

**Comprehensive Health
Impact Assessment (HIA)
Tool for Planning**

**Proposal Name: Land at Woolley Colliery Road, Darton,
Barnsley**

Brief guidance on using this Comprehensive Health Impact Assessment (HIA) tool for planning (see full guidance notes for further details)

Where the term ‘**proposal**’ is used it refers to the proposed development.

- Section 1)** Start the HIA process by identifying the specific population groups (**section 1.1**) and parts of the district (**section 1.2**) that will be most affected by the proposal.
- Section 2)** The next step is to provide background information on the proposal being assessed.
- Section 3)** The final step of the process is to identify and assess the impacts of the proposal on health and wellbeing; and recommend what can be done to maximise positive and minimise negative impacts.

a) Impact – Consider if the proposal will have an impact relating to each of the categories listed and if this impact will be positive or negative. Assess the impact separately for the different populations affected if the impact varies for populations you have identified. Remember an explicit aim of the impact assessment is to reduce inequalities wherever possible.

+	-
Proposal has a positive impact	Proposal has a negative impact

b) Certainty - Think about how certain you are about your assessment for each category. As far as possible, decisions should be supported using available evidence. However where there is no clear evidence the team will need to use its best judgement and may need to do further research. Where this isn't possible the team should be open and honest about this in the report.

?	!
Assumed impact. You have a gut feeling but may need to do some research.	Known impact. You know that your assessment is correct and is based on evidence.

c) Description of Impact - Note how the proposal will impact on the specific group or population.

d) Recommendation - Write recommendations in this column detailing how positive impacts could be maximised and negative impacts minimised. This may include further research that is needed to improve the certainty of your assessment.

Section 1

Table A: Which groups of the population do you think will be affected by this proposal?	
Population Groups	Please tick
Asylum seekers/refugees	<input type="checkbox"/>
Black and minority ethnic groups (incl. Gypsies and Travellers) and/or non BME groups	<input type="checkbox"/>
People living in areas of deprivation	<input type="checkbox"/>
People with a disability (i.e. physical, mental and learning)	<input type="checkbox"/>
Families with young children	<input type="checkbox"/>
Gender – male/female/transgender	<input type="checkbox"/>
Geographic groups – rural/urban/neighbouring areas	<input type="checkbox"/>
Homeless people	<input type="checkbox"/>
Lesbian, gay, bisexual	<input type="checkbox"/>
Age: Children/young people – 0 – 19 years	<input type="checkbox"/>
Adults – 18 – 64 years;	<input type="checkbox"/>
Older people – 50+ years	<input type="checkbox"/>
Religious or belief groups	<input type="checkbox"/>
Visitors or those working in the district	<input type="checkbox"/>
ALL Groups	<input type="checkbox"/>
Others (please state below)	<input checked="" type="checkbox"/>
<p>Gleeson focuses on building affordable high quality homes for people on low incomes in areas of industrial decline and social and economic deprivation. The company builds a range of affordable homes for sale to people who may otherwise be unable to afford a new home, thereby helping them onto the property ladder.</p>	

Table B: Which particular parts of the district do you think will be most affected by this proposal?	
Ward Boundaries	Please tick
Stockbridge	<input checked="" type="checkbox"/>

Section 2

PROPOSAL SUMMARY

1.1 Please provide a brief summary of the proposal

Gleeson Regeneration have submitted a planning application to redevelop the site for 114 residential dwellings.

Each dwelling would have use of parking on a private drive that provides car parking for a minimum of two cars, many with garages, and use of its own private front and rear gardens.

Gleeson focusses solely on building Affordable high quality homes for people. The Company builds a range of affordable homes for sale to people some of whom would otherwise be unable to afford a new home, thereby helping them onto the property ladder and out of renting.

1.1 Have the following been consulted? (please tick)	YES	NO	N/a
Environmental Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environment Agency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health Protection Agency	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The local community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.3 Who else has been involved in the development of the proposal and how have they been involved? Please also detail any changes that have been made as a result of this involvement?

No consultation was undertaken outside of the planning consideration itself (through which all of the above parties will be consulted) however a broadly comparable scheme has already been the subject of consideration by the Council in affiliation with the existing resolution to grant.

