

Rapid Health Impact Assessment Report

MIX Manchester (formerly Airport City North), Land To The North Of The A56 Spur, Immediately South of Wythenshawe And To The North Of Manchester Airport Manchester , M90 5AZ

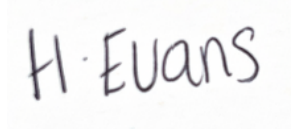
24 March 2026

CBRE Limited on behalf of Airport City Limited Partnership

QUALITY ASSURANCE

Prepared and Edited By:

Signature



Holly Evans

Graduate Planner

Planning and Development

For and on behalf of CBRE Limited

Approved By:

Signature



Mark McFadden MRTPI

Director

Planning and Development

For and on behalf of CBRE Limited

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1 Introduction

Overview

- 1.1 This rapid Health Impact Assessment (HIA) has been prepared by CBRE Ltd, to support the hybrid planning application submitted by Airport City Limited Partnership (hereafter referred to as ‘the Applicant’) to Manchester City Council (‘MCC’) in respect of MIX Manchester (formerly Airport City North). The site address is MIX Manchester (formerly Airport City North), Land To The North Of The A56 Spur, Immediately South of Wythenshawe And To The North Of Manchester Airport Manchester, M90 5AZ (hereafter ‘the Site’).
- 1.2 The application proposals seek hybrid planning permission for the following description of development (the ‘Proposed Development’):
- 1) Full planning permission for development of midtech units (Use Class E.g.(i, ii, iii)) and multistorey car park (Use Class Sui Generis), alongside ancillary commercial uses (Class E) with associated access, servicing, public realm and landscaping.*
- 2) Outline planning permission for development of a range of uses (comprising Use Class E.g., B2, C1) alongside a Multi-storey Car Park (Use Class Sui Generis) and ancillary commercial uses (Class E), with associated access, servicing, public realm and landscaping. All matters reserved for future determination save for primary access.*
- 1.3 This Rapid HIA has been undertaken in accordance with guidance provided by:
- Places for Everyone Joint Development Plan Document adopted March 2024 (‘PfE’);
 - Saved Policies of the Unitary Development Plan (‘UDP’) (1995);
 - Manchester Core Strategy adopted 11th July 2012;
 - Addendum to Manchester Core Strategy 2024;
 - The Healthy Urban Development Unit (HUDU) 2019 publication ‘Watch out for health – A checklist for assessing the health impact of planning proposals’; and
 - The Department of Health and Social Care (‘DHSC’).
- 1.4 This rapid HIA has been prepared to address PfE Policy JP-P6 Part C, which requires a Health Impact Assessment (HIA) to be prepared for all development necessitating EIA Screening.
- 1.5 A Rapid HIA has been deemed suitable for this hybrid planning application based on guidance published by London Healthy Urban Development Unit (October 2019)¹. The guidance details that the Rapid HIA tool has been designed to be effective across a variety of development plans and proposals, including that for outline planning applications².
- 1.6 Professional expertise has been used to inform the identification of appropriate effects and assess the likely form and qualities of the Proposed Development with regard to potential impacts on health. Any assumptions or uncertainties have been clearly highlighted.

¹ [HUDU Rapid HIA Tool October 2019](#)

² [HUDU Rapid HIA Tool October 2019](#)

1 Introduction

What is a Rapid Health Impact Assessment (HIA)?

- 1.7 A Rapid Health Impact Assessment (HIA) has been defined as: *‘a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population’*³.
- 1.8 In a rapid HIA, impacts on the health and wellbeing of various people or communities are identified in two main ways by asking:
- What are the direct effects on health; and,
 - What are the indirect effects mediated through the determinants of health, such as employment, housing conditions, community cohesion and social support, and access to services and amenities?

Means of Assessment

- 1.9 The means of assessment for this rapid HIA included a desktop appraisal and document analysis. The desktop appraisal has involved establishing the current baseline condition, including the sensitivity and importance of those aspects likely to be significantly affected in health terms by the Proposed Development.
- 1.10 For the elements under consideration within this rapid HIA, the baseline conditions have been established using a combination of published database, maps, technical reports and assessments.
- 1.11 The following technical reports have been reviewed as part of this HIA which are relevant to the assessment, which are submitted with this planning application:
- Design and Access Statement;
 - Biodiversity Net Gain Assessment;
 - Construction Environmental Management Plan;
 - Planning Statement;
 - Noise Impact Assessment;
 - Air Quality Assessment;
 - Transport Statement / Assessment;
 - Surface Water Drainage Assessment;
 - Economic Impact Assessment;
 - Landscape Masterplan and indicative proposals.

Policy and Legislative Context

- 1.12 The following documents have been reviewed to inform the assessment:
-

³ Department of Health, Health Impact Assessment of Government Policy: A Guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process

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- National Planning Policy Framework (NPPF) 2024⁴;
- Planning Practice Guidance (PPG)⁵;
- Places for Everyone Joint Development Plan Document adopted March 2024 ('PfE')⁶;
- Saved Policies of the Unitary Development Plan (UDP) (1995)⁷;
- Manchester Core Strategy adopted 11th July 2012⁸;
- Addendum to Manchester Core Strategy 2024⁹; and
- Draft Manchester Local Plan [Regulation 18 Consultation Document] September 2025¹⁰.

1.13 This Rapid HIA has been prepared in order to satisfy Policy JP-P6 (Health) of the Places for Everyone Joint Development Plan (hereafter 'PfE'), which requires that a HIA is submitted 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. The Environmental Impact Assessment Scoping Request was submitted on 28 November 2025 for this site where it was proposed to 'scope out' Human Health'. The response was received on 02 January 2026 which confirmed the Scoping Request's conclusion that human health can be scoped out of the Environmental Statement. This rapid health impact assessment has been produced to assess impacts from the Proposed Development on the health and wellbeing of people and communities.

