

King  
Street  
Planning

# Health Impact Assessment

Crabtree Lane, Manchester

Keepmoat

February 2025

## Contents Page

|                                       |    |
|---------------------------------------|----|
| 1. Introduction.....                  | 3  |
| 2. The Proposed Development .....     | 5  |
| 3. Planning Policy.....               | 7  |
| 4. HIA Methodology and Approach ..... | 15 |
| 5. Baseline Conditions .....          | 19 |
| 6. Impact Assessment.....             | 35 |
| 7. Summary and Conclusions .....      | 41 |

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# 1. Introduction

- 1.1. King Street Planning (“KSP”) has been instructed by Keepmoat (“the Applicant”) to prepare a Health Impact Assessment (“HIA”) for a residential development on land off Crabtree Lane, Manchester, M11 4GU (“the site”).
- 1.2. The HIA has been prepared at the request of Manchester City Council (“MCC”) to assess the health related effects of the proposed development during the construction and operational phases of development. The HIA also identifies opportunities to enhance the health related benefits of the proposed development which have been secured by design or through mitigation measures established in the technical assessments.

## The Site

- 1.3. The site is irregular in shape, bound by allotments to the east; Ashton Canal to the north; Crabtree Lane to the west; and residential dwellings and Higher Openshaw Community School to the south. There are five commercial buildings in various stages of dereliction alongside vegetation, trees and scrub. Some site clearance activities have taken place on site.
- 1.4. The area surrounding the site is characterised by a mix of residential, industrial and commercial uses. An aerial view of the site is provided in Figure 1.1 below.

**Figure 1.1: Aerial view of the Site**



- 1.5. The nearest sensitive human receptors include those within the existing residential properties and the school located to the south, and employees at the commercial sites to the west and north.

## Report Structure

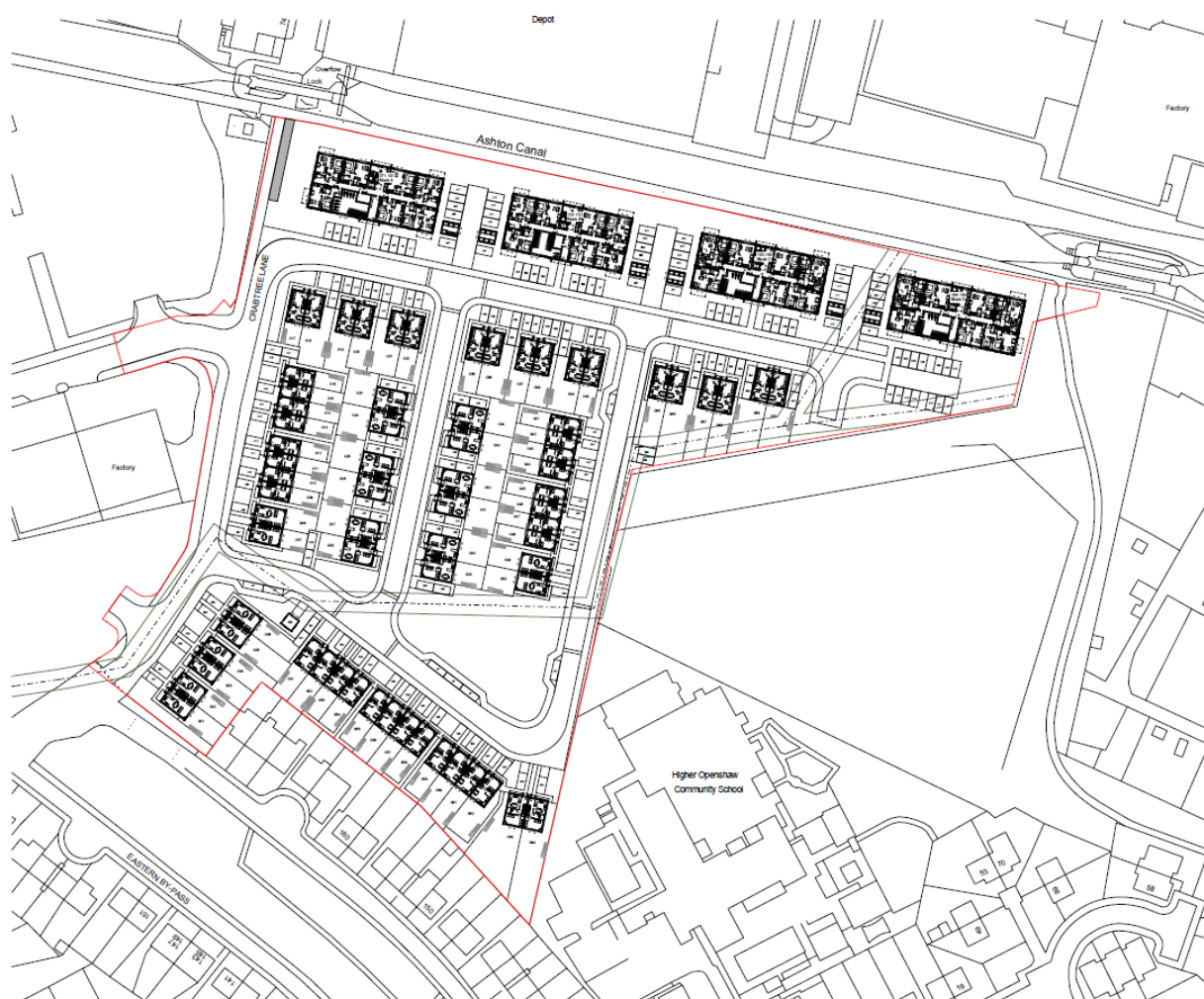
- 1.6. The following chapters of the report comprise:
- **The Proposed Development** – An overview of the proposed development and the social, economic and environmental outcomes as a result of the site's delivery.
  - **HIA Approach and Methodology** – Description of the approach and methodology which has been used to inform the HIA.
  - **Planning Policy Context** – A review of national and local planning policy and guidance with respect to HIAs and the type of development proposed.
  - **Baseline Conditions** – An overview of the baseline conditions on site and in the surrounding area.
  - **Impact Assessment** – The HIA setting out the likely health related effects of the development during construction and operation.
  - **Summary and Conclusions** – Brief summary of the report findings.

## 2. The Proposed Development

### Quantum, Scale and Use

- 2.1. The proposed scheme, developed by jtp, seeks to demolish the existing buildings and deliver 194 new residential dwellings. These comprise 70 houses and 124 apartments.
- 2.2. The proposed ground floor site layout plan is illustrated in Figure 2.1.

**Figure 2.1: Site Layout Plan**



### Access

- 2.3. Pedestrian and vehicular access will be via Crabtree Lane to the west. Pedestrian and cycle access is also possible via the canal to the north, and another route which links into Salcombe Road to the southeast. In terms of car and cycle parking the levels of provision are compliant with the Council's parking standards.

### Key Benefits

- 2.4. It is clear that the proposed redevelopment of the site for residential use will result in numerous benefits which will improve the economic, social and environmental conditions of the area. This includes:

**Economic benefits:**

- The development will create construction jobs and increase spending in the local economy during the construction phase.
- The accommodation increase the supply of housing and associated residents, thus increasing spending in the local economy during the operational phase.
- Increased council tax payments.

**Social benefits:**

- Provision of high-quality residential accommodation on a brownfield site, in a highly sustainable location, and in close proximity to employment opportunities, shops and services, which will make a meaningful contribution to the Council's supply of housing provision.
- Delivery of healthy and safe communities through a residential development which will promote social interaction and opportunities for people to come into contact with each other.
- Provision of extensive high-quality landscaping and public realm works.

**Environmental benefits:**

- The delivery of a high quality and well-designed development which will visually improve the area.
- Increased activity and engagement at street level, in turn encouraging active surveillance and public perception of safety.
- Opportunities for improvements to the public realm areas in the vicinity of the site.

### 3. Planning Policy

#### Local Planning Policy and Guidance

##### Manchester's Core Strategy Development Plan Document

3.1. A series of Citywide challenges are set out in the Core Strategy. These need to be overcome for the Council to achieve its sustainable community strategy, including:

- Reducing worklessness and deprivation.
- Improving the skills of residents to meet the job opportunities.
- Reducing contribution to and mitigating effects of climate change.
- Creating neighbourhood focus, facilities and identity.
- Providing a choice of high quality safe and sustainable lifetime homes and neighbourhoods for a growing population.
- Removing health inequalities and enabling more healthy lifestyles.
- Improving access to employment and education.
- Reducing congestion on the roads, improving the reliability of public transport and reducing overcrowding.
- Improving the quality of air and water.
- Reducing the area of contaminated land and facilitating the re-use of previously developed land.
- Continuing to ensure that development is of a consistently high quality.

3.2. All of the above challenges are in some way linked to the health and well-being of the residents in Manchester.

3.3. Policy SP1 'Spatial Principles' states that development in the City should make a positive contribution to the health, safety and well-being of residents. Paragraph 6.8 which supports Policy SP1 states that new development can play a role in improving health by:

- Providing pedestrian and cycling facilities.
- Good open space provision.
- Sustaining local facilities and networks.
- Good quality housing provision and choice.
- Good access for all to jobs and services.

3.4. Access to sustainable modes of transport is recognised as a positive mechanism to tackle the impacts of climate change, and thereby improving health.

- 3.5. Policy T1 'Sustainable Transport' sets out the Council's measures to deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking.
- 3.6. The importance of green infrastructure is recognised as a critical element for delivering sustainable economic prosperity. The attractiveness of the environment is in part what determines where firms choose to locate, and where the workforce chooses to live; workers with access to green infrastructure also tend to be healthier and more productive. Green infrastructure provides accessible areas for relaxation, recreation, exercise and sport and alternative sustainable transport routes. It reduces air pollution, improving the general health and well-being of communities (paragraph 12.51).
- 3.7. Policy DM1 'Development Management' sets out a series of criteria which should be considered when designing new developments. Of specific relevance to human health are:
- Appropriate siting, layout, scale, form, massing, materials and detail.
  - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
  - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
  - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
  - Community safety and crime prevention.
  - Design for health.
  - Adequacy of internal accommodation and external amenity space.
  - Green Infrastructure including open space, both public and private.
  - Flood risk and drainage.

