

Appendix 6.1: Health Impact Assessment (HIA)

1 Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group('the Applicant'), in support of a planning application in respect of the regeneration proposals for Wythenshawe Town Centre, Manchester. It refers to the development of three plots within the town centre:
- Plot 3.3 (Brotherton House);
 - Plot C2; and
 - Plot 2.1 Alpha House.
- 1.2 An Environmental Statement (ES) has been prepared separately. This HIA acts as an appendix to the Socio-Economics and Human Health chapter prepared as part of the ES.
- 1.3 HIA is a means of assessing the health impacts on policies, plans and projects using quantitative, qualitative and participatory techniques. Its purpose is to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projections. It assumes that policies, programmes and projects have the potential to change the determinants of health. Changes to health determinants then lead to changes in health outcomes or the health status of individuals and communities.
- 1.4 This HIA should be read in conjunction with the Environmental Statement and other planning application supporting documentation, and comprises the following sections:
- **Section 2** provides an overview of relevant policy and guidance;
 - **Section 3** sets out the methodology applied in preparing this HIA;
 - **Section 4** provides the baseline health context against which the Proposed Development will be assessed; and
 - **Section 5** assesses the impact of the Proposed Development and provides recommendations to mitigate, avoid or reduce any impact.

2 Planning Policy and Guidance

Planning Policy

National Policy

National Planning Policy Framework

- 2.1 Health is a key theme running throughout the National Planning Policy Framework (NPPF)ⁱ as a central element of the overarching social objective (paragraph 8) to create strong, vibrant and healthy communities.
- 2.2 Section 8 of the NPPF encourages the promotion of healthy communities as part of the plan-making and decision-making processes. Paragraph 96 encourages principles to ensure that places:
- 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.

National Planning Practice Guidance

- 2.3 The National Planning Practice Guidance (PPG)ⁱⁱ reiterates that local councils should promote healthy communities and support appropriate health infrastructure (ID: 53-001). Furthermore, the PPG highlights that health is an important element of the three dimensions of sustainable development and is intrinsically linked to policies throughout the whole NPPF (ID: 53-002).

- 2.4 The key health and healthcare infrastructure issues for consideration as part of the plan-making and decision-making processes include:
- a) Making physical activity easy to do and create places and spaces to meet.
 - b) Reducing health inequalities.
 - c) Delivery of healthcare infrastructure.
 - d) Supporting opportunities for healthy lifestyles through promoting active travel and physical activity, access to healthier food, high quality open spaces, green infrastructure and sport, play and recreation.
 - e) Potential pollution and other environmental hazards.
 - f) Accessibility for the whole community.
- 2.5 The PPG also outlines that local councils should help create a healthier food environment having regards to issues such as:
- a) Location where children and the young congregate;
 - b) Evidence on obesity, deprivation and general poor health in specific locations;
 - c) Over concentration and clustering of certain use classes within a specified area;
 - d) Amenity factors including: odour, noise, traffic, refuse and litter.
- 2.6 The PPG highlights that HIA is a useful tool in firstly understanding the health and wellbeing impacts associated with a proposed development and secondly identifying mitigation measures (ID: 53-004).

Local Policy

Places for Everyone Joint Development Plan

- 2.7 Places for Everyone (PfE) ⁱⁱⁱ is the joint development plan for Greater Manchester authorities for the period 2022 to 2039, and was adopted in 2024.
- 2.8 Objective 10: Promote the health and wellbeing of communities outlines how the Plan aims to ensure adequate health care services, improve healthy food options, reduce the impacts of air pollution and maximise the health benefits of access to green spaces.
- 2.9 Policy JP-P1: Sustainable Places states that places should be designed to be socially inclusive, resilient, adaptable and supported by critical infrastructure.

2.10 Policy JP-P6: Health outlines the following:

“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.”

- 2.11 The Plan also encourages the submission of HIAs as part of development proposals to ensure that effects on health and wellbeing are considered and responded to during the planning process.

Guidance

Health Impact Assessment in Spatial Planning

- 2.12 This guide^{iv} was published by Public Health England (PHE) in October 2020, and is aimed towards local authority public health and planning teams and planning applicants.
- 2.13 The guide provides information to support consideration of whether an HIA is required, what the trigger points should be, the type of HIA needed, and the range of health and wellbeing issues to be included in an assessment.

Rapid Health Impact Assessment Tool

- 2.14 The NHS London Health Urban Development Unit Rapid Health Impact Assessment Tool guidance^v (“the HUDU guidance”) provides an assessment framework that aligns with legislative and national policy and guidance requirements. This guidance has informed the assessment framework within this HIA, namely the Rapid HIA Matrix which is included at Section 5 of this document.