Section 3

What impact will the proposal have on?						
Housing	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Housing is in an appropriate location (e.g. close to services and amenities appropriate to the needs of people living there and away from sources of noise and air pollution.)	+			!	<p>The proposed development will deliver housing in an appropriate location, therefore having a positive impact on the community. This is evidenced through the site's prior outline resolution to grant for residential use</p> <p>Further information on why the site is an appropriate location for proposed development is set out in the Planning Statement submitted with the application. This includes information on proximity to services and amenities.</p> <p>A separate Noise Impact Assessment has been undertaken and submitted with the application and demonstrates that the development can be brought forward in an acceptable manner with a minimal package of mitigation measures.</p>	The development of this site for housing will have a positive impact in the context that it is in an appropriate location.
Provision of a range of varied home tenures and sizes.	+			!	<p>Gleeson focusses solely on building Affordable high quality homes for people. The Company builds a range of affordable homes for sale to people some of whom would otherwise be unable to afford a new home, thereby helping them onto the property ladder and out of renting.</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Housing	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Provision of sustainable homes (e.g. homes that have a Code for Sustainable homes rating of 4 or above.)	+			!	<p>As set out below, Gleeson will be applying a fabric first approach to energy efficiency.</p> <p>It is noted that the code for sustainable homes rating no longer exists.</p>	
Provision of homes that are highly energy efficient (e.g. have a high SAP rating.)					<p>Gleeson will be applying a fabric first approach to energy efficiency by bringing together a house type range and specification intended to reduce the consumption of energy by the homeowner.</p> <p>An energy consultant will be appointed to provide site/plot specific energy ratings. Testing regimes and certifications will be issued to the production department in order to control the quality of construction.</p>	The impact has been considered and is positive. No further recommendations.
Provision of affordable homes for purchase and/or rent (in line with planning policy.)	+			!	<p>The Company builds a range of affordable homes for sale to people who would otherwise may not be unable to afford a new home, thereby helping them onto the property ladder. Gleeson funds all of its own projects, allowing regeneration to take place without reliance on Government investment. Through the provision of affordable homes, the proposed development will have a positive impact which is consistent with</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Housing	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					<p>planning policy as detailed in the accompanying Planning Statement.</p> <p>By providing quality affordable housing this can result in people having a greater proportion of their income available to spend on their other health needs (e.g. heating, healthy food, leisure activities) which is a knock on positive impact.</p>	
Provision of homes that enable older and disabled people to more live independent lives (e.g. homes that are accessible and adaptable.)	+			!	Gleeson provides accessible and homes that can be adapted. All home on the this scheme will meet NDSS requirements with a proportion also M(42) compliant to aid those homeowners that require ease of access to their homes.	The impact has been considered and is positive. No further recommendations.
Provision of homes that are wheelchair accessible.	+			!	Gleeson homes are building regulations part M compliant and as mentioned above, Gleeson has a policy of providing alterations to their houses for disabled persons free of charge. Approximately 1 in every 250 customers request alterations to their home under this scheme. As such, this has a positive impact on wheelchair users.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Housing	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Promotion of good design in terms of layout and orientation? (e.g. internal space, access to sunlight, etc.)	+			!	Gleeson's house types have been carefully designed based on our many years of experience in the housebuilding industry. We know our market well and our house types have evolved over many years. The Gleeson range maximises the opportunities of natural light, ensures sufficient internal space, encourages flow throughout the property and creates positive living environments.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Physical Activity	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Prioritising and encouraging walking (e.g. wide safe streets, HomeZones, traffic calming.)	+			!	The scheme incorporates footpaths throughout providing a good level of pedestrian permeability throughout the scheme and tying in with the existing footways in the area. This mirrors the provision on the previously approved phase of development currently being built out. As a result, the proposed development is considered to have a positive impact on enabling and encouraging walking and no additional measures are required. The submitted Transport Assessment provides further information concerning accessibility by walking.	The impact has been considered and is positive. No further recommendations.
Prioritising and encouraging cycling (e.g. provision of cycle lanes, cycle parking, showers and lockers.)	+			!	All roads within the proposed development will be safe and accessible for cycle users. Appropriate speed limits will be enforced, and a good level of off street parking is proposed to ensure roads do not become overly cluttered with parked vehicles. As a result, the proposed development is considered to have a positive impact on enabling and encouraging cycling and no additional measures are required. The submitted Transport Assessment provides further information concerning accessibility.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Physical Activity	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Provision and safeguarding of and access to open spaces (e.g. parks, play areas, natural spaces, sports fields.)	+			!	<p>All plots on the development will be provided with good sized private gardens.</p> <p>The site is located in close proximity to various areas of informal open space and PROWs, as well as bordering the Woolley Colliery Sports club.</p>	The impact has been considered and is positive. No further recommendations.
Wheelchair and pushchair access to open spaces (e.g. parks, play areas, natural spaces, sports fields.)	N/A				Footpaths are being provided throughout the development which will connect up with existing networks for accessing these spaces.	No new open space areas are proposed as part of the development, but appropriate connectivity will be provided to existing facilities.
Ensuring buildings are designed to maximise participation in physical activity (e.g. prominent stairwell positioning, prominent and secure cycle parking.)	N/A				This is not considered to be a relevant criteria, although as detailed above plots are designed with generous private garden spaces which will encourage/enable exercising at home.	
Opportunities for active play and exercise (e.g. playing fields, HomeZones, traffic calmed streets, access to open spaces, gyms facilities.)	N/A				The site is located in close proximity to various areas of both formal and informal open space, including Darton Park	No new open space areas are proposed as part of the development, but appropriate connectivity will be provided to existing facilities.