### **Guide to Development in Manchester Supplementary Planning Document (April 2007)**

- 3.8. Whilst the SPD is somewhat dated, some of the core messages and principles are still relevant today. The SPD intends to provide developers with guidance when bringing forward development within the City.
- 3.9. Chapter 9 is titled 'Design for Health' and sets out a series of objectives to ensure that development works to improve the health of Manchester's residents. These objectives are:

- **Encourage active lifestyles** – place walking and cycling routes as a priority over cars. This can be assisted by providing secure cycle storage in all developments, and ensuring good quality facilities for cyclists.
- **Build opportunities for social interaction** – create environments where people can meet informally; promote local services; and ensure that people are adequately involved in developments in their area.
- **Improve housing quality** – new housing should be of a high standard of design. New dwellings should be designed and orientated to maximise natural light and provide views over aesthetically pleasing spaces, designing for safety, both in terms of reducing accidents and reducing the risk of crime.
- **Improve access to work** – all new development which include employment generating uses should consider the needs of those without cars, and should actively encourage access to the site by pedestrians, cyclists and public transport. Mixed-use development can also be a means of shortening journeys to work by bringing employment near to residential areas.
- **Ensure accessibility for all** – new development should ensure the needs of the more vulnerable road users such as pedestrians, disabled people, cyclists and those using public transport are considered during the planning process.
- **Promote local food production and access to healthy food** – encourage a diversity of shopping facilities in local centres.
- **Promote safety and a sense of safety** – new developments should use traffic calming measures to slow the speed of traffic and give priority to pedestrians and cyclists; design to ensure natural surveillance over public space; and provide safe places for children to play.
- **Promote social inclusion** – delivering development that provides a mix of housing tenures, whilst ensuring that development does not drive out those on low incomes by making property or services too expensive, and ensuring that people are not excluded because of age, disability, or lack of access to a car.
- **Improve the quality of the natural environment** – development should protect and enhance waterways and areas of green space.
- **Improve the quality and aesthetics of the built environment** – designing places to be intuitively understandable, integrating the natural environment into the built environment with trees and other planting schemes, and by providing gardens in residential developments.

### **Manchester Population Health Plan: 2018-2027**

3.10. The plan focuses on delivering results in five aspects of life in Manchester:

- The first 1,000 days of a child's life
- Work and its positive impact on health
- Making social connections and changes that matter
- An age-friendly Manchester

- Action on preventable early deaths.

## Places for Everyone

3.11. Places for Everyone (“PfE”) is a plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). It was adopted in March 2024 and forms part of the statutory development plan.

3.12. PfE policy JP-P6 ‘Health’ states:

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

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

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

*C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing.*

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

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

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

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

## National Planning Policy Framework

3.13. The National Planning Policy Framework (“NPPF”) (December 2024) sets out the Government’s planning policies for England and how these should be applied. In order to achieve sustainable development, the

planning system has three overarching objectives, all of these contribute to the health of residents and the community. Paragraph 8 objectives are

*“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.14. Chapter 8 of the NPPF seeks to promote healthy and safe communities. Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:

*“a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*

*b) 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 well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*

*c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – 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.*

- 3.15. Paragraph 98 states that decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 3.16. Open space and recreational opportunities are recognised as important infrastructure to support the health and well-being of communities.
- 3.17. Paragraph 110 is within the chapter relating to sustainable transport and states sustainable modes of travel can help to reduce congestion and emissions, and improve air quality and public health.
- 3.18. The design of new development is recognised as an important consideration to create places that are safe, inclusive and accessible, promote health and well-being, with a high standard of amenity for existing and future site users (para 135(f)).
- 3.19. Paragraph 198 relates to pollution and states that planning decisions should ensure that new developments are appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment. In doing so, development should:

*“a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life<sup>72</sup>;*

*b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*

*c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

## National Planning Practice Guidance

- 3.20. National Planning Practice Guidance (“NPPG”) is an online guidance tool to assist the planning process, providing further detailed information which supports the policy basis in the NPPF. Paragraph 001 (ref. ID: 53-001-20190722) of the Achieving Health and Inclusive Communities section of the NPPG states:

*“The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. 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, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).”*

## Spatial Planning for Health

3.21. In June 2017 Public Health England published 'Spatial Planning for Health: An Evidence Resource for Planning and Designing Healthier Places'. The project aimed to identify the links between spatial planning and health based on the impacts of the built environment on health. The document reviewed evidence based on five key aspects of the built and natural environment:

- **Neighbourhood design** – Improving neighbourhood walkability and infrastructure designed to promote walking and cycling was found to be associated with numerous positive health outcomes, including increased physical activity levels and improved social engagement among older adults. Furthermore, areas of mixed land use, diverse housing types and high quality transport were found to be associated with increased physical activity levels, reduced risk of pedestrian injury and road traffic collisions, and increased social participation among older adults, among other positive health outcomes.
- **Housing** – Good quality housing and affordable housing was associated with a variety of positive health outcomes, including improved social outcomes among older adults, reduced injury among older adults and children and improved general physical and mental health. Among vulnerable groups (e.g., substance users, homeless, disabled), provision of affordable housing was associated with improved quality of life, mental health and clinical health-related outcomes.
- **Healthier food** – Provision of healthier and affordable food could be effective in improving dietary attitudes and behaviours. Urban growing was also found to be associated with improved attitudes towards healthy eating, increased opportunities for social connectivity and increased opportunities for physical activity.
- **Natural and sustainable environment** – Improvement to air quality, prioritisation of neighbourhood tree planting, and provision of open and green spaces, was associated with increased physical activity, increased environmental cooling, and improved general physical health outcomes. In addition, provision of infrastructure to support walking and cycling and increased access to buildings and facilities was associated with increased physical activity and improved social engagement among older adults.
- **Transport** – Infrastructure for walking and cycling, installation of traffic calming measures, and public realm improvements (e.g., street lighting) was associated with increased mobility, physical activity levels, reduced BMI and reduced risk of injury, among other positive outcomes. Furthermore, the provision of open and green space, high quality public transport and improved air quality was associated with numerous positive health outcomes, including: increased physical activity; improved cardiovascular outcomes; and improved social participation, among others.

## Health Impact Assessment in Spatial Planning (October 2020)

- 3.22. The guide was prepared by Public Health England to support the preparation of HIAs in the planning system. The guidance described the health and well-being outcomes that are influenced through planning, and how these outcomes can be optimised through the planning process.
- 3.23. Table 3.1 summarises a list of considerations that HIAs can seek to review as part of the planning process.

**Table 3.1: Wider Determinants of Health and Well-being Outcomes**

| Health Considerations      | Wider Determinants of Health and Well-being                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | Access                                                                                                                                                                                                                                                                                                                                 | Traffic and Transport                                                                                                                                                                                                                                                                                                    | Socio-economic                                                                                                                                                                                                                                                                                                        | Land Use                                                                                                                                                                                                                                 |
| Reduce health inequalities | <ul style="list-style-type: none"> <li>Local public key services and facilities</li> <li>Good quality affordable housing</li> <li>Healthy and affordable food</li> <li>Natural environment</li> <li>Green spaces and public realm</li> <li>Leisure, sport, recreation, play and physical activities within the environments</li> </ul> | <ul style="list-style-type: none"> <li>Accessibility</li> <li>Access to public transport</li> <li>Opportunities for active travel (cycling and walking)</li> <li>Links between communities</li> <li>Community severance</li> <li>Connections to jobs</li> <li>Connections to services, facilities and leisure</li> </ul> | <ul style="list-style-type: none"> <li>Employment, including skills development and training opportunities</li> <li>Local business activity</li> <li>Regeneration</li> <li>Tourism and leisure industries</li> <li>Community/ social cohesions and access to social networks</li> <li>Community engagement</li> </ul> | <ul style="list-style-type: none"> <li>Sustainable and efficient land use in urban and/or /rural settings</li> <li>Quality of Urban and natural environments, such as air and noise pollution</li> <li>Climate change impacts</li> </ul> |

## Summary

- 3.24. This chapter has presented an overview of national and local planning policy with respect to health considerations and HIAs. The Council have requested a HIA to support the planning application due to the scale of the development, and as such, the following chapter sets out the HIAs methodology.

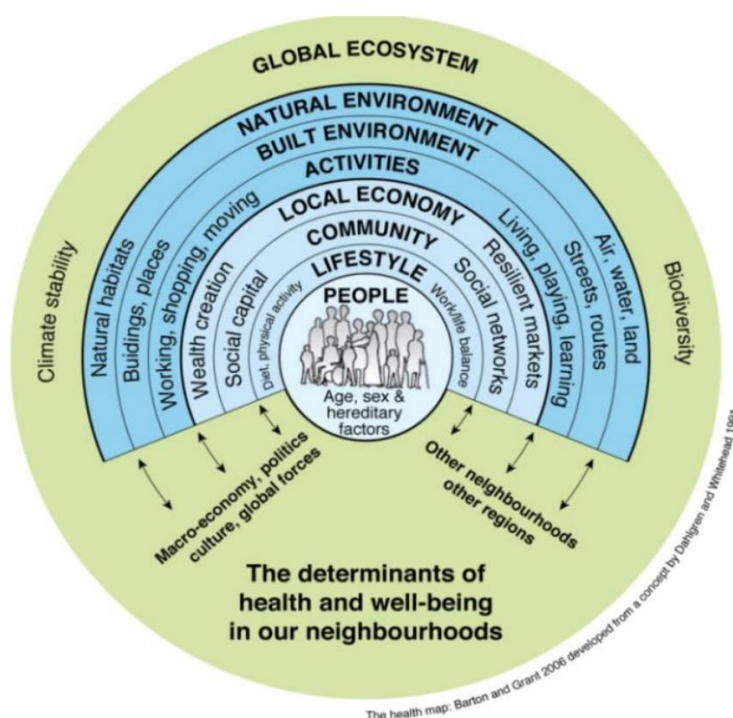
## 4. HIA Methodology and Approach

- 4.1. HIA is a systematic approach to identify the differential health and wellbeing impacts, both positive and negative, of projects and plans. The assessment of health is particularly concerned with the distribution of certain effects within a population, as different groups are likely to be affected in different ways. It therefore looks at how health and social determinants might be affected by a proposed development.
- 4.2. The aim of HIA is to support and add value to the decision-making process by providing a systematic analysis of the potential impacts, as well as recommending opportunities, where appropriate to, mitigate negative impacts and reduce health inequalities.

### Determinants for Health

- 4.3. Dahlgren and Whitehead developed the determinants for health model which identified a range of influences on health, providing a broad overview of the links with the planning system. These are illustrated in Figure 4.1.

**Figure 4.1: Determinants for Health**



## Methodology

- 4.4. MCC does not have a Supplementary Planning Document (“SPD”) which provides guidance when undertaking HIAs, nor is there a standard methodology when undertaking HIAs. The NHS Healthy Urban Development Unit (“HUDU”) have, however, prepared a series of guidance notes to guide the process of undertaking HIAs. These include the Rapid Health Impact Assessment Tool (Fourth Edition, October 2019); and Healthy Urban Planning Checklist (April 2017).
- 4.5. The HUDU checklist interprets the health determinants into a set of themes which can be used to assess development proposals:
- Healthy housing.
  - Active travel.
  - Healthy environment.
  - Vibrant neighbourhoods.
- 4.6. The HUDU guidance recognises that there are generally three types of HIAs, desktop; rapid; and full. Based on the type of development proposed, its scale, the existing site conditions and the likely effects, it is considered the most appropriate HIA approach is a rapid appraisal.