3 Assessment Methodology

- 3.1 HIA goes beyond analysing primary and secondary healthcare services, to assessing the effects of development upon major health assets, which help people stay healthy. Many factors influence health and well-being, these include housing, open spaces and social and community infrastructure. These are known as determinants of health.
- 3.2 The Proposed Development will have direct and indirect impacts on these determinants of health, and by contributing an entirely new housing stock to the area, will be able to have a positive influence on health and well-being.
- 3.3 Although the Plan encourages the submission of HIAs, it does not specify which methodology should be adopted when producing them. As such, the methodology of this HIA follows that outlined in the HUDU guidance which is a standardised and nationally-recognised approach.

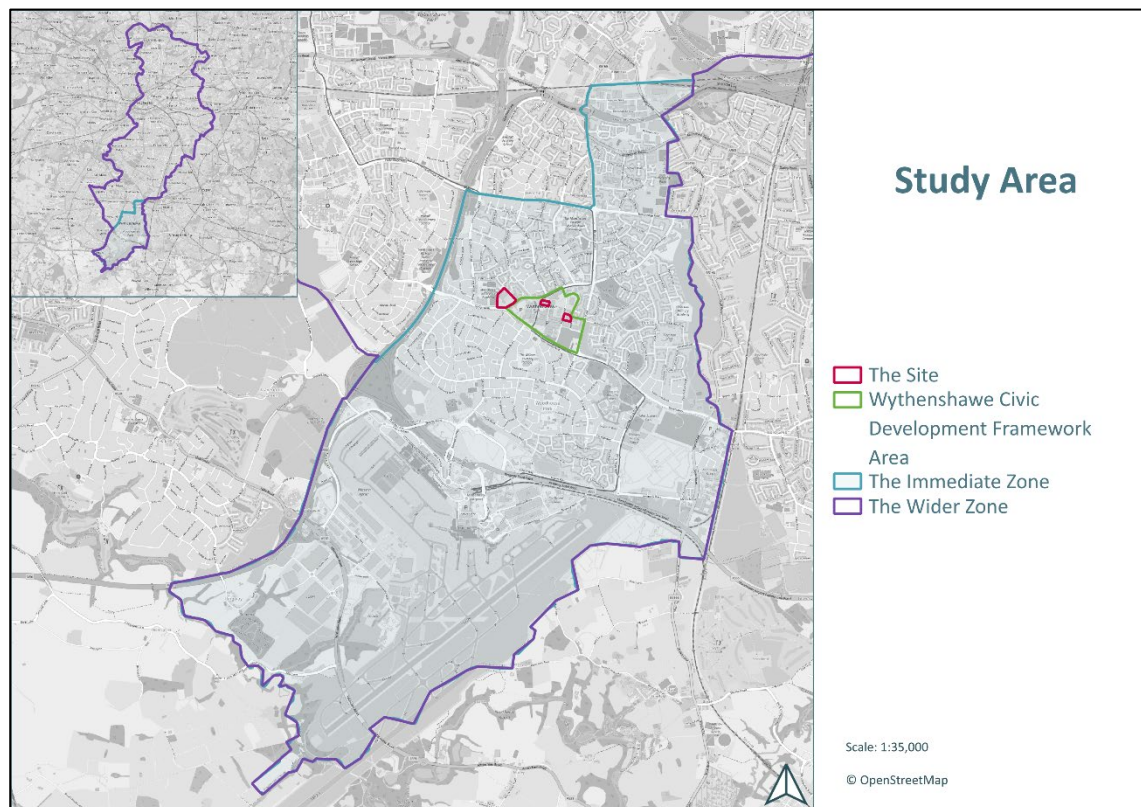
Assessing Impact Themes

- 3.4 The following eleven health impact themes have been considered as part of this HIA. These themes have been based on the approach set out within the HUDU guidance:
 - 1. Housing quality and design
 - 2. Access to healthcare services and other social infrastructure
 - 3. Access to open space and nature
 - 4. Air quality, noise and neighbourhood amenity
 - 5. Accessibility and active travel
 - 6. Crime reduction and community safety
 - 7. Access to healthy food
 - 8. Access to work and training
 - 9. Social cohesion and lifetime neighbourhoods
 - 10. Minimising the use of resources
 - 11. Climate change

Assessment Area

- 3.5 In assessing potential impacts of the Proposed Development, it is important to define relevant assessment zones which are most likely to be impacted.
- 3.6 Impacts are first considered on the basis of an Immediate Zone of Influence (“the Immediate Zone”), which is the area where the Proposed Development’s impacts are anticipated to be the greatest. In this case, we have identified this to be the ward in which the Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.
- 3.7 Impacts are also considered on the basis of a Wider Zone of Influence (“the Wider Zone”). In this case, we consider the Wider Zone of Influence to be the district of Manchester City.
- 3.8 Figure 3.1 below illustrates the two assessment zones in relation to the Site.

Figure 3.1 Study Area



4 Baseline Health Conditions

- 4.1 The following sections provides a baseline assessment of each of the determinants of health outlined by the Guide.
- 4.2 First, it is necessary to provide an overview of the general health and wellbeing context of the Immediate Zone of Influence, in comparison to the Wider Zone of Influence and regional and national averages.