What impact will the proposal have on?

Diet and nutrition	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Facilitating local access to a supply of affordable, healthy food.	N/A		N/A		N/A	N/A
Avoiding the local food supply being monopolised by a single provider.	N/A		N/A		N/A	N/A
Avoiding contributing towards over concentration of fast food / unhealthy food outlets in a single area, in particular along school routes.	N/A		N/A		N/A	N/A

What impact will the proposal have on?

Diet and nutrition	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Facilitating access to community based healthy eating initiatives (e.g. Healthy Living Centres, Growing Projects, Community Cafes, Healthy Food Cooperatives, etc)	N/A				N/A	N/A
Safeguarding loss of allotments, good agricultural land, gardens or other growing land.	+			!	<p>The site sits on vacant scrub land not currently used for any meaningful purpose.</p> <p>The proposals will provide private gardens for use by residents.</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Air quality and noise	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Minimising construction impacts (e.g. dust, congestion, construction noise)	Neutr al				A full construction management plan is anticipated to be conditioned as part of an approval and will contain measures relating to how such impacts will be managed.	
Minimising Air pollution (e.g. from increased motor traffic, industrial developments)	Neutr al				An air quality assessment has not been required as part of this application. A travel plan has been provided which explores opportunities to encourage non car journeys.	
Minimising Noise pollution	+			!	A noise impact assessment has been submitted which demonstrates where the site can be brought forward in line with guidance parameters for noise with limited mitigation works.	

What impact will the proposal have on?

Transport	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Traffic calming and the reduction of road traffic injuries	+			!	The planning application is supported by a Transport Assessment and Travel Plan. The Transport Assessment has considered the transport implications of the proposals to achieve a sustainable development. In particular, based upon national guidance and trip data, it has considered the access arrangements and likely transport impact on the surrounding highway network. The assessment concludes that there are no highways or transportation reasons which would prevent the proposed development being granted planning consent.	No further recommendations are made there are no highways or transportation reasons which would prevent the proposed development being granted planning consent.
Reducing need to travel especially by car (e.g. locating developments close to local facilities.)	+			!	As set out in the Planning Statement the application site is located in good proximity to local services and facilities and therefore reduces the need to travel by car. The site also has good links to public transport provision.	The impact has been considered and is positive. No further recommendations.
Provision and enhancement of access to public transport network (e.g. bus and rail)	N/A				Proposals are in close proximity to the existing public transport network but do not propose any amendments or alterations to it.	

What impact will the proposal have on?