## Scope of the Assessment

- 4.7. Utilising the HUDU guidance and other relevant policy and guidance, the assessment has based on the following indicators:
- Housing quality and design.
  - Access to healthcare services and other social infrastructure.
  - Open space, nature and biodiversity.
  - Pollutants and neighbourhood amenity.
  - Accessibility and active transport.
  - Crime reduction and community safety.
  - Access to healthy food.
  - Access to education, training and employment opportunities.
  - Social cohesion and lifetime neighbourhoods.
  - Minimising the use of resources.
  - Climate change.
  - Health inequalities.

- 4.8. The above health indicators have informed the planning and health issues which warrant consideration as part of the HIA.

## Baseline

- 4.9. These 12 themes included a series of assessment criteria which formed the basis of the HIA. As such, this HIA has undertaken a baseline assessment of the site and surrounding area. Due to the nature of the datasets available, the geographical scope of the assessment will comprise a mix of the site, the Lower Super Output Area (“LSOA”) (Manchester 017A), ward data, MCC’s administrative area, the North West Region and England. Once the baseline has been established, the impacts of the proposed development against the 12 themes set out above will be undertaken.

- 4.10. The receptor groups identified include:

- Construction workers.
- Existing off-site residents.
- Future on site residents and site users.
- Social and community infrastructure including schools, GPs and dentists.

## Impact Assessment

- 4.11. Based on the 12 themes assessment criteria and health and wellbeing issues identified their relevance to the proposed development is established. After which the potential health impact is determined which will either be positive; negative; neutral; or uncertain. The health impact will take into account any mitigation which is secured by design (embedded mitigation) or through further mitigation which is secured by condition on the decision notice.

## Information Sources

- 4.12. The HIA has utilised the findings of technical assessments undertaken to support the planning application, and a suite of online government datasets, including (but not limited to):

- Air Quality Assessment, prepared by Redmore Environmental.
- Crime Impact Statement, prepared by Greater Manchester Police.
- Planning Statement, prepared by Euan Kellie Property Solutions.
- Transport Assessment, prepared by Curtins.
- Framework Travel Plan, prepared by Curtins.
- Noise Assessment, prepared by e3p.
- Phase 1 Ground Investigation Report, prepared by e3p.

- Flood Risk Assessment & Outline Drainage Strategy, prepared by Betts Associates.
- Ecological Surveys and Assessments, prepared by Collington Winter.
- Arboricultural Impact Assessment, prepared by Collington Winter.

4.13. No primary research or surveys have been undertaken, and the assessment is based on published information which is considered an appropriate level of assessment based on the proposals.

## **Limitations**

4.14. The latest published data available has been used throughout this HIA. However, the baseline demographics are constantly evolving and therefore the impacts identified relate to the proposed development sought for approval and the current demographics established at the point this assessment has been completed.

## 5. Baseline Conditions

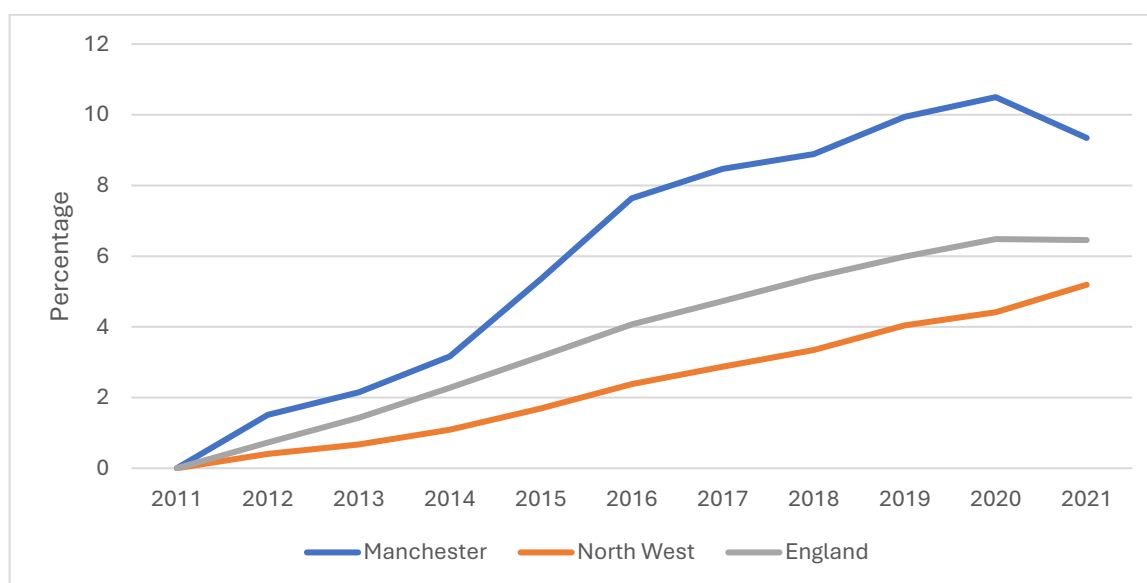
- 5.1. This chapter assesses the baseline conditions of residents in the local area across different spatial scales ranging from neighbourhood to national level. The various baseline profiles for the local area have been developed to inform the impact assessment presented in Chapter 6.

### Population and Demographics

#### Population & Age Structure

- 5.2. In 2011 the resident population in Manchester was 502,900. This has increased to 549,900 in 2021, representing a 47,000 (9.3%) increase in residents over a ten year period. Comparatively, the North West increased from 7,056,000 to 7,422,300 (5.19%); and England from 53,107,200 to 56,536,400 (6.46%) over the same time period. This level of growth in Manchester is significantly above the region and national context, as illustrated in Figure 5.1.

**Figure 5.1: Population Change, 2011 – 2021**



- 5.3. Based on 2021 census data, there is broadly an even split of males and females in Manchester, 273,200 and 276,600 respectively. In 2021, Manchester had a population density of 4,772 residents per square km. This is significantly above that of the North West (525.8) and England (433.5). Manchester is the most densely populated of the 39 local authority areas in the North West.
- 5.4. Manchester has seen a good deal more growth in the younger age brackets when compared with the regional and national population. There has been just under 17% growth in the 0-14 age bracket, whilst comparatively the working age population (15-64) only increased by 7.89% in Manchester. There is a

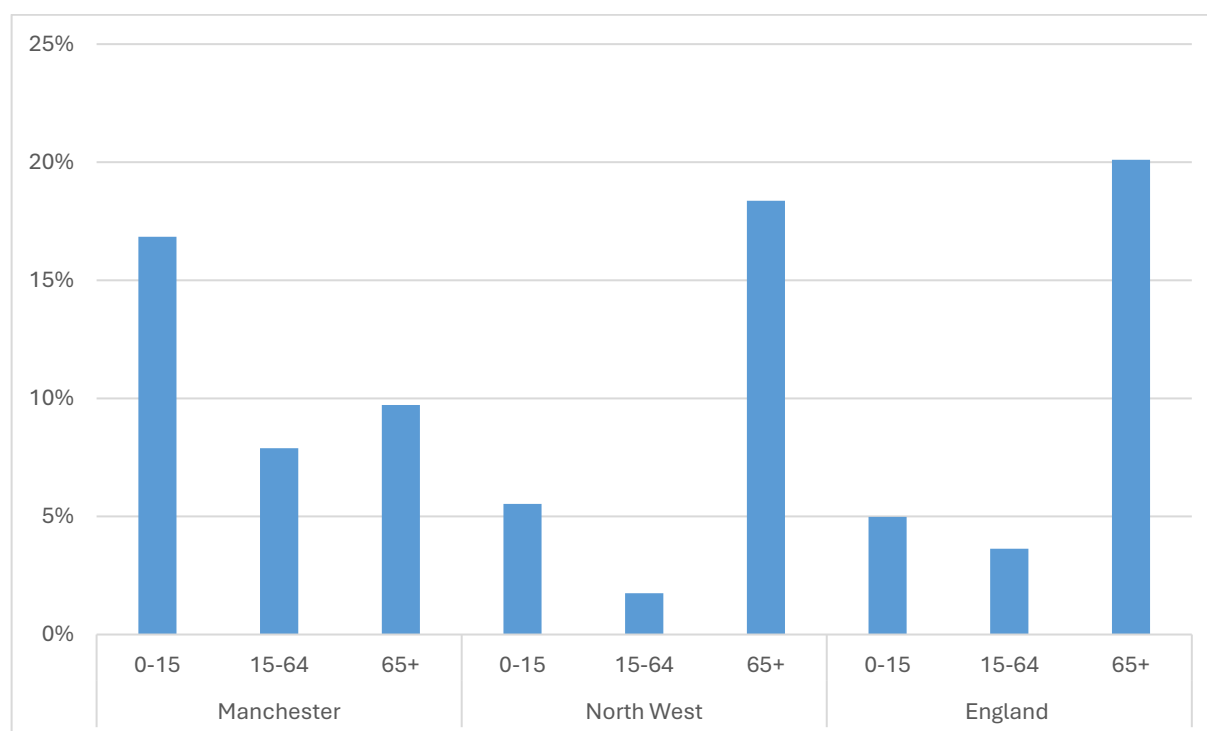
markedly reduced proportion of growth in retirees (65+) in Manchester (9.72%) when compared with the North West (18.37%) and England (20.10%). This is detailed in Table 5.1 and further illustrated in Figure 5.2.

- 5.5. Manchester's proportionate increase in young people is likely testament to the strong levels of growth in the City over the past ten years, specifically through the provision of housing and employment to support new and growing families.

**Table 5.1: Age Profile (2011 v 2021)**

| Age Range         | 2011       | 2021       | No. change | % Change      |
|-------------------|------------|------------|------------|---------------|
| <b>Manchester</b> |            |            |            |               |
| 0-15              | 91,815     | 107,283    | 15,468     | <b>16.84%</b> |
| 15-64             | 363,768    | 392,487    | 28,719     | 7.89%         |
| 65+               | 47,544     | 52,167     | 4,623      | 9.72%         |
| Total             | 503,127    | 551,937    | 48,810     | 9.70%         |
| <b>North West</b> |            |            |            |               |
| 0-15              | 1,236,664  | 1,305,134  | 68,470     | 5.53%         |
| 15-64             | 4,644,358  | 4,725,945  | 81,587     | 1.75%         |
| 65+               | 1,171,155  | 1,386,318  | 215,163    | <b>18.37%</b> |
| Total             | 7,052,177  | 7,417,397  | 365,220    | 5.17%         |
| <b>England</b>    |            |            |            |               |
| 0-15              | 9,372,010  | 9,838,977  | 466,967    | 4.98%         |
| 15-64             | 34,979,917 | 36,249,768 | 1,269,851  | 3.63%         |
| 65+               | 8,660,529  | 10,401,303 | 1,740,774  | <b>20.10%</b> |
| Total             | 53,012,456 | 56,490,048 | 3,477,592  | 6.55%         |

**Figure 5.2: Percentage Change in Age Profile between 2011 and 2021**



## Health Characteristics of the Population

5.6. The health of residents in Manchester is generally worse than the national average. A detailed summary of various health related statistics are set out in Table 5.2 which allow the following conclusions to be drawn:

- The health of residents in Manchester is generally worse than the national average. The life expectancy for both males and females is below that of the North West and England. The trend is, however, improving over time.
- The mortality rate in Manchester is significantly above that of England, standing at c. 49% higher. Similarly the proportion of residents mortality attributed to cancer and cardiovascular diseases is significantly above that of the North West and England.
- Alcohol related conditions and smoking prevalence is worst in Manchester, but the authority has the lowest percentage of adults classified as overweight or obese, standing at c. 63%.
- Infant mortality rates are markedly higher in Manchester (6.7) when compared with the North West (4.4) and England (3.9).
- Poverty is higher in Manchester. c. 39% of households are within 'relative low income' households which have incomes below 60% of the mean average in that year. This is used to look at how changes in income for the lowest income households compare to change in incomes near the average. c. 31% of households are within 'absolute low income' households which have incomes 60% below the average in 2010/11, adjusted for inflation. It is used to look at how changes in income for the lowest income households compare to the changes in the cost of living.