General health and wellbeing context

Population

- 4.3 As of the 2021 Census^{vi}, the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Table 4.1 Population and households (2021)

	Immediate Zone	Wider Zone	North West	England
Population	32,226	551,924	7,417,549	56,490,284
Households	13,324	214,720	3,153,369	23,436,184
Average household size	2.42	2.57	2.35	2.41

Deprivation

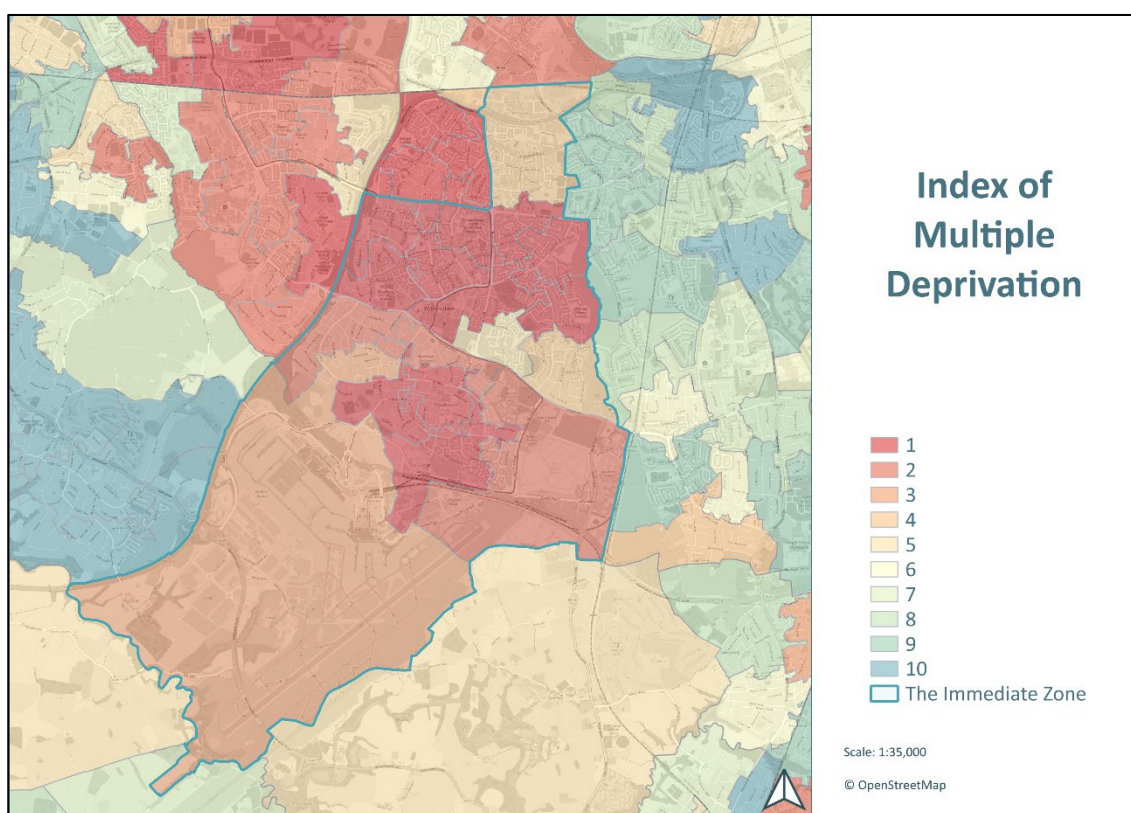
- 4.4 The Index of Multiple Deprivation (IMD)^{vii} is a measure of multiple deprivation for small areas . The indices of deprivation are determined by seven domains, these being:
- Income (which measures the proportion of the population experiencing deprivation relating to low income);
 - Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market);
 - Education, skills and training (which measures the lack of attainment and skills in the local population);
 - Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health);
 - Crime (which measures the risk of personal and material victimisation at a local level);

- Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services); and
- Living Environment (which measures the quality of the local environment).

4.5 According to the IMD 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country.

4.6 IMD data is also available at an LSOA level. Figure 4.1 illustrates how the Immediate Zone performs in the overall IMD decile. As seen, there is some variation across the Immediate Zone although generally deprivation levels are high.

Figure 4.1 Index of Multiple Deprivation



4.7 Table 4.2 details the average decile, minimum decile and maximum decile achieved in the Immediate Zone LSOAs across each domain. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Table 4.2 IMD domain deciles (2025)

Domain	Average decile	Minimum decile	Maximum decile
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IMD	2	1	5
Income	2	1	5
Employment	2	1	5
Education, Skills and Training	2	1	6
Health Deprivation and Disability	1	1	3
Crime	2	1	5
Barriers to Housing and Services	4	2	7
Living Environment	7	5	9

Health

- 4.8 Table 4.3 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health.