1.14 The following Development Plan policies are particularly considered relevant to this HIA:

- **Draft Manchester Local Plan [Regulation 18 Document] Policy SGL 12 (MIX – Manchester Airport)** – identifies the site as a key location for high-density employment growth, supporting offices (E(g)(i)), research and development (E(g)(ii)), advanced manufacturing (E(g)(iii)) and related ancillary commercial uses. Development must maximise the site's strategic economic role by capitalising on its connection to Manchester Airport, nearby Wythenshawe, and future Northern Powerhouse Rail, helping to attract investment and expand employment opportunities. Proposals are expected to prioritise high-quality, high-density design; strengthen sustainable transport use through integration with the existing Airport transport hub and future Metrolink/rail extensions; and deliver regeneration benefits for local communities, including employment and training.

⁴ UK Government, Policy Paper: National Planning Policy Framework

⁵ UK Government, Planning Practice Guidance

⁶ PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN 2022 to 2039, adopted 21 March 2024

⁷ Manchester City Council – Saved UDP Policies 11th July 2012

⁸ Manchester City Council – Core Strategy Development Plan Document, adopted 11th July 2012

⁹ Manchester City Council – Addendum to Manchester Core Strategy 2024

¹⁰ Manchester City Council, Draft Manchester Local Plan [Regulation 18 Document], September 2025

1 Introduction

- **PfE Policy JP-J1 (Supporting Long-Term Economic Growth)** supports the emphasis of economic diversity and facilitating the development of high value clusters in key economic sectors, including advanced manufacturing, digital and cyber, health innovation, low carbon goods and services, business, financial and professional services and logistics. Criterion C of the policy identifies the need to make use of existing major assets at the Airport.
- **PfE Development Plan Policy JP-J2 (Employment Sites and Premises)** requires a diverse range of employment site and accessible premises, both new and second hand to be made available across the Plan area in terms of location, scale, type and cost. **Policy JP-J3 (Office Development)** requires at least 2,019,000 sqm of accessible new office floorspace to be provided in the Plan area over the period 2022-2039, where there is a key focus on Manchester Airport as a location. Furthermore, **Policy JP-J4 (Industry and Warehousing Development)** requires at least 3,513,000 sqm of new, accessible, industrial and warehousing floorspace in the Plan area over the period 2022-2039.
- **PfE Policy JP-P6 (Health)** sets out the requirement for a HIA but does not define the scope of what a HIA must consider in the Greater Manchester context. PfE paragraph 9.37 states that HIAs will help ensure that the effects on both health and wellbeing are considered and responded to during the planning process, aiming to enhance the potential positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected.
- **Spatial Objective 2 of the Manchester Core Strategy** seeks to improve economic performance and spread the benefits of growth across the city to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. This will increase productivity, grow the Manchester market and labour force, attract investment, improve skills and provide businesses with the right support for growth.

1.15 The remainder of this document is structured as follows:

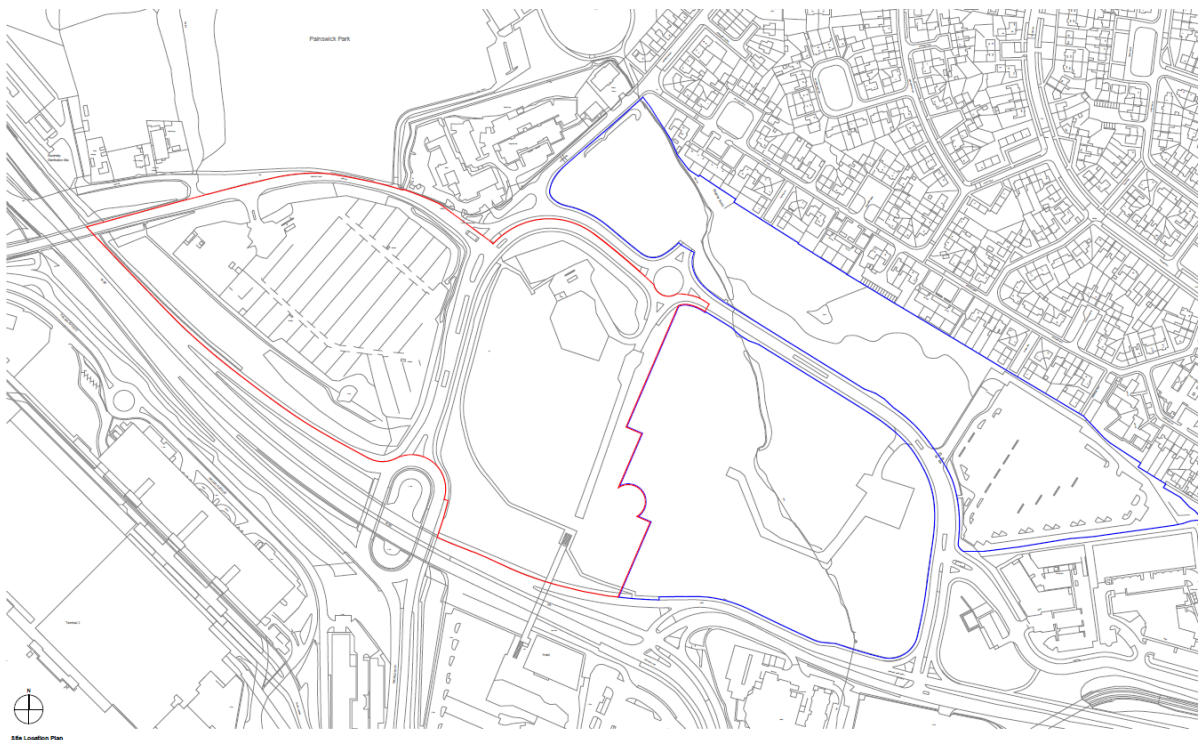
- **Section 2:** Site Description and Development Proposals;
- **Section 3** – Key Health Statistics;
- **Section 4** – Healthy Urban Development Unit Assessment;
- **Section 5** – HUDU Rapid HIA Tool: Planning Checklist; and,
- **Section 6** - Summary

2 Site Description & Development Proposals

Site Description

- 2.1 The site outlined red in **Figure 1** below and extends to circa. 12.016 hectares (whole site).
- 2.2 The Site extends to approximately 12.016 hectares of brownfield land located north of the A56 spur, immediately south of Wythenshawe and north of Manchester Airport, within the Woodhouse Park Ward. It is currently part-cleared, with the remainder in active use as car parking.
- 2.3 The Site is bounded by Thorley Lane and Enterprise Way to the north, Enterprise Way to the east, Ringway Road West and the M56 to the south, and the M56 to the west. Enterprise Way runs through the Site, creating separate development parcels: Parcel A and Parcels B, C and D.
- 2.4 The site is currently partially cleared and partially in operational use as car parking.