**Table 5.2: Manchester's Health Profile<sup>1</sup>**

| No.                                 | Indicator                                                             | Manchester |       | North West<br>(Value) | England<br>(Value) |
|-------------------------------------|-----------------------------------------------------------------------|------------|-------|-----------------------|--------------------|
|                                     |                                                                       | Count      | Value |                       |                    |
| Life Expectancy and Causes of Death |                                                                       |            |       |                       |                    |
| 1.                                  | Life expectancy at birth (Male, 1 year range) 2022                    | -          | 75.7  | 77.7                  | 79.3               |
| 2.                                  | Life expectancy at birth (Female, 1 year range) 2022                  | -          | 79.9  | 81.7                  | 83.2               |
| 3.                                  | Under 75 mortality rate from all causes 2023*                         | 1,752      | 510.4 | 408.1                 | 341.6              |
| 4.                                  | Under 75 mortality rate from cardiovascular disease 2023*             | 369        | 112.6 | 93.8                  | 77.4               |
| 5.                                  | Under 75 mortality rate from cancer 2023*                             | 516        | 162.1 | 134.5                 | 120.8              |
| 6.                                  | Suicide rate (Persons, 10+ yrs) 2021 - 23                             | 205        | 14.2  | 13.3                  | 10.7               |
| Injuries and Ill Health             |                                                                       |            |       |                       |                    |
| 7.                                  | Killed and seriously injured (KSI) casualties on England's roads 2023 | 194        | 115.6 | 89.7*                 | 91.9*              |

<sup>1</sup><https://fingertips.phe.org.uk/profile/health-profiles> (accessed 25 November 2024).

| No.                          | Indicator                                                                                    | Manchester |       | North West<br>(Value) | England<br>(Value) |
|------------------------------|----------------------------------------------------------------------------------------------|------------|-------|-----------------------|--------------------|
|                              |                                                                                              | Count      | Value |                       |                    |
| 8.                           | Emergency Hospital Admissions for Intentional Self-Harm 2022/23*                             | 665        | 108.9 | 139.3                 | 126.3              |
| 9.                           | Hip fractures in people aged 65 and over 2022/23*                                            | 325        | 648   | 620                   | 558                |
| 10.                          | Percentage of cancers diagnosed at stages 1 and 2, 2021                                      | 843        | 54.9% | 53.5%                 | 54.4%              |
| 11.                          | Estimated diabetes diagnosis rate 2018                                                       | -          | 77.2% | 81.1%                 | 78.0%              |
| 12.                          | Estimated dementia diagnosis rate (aged 65 and over) 2023                                    | 2,718      | 72.3  | 68.9                  | 64.8               |
| Behavioural Risk Factors     |                                                                                              |            |       |                       |                    |
| 13.                          | Admission episodes for alcohol-specific conditions - Under 18s 2020/21 – 22/23               | 70         | 18.3  | 31.2                  | 26.0               |
| 14.                          | Admission episodes for alcohol-related conditions (Narrow) 2022/23                           | 2,005      | 484   | 475                   | 475                |
| 15.                          | Smoking Prevalence in adults (18+) - current smokers (APS) 2023                              | -          | 11.9% | 11.8%                 | 11.6%              |
| 16.                          | Percentage of physically active adults 2022/23                                               | -          | 65.0% | 65.7%                 | 67.1%              |
| 17.                          | Overweight (including obesity) prevalence in adults (18+ yrs) 2022/23                        | -          | 63.3% | 66.5%                 | 64.0%              |
| Child Health                 |                                                                                              |            |       |                       |                    |
| 18.                          | Under 18s conception rate / 1,000, 2021                                                      | 143        | 14.5  | 16.4                  | 13.1               |
| 19.                          | Smoking status at time of delivery 2023/24                                                   | 502        | 7.9%  | 8.4%                  | 7.4%               |
| 20.                          | Baby's first feed breastmilk (previous method) 2018/19                                       | 4,520      | 64.8% | 62.4%                 | 67.4%              |
| 21.                          | Infant mortality rate 2020-22                                                                | 139        | 6.7   | 4.4                   | 3.9                |
| 22.                          | Year 6 prevalence of obesity (including severe obesity) (10-11 yrs) 2023/24                  | 1,880      | 27.0% | 23.3%                 | 22.1%              |
| Wider Determinants of Health |                                                                                              |            |       |                       |                    |
| 23.                          | Children in relative low income families (under 16s) 2022/23                                 | 45,146     | 39.4% | 26.7%                 | 19.8%              |
| 24.                          | Children in absolute low income families (under 16s) 2022/23                                 | 35,642     | 31.1% | 20.5%                 | 15.6%              |
| 25.                          | Percentage of people in employment 2023/24                                                   | 265,200    | 67.0% | 73.2%                 | 75.7%              |
| 26.                          | Violent crime - hospital admissions for violence (including sexual violence) 2020/21 - 22/23 | 960        | 51.7  | 46.8                  | 34.3               |
| 27.                          | Winter mortality index Aug 2021 - Jul 2022                                                   | 130        | 11.4% | 8.2%                  | 8.1%               |
| 28.                          | New STI diagnoses (excluding chlamydia aged under 25) per 100,000 2023                       | 6,412      | 1,127 | 481                   | 520                |
| 29.                          | TB incidence (three year average) 2020-22                                                    | 337        | 20.4  | 6.5                   | 7.6                |

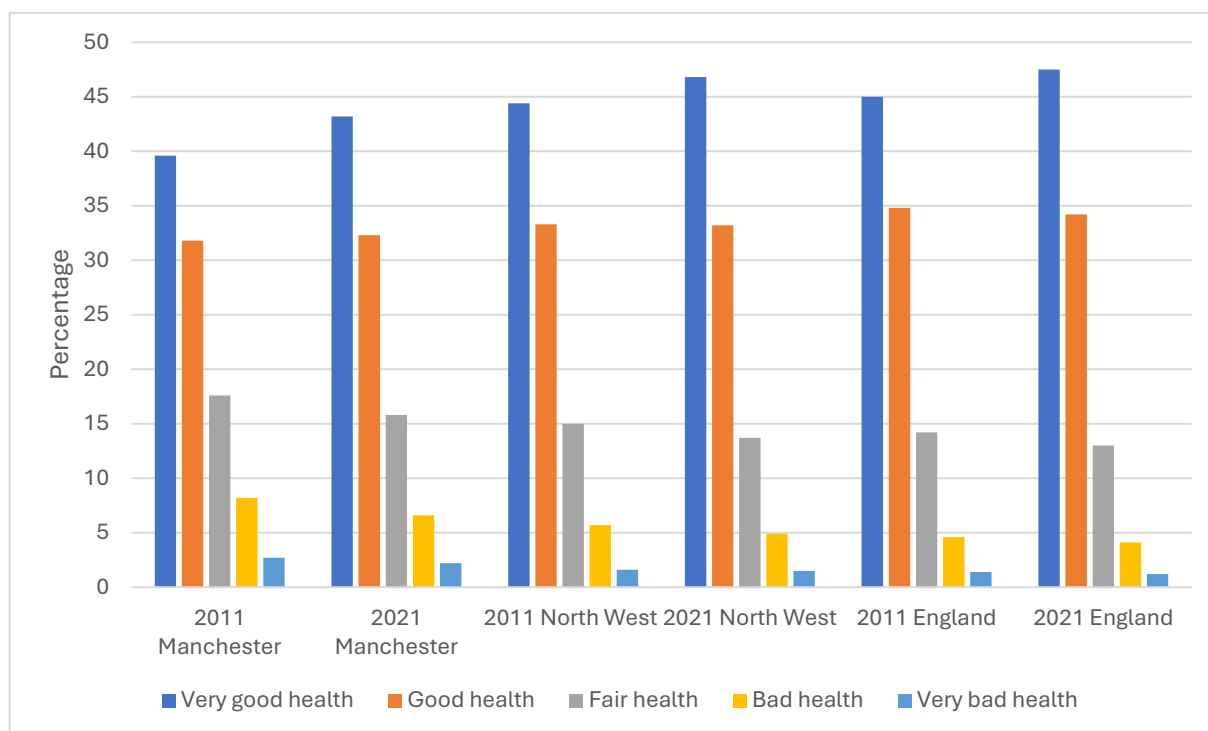
\* Mortality figures based on per 100,000 population

Indicator value types:

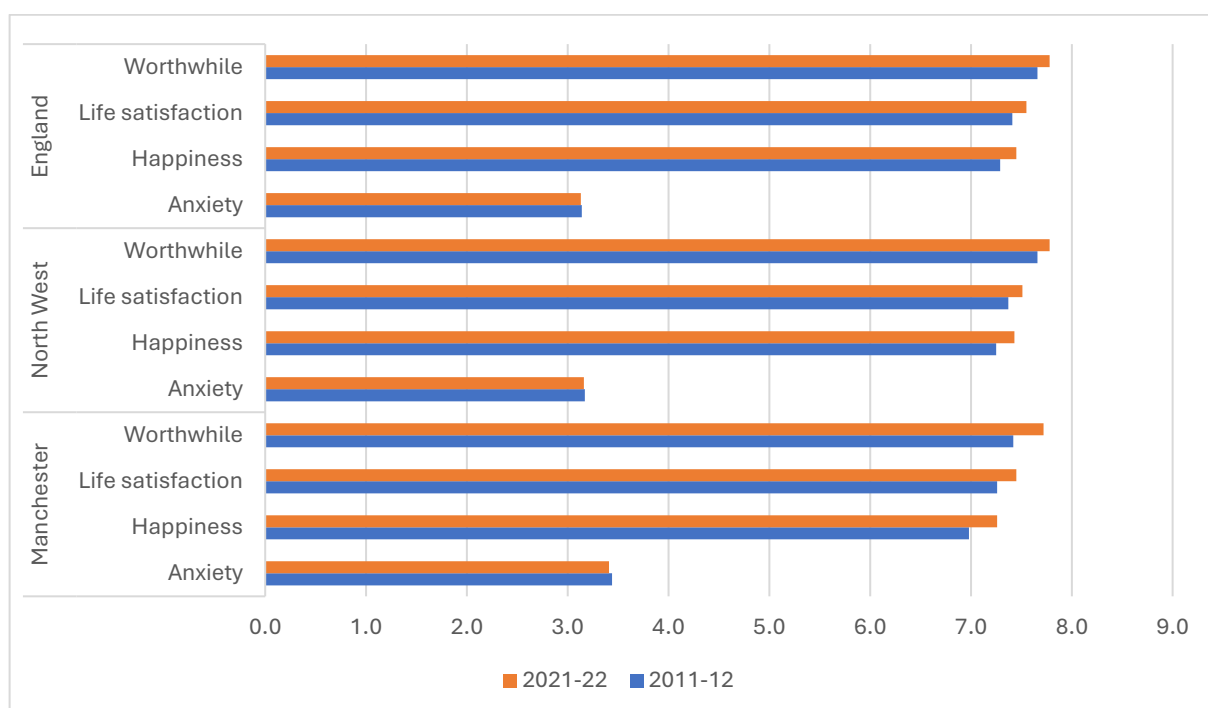
- 1,2 - Life expectancy, years.
- 3,4,5 - Directly age-standardised rate per 100,000 population aged under 75