Table 4.3 General health (2021)

General health	Immediate Zone	Wider Zone	North West	England
Very good health	45.3%	50.8%	47.7%	48.5%
Good health	31.5%	31.4%	32.7%	33.7%
Fair health	14.9%	11.8%	13.4%	12.7%
Bad health	6.2%	4.5%	4.8%	4.0%
Very bad health	2.1%	1.5%	1.4%	1.2%

- 4.9 Table 4.4 sets out the local authority's performance against several key health indicators, as identified in the Department of Health & Social Care's Fingertips tool^{viii}. Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.
- 4.10 Additionally, the rate of physically active adults in the Wider Zone is low.

Table 4.4 Health indicators (2023)

Health indicator	Wider Zone	North West	England
Life expectancy at birth (male)	75.2	77.7	79.3
Life expectancy at birth (female)	79.9	81.7	83.2
Percentage of physically active adults (%)	64.7%	65.5%	67.4%
Smoking prevalence in adults (18 and over)	11.9%	11.8%	11.6%

Housing quality and design

- 4.11 As seen in Table 4.5, the Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.

Table 4.5 Number of bedrooms (2021)

Number of bedrooms	Immediate Zone	Wider Zone	North West	England
1 bedroom	7.0%	15.6%	9.3%	11.6%
2 bedrooms	31.9%	32.7%	27.6%	27.3%
3 bedrooms	53.6%	39.8%	44.5%	40.0%
4 or more bedrooms	7.5%	11.9%	18.6%	21.1%

- 4.12 Table 4.6 details occupancy ratings for bedrooms, as of the 2021 Census. A rating of -1 or less suggests that a household's accommodation has fewer bedrooms than is required, whereas a rating of +1 or more indicates that a household's accommodation has more bedrooms than is required. The data suggests that the Immediate Zone has more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.

Table 4.6 Occupancy rating for bedrooms (2021)

Occupancy rating	Immediate Zone	Wider Zone	North West	England
+2 or more	23.7%	21.1%	36.0%	35.6%
+1	40.0%	33.3%	36.0%	33.2%
0	30.9%	37.7%	24.6%	26.8%
-1	4.6%	6.3%	2.8%	3.6%
-2 or less	0.7%	1.6%	0.5%	0.7%

- 4.13 As seen in Table 4.7, very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties, which is consistent with the findings of Table 4.5 which suggests that accommodation in the Immediate Zone tends towards mid-size properties.

Table 4.7 Accommodation type by household (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%

Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

- 4.14 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.

Table 4.8 Housing tenure (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%
Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

- 4.15 The ONS provides data on housing affordability through its ratio of house price to workplace-based earnings^{ix}. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.
- 4.16 According to the same dataset, the Wider Zone had a median house price of £240,000. This is significantly higher than the regional average (£206,000) but lower than the national average (£289,995).
- 4.17 MHCLG's Housing Delivery Test (HDT) results^x demonstrate how well local authorities are meeting their housing requirements. According to the 2023 results, over the period 2020-21 to 2022-23, the Wider Zone had a housing requirement of 7,886 dwellings and delivered 10,161, resulting in a HDT measurement of 129%.
- 4.18 Manchester City Council published their most recent Five-year Housing Land Supply Statement in April 2024^{xi}, which includes an update on the local authority's housing land supply position. As of April 2024, the report outlines a housing land supply of 6.2 years.

Access to healthcare services and other social infrastructure

Healthcare

- 4.19 The following section considers the primary healthcare infrastructure available in the Immediate Zone, in reference to GP surgeries, hospitals, dentists, and pharmacies.
- 4.20 According to the NHS 'Find a GP' service^{xii} allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself.
- 4.21 In Table 4.9 the capacities available at each of these surgeries as of August 2025 (according to NHS data^{xiii}) is illustrated. The total capacity is calculated based on the number of FTE GPs at each surgery, and following guidelines that each FTE GP can cater for 1,800 patients. From the results below, it appears that local GP surgeries are operating at healthy capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

Table 4.9 GP capacities (2025)

Name	Patients	FTE GPs	GP requirements	GP shortfall/surplus
Cornishway Group Practice	10,584	8.1	5.9	2.2
Peel Hall Medical Centre	9,739	9.9	5.4	4.5
Benchill Medical Practice	9,832	5.2	5.5	-0.3
Tregenna Group Practice	5,430	3.9	3.0	0.9
The Park Medical Centre	6,888	6.6	3.8	2.7
Wilmslow Road Surgery	5,769	1.8	3.2	-1.4
Total	30,155	23.2	27	9