Transport	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Provision and enhancement of sustainable transport facilities (e.g. cycle parking, cycle lanes, advanced stop boxes, pedestrian and cycle crossings)	N/A				As set out previously the proposals will create a design which is conducive to encouraging cycling, but no specific measures of the type mentioned are proposed.	
Needs of people who are car dependant (e.g. people with mobility problems.)	+			!	Each dwelling would have use of parking on a private drive that provides car parking for a minimum of two cars, many with garages, and use of its own private front and rear gardens. This allows ease of access for people who are car dependant, including those with mobility problems.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Crime Reduction and Community Safety	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Crime prevention (e.g. reducing opportunities for people to commit crime.)	+			!	<p>Gleeson's housing schemes provide a carefully arranged mix of house sizes and types to ensure maximum, constant surveillance is achieved through a varied demographic. For example, a housing scheme which is marketed entirely towards professional couples is likely to create a neighbourhood which is empty during the day. Conversely, homes designed with young families and pensioners in mind are more likely to be occupied during the day.</p> <p>Properties showing signs of disrepair and physical incivilities are more likely to experience crime. Gleeson select low maintenance building methods and materials to avoid this.</p> <p>Gleeson utilise a number of simple tried and tested design principles to optimise natural security to street layouts.</p>	Gleeson has already considered in detail measures to reduce and prevent against crime.
Reducing the fear of crime (e.g. creating a safe and unthreatening environment.)	+			!	<p>This criteria is linked with designing developments to reduce and prevent crime. As referenced above, Gleeson utilise a number of design principles to optimise natural security to street layouts. This in turn will contribute to reducing fear of crime and creating a safe environment.</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?						
Crime Reduction and Community Safety	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Promoting optimum use of buildings and public spaces by a variety of different groups.	+			!	The proposals have been designed in accordance with established national and local planning guidance with respect to space around dwellings, separation distances etc.	The impact has been considered and is positive. No further recommendations.
Promoting a sense of ownership, respect, territorial responsibility and community.	+			!	<p>It is envisaged that the proposed development will have a positive impact and promote a sense of ownership and respect amongst the community. The high quality design of the proposed development should encourage new residents to feel a sense of belonging and desire to look after and respect their community.</p> <p>Proposed minimal front boundary treatments create a feeling of ownership and territorial responsibility which extends beyond a dwelling's curtilage into the public realm.</p>	The impact has been considered and is positive. No further recommendations.
Making security, management and maintenance easy.	+			!	Properties showing signs of disrepair and physical incivilities are more likely to experience crime. Gleeson select low maintenance building methods and materials to avoid this. Security is also made easier by the layout of the proposed development and natural surveillance.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Alcohol, tobacco and Illegal drugs	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Preventing the oversupply of alcohol in a specific area	N/A			N/A	N/A	N/A
Preventing the oversupply of tobacco in a specific area	N/A			N/A	N/A	N/A
Creating an environment that discourages illegal drug use (e.g. creating well lit, highly visible public spaces.)	N/A			N/A	N/A	N/A

What impact will the proposal have on?

Economy and Employment	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Access to employment and training opportunities.	+			!	<p>Whilst the proposed development is not employment development it will have a positive impact on the local economy and employment opportunities.</p> <p>Gleeson have a policy of giving priority to local people in respect of locally created job opportunities, and also actively support apprenticeship opportunities.</p>	The impact has been considered and is positive. No further recommendations.
Provision of a diversity of job opportunities.	N/A			N/A	N/A	N/A
Provision of accessible employment opportunities appropriate to the skill sets present in local community.	N/A			N/A	N/A	N/A

What impact will the proposal have on?

Economy and Employment	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Provision of child care facilities and other support services.	N/A			N/A	N/A	N/A
Supporting business start-up, development and survival.	N/A			N/A	N/A	N/A
Provision of a safe and pleasant working environment.	N/A			N/A	N/A	N/A
Creating an attractive business location that encourage investment (e.g. good infrastructure; clean and pleasant environment.)	N/A			N/A	N/A	N/A

What impact will the proposal have on?

Economy and Employment	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		

What impact will the proposal have on?