- 6 - Directly age-standardised rate per 100,000 population aged 10 and over
- 7 - Crude rate per 100,000 population
- 8 - Directly age-standardised rate per 100,000 population
- 9 - Directly age-standardised rate per 100,000 population aged 65 and over
- 10 - Proportion - % of cancers diagnosed at stage 1 or 2
- 11 - Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes
- 12 - Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia
- 13 - Crude rate per 100,000 population aged under 18
- 14 - Directly age-standardised rate per 100,000 population
- 15,16,17 - Proportion
- 18 - Crude rate per 1,000 females aged 15 to 17
- 19,20 - Proportion
- 21 - Crude rate per 1,000 live births
- 22 - Proportion
- 23, 24,25 – Proportion.
- 26 - Directly age-standardised rate per 100,000 population
- 27 - Ratio of excess winter deaths to average of non-winter deaths
- 28 - Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia)
- 29 - Crude rate per 100,000 population

5.7. Despite the health issues highlighted in Table 5.2, the health of residents in Manchester has generally improved over the 10 year period since 2011. 43.2% of residents registered very good health, up from 39.6% in 2011. The level is still below that of the North West (46.8%) and England (47.5%) in the 2021 census. The increased proportion of residents experiencing good health has led to a corresponding decline in poor health. Only 8.8% of residents in 2021 recorded bad or very bad health in Manchester, down from 10.9% in 2011. This is still some way off that of the North West (6.4%) and England (5.3%) in 2021.

**Figure 5.3: Health of Residents (2011 v 2021)**

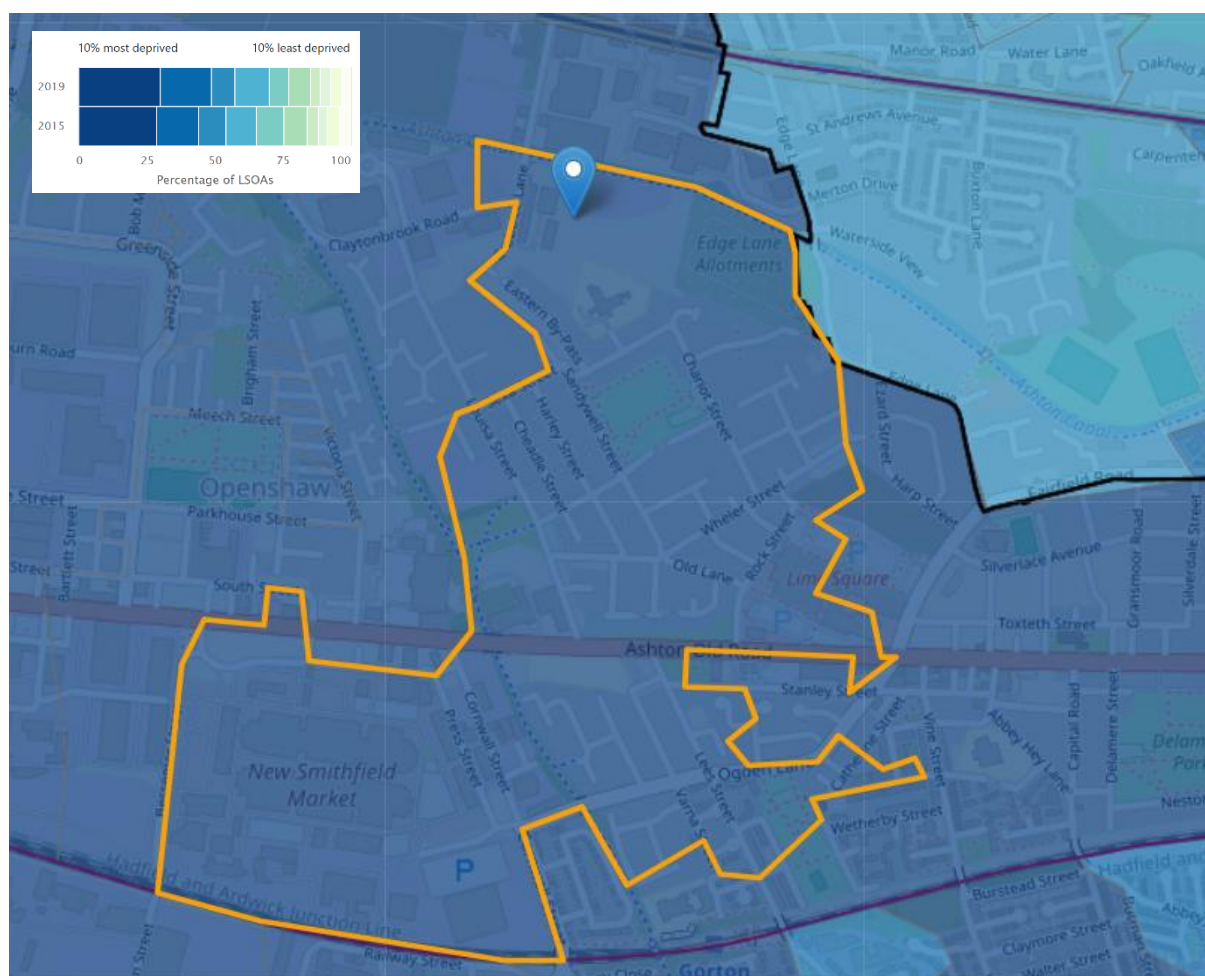
- 5.8. The Census measures personal well-being in the UK. This estimates life satisfaction, a feeling that the things done in life are worthwhile, happiness and anxiety. Each of these measures are scored out of 10, with 10 being the highest score. Manchester has consistently scored worse than the North West and England during the 2011 census, but only at a marginal rate as illustrated in Figure 5.4.

**Figure 5.4: Personal Well-being (2011 v 2021)**

## Deprivation

- 5.9. The latest indices of deprivation were published in September 2019. The statistics measure relative levels of deprivation in 32,844 small areas or neighbourhoods called LSOAs. Deprivation is measured across seven domains including income; employment; health deprivation and disability; education, skills and training; crime; barriers to housing and services; and living environment.
- 5.10. The site is located in LSOA Manchester 017A and its extent is shown in Figure 5.5 below<sup>2</sup>. In 2019, this LSOA was ranked 1,593 out of 32,844 LSOAs in England, where 1 is the most deprived. This is amongst the 10% most deprived neighbourhoods in the country. Manchester 017A represents one of 282 LSOAs in Manchester. Using the Index of Multiple Deprivation (“IMD”) rank of average summary measure, Manchester ranked 1 in 2015 and 2 in 2019, out of 317 local authorities.

**Figure 5.5: IMD 2019 Map**



<sup>2</sup> [https://dclgapps.communities.gov.uk/imd/iod\\_index.html](https://dclgapps.communities.gov.uk/imd/iod_index.html)

## Economic Activity and Unemployment

- 5.11. Based on ONS data, around 264,600 residents in Manchester are economically active and in employment. Between 2014 and 2024, the number of economically active residents in employment increased from 228,400 to 264,600, a 15.8% increase. However, at present, the proportion of economically active residents in Manchester and in employment (65.9%) is still some way behind that of the North West (72.9%) and England (75.7%).
- 5.12. Approximately 19,100 residents are considered economically active and unemployed in Manchester, representing 6.7% of the population. Again, this is above that of the North West (4.4%) and England (3.8%). Of those residents which are economically inactive, 21,400 want a job.
- 5.13. Manchester's largest occupation for its residents is defined as professional occupations, amounting to 86,500 residents (32.7%). This is comparable to North West and England which sit at 25.1% and 26.8% respectively.

**Table 5.3: Employment by Occupation (July 2023 – June 2024)**

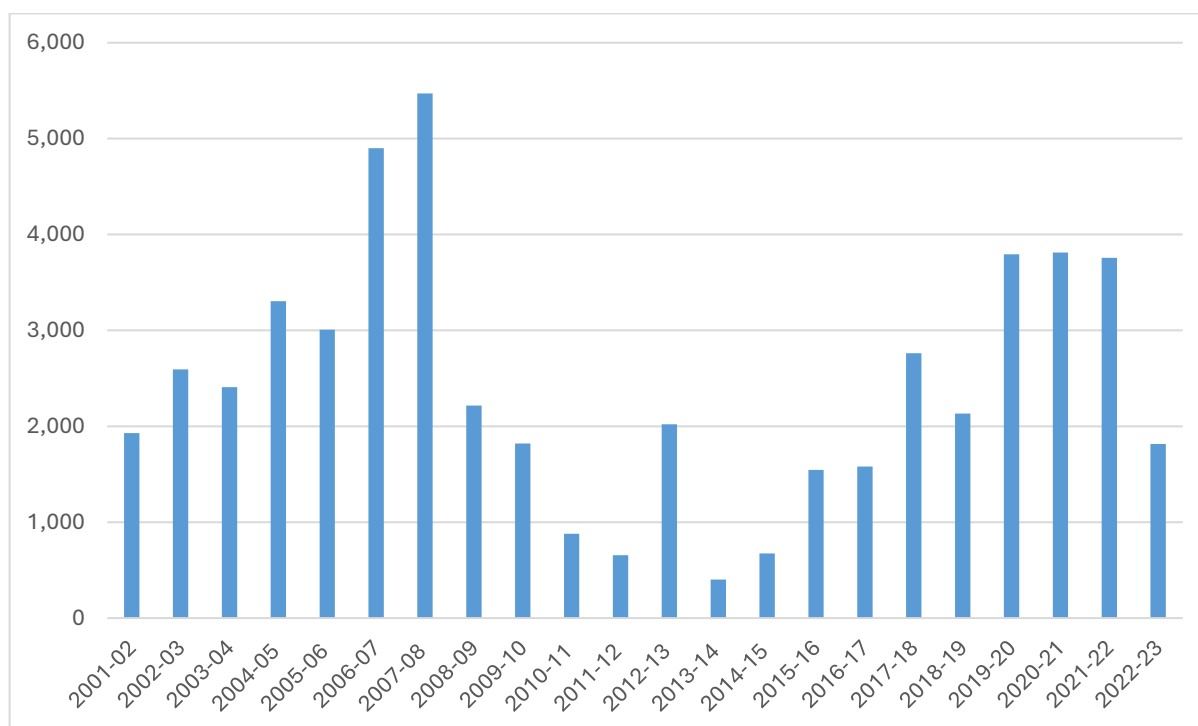
| Occupation                                       | Manchester (%) | North West (%) | England (%) |
|--------------------------------------------------|----------------|----------------|-------------|
| 1: managers, directors and senior officials      | 6.7            | 9.5            | 11.3        |
| 2: professional occupations                      | 32.7           | 25.1           | 26.8        |
| 3: associate professional occupations            | 18.9           | 15.5           | 15.3        |
| 4: administrative and secretarial occupations    | 6.6            | 10.1           | 9.4         |
| 5: skilled trades occupations                    | 3.3            | 8.2            | 8.7         |
| 6: caring, leisure and other service occupations | 7.1            | 8.8            | 8.2         |
| 7: sales and customer service occupations        | 6.9            | 7.2            | 6.1         |
| 8: process, plant and machine operatives         | 4.8            | 5.6            | 5.4         |
| 9: elementary occupations                        | 13.0           | 9.8            | 8.7         |