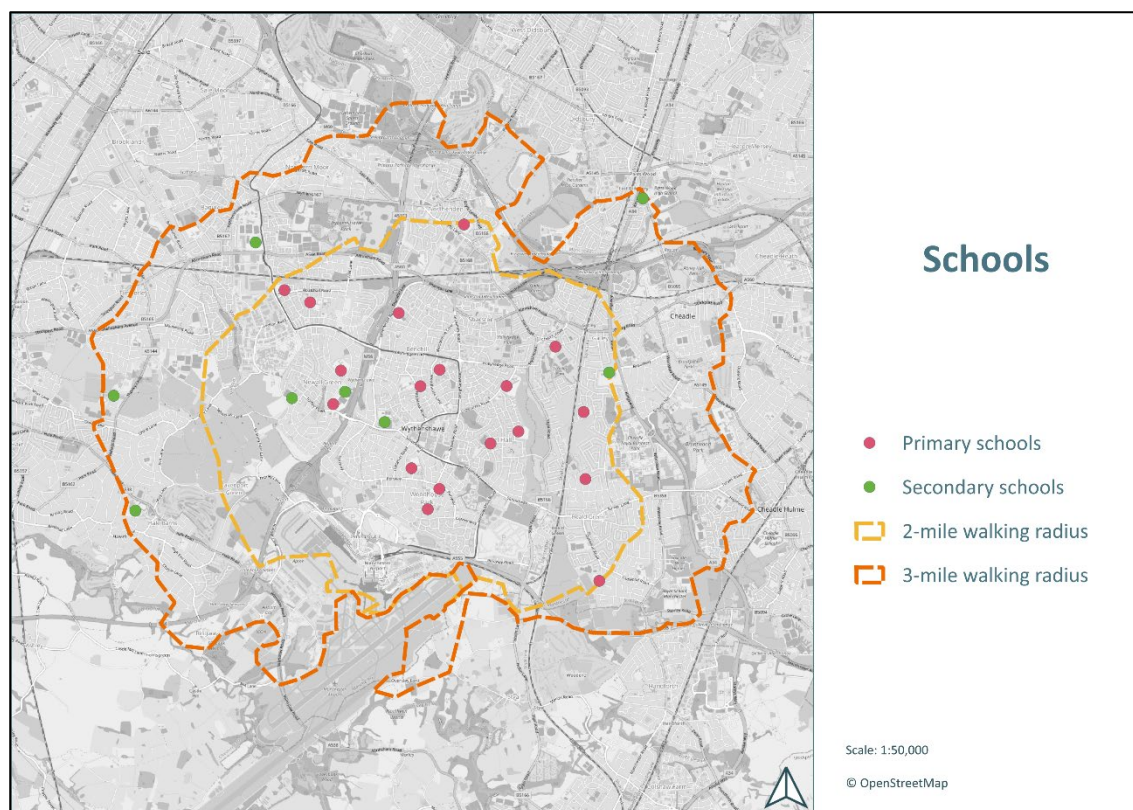
- 4.22 According to the NHS 'Find a dentist' service^{xiv}, there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.

- 4.23 According to the NHS 'Find a pharmacy'^{xv} service, there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.
- 4.24 The nearest hospital is Wythenshawe Hospital, located 2km west of the Site.

Education

- 4.25 The following section considers the education infrastructure available in the Immediate Zone, in reference to primary education and secondary education.
- 4.26 The Department for Education (DfE) travel accessibility standards^{xvi} are that schools should be within walking distance of the homes of the majority of its children. For children under 8 years the maximum walking distance is 2-miles and for children over 8 years 3-miles. In view of these standards, the education baseline applies a 2-mile and 3-mile accessibility buffer around the Site.
- 4.27 Figure 4.2 illustrates all early years and primary education providers within a 2-mile walking distance from the Site, and all secondary schools within a 3-mile walking distance from the Site.

Figure 4.2 Schools



4.28 There are 18 primary schools within a 2-mile walking distance from the Proposed Development, which are detailed in Table 4.10. The most recent Ofsted rating for each school has also been noted. As seen, quality is generally high, with most schools rated as 'Good', two rated as 'Outstanding' and only three rated as 'Requires Improvement' (where data is available).

Table 4.10 Primary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Baguley Hall Primary School	Good	525	498	27	5.1%
Benchill Primary School	Requires Improvement	532	475	57	10.7%
Bolshaw Primary School	Good	210	213	-3	-1.4%
Crossacres Primary Academy	Outstanding	630	620	10	1.6%
Gatley Primary School	Outstanding	630	568	62	9.8%
Haveley Hey Community School	Requires Improvement	432	405	27	6.3%
Lum Head Primary School	Good	315	243	72	22.9%
Newall Green Primary School	Good	630	552	78	12.4%

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Peel Hall Primary Academy	Requires Improvement	210	176	34	16.2%
Prospect Vale Primary School	Good	210	205	5	2.4%
Ringway Primary School	Good	420	403	17	4.0%
Sacred Heart Catholic Primary School	Good	207	223	-16	-7.7%
Ss John Fisher and Thomas More Catholic Primary School	Good	315	314	1	0.3%
St Anthony's Catholic Primary School	Good	630	629	1	0.2%
St Elizabeth's Catholic Primary School	Good	196	210	-14	-7.1%
St Peter's Catholic Primary School	Good	210	217	-7	-3.3%
St Wilfrid's CofE Aided Primary School Northenden	Good	315	298	17	5.4%
The Willows Primary School	Good	423	408	15	3.5%
Total	-	7,040	6,657	383	5.4%

- 4.29 Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a healthy level of capacity available.
- 4.30 Within a 3-mile walking distance of the Site there are eight secondary schools, which are detailed in the table below. Two of the eight were rated as 'Requires Improvement' in their most recent Ofsted inspection which may suggest qualitative issues in secondary education provision.