Figure 1 – Site Location Plan



- 2.5 The application site comprises the following area splits:
 - 12.016 ha (Entire Site):
 - o 4.566 ha (Full planning application)
 - o 7.45 ha (Outline planning application)
- 2.6 For more information please see the Planning Statement.

The Proposed Development

2.7 The description of development is as follows:

“Hybrid Planning Application Seeking:

1) Full planning permission for development of midtech units (Use Class E.g.(i, ii, iii)) and multistorey car park (Use Class Sui Generis), alongside ancillary commercial uses (Class E) with associated access, servicing, public realm and landscaping.

2) Outline planning permission for development of a range of uses (comprising Use Class E.g., B2, C1) alongside a Multi-storey Car Park (Use Class Sui Generis) and ancillary commercial uses (Class E), with associated access, servicing, public realm and landscaping. All matters reserved for future determination save for primary access.”

2.8 This application seeks part Full Planning Permission and part Outline Planning Permission for the redevelopment of previously developed brownfield / hardstanding land into a ‘best-in-class’ science, innovation and manufacturing campus (Use Class E.g (i,ii,iii), Sui Generis, B2, C1 and ancillary Use Class E).

2.9 The detailed element of the application relates to the development of three subdivisible mid-tech units and multi-storey car park, whilst the outline element provides parameters for future development via the submission of Reserved Matters application(s).

Proposed Uses

2.10 The Proposed Development comprises a science, innovation and manufacturing-led mixed-use development, encompassing the following maximum quantum splits within this hybrid planning application:

- Full planning permission for a multi-storey car park and Units A1, A2, A5 and A7;
 - Flexible Use Class Eg(i) Office, (ii) Research and Development and iii (Light Industrial) mid-tech units, comprising:
 - Unit A1 – 2,835 sqm GIA;
 - Unit A2 – 2,785 sqm GIA;
 - Unit A5 – 950 sqm GIA;
 - Unit A7 (Retail / Commercial) – 180 sqm GIA.
 - Multi-story car park, comprising:
 - 9 storeys (18 half levels);
 - 1,493 car parking spaces;
 - 75 accessible car parking spaces;
 - 74 EV charging spaces (with additional 15% EV-enabled);
 - Ground Floor Retail / Commercial Unit - 475 sqm GIA.
 - Hard and soft landscaping;
 - Pedestrian, cycle and vehicular access improvements.

- Outline planning permission (all matters reserved save primary access) for Parcels A, B, C and D:
 - Up to 160,480 sqm of flexible Use Class Eg(i) Office, (ii) Research and Development and iii (Light Industrial), B2 (General Industrial), C1 (Hotel) and MSCP (*Sui Generis*) development, comprising:
 - Parcel A – Floorspace up to 49,500 sqm with a height parameter (including roof and flues) of up to 30m (101m AOD);
 - Parcel B – Floorspace up to 23,100 sqm with a height parameter (including roof plant and flues) of up to 30m (101m AOD);
 - Parcel C – Floorspace up to 17,820 with a height parameter (including roof plant and flues) of up to 30m (101m AOD);
 - Parcel D – Floorspace up to 16,060 sqm with a height parameter (including roof plant and flues) of up to 30m (101m AOD).

2.11 For more information on the Proposed Development, please refer to Section 4 of the submitted Planning Statement.

3 Key Health Statistics

Introduction

- 3.1 This section provides a high-level summary of the key health statistics for the site and surrounding area. Data has been obtained from various sources including Census 2021 and 2011 and the Annual Population Survey.
- 3.2 Reference has been made to the various Topic Summaries produced as part of the Completed Joint Strategic Needs Assessment¹¹, the Manchester City Council Health Profile produced by the Department of Health funded Public Health Observatories, and the Census 2021 Briefing published by the Greater Manchester Combined Authority¹². A component of the Health Profiles is a 'spine chart' health summary showing the difference in health between the area and the average for England for 32 indicators.
- 3.3 For the purposes of assessing key health statistics, the following geographic scales have been identified: England, London and Manchester City Council and Woodhouse Park Ward.

Key Statistics

- 3.1 The site is located within the MCC authority area within the Ward of Woodhouse Park and immediately bounded by Sharston Ward and Baguley Ward.

Population Growth and Age Profile

- MCC has grown at a faster rate than the North West (5.2%)¹³ and England (6.6%)¹⁴ between 2011-2021. According to the 2021 Census data, between 2011 and 2021 the population of MCC increased by 9.7%, from approximately 503,100 in 2011 to 551,900 in 2021¹⁵. Manchester's population saw the third-largest percentage increase in the North West between 2011 and 2021, behind Salford (where the population increased by 15.4%) and Chorley (9.9%)¹⁶. As of the 2021 Census, the Woodhouse Park Ward had a population of 15,414 people¹⁷.
- The number of households in MCC including a couple with dependent children grew from 14.9% in 2011 to 16.9% in 2021¹⁸. In comparison, during the same period, the North West percentage fell from 18.4% to 18.0%. The percentage of households including a couple without children in Manchester

¹¹ Available at - <https://www.manchester.gov.uk/online-directories/health-and-wellbeing-directories/joint-strategic-needs-assessment-directories/completed-joint-strategic-needs-assessment-jsna>

¹² [230514_population_final.pdf](#)

¹³ [How life has changed in Manchester: Census 2021](#)

¹⁴ Office of National Statistics, E09000027 (2011) and E09000027 (2021)

¹⁵ [How life has changed in Manchester: Census 2021](#)

¹⁶ [How life has changed in Manchester: Census 2021](#)

¹⁷ [Nomis - 2021 Census Area Profile - Woodhouse Park Ward \(as of 2022\)](#)

¹⁸ [How life has changed in Manchester: Census 2021](#)

increased from 13.2% to 13.8%, while the percentage of households including a couple with only non-dependent children increased from 3.8% to 4.1%¹⁹.