- 5.14. In October 2024, 27,440 residents are claiming universal credit in Manchester. This amounts to 7.2% of the residents aged 16-64 and is above that of the North West (4.7%) and England (4.4%). Manchester has a higher level of job density, 1.25, when compared with the North West (0.84) and England (0.88).
- 5.15. The Inter-Departmental Business Register has tracked the number of enterprises and local units between 2014 and 2024. During this time, the number of enterprises in Manchester increased from 15,060 to 22,895, a 52% increase over ten years. Whereas the North West (23%) and England (21%) are significantly behind Manchester. Similarly, the number of local units significantly increased from 20,170 to 28,070, a 39% increase. Again, the North West (18%) and England (18%) are significantly behind that of Manchester.

## Housing

- 5.16. The Government publishes live data on housing supply, including the net additional dwellings for each local authority. During the monitoring period of 2001/02 and 2022/23, Manchester completed 53,478 net additional dwellings within the City. This equates to a rough average of 2,400 new homes per annum.

**Figure 5.6: Net Additional Dwellings in Manchester (2001/02 – 2022/23)**



- 5.17. The Greater Manchester Strategic Housing Market Assessment (“SHMA”) (January 2019) estimated that, based on household projections, Manchester should deliver 23,826 new homes between 2018 and 2028, equating to 2,383 homes per annum.

## Social Infrastructure<sup>3</sup>

### Education Provision

- 5.18. Local Education Authorities (“LEAs”) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a parental choice subject to availability of capacity at the selected school. It is always subject to the overriding requirements of any published admission criteria that the school has, as well as the appeals procedure for individual pupils.

<sup>3</sup> All measurements taken from postcode M11 4GU.

- 5.19. The Home to School Travel and Transport Guidance is largely derived from the Education and Inspections Act 2006. The Act states that the statutory walking distances are 2 miles for children under 8 and 3 miles for children aged 8 and over. When looking at current school provision around the site the current capacity of primary schools has been taken from a 2-mile radius and secondary schools from a 3-mile radius

### Primary Schools

- 5.20. There are a total of 40 primary schools within a 2-mile radius of the site. The below table reviews the capacity of the 20 nearest schools.

**Table 5.4: Primary School Capacity**

| School                                     | Distance from Site | Capacity | No. of Pupils on Roll | Surplus / Deficit |
|--------------------------------------------|--------------------|----------|-----------------------|-------------------|
| Higher Openshaw Community School           | 0.19 miles         | 345      | 346                   | -1                |
| Seymour Road Academy                       | 0.21 miles         | 420      | 462                   | -42               |
| Manchester Road Primary Academy            | 0.47 miles         | 446      | 365                   | 81                |
| Varna Community Primary School             | 0.51 miles         | 472      | 479                   | -7                |
| St Willibrord's RC Primary School          | 0.68 miles         | 256      | 250                   | 6                 |
| St Barnabas CofE Primary Academy           | 0.69 miles         | 236      | 223                   | 13                |
| St Clement's CofE Primary School           | 0.7 miles          | -        | -                     | -                 |
| Fairfield Road Primary School              | 0.77 miles         | 472      | 447                   | 25                |
| Ravensbury Community School                | 0.86 miles         | 472      | 466                   | 6                 |
| Greenside Primary School                   | 0.88 miles         | 419      | 470                   | -51               |
| St Francis RC Primary School               | 1.01 miles         | -        | -                     | -                 |
| St Brigid's RC Primary School              | 1.02 miles         | 207      | 231                   | -24               |
| St Stephen's RC Primary School             | 1.06 miles         | -        | -                     | -                 |
| St James' CofE Primary School Gorton       | 1.08 miles         | 420      | 447                   | -27               |
| St Mary's CofE Primary School              | 1.1 miles          | 210      | 226                   | -16               |
| St Anne's RC Primary School                | 1.14 miles         | 240      | 237                   | 3                 |
| CofE School of the Resurrection            | 1.14 miles         | 210      | 215                   | -5                |
| Abbey Hey Primary Academy                  | 1.14 miles         | 502      | 671                   | -169              |
| St Wilfrid's CofE Junior and Infant School | 1.19 miles         | 232      | 223                   | 9                 |
| Moorside Primary School                    | 1.23 miles         | 446      | 430                   | 16                |

| School       | Distance from Site | Capacity     | No. of Pupils on Roll | Surplus / Deficit |
|--------------|--------------------|--------------|-----------------------|-------------------|
| <b>Total</b> |                    | <b>6,005</b> | <b>6,188</b>          | <b>-183</b>       |

### Secondary Schools

- 5.21. There are a total of 18 secondary schools within a 3-mile radius of the site. The below table reviews the capacity of the ten nearest schools. Clearly there is capacity within secondary schools within the surrounding area.

**Table 5.5: Secondary School Capacity**

| School                          | Distance from Site | Capacity      | No. of Pupils on Roll | Surplus / Deficit |
|---------------------------------|--------------------|---------------|-----------------------|-------------------|
| Droylsden Academy               | 0.59 miles         | 930           | 938                   | -8                |
| Fairfield High School for Girls | 0.88 miles         | 989           | 988                   | 1                 |
| The East Manchester Academy     | 1 mile             | 1100          | 999                   | 101               |
| Wright Robinson College         | 1.2 miles          | 1800          | 1796                  | 4                 |
| Co-op Academy Belle Vue         | 1.35 miles         | 1200          | 473                   | 727               |
| St Peter's RC High School       | 1.66 miles         | 1000          | 1040                  | -40               |
| Laurus Ryecroft                 | 1.77 miles         | 1350          | 1046                  | 304               |
| Dean Trust Ardwick              | 1.97 miles         | 1200          | 1315                  | -115              |
| Cedar Mount Academy             | 2.04 miles         | 900           | 830                   | 70                |
| Co-op Academy Failsworth        | 2.1 miles          | 1500          | 1441                  | 59                |
| <b>Total</b>                    |                    | <b>11,969</b> | <b>10,866</b>         | <b>1,103</b>      |

### Healthcare Provision

- 5.22. According to the NHS Choices website, there are 6 GP practices within 1 mile of the site. All of these are accepting new patients.

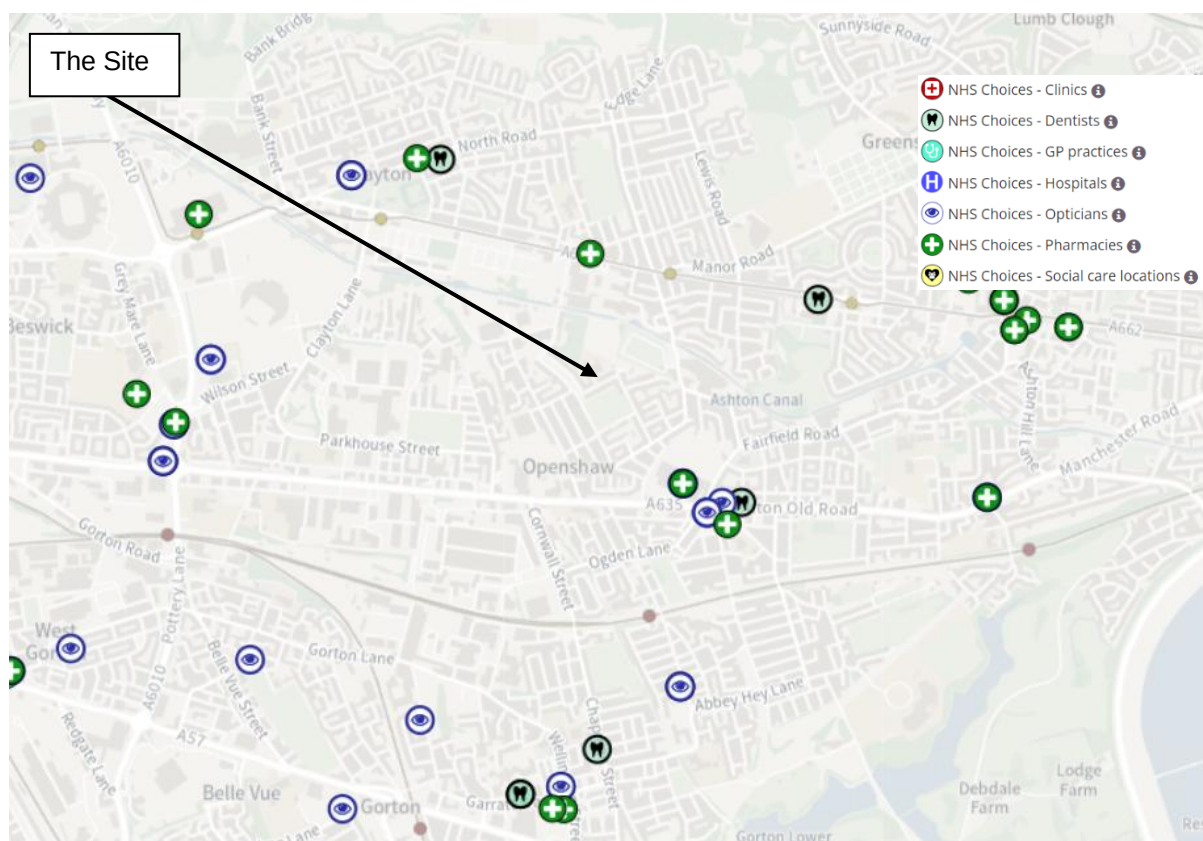
**Table 5.6: GP Capacity**

| GP                          | Status                                                      |
|-----------------------------|-------------------------------------------------------------|
| Lime Square Medical Centre  | Accepting new patients<br>Accepts out of area registrations |
| Dr Khan's Practice          | Accepting new patients                                      |
| Eastlands Medical Centre    | Accepting new patients                                      |
| Drs Hanif & Bannuru         | Accepting new patients                                      |
| Five Oaks Family Practice   | Accepting new patients                                      |
| Cornerstone Family Practice | Accepting new patients<br>Accepts out of area registrations |

- 5.23. The Lodge dental practice is within 1 mile of the site and accepting new patients (children and adults).