Table 4.11 Secondary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Altrincham College	Good	1,117	980	137	12.3%
Dixons Brooklands Academy	Requires Improvement	1,170	1,022	148	12.6%
Dixons Newall Green Academy	-	700	133	567	81.0% ¹
Manchester Enterprise Academy	Good	1,320	1,266	54	4.1%
Parrs Wood High School	Good	1,932	1,907	25	1.3%
Saint Ambrose College	Good	1,050	1,068	-18	-1.7%
Saint Paul's Catholic High School	Good	900	939	-39	-4.3%
The Kingsway School	Requires Improvement	1,670	1,294	376	22.5%
Total	-	9,859	8,609	1,250	12.7%

- 4.31 Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools. Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Access to open space and nature

- 4.32 According to the 2025 Manchester Open Space Assessment^{xvii}, there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.
- 4.33 The table below details the provision of open spaces across the sub-area:

Table 4.12 Wythenshawe open space provision

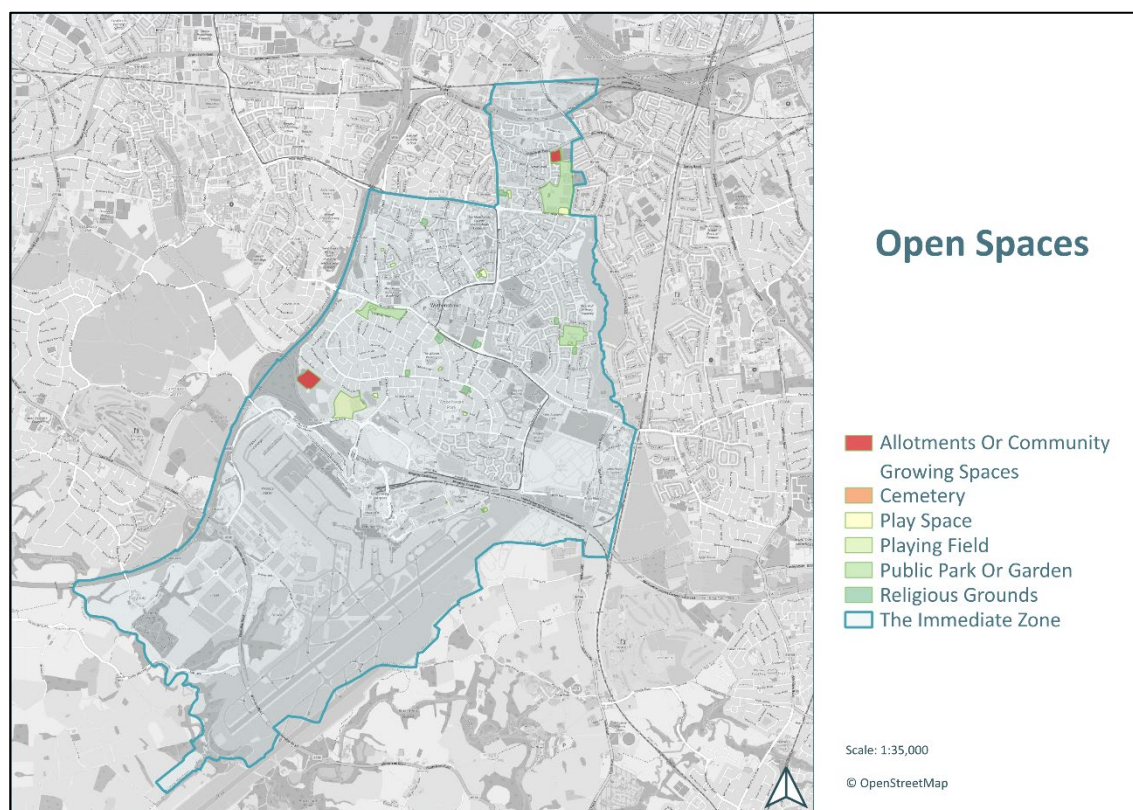
Open space typology	Number of open spaces	Existing provision (ha)
Allotments and community gardens	7	8.10
Amenity greenspace	62	49.43
Cemeteries and burial grounds	18	6.89
Civic spaces	0	0.00
Natural and semi-natural areas greenspace	61	115.41
Parks and gardens	13 (incl. 1 strategic park)	147.53 (incl. 107.43 strategic parks)

¹ Dixons Newall Green Academy opened in 2023 and so capacity in 2023/24 is unlikely to reflect true enrolment.