- In 2021, Manchester was home to around 34.1 people per football pitch-sized piece of land, compared with 31.1 in 2011. MCC was the most densely populated local authority area across the North West²⁰. Between the last two censuses, the average (median) age of MCC increased by two years, from 29 to 31 years of age. MCC had the lowest average (median) age in the North West and a lower average (median) age than England (40 years)²¹. The number of people aged 50 to 64 years rose by just over 16,900 (an increase of 27.4%), while the number of residents between 20 and 24 years fell by around 5,100 (7.6% decrease)²².
- In the Woodhouse Park Ward at the time of the 2021 Census, 19.7% of the population (3,032 persons) are aged between 35 to 49 years, the second highest age bracket count being persons aged 50 to 64 years accounting for 18.6% (2,867 persons) of the population²³. As such, notably, children aged 0-15 and residents aged 66 and over have become a larger proportion of the Greater Manchester population, whereas the working-age population (aged 16-65) share has decreased²⁴.
- The Office for National Statistics forecasts the following key population trends for MCC in 2032²⁵:
 - **Population:** 629,326 people (up from 566,778 people in 2022).
 - **Population change since 2022:** +11.0%, compared to +6.4% across England.
 - **Projected median age:** 31 years (up from 30 years in 2022).

¹⁹ [How life has changed in Manchester: Census 2021](#)

²⁰ [How life has changed in Manchester: Census 2021](#)

²¹ [How life has changed in Manchester: Census 2021](#)

²² [How life has changed in Manchester: Census 2021](#)

²³ [Nomis - 2021 Census Area Profile - Woodhouse Park Ward \(as of 2022\)](#)

²⁴ [230514_population_final.pdf](#)

²⁵ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2022based#projected-change-by-local-authority>

Health and Wellbeing

- The health profile indicates the health of MCC residents has improved between the 2011 and 2021 Census, fewer people in 2021 considered themselves in bad or very bad health than in 2011 (2,712 fewer)²⁶. MCC's residents' self-reported health improved between 2011 – 2021, with “very good” increasing from 245,334 (48.8%) persons to 280,547 (50.8%) persons, and “bad” decreasing from 27,014 persons (5.4%) to 24,915 (4.5%) persons²⁷, and “very bad” decreasing from 8,676 (1.7%) persons to 8,063 (1.5%) persons²⁸. As of the 2021 Census, 44.4% (6,850 persons) of Woodhouse Park residents reported “very good” health, 944 (6.1%) persons reporting “bad” health, and “very bad” health reported in 361 (2.3%) persons.
- The site is located within Lower Layer Super Output Area Manchester 053D, Manchester 053D is more deprived than most neighbourhoods in England (77% of neighbourhoods), and about three quarters of neighbourhoods in England are less deprived (ranked 7,663 out of 33,755 neighbourhoods)²⁹. As such, the site sits within the 25% most deprived neighbourhoods in England. Similarly, Manchester is more deprived in terms of Overall (IMD) than 99% of local authority districts in England³⁰.
- Life expectancy for women and men at birth in Manchester is lower than the England average. Life expectancy at birth in 2024 was higher for women (80.1 years) than for men (75.6) by 4.5 years, which is lower than the difference seen in the North West (4 years), and lower than the difference across England (3.8 years)³¹.
- Self-report wellbeing may have been influenced by the COVID-19 pandemic which was on-going at the time of the 2021 Census.

²⁶ [Census 2021 - Health Summary | Census 2021 - Health Summary | Manchester City Council](#)

²⁷ [Microsoft Power BI](#)

²⁸ [Nomis - 2021 Census Area Profile - Manchester Local Authority ; Nomis - Local Area Report - Manchester Local Authority](#)

²⁹ [How deprived is Manchester 053D? | Local Deprivation Explorer 2025](#)

³⁰ [Overall \(IMD\) | Local Deprivation Explorer](#)

³¹ [Life expectancy for local areas of the UK - Office for National Statistics](#)

Economic Status and Educational Attainment

- In Manchester, the percentage of people who were employed aged 16 and over (excluding full-time students) rose from 48.0% in 2011 to 50.2% in 2021. During the same period, the regional (North West) percentage fell from 54.2% to 53.7%³². The percentage of people aged 16 years and over who were unemployed (excluding full-time students) in Manchester fell from 5.4% to 4.0%, while the percentage of people aged 16 years and over who were retired (economically inactive) decreased from 12.3% to 10.6%³³.
- In 2021 in Manchester, just under 1 in 13 people (7.4%) said they worked over 49 hours per week, compared with 9.3% in 2011. The percentage of adults in employment working 31 to 48 hours per week increased from 59.8% to 60.8%³⁴. The percentage of people aged 16 years and over and in employment who said they usually worked 15 hours or less per week increased from 9.1% to 9.6% across the North West. Across England, the percentage increased from 9.7% to 10.3%³⁵.
- The overall economic activity rate in Manchester across 16-64 year olds in between 2015 and 2025 increased from 67.3% to 78.7%, higher than the increase for the England average (1.5%)³⁶. In MCC in 2021 54.3% (237,667 persons) are economically active, with 219,969 (50.2%) in employment³⁷. This is broadly similar to the percentage of persons in the Woodhouse Park Ward who are economically active 6,953 persons / 58.3%) or in employment (6,396 persons / 53.7%). In the Woodhouse Park Ward, 557 persons (4.7%) of the population are unemployed.
- In the Woodhouse Park Ward in 2021 (total count of 6,579 persons aged 16 years and over in employment), 19.2% of residents (1,263 persons) were employed in Human Health and social work activities, this is closely followed by 15.7% of residents (1,036 persons) who were employed in Wholesale and retail trade; repair of motor vehicles and motor cycles³⁸. In the Woodhouse Park Ward in 2021, 18.8% of residents (1,237 persons) are employed in Elementary Occupations. Followed by 14.8% of residents (976 persons) within Caring, leisure and other service occupations. 11.7% (770 persons) of the Woodhouse Ward residents are employed in Professional Occupations.
- Manchester has a slightly lower proportion of residents educated above Level 4 qualifications (46.3%) compared to the Great Britain average (47.2%)³⁹, but slightly higher than the North West average (42.3%) (December 2024 – Annual Population Survey). As such, pupils attending schools in MCC achieve on average similar to the regional average in terms of educational attainment for Level