- 5.24. There are a number of pharmacies within the immediate vicinity of the site, the nearest of which is Cohens Chemist, located c. 300m walk north of the site. The nearest hospital is Manchester Royal located c. 5.3km walk southwest of the site, or a 17-minute car journey. Figure 5.7 illustrates the location of various healthcare services within the site's vicinity.

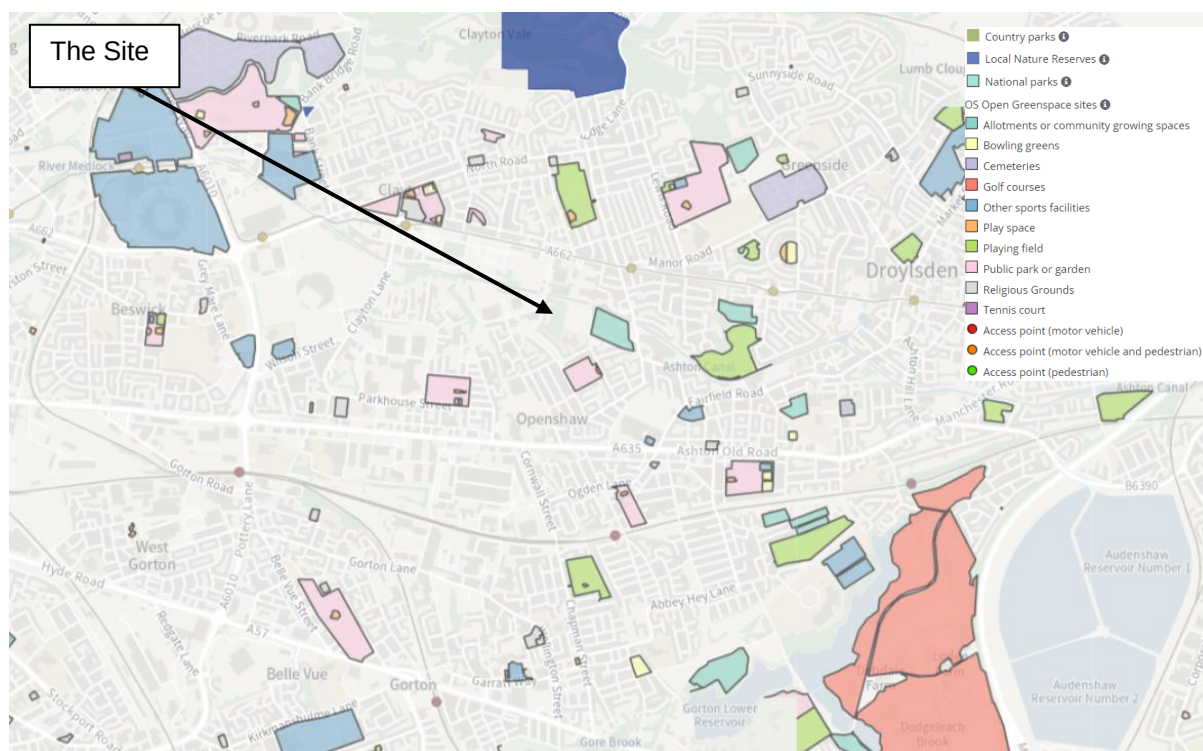
**Figure 5.7: Healthcare Services**



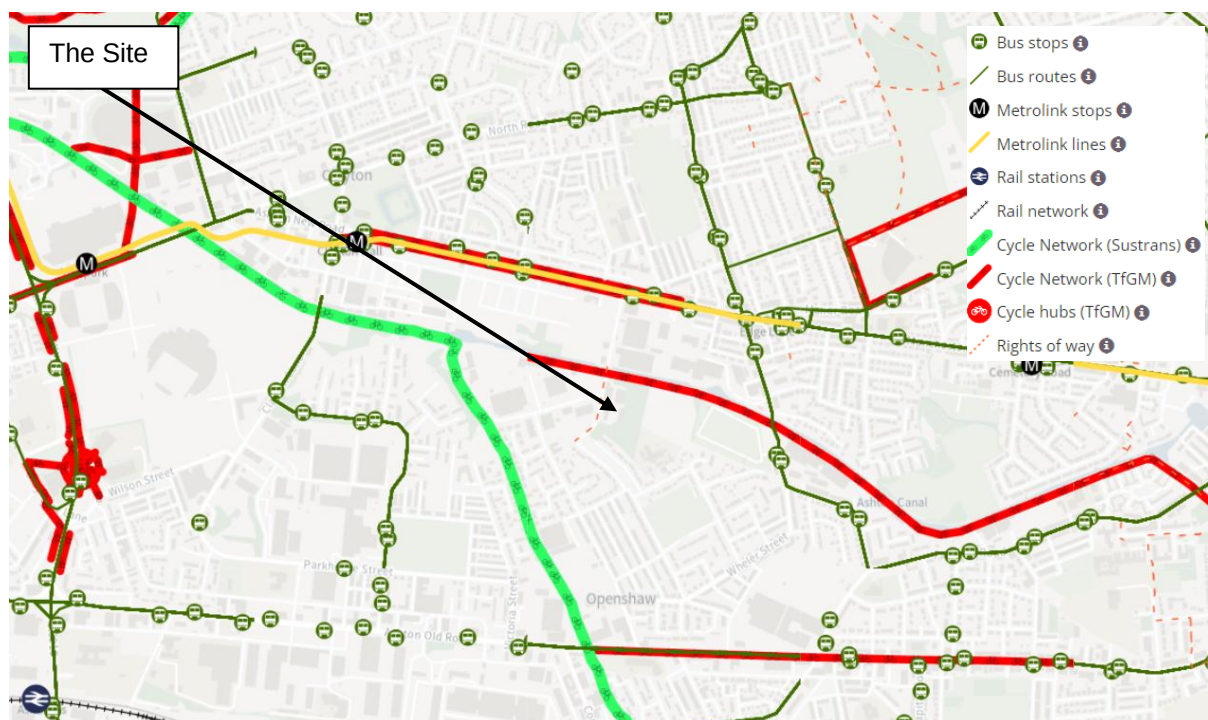
## Services and Amenities

- 5.25. There are a significant number of services and amenities within the immediate vicinity of the site. These services include a host of pubs, restaurants, religious meeting venues, convenience stores, and supermarkets amongst others. Figure 5.8 provides an extract of the various greenspace sites which are within easy walking distance of the site.<sup>4</sup>

<sup>4</sup> The various maps in this section have been sourced from [www.mappinggm.org.uk](http://www.mappinggm.org.uk)

**Figure 5.8: Open Greenspace**

5.26. Greater Manchester has also developed a tool known as Greater Manchester Accessibility Levels (“GMAL”). This provides a detailed and accurate measure of the accessibility of a location to both the conventional public transport network (i.e. bus, metrolink, rail) and Greater Manchester’s Local Link (flexible transport service), taking into account walk access time and service availability. The GMAL is attributed a score between 1 and 8, with 1 being the lowest level of accessibility and 8 the highest level. The northern and western extent of the site has a GMAL of 5, whilst parts of the southern extent has a GMAL of 6. Whilst this is not the highest level of accessibility, there are a range of sustainable transport options available within the local area. Figure 5.9 illustrates the various walking, cycling and public transport infrastructure available within the site’s vicinity.

**Figure 5.9: Sustainable Transport Infrastructure**

5.27. There are also a number of gyms / fitness centres within walking distance of the site.

## Crime

5.28. The Greater Manchester Police<sup>5</sup> record crime within the local area. The site is located within the Clayton area to record crime. There have been two crimes recorded over the past 12 months (October 2023 – September 2024). Based on the mapping data, no crimes were recorded on or adjacent to the site during this period.

## Environmental Considerations

### Air Quality

5.29. An Air Quality Assessment (“AQA”) has been undertaken by Redmore Environmental in support of the planning application. The site is not located within an Air Quality Management Area (“AQMA”). The nearest AQMA is Manchester’s located on the A662, c. 220m north.

5.30. Redmore Environmental has reviewed published data sources and confirmed that all air pollutants are below the relevant Air Quality Objectives (“AQO”) at the site. The site is considered suitable for the proposed use from an air quality perspective.

<sup>5</sup> <https://www.police.uk/pu/your-area/greater-manchester-police>

## Noise

- 5.31. A Noise Assessment has been undertaken by e3p in support of the planning application. A series of noise surveys have been undertaken on site to determine the likely sources of noise and the relevant levels. The noise is dominated by commercial operations to the west and the school playground to the south.
- 5.32. Best practice mitigation will be employed in select locations in close board acoustic fencing, insulation, glazing and trickle ventilation. Overall, the site is considered suitable for its proposed use from a noise perspective.

## Ground Conditions and Flood Risk

- 5.33. A Phase I Geo-environmental Assessment and Flood Risk Assessment has been undertaken by e3p and Betts Associates respectively in support of the planning application.
- 5.34. The entire site is located in Flood Zone 1 and is therefore not at risk of fluvial flood risk. Based on the geo-environmental assessment, the site is considered suitable for the proposed development, subject to the introduction of appropriate remediation measures which will be identified through intrusive site investigations.
- 5.35. Overall, the site is considered suitable for its proposed use from a flood risk and geo-environmental perspective.

## Nuisance Effects from Surrounding Uses

- 5.36. As set out above, a series of specialist environmental assessments have been undertaken in support of the planning application. These assessments consider the suitability of the site based on its existing environment conditions, and the effects associated with existing businesses and operations. In addition, the assessments consider the impacts of the proposed development during construction and operation to off-site sensitive receptors.
- 5.37. The findings of these assessments has confirmed the site is suitable for its intended use and suitable mitigation measures can be employed during construction and operation to minimise effects to off and on-site receptors.

## Summary

- 5.38. This chapter has reviewed the baseline conditions at the site and a series of wider geographical scales to understand the health and environmental conditions for existing and future residents in Manchester. The key observations are as follows:

- Generally the health of residents in Manchester is worse than that of the North West and England.
- The site is, however, sustainably located with immediate access to a range of services and amenities including healthcare provision, education establishments, employment opportunities, and retail and leisure uses.
- There is an extensive sustainable transport network within the immediate vicinity of the site which connects to a series of transport hubs including bus and rail services.
- The site is not within an AQMA.