Open space typology	Number of open spaces	Existing provision (ha)
Provision for children and young people	38	3.85
Total	199	331.21

- 4.34 In terms of accessibility, the assessment identifies access issues particularly in the typologies of Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) provision, and in allotments and community gardens. The assessment also identifies 'quality' factors with open space provision in Wythenshawe, with a higher number of sites graded as 'Poor' or 'Fair', fewer sites graded as 'Good' or 'Very Good', and no sites graded as 'Excellent'. This varies by typology, however, with natural and semi-natural greenspace performing particularly poorly, and provision for children and young people scoring highly.
- 4.35 Figure 4.3 illustrates the open spaces within the Immediate Zone specifically, according to the OS Open Greenspace dataset^{xviii}.

Figure 4.3 Open Spaces



Air quality, noise and neighbourhood amenity

- 4.36 Poor air quality appears to be major issue in Greater Manchester, according to PfE. Transport is the primary source of air pollution, with roads accounting for 65% of nitrogen

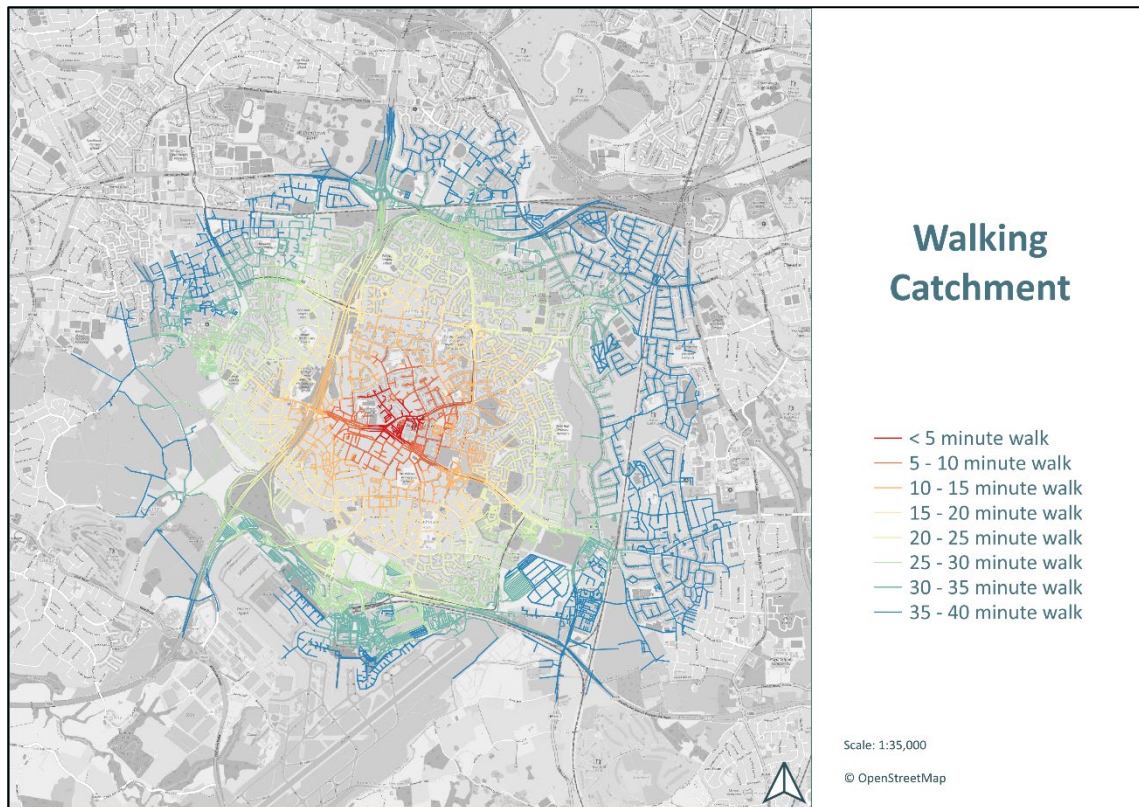
oxides (NO_x), 79% of larger particulates (PM10) and 31% of carbon dioxide. Wood burning stoves and coal fires are another major contributor. Other sources of air pollution include power stations, biomass, incineration and other industrial activities and agriculture practices.

- 4.37 A small section in the central area of the site along Rowlandsway is designated as part of the Manchester Air Quality Management Area (AQMA). Areas to the south of the site along Simonsway are also located in the Manchester AQMA, which was declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO₂) and Particulate Matter (PM10).

Accessibility and active travel

- 4.38 There are no train stations within the Immediate Zone, although there are a number of tram stops which serve the Manchester Metrolink. These offer regular services between the city centre and Manchester Airport. The nearest tram stop to the Proposed Development is located within a 5-minute walking distance.
- 4.39 Wythenshawe bus station is located within the town centre, and is therefore in close proximity to the town centre. This offers frequent buses running to the city centre, the airport, Altrincham and Stockport.
- 4.40 In addition, there are a number of key community services and facilities located in proximity which may encourage the use of active travel modes. The figure below shows the extent of the 2-mile walking catchment from the Site, which broadly translates to a 40-minute walking distance.

