their approach to climate change. The masterplan has a commitment to providing sustainable development. The Sustainability Statement submitted in support of the application conforms to policies and aims to achieve higher viable levels of sustainable design and construction, whilst minimising environmental impacts.
- 5.49 It is possible that the development will support a move towards a circular economy through reducing embodied carbon emissions and carbon off-setting and eliminating the amount of waste sent to landfill.
- 5.50 Within the Masterplan net gains in biodiversity will be sought, and suitable drainage attenuation will be introduced within the site. Energy efficiency of materials and the layout and design will take account of and captivate passive solar gain and other natural environmentally friendly building ideals.
- 5.51 An attenuation basin in the south of the site is proposed to attenuate any run-off from the link road and Plots 1 & 2 before it drains to an existing outfall. This will ensure that the run-off rates are not greater than those experienced currently. It is possible that this will have a positive impact on health and wellbeing as local residents and businesses do not need to be concerned about additional development impacting on flood risk.
- 5.52 It is probable that the proposal will contribute towards climate change, making it possible that it will contribute towards a number of current and predicted negative health impacts on vulnerable populations.

6. Summary and Recommendations

- 6.1 This Health Impact Assessment considers that potential impacts of the development on health. It has been based on an analysis from the supporting Technical Reports which accompany this planning application and consideration of the impacts on the wider determinants of health.
- 6.2 This Assessment should be read alongside all the other documents which have been submitted in support of the application, particularly the Design and Access Statement and Planning Statement.
- 6.3 The development will deliver new employment uses (B1, B2, B8) for up to 71,515sqm and for 31,568 of B8 land, including new link road and associated works.
- 6.4 Overall, following a review of the potential impacts on human health during both the construction and the end use, it is considered that provided mitigation measures are put in place the development will result in an impact on human health but this will probably be minimal in the long-term. It is probable that the development will result in negligible environmental impacts over the long-term.
- 6.5 The proposed design and layout of the scheme actively seeks to encourage the use of the new areas of open space. It is probable that this will encourage community integration and social cohesion.
- 6.6 An assessment of potential health impact arising from the development has been undertaken and can be found in Appendix 1. The matrix of assessment is in line with the HUDU Rapid HIA toolkit methodology.
- 6.7 The proposed development is considered to be supported by national and local planning policy. Therefore, the proposed development can look to be supported.

Appendix 1 – HUDU Rapid Health Impact Assessment Tool

HUDU Planning for Health

Rapid Health Impact Assessment Matrix – Self-completion Form

Introduction

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation:

Cushman and Wakefield

Name of project (plan or proposal):

Land West of Sheffield Road, Hoyland

Planning reference (if applicable):

Location of project:

Proposed Hoyland West Urban Extension

Date of assessment:

15/06/2020

1 Housing quality and design

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		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☐ Yes ☐ No ☒ N/A		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☐ Yes ☐ No ☒ N/A		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☐ Yes ☐ No ☒ N/A		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☐ Yes ☐ No ☒ N/A		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	☐ Yes ☐ No ☒ N/A		☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	

2 Access to healthcare 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	The development will result in the loss of the Rockingham Sports Facility from the site. However, new facilities are to be provided at Parkside and will include the relocation of the Forge a new community building, the provision of two 3G adult football pitches, a new archery facility and associated car parking.	☒ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended subject to the Section 106 agreement being signed between the parties.
Does the proposal assess the impact on healthcare services?	☐ Yes ☒ No ☐ N/A	The change in population as a result of the proposed development is minimal. Based on this assumption the impact of the new population would be negligible and can be accommodated by the existing service provision.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	None required as other phases of the wider urban extension may provide additional local health and well-being services if and when necessary.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☒ No ☐ N/A	The development does not include on-site provision of healthcare facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	☐ Yes ☐ No ☒ N/A	The development does not require the need for schools etc due to the nature of the employment use of the site. The wider Masterplan Framework area will review and assess the need for additional capacity as required.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	The applicant will agree to pay the necessary S106 contributions as required. Other phases of the wider urban extension propose to provide social infrastructure as required.
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No ☐ N/A	The new Sports Facilities at Parkside will include the relocation of the Forge, a new community building, the provision of two 3G adult football pitches, a new archery facility and associated car parking.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	☐ Yes ☐ No ☒ N/A	There is no requirement for meeting education needs. The applicant and Hermes is working with the Council to provide training and employment opportunities to local people .	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Hermes is working with the Council to ensure local people have maximum opportunity to obtain training and employment as a direct consequence of the new development.