Climate Change and Energy Usage	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Promoting renewable energy use (e.g. wind and solar)	N/A			N/A	N/A	N/A
Reducing carbon emissions and pollution (e.g. insulation, sustainable construction methods)	+			!	Gleeson will be applying a fabric first approach to energy efficiency by bringing together a house type range and specification intended to reduce the consumption of energy by the homeowner. All plots are designed with ASHPs as standard.	The impact has been considered and positive measures to ensure sustainable construction methods have been put in place. No further recommendations.

What impact will the proposal have on?

Climate Change and Energy Usage	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					An energy consultant will be appointed to provide site/plot specific energy ratings. Testing regimes and certifications will be issued to the production department in order to control the quality of construction.	
Minimising risk of flooding (e.g. sustainable drainage systems to safely deal with surface run off)	+			!	A separate flood risk statement has been submitted alongside this application which confirms the site to be in Flood Zone 1 and not at significant risk of flooding, or increasing flood risk elsewhere.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Reducing pollution (e.g. to air, water and soil.)	N/A				<p>No significant pollutants anticipated from the development.</p> <p>The Transport Assessment has demonstrated that the likely trip generation (and therefore extent of any air pollution) is not of concern</p>	
Minimising waste and use of materials during the construction process	+			!	<p>Gleeson have a Policy to target recycling on all of its sites to 85% or better and at the last review are achieving over 90% across all sites.</p> <p>We take Waste Management very seriously and the segregation of all waste materials is paramount in reducing the amount of waste taken to landfill. This is managed by having the following procedures in place:-</p> <ol style="list-style-type: none"> 1. Target benchmarks for resource efficiency set in accordance with best practice. 2. Procedures and commitments to minimise non-hazardous, construction waste at design stage. 3. Procedures for minimising hazardous waste. 4. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups. 5. Diversion of waste from landfill should adhere strictly to the principles of the 	<p>The impact has been considered and positive measures to ensure sustainable construction methods have been put in place. No further recommendations.</p>

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					waste hierarchy of reduce; reuse; recycle; recover.	
Minimising the impact of dealing with waste created (e.g. increase traffic generated by transporting waste off site to be processed.)	+			!	<p>Materials will be responsibly sourced by the appointed contractor and materials with a low embodied impact will be selected for use in the building design and construction.</p> <p>Gleeson use several different waste management companies, who all have their own targets for diverting waste from landfill. Where possible these companies aim to achieve 100% recycling.</p>	The impact has been considered and positive measures to ensure sustainable construction methods including recycling to minimise waste have been put in place. No further recommendations.
Making best use of existing land	+			!	<p>Gleeson have utilised the design of the proposed development site to ensure efficient use of land. This is detailed further in the Design and Access Statement which accompanies the application.</p> <p>The land is currently vacant scrub land serving no useful purpose.</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Encourage recycling (including building materials)?	+			!	Gleeson have a Policy to target recycling on all of its sites to 85% or better and at the last review are achieving over 90% across all sites.	The impact has been considered and positive measures are in place to encourage recycling and minimise construction waste. No further recommendations.
Sustainable design and construction methods	+			!	<p>Gleeson will be applying a Fabric First Approach to Energy Efficiency; by bringing together a house type range and specification intended to reduce the consumption of energy by the homeowner.</p> <p>Gleeson undertake an assessment of all layouts with the Architect, using the generic Dwelling Emission Rates in order to improve energy efficiency of each type through orientation and plotting. This assessment considers landform, layout, building orientation massing and landscaping / surrounding features which constitute shading within the SAP software.</p> <p>We have incorporated windows which are sufficiently sized and located to maximise natural light, therefore reducing the need for artificial lighting; thus energy. Further to this all light fittings accept energy efficient bulbs; which improve the efficiency and reduce the energy demand of all Homes. All homes will be fitted with</p>	The impact has been considered and positive measures are in place to address sustainable design and construction methods. No further recommendations.