## 6. Impact Assessment

- 6.1. The following impact assessment uses the HUDU Healthy Urban Planning Checklist. The potential health impacts are described as positive, negative, uncertain or neutral.
- 6.2. The health impacts identified relate to both existing human health receptors and future on-site receptors including residents and other site users. Where a negative effect is identified, mitigation is suggested to reduce the impact where possible.
- 6.3. Mitigation comprises two types of measures:
- **Embedded mitigation** – this is mitigation measures which have been designed-in to the proposed development and secured through approval of the application plans.
  - **Further mitigation** – This is mitigation which is secured by way of condition which includes measures set out in additional surveys and/or reports with the aim of reducing the likely effects associated with the proposed development.

**Table 6.1: Health Impact Assessment**

| Issue                         | Key Criteria                                                                                                                                 | Relevant to this Development | Potential Health Impact | Commentary and Recommended Mitigation                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Healthy Housing</b>        |                                                                                                                                              |                              |                         |                                                                                                                                                                                                                                                                                                                                                                             |
| Housing design                | Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?               | Yes                          | Positive                | <p>The proposals meet internal and external space standards for residents. The site has been laid out to ensure each property receives sufficient levels of daylight and sunlight.</p> <p>A noise assessment has been undertaken which recommends a series of acoustic measures to ensure internal and external noise levels can be achieved in accordance with BS8233.</p> |
| Accessible housing            | Does the proposal provide accessible homes for older or disabled people?                                                                     | Yes                          | Positive                | All dwellings meet the requirements of Part M4(2) to support the needs of older or disabled residents.                                                                                                                                                                                                                                                                      |
|                               | Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?             | Yes                          | Positive                | Lifts are provided in the apartments to ensure each floor is accessible to all residents.                                                                                                                                                                                                                                                                                   |
| Healthy living                | Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces? | Yes                          | Positive                | The proposals meet Nationally Described Space Standards ("NDSS").                                                                                                                                                                                                                                                                                                           |
|                               | Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?                              | Yes                          | Positive                | Stairs are provided throughout the development in accordance with Building Regulation requirements, but also as a safe and attractive alternative route to access properties, as opposed to lifts.                                                                                                                                                                          |
| Housing mix and affordability | Does the proposal provide affordable family sized homes?                                                                                     | Yes                          | Uncertain               | The Applicant is intending to provide affordable housing but this is subject to securing brownfield grant funding. This will be confirmed during discussions with MCC.                                                                                                                                                                                                      |
| <b>Active Travel</b>          |                                                                                                                                              |                              |                         |                                                                                                                                                                                                                                                                                                                                                                             |
| Promoting walking and cycling | Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?         | Yes                          | Positive                | A Travel Plan has been prepared by Curtins in support of the planning application. This recommends a series of measures to encourage the use of sustainable modes of travel which can be utilised by future site users. Sufficient levels of secure cycle parking has been provided and the                                                                                 |

| Issue                      | Key Criteria                                                                                                                                                 | Relevant to this Development | Potential Health Impact | Commentary and Recommended Mitigation                                                                                                                                                                                                                                                                                |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |                                                                                                                                                              |                              |                         | travel plan packs issued to future residents will include information relating to nearby public transport services including walking and cycling routes to key services and facilities.                                                                                                                              |
| Safety                     | Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?                           | Yes                          | Positive                | The internal landscaping has been designed with pedestrians and cyclists, utilising hard and soft measures to protect future site users and create a calm, safe environment. The access and interface with the existing pedestrian and highways network meets best practice standards.                               |
| Connectivity               | Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?                           | Yes                          | Positive                | Addressed above. In addition, the northern site boundary comprises a cycle lane along the canal which connects to Sustrans cycle route no.60 a short distance to the west.                                                                                                                                           |
| Minimising car use         | Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs? | Yes                          | Positive                | The proposed development provides car parking spaces in accordance with local planning policy. Future residents will be encouraged to utilise alternative forms of sustainable transport through measures identified in the Travel Plan.                                                                             |
| <b>Healthy Environment</b> |                                                                                                                                                              |                              |                         |                                                                                                                                                                                                                                                                                                                      |
| Construction               | Does the proposal minimise construction impacts such as dust, noise, vibration and odours?                                                                   | Yes                          | Positive                | A Construction Environmental Management Plan ("CEMP") will be secured by condition on the decision notice. This will be agreed with the Council prior to commencing works on site and set out a series of best practice construction management and site controls to manage and mitigate construction phase effects. |
| Air quality                | Does the proposal minimise air pollution caused by traffic and energy facilities?                                                                            | Yes                          | Positive                | An energy strategy has been prepared which seeks to utilise sustainability and energy efficient technology in accordance with local planning policy. As set out above, travel plan measures will assist in reducing the use of private vehicles and their associated emissions.                                      |
| Noise                      | Does the proposal minimise the impact of noise caused by traffic and commercial uses                                                                         | Yes                          | Positive                | A noise assessment has been undertaken which confirms the noise effects associated with the                                                                                                                                                                                                                          |

| Issue              | Key Criteria                                                                                                                                                             | Relevant to this Development | Potential Health Impact | Commentary and Recommended Mitigation                                                                                                                                                                                                                                                                       |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | through insulation, site layout and landscaping?                                                                                                                         |                              |                         | proposals would not lead to significant effects to existing off-site receptors.<br><br>The site is considered suitable for its intended use and a series of measures have been designed into the development including glazing, trickle ventilation and close board fencing.                                |
| Open space         | Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?             | Yes                          | Positive                | The site predominantly comprised built form and hardstanding, some of which has been demolished. The proposals include public and private open spaces which integrate a series of landscaping and ecological measures to enhance the habitats and amenity spaces on site for existing and future residents. |
|                    | Does the proposal set out how new open space will be managed and maintained?                                                                                             | Yes                          | Neutral                 | Public and private spaces will be managed by a management company. The funds will be secured by a management charge paid by future residents.                                                                                                                                                               |
| Play space         | Does the proposal provide a range of play spaces for children and young people?                                                                                          | Yes                          | Positive                | A comprehensive open space and landscaping strategy has been prepared. This includes two areas of POS with various play equipment to support the needs of existing and future residents. In addition, a green infrastructure buffer is provided in the northern extent of the site adjacent to the Canal.   |
| Biodiversity       | Does the proposal contribute to nature conservation and biodiversity?                                                                                                    | Yes                          | Positive                | The ecology assessment confirms there will be a net gain for biodiversity, this has been created through a series of habitat enhancement and creation measures to benefit local wildlife.                                                                                                                   |
| Local food growing | Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?                            | No                           | Neutral                 | No on-site allotments or community growing areas are proposed as part of the development.                                                                                                                                                                                                                   |
| Flood risk         | Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs? | Yes                          | Positive                | A comprehensive sustainable drainage strategy has been prepared. This captures and stores surface water on site before discharging at a rate to be agreed with the LLFA / Council. A series of sustainable water management measures are                                                                    |

| Issue                           | Key Criteria                                                                                                                                   | Relevant to this Development | Potential Health Impact | Commentary and Recommended Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                                                                                                                                |                              |                         | proposed and will be secured through approval of the drainage plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Overheating                     | Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening? | Yes                          | Neutral                 | Overheating has been considered as part of the noise assessment to ensure future properties achieve appropriate internal temperature combined with a suitable noise environment.                                                                                                                                                                                                                                                                                                                                                     |
| <b>Vibrant Neighbourhoods</b>   |                                                                                                                                                |                              |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Health services                 | Has the impact on healthcare services been addressed?                                                                                          | Yes                          | Neutral                 | A review of local GP services has been undertaken. A number of services are within walking distance of the site and are accepting new patients.                                                                                                                                                                                                                                                                                                                                                                                      |
| Education                       | Has the impact on primary, secondary and post-19 education been addressed?                                                                     | Yes                          | Neutral                 | There could be a lack of primary school capacity locally; however, this will be confirmed by MCC through discussions during determination. Therefore, an education contribution may be required to mitigate the potential effects and ensure sufficient capacity is created to accommodate future residents.<br><br>Sufficient secondary school capacity is available within the local area to accommodate the proposals.                                                                                                            |
| Access to social infrastructure | Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?                                 | No                           | N/A                     | No social infrastructure is proposed as part of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                 | Have opportunities for multi-use and the colocation of services been explored?                                                                 | No                           | N/A                     | The site is in a predominantly residential area south of the canal, and therefore employment uses have not been considered as part of the scheme. There are existing employment areas to the west, and north of the canal which could provide employment opportunities for future residents. In addition, retail and leisure provision is located within the immediate vicinity which could support the needs of future residents, such that additional demand for new services is not required based on the scale of the proposals. |

| Issue                                   | Key Criteria                                                                                                                                                          | Relevant to this Development | Potential Health Impact | Commentary and Recommended Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local employment and healthy workplaces | Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs? | No                           | N/A                     | The proposals will create construction phase jobs. Whilst no direct on-site jobs are created (with the exception of management and maintenance jobs), the future residents will increase spending in the local area and in turn support jobs in local services and facilities.                                                                                                                                                                                                                                                                                           |
|                                         | Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?                                              | No                           | N/A                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Access to local food shops              | Does the proposal provide opportunities for local food shops?                                                                                                         | No                           | N/A                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                         | Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?                                                                  | No                           | N/A                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Public realm                            | Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?                             | Yes                          | Positive                | The public and private spaces have been well thought out and integrated within the built and natural environment on site. As much existing vegetation has been retained as possible, with compensatory planting provided to mitigate the removal of vegetation to accommodate the proposals. The public spaces encourage play and social interaction between existing and future residents including timber benches, pergolas, picnic benches, timber play features, play boulders and opportunities to salvage industrial artefacts to enhance the site's public realm. |
|                                         | Does the proposal allow people with mobility problems or a disability to access buildings and places?                                                                 | Yes                          | Positive                | The proposals ensure the buildings and public and private spaces are accessible for all and meet the necessary building regulation standards.                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 7. Summary and Conclusions

- 7.1. This HIA is submitted in support of a planning application for residential development on land off Crabtree Lane, Manchester. Planning permission is sought for 194 homes comprising a mix of houses and apartments.
- 7.2. The site comprises an excellent regeneration opportunity to provide new homes and jobs for Manchester. Generally, the health of residents in Manchester is worse than the England average. There are a number of health inequalities including a reduced life expectancy; areas of high deprivation; and increased levels of obesity in adults and children.
- 7.3. The site itself is in a mixed residential and commercial area. The technical assessments have demonstrated that through various mitigation measures the site is considered suitable for future residents. Mitigation measures have been secured through the design or through a series of conditions which will be attached to the Decision Notice.
- 7.4. The HIA has been undertaken using a combination of the HUDU checklist. The findings of the assessment have demonstrated that the proposals lead to a number of positive health related effects owing to the highly sustainable nature of the site and the blend of uses proposed, combined with a high quality public and private realm and well-thought out design. The HIA demonstrates compliance with Policy JP-P6.