³² [How life has changed in Manchester: Census 2021](#)

³³ [How life has changed in Manchester: Census 2021](#)

³⁴ [How life has changed in Manchester: Census 2021](#)

³⁵ [How life has changed in Manchester: Census 2021](#)

³⁶ Annual Population Survey

³⁷ [Nomis - 2021 Census Area Profile - Manchester Local Authority](#)

³⁸ [Nomis - 2021 Census Area Profile - Woodhouse Park Ward \(as of 2022\)](#)

³⁹ [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

4 qualifications (36.8%). In Woodhouse Park Ward, 21.8% of residents (2,598 persons) are educated above Level 4⁴⁰. In the Woodhouse Park Ward, the highest proportion of residents (3,312 persons / 27.8%) are unemployed⁴¹.

- Census 2021 took place during the coronavirus (COVID-19) pandemic, a period of rapid and unparalleled change; the national lockdown, associated guidance and furlough measures will have affected the labour market and the ability to measure it.

⁴⁰ [Nomis - 2021 Census Area Profile - Woodhouse Park Ward \(as of 2022\)](#)

⁴¹ [Nomis - 2021 Census Area Profile - Woodhouse Park Ward \(as of 2022\)](#)

4 Healthy Urban Development Unit Assessment

- 4.1 This section of the report summarises the methodology used in this HIA, which is based on the NHS Healthy Urban Development Unit ('HUDU') Rapid HIA guidance.
- 4.1 A rapid HIA is the best approach to satisfy the local policy requirements. Therefore, the HUDU Model has been used for the purposes of this application. As previously mentioned, the HUDU Model, which this report has been based on, provides a 'rapid', standardised and transparent method for assessing potential contribution and health infrastructure requirements for new developments. The HUDU helps to create healthy sustainable communities and ensure that new developments are planned with health in mind.
- 4.2 The HUDU Rapid HIA Tool planning checklist⁴², or assessment matrix, aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing, the checklist seeks to mainstream health into the planning system.
- 4.3 The assessment matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.
- 4.4 The assessment matrix identifies eleven topics or broad determinants. Under each topic, the tool identifies examples of planning issues which are likely to influence health and wellbeing.
- 4.5 Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development, and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.
- 4.6 The HUDU checklist enables the proposals to be assessed against a broad range of disciplines including:
- Housing design and affordability;
 - Access to healthcare services and other social infrastructure;
 - Access to open space and nature;
 - Air quality, noise and neighbourhood amenity;
 - Accessibility and active travel;
 - Crime reduction and community safety;
 - Access to healthy food;
 - Access to work and training;
 - Social cohesion and inclusive design;
 - Minimising the use of resources; and
 - Climate change.

⁴² NHS London Healthy Urban Development Unit, HUDU Planning for Health: Rapid Health Impact Assessment Tool

- 4.7 The HUDU Rapid HIA Tool planning checklist has been tailored and completed for the Proposed Development and is presented in **Section 5** of this assessment.

5 HUDU Rapid HIA Tool: Planning Checklist

1.0 HOUSING DESIGN AND AFFORDABILITY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)	Yes No N/A	The Proposed Development does not comprise residential development.	Positive Negative Neutral Uncertain	None required.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes No N/A	The Proposed Development does not comprise residential development.	Positive Negative Neutral Uncertain	None required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes No N/A	The Proposed Development does not comprise residential development.	Positive Negative Neutral Uncertain	None required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes No N/A	The Proposed Development does not comprise of residential development and internal space standards therefore do not apply. Nonetheless, significant consideration has been given to ensuring the proposed layout and sizing of the scheme reflects good design principles throughout.	Positive Negative Neutral Uncertain	None required.
Does the proposal include a range of housing types, and sizes, including affordable housing responding to local housing needs?	Yes No N/A	The Proposed Development does not comprise residential development.	Positive Negative Neutral Uncertain	None required.
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes No N/A	The proposed development is not a residential development, nonetheless it is designed to be highly energy efficient. Refer to the Energy and Sustainability / Environmental Standards Statement for more information.	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

2.0 ACCESS TO HEALTHCARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	Yes No N/A	The Site does not currently contain any social infrastructure as it comprises hard standing car parking and brownfield land. The Proposed Development delivers a new science, innovation and manufacturing campus, delivering advanced manufacturing, research and development, laboratory and office space, alongside complementary uses and high-quality public realm. As such, the Proposed Development has the potential to deliver social infrastructure to benefit the community through complementary uses for employees. More information can be found in the Statement of Community Involvement and the DAS.	Positive Negative Neutral Uncertain	None required.
Does the proposal assess the impact of health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes No N/A	Given that the Proposed Development does not incorporate residential development, it is unlikely to generate additional demand for primary healthcare. Employees and users are very likely to be registered with a GP practice that is local to their home. As such, NHS organisations have not been contacted regarding existing and planned healthcare capacity.	Positive Negative Neutral Uncertain	None required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No N/A	The proposal does not include the provision, or replacement of a healthcare facility.	Positive Negative Neutral Uncertain	None required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	Yes No N/A	The Proposed Development will not provide residential accommodation and as such will not generate a child yield and therefore will not result in increased demand for primary or secondary education provision.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes No N/A	The Proposed Development relates to the development of a science, innovation and manufacturing campus. Whilst it is not confirmed at this stage if co-working facilities are to be provided, the economic benefits of the Proposed Development include the offering of new employment positions, as well as new provision of complementary facilities for local residents and visitors. More information can be found in the DAS and Planning Statement.	Positive Negative Neutral Uncertain	Fixed percentage of employment floorspace provided to be conditioned as co-working / flexible spaces.