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					<p>ASHPs to allow no reliance on gas for heating and hot water.</p> <p>The design of each house type has been developed to avoid the risk of overheating; and natural ventilation is provided by way of trickle vents to all rooms. This is enhanced with mechanical extract to bathrooms etc. in line with the requirements of Building Regulations. Material selection is also carefully considered. This site will be using traditional cavity wall construction, thermally efficient light aggregate blocks and high performance insulation within the cavity.</p> <p>In order to further improve on Building Regulation compliance, the following are also incorporated into this design:</p> <ul style="list-style-type: none"> • Energy Efficient boiler • Time and temperature zone control • Air permeability rating of 5 or better • Natural / Positive Input Ventilation 	

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Protection of green space	+			!	<p>The site comprises unused scrub land currently serving no useful purpose, having historically been part of Woolley Colliery</p> <p>As a previously developed Brownfield site being brought back into meaningful use this site has a positive impact on the protection of green space by diverting development away from true green field land.</p>	The impact has been considered and is positive. No further recommendations.
Sustaining or enhancing biodiversity and geodiversity.		- No significant effect	?		The scheme is supported by a Ecological Assessment which assesses the impacts of the development on these topics; which demonstrates the improvements proposed.	
Protecting available accessible amenity space.	+			!	<p>The site comprises unused scrub land currently serving no useful purpose, having historically largely been used for Woolley Colliery and is now classed as a Brownfield site.</p> <p>As a previously developed site being brought back into meaningful use this site has a positive impact on the protection of green space by diverting development away from existing amenity space.</p>	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Waste, Resource Minimisation and Land Use	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
<p>Landscape Character</p> <p>Think about the effect the proposal will have on the nature and character of the existing site, how loss of any existing green landscape character can be minimised and how the development can enhance landscape character in order to create a green sense of place with a connection to the natural environment.</p>	+			!	<p>The site is located on disused vacant scrub land. Whilst this has to some extent become vegetated, the site is of a little existing landscape character.</p> <p>The proposed development is in keeping with the immediately surrounding development and so is very in keeping with the local vernacular.</p>	

What impact will the proposal have on?

Equality, Social Cohesion and Community	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Opportunities for communities to interact socially	Neu tral				Whilst no new public open space is proposed as part of the development, Gleeson embrace a policy of minimal front boundary treatments to plots which creates a sense of ownership of the whole street by the residents, rather than strictly regimented individual plots. This helps to harbour a sense of community between neighbours.	
Local inequalities	+			!	The proposed new homes will enable local people who are unable to get on the housing ladder to afford their own home. This will help to address local inequalities in home ownership. On every Gleeson site there are homes where a couple earning the National Living wage can afford to buy one of the homes.	The impact has been considered and is positive. No further recommendations.
Creating mixed communities with a variety of tenures and uses	+			!	As previously set out and detailed in the Planning Statement, the proposed development is residential use. Gleeson are applying to redevelop the site for 114 dwellings. In the context of the wider surrounding area the proposed development will help create a mixed community with a variety of tenures and uses.	The impact has been considered and is positive. No further recommendations.

What impact will the proposal have on?

Equality, Social Cohesion and Community	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Preventing community severance (e.g. new road or developments dividing a community in two)	+			!	The proposed development serves to bring back into meaningful use an area of redundant scrub land, thereby uniting the surrounding existing development and providing the link between existing housing that is punctured by this site.	The impact has been considered and is positive. No further recommendations.
Provision of community facilities which promote social interaction (e.g. village hall, community centre, staff room)	N/A				The proposals are not for such uses.	

What impact will the proposal have on?

Access to public services	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Demand for and access to Healthcare services.	+/ +	- No significant effect	?		Whilst the proposals will inevitably lead to some increase in demand for such facilities, the submitted Transport Statement demonstrates that the site is well located for such facilities.	
Demand for and access to Other public and community services and facilities.	+/ +	- No significant effect	?		Whilst the proposals will inevitably lead to some increase in demand for such facilities, the submitted Transport Statement demonstrates that the site is well located for such facilities.	
Access to buildings, spaces and services for people with mobility problems or disability impairment.					Each dwelling would have use of parking on a private drive that provides car parking for a minimum of two cars, many with garages, and use of its own private front and rear gardens. This allows ease of access for people who are car dependant, including those with mobility problems.	The impact has been considered and is positive. No further recommendations.