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 development is currently a greenfield site which would be lost to major development. The scheme however includes a landscaping plan with areas of open and natural space and green infrastructure.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No ☐ N/A	The site is currently a greenfield site which is accessible to local residents. The proposed development will provide green infrastructure and areas of open space linking the existing open space through the development site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal provide a range of play spaces for children and young people?	☐ Yes ☐ No ☒ N/A	N/A	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	No additional measures recommended.
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No ☐ N/A	The layout has been designed to provide connectivity between public open space and the employment sites. Landscaping will be necessary to screen the development from local views. For more details refer to the Design and Access Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No ☐ N/A	The layout of the scheme aims to offer clearly structured routes for pedestrians and vehicles and shared spaces within the clusters. The scheme provides a highly connected, permeable, development. Pedestrian flows through the site and combined overlooking of the proposed public open realm create a safe and welcoming development. For further details refer to the Design and Access Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal set out how new open space will be managed and maintained?	☐ Yes ☒ No ☐ N/A	The proposal will seek to maintain high quality spaces through safety and security, cleanliness, repair and replacement. The maintenance and management will be agreed within a S106.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended. Maintenance will be agreed within the S106.

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 full Air Quality Assessment has been undertaken in support of the application. More information can be found in the accompanying report. Mitigation measures will be put in places as required to minimise the impact of dust, noise and vibration during the temporary construction works. A Construction Environmental Management Plan will be agreed subject to condition. Measures will be in place during operation of the site to protect against potential air quality impacts.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No ☐ N/A	An Air Quality Impact Assessment has been undertaken in support of the application. This sets out measures to minimise air pollution caused by traffic. Subject to appropriate mitigation measures being in place the impact on air quality will be negligible in the long-term.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	No additional measures recommended.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No ☐ N/A	A Noise Impact Assessment has been undertaken in support of the application. This sets out the need for mitigation measures to avoid adverse effects on sensitive residential receptors. Further information can be found in the accompanying report.	☐ Positive ☐ Negative ☒ Neutral ☒ Uncertain	No additional measures recommended.

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	☒ Yes ☐ No ☐ N/A	The employment scheme provides pedestrian links to the main built up area of Hoyland, which will encourage workers who live within Hoyland to access the site on foot, although it is acknowledged that some workers will drive to the site. Pedestrian access through the site has however, been provided and has been designed to be safe and accessible.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Employees could be encouraged to come to work by alternative means of transport. A Travel Plan will be provided in support of the application.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	☒ Yes ☐ No ☐ N/A	Cycle facilities including stores, lockers and showers will be provided at the site. The site has strong cycle links through to the existing development at Hoyland, and to the Trans Pennine Trail. These connections will be strengthened to influence and encourage cycling.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No ☐ N/A	The development provides a high quality public realm and will improve existing cycle and walking routes for existing and future residents.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No ☐ N/A	The proposed spine road will provide the necessary additional infrastructure to ensure the development is connected, permeable and accessible. Options for Tankersley Road are subject to public consultation to determine the best traffic management solution for the site and wider area.	☐ Positive ☐ Negative ☒ Neutral ☒ Uncertain	Appropriate solution to Tankersley land to be agreed with local residents. No additional measures recommended.
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No ☐ N/A	The site lies within close proximity of a number of local services. Details of which can be found in this health impact assessment report and the Planning Statement. Additional facilities are proposed as part of the development of the site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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 Travel Plan will encourage more sustainable forms of transport. Please refer to the Transport Assessment and Travel Plan for more information.	☒ Positive ☐ Negative ☐ Neutral ☒ Uncertain	No additional measures recommended.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No ☐ N/A	The proposed development has been designed to be accessible to all. More details can be found in the Design and Access Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

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	Measures set out within 'Secured by Design' have been followed, including natural surveillance of public and private amenity spaces.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☐ Yes ☐ No ☒ N/A	The design process has been iterative, with input from local residents. The design will be sympathetic to its surroundings and has sought to respond to the site and its surroundings, and sought to provide a considered design response. Further information can be found in the accompanying Design and Access Statement.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal include attractive, multi-use public spaces and buildings?	☐ Yes ☒ No ☐ N/A	No public buildings are proposed as part of the scheme. The relocated sport facility at Parklands will include a multi-use community centre and sports ground.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Has engagement and consultation been carried out with the local community?	☒ Yes ☐ No ☐ N/A	A public consultation was undertaken for the site, and subsequent changes made to the development as a result of the feedback received. Additional information can be found in the Statement of Community Involvement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