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3.0 ACCESS TO OPEN SPACE AND NATURE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes No N/A	The site is not currently available for public use for recreation. The Proposed Development will open the site to public use. The site has been designed to be attractive to pedestrians and cyclists, with soft landscaping and external public realm and furniture lining the footpaths. Please see the Planning Statement for more information.	Positive Negative Neutral Uncertain	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes No N/A	The Manchester Green and Blue Infrastructure Strategy (2015 – 2025) outlines the need for improvements to the quality of open space. The existing green infrastructure is low on the site, largely comprising rough vegetated ground with temporary tarmac. The Proposed Development will seek to improve the site from the current baseline by: - Creation of new green links throughout the site - New trees and planting areas - Naturalistic edge planting The Proposed Development establishes a green, active and connected streetscape that encourages pedestrian and cycle movement. Please see the Green and Blue Infrastructure Statement and Planning Statement for more information.	Positive Negative Neutral Uncertain	None required.
Does the proposal provide a range of play spaces for children and young people?	Yes No N/A	Not applicable as the Proposed Development relates to a new science, innovation and manufacturing campus.	Positive Negative Neutral Uncertain	None required.
Does the proposal provide links between open and natural spaces and the public realm?	Yes No N/A	The Proposed Development establishes a green, active and connected streetscape that encourages pedestrian and cycle movement. Please see the Green and Blue Infrastructure Assessment and	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Planning Statement for more information.				
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The Proposed Development will deliver high quality areas providing pedestrian and cycle routes linking the site with the surrounding area and improving public realm. The Proposed Development will open up the site, and it has been designed to be attractive to pedestrians and cyclists, with soft landscaping and external public realm and furniture lining the footpaths.	Positive	None required.
	No		Negative	
	N/A		Neutral	
			Uncertain	
Please see the Green and Blue Infrastructure Assessment and Planning Statement for more information.				
Does the proposal set out how new open space will be managed and maintained?	Yes	The management of the open spaces created by the Proposed Development is not known at this stage. The applicant is expecting this information to be conditioned on the decision notice.	Positive	Management of open spaces at the site to be secured via a pre-commencement condition.
	No		Negative	
	N/A		Neutral	
			Uncertain	

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4.0 AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes No N/A	Impacts arising from construction dust, noise and vibration will be controlled through the implementation of the Construction Management Plan (CMP) which will be submitted as part of the planning application. Construction works will be carried out in accordance with the CMP. This will be secured by an appropriately worded compliance condition.	Positive Negative Neutral Uncertain	Management of dust and vibration through a compliance condition to the submitted CMP. Outline Construction Environment Management Plan has been submitted to support the planning application and guide the scope of the detailed CMP.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes No N/A	Following the effective implementation of the mitigation measures, residual air pollution effects arising from the Proposed Development during the construction and operational phases are predicted to be not significant. Further details are set out in the Air Quality Chapter of the ES.	Positive Negative Neutral Uncertain	Adherence to the Air Quality Assessment secured through an appropriately worded compliance condition.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes No N/A	The assessment of the likely impacts and effects from noise associated with both the construction and operation of the Proposed Development has identified only adverse effects at small number of locations. Where practicable, measures have been identified to mitigate and minimise adverse impacts. Further details are set out in the Noise and Vibration Chapter.	Positive Negative Neutral Uncertain	Adherence to the Noise Impact Assessment secured through an appropriately worded compliance condition.

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5.0 ACCESSIBILITY AND ACTIVE TRAVEL

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal address the ten Healthy Streets indicators?	Yes No N/A	The proposals contribute to Healthy Streets as follows: - Provision of cycle parking (minimum of 318no. spaces); - Provision of EV infrastructure for up to 20% of car parking spaces; - Benefits available for staff to encourage sustainable travel; and - New public realm connecting the site to the surrounding locality and residential areas. Further details are set out in the Transport Assessment and Travel Plan.	Positive Negative Neutral Uncertain	None required.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes No N/A	The Site is situated in a sustainable location with access to public transport that provides opportunities for people to travel to the site by a sustainable mode. TfGM's Greater Manchester Accessibility Levels (GMAL) model is used to measure public transport accessibility in Greater Manchester. The western part of the site has a GMAL of 6 and the eastern part of the site has a GMAL between 6 and 7, demonstrating a high level of public transport accessibility. As such, within the Proposed Framework Travel, workers will be provided with information and advice concerning safe pedestrian routes to and from the site, particularly from areas within walking distance. Furthermore, the financial, health and fitness benefits of walking will be promoted. Further details are set out in the Framework Travel Plan and Transport Assessment.	Positive Negative Neutral Uncertain	Implementation of Travel Plan through an appropriately worded compliance condition and appointment of Travel Plan co-ordinator.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes No N/A	The Site is situated in a sustainable location within an established industrial/commercial area with access to public transport that provides opportunities for people to travel to the site by a sustainable mode. The Proposed Development will provide: - Up to 20% of car parking spaces at the MSCP will be provided with electric vehicle charging infrastructure. This will include 5% active provision and 15% passive provision; - The Travel Plan Co-ordinator/Representatives will encourage occupiers to adopt 'Smart Working Practices' wherever practical with a view to reducing the need to travel; - Distribution of a 'Travel Information Pack' which will includes details on <i>[inter alia]</i> public transport timetable information, cycling information, cycle to work scheme joining information, location of changing, shower and locker facilities, and location of EV infrastructure. - Provision of a minimum of 318no. cycle spaces; - Via a Travel Plan, include targets to reduce single occupancy car driver trips by 10% over the 5-year timeframe of the Travel Plan with an equivalent increase in public transport/active travel trips. Further details are set out in the Transport Assessment and Travel Plan.	Positive Negative Neutral Uncertain	Implementation of Travel Plan through an appropriately worded compliance condition.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes No N/A	The Proposed Development will deliver high quality areas providing pedestrian and cycle routes linking the site with the surrounding area and improving public realm. The Proposed Development will open up the site, and it has been designed to be attractive to pedestrians and cyclists, with soft landscaping and external public realm and furniture lining the footpaths. Further details are set out in the Planning Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes No N/A	As part of the Detailed CMP, a Construction Traffic Management Plan (CTMP) would be developed prior to the commencement of construction, which will define the hours during which deliveries can be made to and from the site and the routes that vehicles will take. In addition, safe pedestrian passage would be maintained at all times during the construction phase, including adequate footway widths to allow wheelchair users and pushchairs to pass, clear directional signage on hoarding and keeping walkways clear of trip hazards. Further details are set out in the Transport Statement and Planning Statement	Positive Negative Neutral Uncertain	Pre-commencement condition requiring the submission of a CMP, including a CTMP.
Is the proposal well connected to public transport, local services and facilities?	Yes No N/A	The Site is situated in a sustainable location within Manchester, which affords significant opportunities for travel by non-car modes including walking, cycling and public transport. There are numerous bus stops within walking distance of the site and Manchester Airport railway station which is accessible by foot, cycling or bus. Further details are set out in the Transport Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan measures?	Yes No N/A	The proposed development will provide 2,010 parking spaces in total: 1,361 for MIX and 649 already allocated to previously approved off-site developments. Of these, 1,490 spaces will be within a new MSCP at Plot E1, with the remaining 520 in an MSCP at Plot F3. The existing 1,152 JetParks 1 spaces will be removed and absorbed elsewhere within the airport's parking stock.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		5% of the proposed development car parking spaces will be accessible, with some located close to building entrances. Overall parking provision is well below MCC maximum standards, reflecting strong public transport links and low expected car use for hotel visitors. To support EV uptake, 20% of MSCP spaces will include EV charging capability (5% active, 15% passive), with demand monitored through the Framework Travel Plan. Further details are set out in the Framework Travel Plan and Transport Assessment.		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes No N/A	The Proposed Development will include DDA compliant car parking spaces, ensuring there is adequate parking within close proximity of building entrances, which will create step-free DDA compliant access to all buildings. All building entrances and internal structures will be DDA compliant. Further detail is provided in the DAS and Planning Statement.	Positive Negative Neutral Uncertain	None required.