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, ie allotments, community farms and farmers' markets?	☒ Yes ☐ No ☐ N/A	The scheme is for employment development, the site is well connected to existing local facilities including shops providing access to local food.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☐ Yes ☐ No ☒ N/A	The surrounding area is well served by existing shops. For more information, please refer to accompanying Planning Statement.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☐ Yes ☒ No ☐ N/A	The proposed development is for employment uses only. No retail units proposed within the development including hot food takeaways.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

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 will provide new employment opportunities for local people once operational. The construction phase of the development will also generate local construction related employment. Indirect employment opportunities will also be expected as a result of the development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal provide childcare facilities?	☐ Yes ☒ No ☐ N/A	The development does not provide childcare facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☒ No ☐ N/A	The development will provide up to 71,515sqm of employment use B1, B2 and B8 floorspace. The proposals for the plots for which only outline planning permission is sought are unknown.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No ☐ N/A	The development will generate up to 2,000 jobs with 800 of these generated by the Hermes facility. The jobs at Hermes will include a range of roles available to local people. Training opportunities and career development will also be promoted at the site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

9 Social cohesion and lifetime neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☐ Yes ☒ No ☐ N/A	The development provides connectivity to Hoyland	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal include a mix of uses and a range of community facilities?	☐ Yes ☒ No ☐ N/A	The development is for employment use only. The wider Masterplan Framework includes up to 100 new homes and associated infrastructure. The Sports Facilities will be relocated to Parklands. No other community facilities are proposed.	☐ Positive ☐ Negative ☒ Neutral ☒ Uncertain	No additional measures recommended.
Does the proposal provide opportunities for the voluntary and community sectors?	☐ Yes ☒ No ☐ N/A	The development does not provide opportunities for the voluntary and community sectors.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal address the six key components of Lifetime Neighbourhoods?	☐ Yes ☐ No ☒ N/A	The development accords with the BREEAM 'Very Good' requirements.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.

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 site is a greenfield site. The proposed density however, seeks to make the most efficient use of the site, whilst ensuring the development accords with the surrounding area. The development will deliver a high quality development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal encourage recycling (including building materials)?	☒ Yes ☐ No ☐ N/A	The development will ensure that measures are in place to manage construction waste through a site waste management plan. During operation, Adequate space for the segregation and storage of commercial waste and recycling will be provided in designated areas on site and communal stores. This accords with BREEAM requirements. Additional information is provided in the accompanying Sustainability Report.	☒ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No ☐ N/A	The scheme will achieve a BREEAM 'Very Good' rating, incorporate energy efficiency measures to reduce the inherent energy demand and associated carbon dioxide emissions of development; and will incorporate low and zero carbon technology to reduce regulated CO2 emissions by 10%. Further details are set out in the accompanying Sustainability Report.	☒ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.

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 development will include Solar PV's on the roof of the Hermes building. Additional Air Source Heat Pumps will be installed in the offices and roofs will be made 'solar ready'. Further information can be found in the accompanying Sustainability Report.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping.	☒ Yes ☐ No ☐ N/A	The form of the buildings will maximise passive design through natural daylight and solar gain, whilst minimising summertime cooling demands. Energy metering systems will be installed in every building under the requirements of BREEAM to facilitate the monitoring of operational energy consumption.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No ☐ N/A	The environmental impact of the loss of the existing site has been assessed as part of the Environmental Statement. National Policy requires development demonstrate a net gain in biodiversity. Enhancements have therefore been provided as part of the development proposed. Additional information can be found in the accompanying Ecology Report.	☒ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No additional measures recommended.
Does the proposal incorporate sustainable urban drainage techniques?	☒ Yes ☐ No ☐ N/A	The development proposals includes sustainable drainage measures (ponds). For further information please refer to the accompanying Drainage Strategy.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No additional measures recommended.

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About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. The firm's 45,000 employees in more than 60 countries provide deep local and global insights that create significant value for our clients.

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