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6.0 CRIME REDUCTION AND COMMUNITY SAFETY

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate elements to help design out crime?	Yes No N/A	The Proposed Development incorporates a range of measures to help design out crime, including external lighting, active frontages and opportunities for passive surveillance. Further detail is provided in the DAS and the Crime Impact Statement.	Positive Negative Neutral Uncertain	Prior to occupation condition requiring compliance with Secured by Design recommendations.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A	The Proposed Development will create an engaging and active site with improvements to the public realm. External lighting and active uses will enhance security, and the site will be accessible to the public. Further detail is provided in the DAS and the Crime Impact Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes No N/A	The Proposed Development delivers a new science, innovation and manufacturing campus, delivering advanced manufacturing, research and development, laboratory and office space, alongside complementary uses and high-quality public realm. External spaces associated with the campus will be well-designed, and publicly accessible.	Positive Negative Neutral Uncertain	None required.
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes No N/A	The Proposed Development has been discussed with MCC as part of the pre-application process and was overall received positively with strong support for the project vision. A Statement of Community Involvement has been prepared in support of the planning application. Full details of the consultation are set out in the Planning Statement and Statement of Community Involvement.	Positive Negative Neutral Uncertain	None required.

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7.0 ACCESS TO HEALTHY FOOD

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes No N/A	The Proposed Development primarily relates to the development of a new science, innovation and manufacturing campus and does not therefore propose outdoor spaces for the supply of local food.	Positive Negative Neutral Uncertain	Eateries provided as part of complementary uses to the campus could be conditioned to serve local produce.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No N/A	The Proposed Development primarily relates to the development of a new science, innovation and manufacturing campus and does not therefore specifically propose additional retail uses, but convenience retail is being proposed as a ground floor use.	Positive Negative Neutral Uncertain	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No N/A	The Proposed Development primarily relates to the development of a new science, innovation and manufacturing campus and does not therefore propose hot food takeaways.	Positive Negative Neutral Uncertain	None required.

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8.0 ACCESS TO WORK AND TRAINING

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes No N/A	Both temporary construction and permanent operational jobs will be brought forward as a result of the Proposed Development, including opportunities for local employment. The feasibility of opportunities for work for local people via local procurement arrangements is not confirmed at this stage. The Proposed Development (outline and full elements) will support a total of 440no. gross jobs per annum during the construction period (circa 9 years).	Positive Negative Neutral Uncertain	None required.
Does the proposal provide childcare facilities?	Yes No N/A	The Proposed Development is a new science, innovation and manufacturing campus, as such it does not provide childcare facilities. However, the Proposed Development will not contribute towards a net increase in the demand for childcare facilities as it does not propose residential uses.	Positive Negative Neutral Uncertain	None required.
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A	The Proposed Development primarily involves the development of a new science, innovation and manufacturing campus where local residents are likely to be employed. The proposals at a Reserved Matters stage may include co-working spaces, some of which may be occupied by local businesses.	Positive Negative Neutral Uncertain	Non required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes No N/A	The feasibility of opportunities for work for local people via local procurement arrangements is not confirmed at this stage. The Proposed Development (outline and detailed elements) will provide a total of 2,163no. new additional FTE employment roles across the North West.	Positive Negative Neutral Uncertain	None required.

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9.0 SOCIAL COHESION AND INCLUSIVE DESIGN

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes No N/A	A Statement of Community Involvement has been prepared in support of the planning application. Full details of the consultation are set out in the Planning Statement and Statement of Community Involvement.	Positive Negative Neutral Uncertain	None required.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes No N/A	The Proposed Development primarily relates to the development of a science, innovation and manufacturing campus which will connect to Manchester Airport. The Proposed Development will deliver high quality areas providing pedestrian and cycle routes linking the site with the surrounding area and improving public realm. More information can be found in the DAS and the Transport Assessment.	Positive Negative Neutral Uncertain	None required.
Does the proposal include a mix of uses and a range of community facilities?	Yes No N/A	The Proposed Development seeks consent for a variety of uses: - Use Class E.g.(i, ii, iii)) - Use Class Sui Generis - Use Class E - Use Class B2 More information can be found in the DAS and Planning Statement	Positive Negative Neutral Uncertain	None required.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes No N/A	The Proposed Development relates to the development of a science, innovation and manufacturing campus and therefore does not specifically provide for opportunities for the voluntary and community sectors.	Positive Negative Neutral Uncertain	None required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes No N/A	The Proposed Development has been designed to accommodate equality of access throughout, including wheeling infrastructure, DDA compliant car parking in the site and building entrances and a clear hierarchy of vehicular access routes indicating pedestrian priority. More information can be found in the DAS and Planning Statement.	Positive Negative Neutral Uncertain	None required.

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10.0 MINIMISING THE USE OF RESOURCES

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal make best use of existing land?	Yes No N/A	The Proposed Development makes best use of existing land by developing an inefficient use of land. Previous approvals for the site, notably in 2012 for an office-led development including a hotel, have since lapsed. Therefore, the Proposed Development will represent an efficient use of the land. More information can be found in the Planning Statement.	Positive Negative Neutral Uncertain	None required.
Does the proposal encourage recycling, including building materials?	Yes No N/A	The Proposed Development has explored opportunities to minimise embodied carbon through material selection and specification. Full details can be found within the Sustainability Statement and the DAS accompanying the planning application.	Positive Negative Neutral Uncertain	None required.
Does the proposal incorporate sustainable design and construction techniques?	Yes No N/A	Design decisions for the development will ensure, where possible, that energy demand is minimised, efficiency is maximised. Full details can be found within the Sustainability Statement and the DAS accompanying the planning application.	Positive Negative Neutral Uncertain	The CEMP should be conditioned to ensure sustainable practices are upheld during demolition and construction. Addressing issues such as noise and vibration, air quality, working hours, deliveries, waste management etc.

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11.0 CLIMATE CHANGE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate renewable energy?	Yes No N/A	Energy efficiency has been addressed through passive design strategies and the integration of low and zero carbon technologies. The site is planned to be fossil fuel-free, with detailed strategies for space heating, energy use intensity, and Part L compliance including Air Source Heat Pumps. The building currently targets a score of 70.9% which translates into a BREEAM rating of Excellent. Full details can be found within the Energy and Sustainability Statement which accompany the planning application.	Positive Negative Neutral Uncertain	None required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes No N/A	The Sustainability Statement details how the proposed Variable Refrigerant flow units are reversible to ensure that heating and cooling can be provided to the varying buildings. These units will be low in energy and high efficiency. Full details can be found within the Energy Statement that accompanies the planning application.	Positive Negative Neutral Uncertain	None required.
Does the proposal maintain or enhance biodiversity?	Yes No N/A	Due to the presence of Open Mosaic Habitats on the site, the scheme will be unable to achieve the 10% Biodiversity Net Gain uplift required. For both elements of the scheme, on-site habitat creation alone cannot fully compensate losses of high- and medium-distinctiveness habitats due to site constraints and the technical difficulty of recreating certain habitat types. Nevertheless, suitable offsite providers have been identified, and the necessary units will be secured through the Biodiversity Gain Plan and associated legal agreements, ensuring compliance with statutory requirements. With the combination of on-site retention, enhancement and creation, supported by appropriate offsite compensation, the Proposed Development is capable of achieving the mandatory +10% Biodiversity Net Gain and fully accords with the Statutory Biodiversity Metric trading rules.	Positive Negative Neutral Uncertain	Purchase of statutory habitat bank credits to be a pre-commencement condition on the decision notice.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate sustainable urban drainage techniques?	Yes No N/A	A Flood Risk Assessment and Sustainable Drainage Strategy has been submitted in support of the application. The Environment Agency and SFRA Flood Maps all indicate that the proposed development site is in fluvial Flood Zone 1. There are some isolated areas of surface water flooding indicated within the site. However, the proposed levels strategy and topography of the existing surrounding area means that there is little likelihood of significant flows impacting on the proposed development or on land and property adjacent to the development. Please see the Flood Risk Assessment and Drainage Strategy for further detail.	Positive Negative Neutral Uncertain	None required.

6 Summary

- 6.1 The Proposed Development has been reviewed in line with Places for Everyone Joint Development Plan Policy JP-P6 (Health) using the HUDU Rapid HIA Tool Planning Checklist methodology. This HIA has been prepared with reference to the other submission documents and should be read alongside the relevant application documents read as a whole.
- 6.2 The Proposed Development is considered to have the following effects against the 11 criteria, as set out below:
- Housing design and affordability – **Neutral (Not Applicable);**
 - Access to healthcare services and other social infrastructure – **Neutral/ Positive;**
 - Access to open space and nature – **Positive/Neutral;**
 - Air quality, noise and neighbourhood amenity – **Positive/Neutral;**
 - Accessibility and active travel – **Positive/Neutral;**
 - Crime reduction and community safety – **Positive/Neutral;**
 - Access to healthy food – **Neutral (Not Applicable);**
 - Access to work and training – **Positive/Neutral;**
 - Social cohesion and inclusive design – **Positive/Neutral;**
 - Minimising the use of resources - **Positive; and**
 - Climate change - **Positive/Neutral.**
- 6.3 PfE Policy JP-P6 does not define the scope of what a HIA must consider in the Greater Manchester context, it details that new development will be required to: *“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.”*
- 6.4 As there are no specific requirements of the policy in terms of the scope of the HIA, this application has been considered in relation to guidance provided by the Healthy Urban Development Unit (HUDU) 2019 publication ‘Watch out for health – A checklist for assessing the health impact of planning proposals’; and the Department of Health (DoH).
- 6.5 In summary, this assessment has determined that the Proposed Development would result in a positive or neutral outcome for all sections of the NHS HUDU Planning and Health checklist. The Proposed Development is therefore in accordance with Places for Everyone Joint Development Plan Policy JP-P6 (Health).