Figure 4.4 Walking Catchments



4.41 The matrix below illustrates the key facilities that are accessible within a 20-minute walk from the Proposed Development.

Table 4.13 Accessibility to key services and facilities

Key facility	5-minute walk	10-minute walk	15-minute walk	20-minute walk
Primary school	✓			
Secondary school	✓			
Bus stop	✓			
Train station				
GP surgery	✓			
Dental surgery	✓			
Pharmacy	✓			
Hospital				
Park	✓			
Supermarket	✓			
Library	✓			
Community centre	✓			

4.42 As seen, the majority of services and facilities are accessible within a 20-minute walk from the Proposed Development. Many are located within the town centre itself and are therefore within a 5-minute walk. The only facilities located outside of the 20-minute walking distance are a train station and a hospital, with the nearest train station (Heald

Green) located 30-minutes away and the nearest hospital (Wythenshawe Hospital) located 35-minutes away.

Crime reduction and community safety

- 4.43 In the IMD, the Immediate Zone scores poorly in the Crime domain, suggesting that crime is a pervasive issue in the local area.
- 4.44 The ONS publishes data relating to recorded crime figures for Community Safety Partnership (CSP) areas in England and Wales^{xix}. The Wider Zone broadly aligns with the Manchester CSP area. As of the year ending March 2024, the Manchester CSP area had a crime rate of 165.9 recorded crimes per 1,000 people. This makes it the area with the highest crime rate in the North West region, and the CSP area with the fourth-highest crime rate overall.

Access to healthy food

- 4.45 The main supermarkets in the Immediate Zone are all located within the town centre itself and therefore are very accessible to the Proposed Development. These include an Asda supermarket and Iceland supermarket. It is assumed they would have a wider range of affordable food. In addition, there are a number of smaller convenience stores throughout the Immediate Zone which would meet everyday needs.
- 4.46 According to the OS Open Greenspace dataset, there are two allotments in the Immediate Zone, the Sharston Community Allotments and the Woodhouse Park Allotments, the latter of which is located an approximately 20 minute walk from the site.

Access to work and training

- 4.47 Table 4.14 details the economic activity of residents aged 16 and over as of the Census 2021.

Table 4.14 Economic activity status (2021)

Economic activity status	Immediate Zone	Wider Zone	North West	England
Economically active (including students)	59.6%	59.2%	58.9%	60.9%
In employment	54.6%	53.5%	55.5%	57.4%
Unemployed	5.1%	5.7%	3.4%	3.5%
Economically inactive	40.4%	40.8%	41.1%	39.1%
Retired	15.1%	10.6%	22.2%	21.5%
Student	4.9%	13.1%	5.6%	5.6%
Looking after home or family	6.9%	6.6%	4.7%	4.8%

Economic activity status	Immediate Zone	Wider Zone	North West	England
Long-term sick or disabled	8.8%	5.9%	5.3%	4.1%
Other	4.7%	4.6%	3.3%	3.1%

- 4.48 As seen, the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retired or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.
- 4.49 As of September 2025, Manchester had a total of 25,320 people claiming Universal Credit or Jobseeker's Allowance (JSA)^{xx}. Of these, 4,940, or 19.5%, are aged between 16 and 24.
- 4.50 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.
- 4.51 As seen in Table 4.15, in comparison to national averages, the Immediate Zone has fewer people employed in occupations associated with high wages and high qualifications (e.g. managers, directors and senior officials and professional occupations), and more people employed in occupations associated with lower wages and lower qualifications (e.g. sales and customer service occupations and elementary occupations).

Table 4.15 Occupation (2021)

Occupation	Immediate Zone	Wider Zone	North West	England
1. Managers, directors and senior officials	6.7%	8.7%	11.4%	12.9%
2. Professional occupations	13.8%	23.9%	19.2%	20.3%
3. Associate professional and technical occupations	9.9%	13.5%	12.6%	13.3%
4. Administrative and secretarial occupations	9.2%	8.0%	9.7%	9.3%
5. Skilled trades occupations	9.5%	6.6%	10.0%	10.2%
6. Caring, leisure and other service occupations	13.9%	10.1%	10.0%	9.3%

Occupation	Immediate Zone	Wider Zone	North West	England
7. Sales and customer service occupations	10.5%	9.3%	8.4%	7.5%
8. Process, plant and machine operatives	8.4%	6.4%	7.6%	6.9%
9. Elementary occupations	18.2%	13.5%	11.0%	10.5%

- 4.52 In terms of industries worked in, there are more people in the Immediate Zone employed in transport and storage, administrative and support service activities and human health and social work activities when compared to national averages. However, there are fewer people employed in manufacturing, construction and professional, scientific and technical activities.

Table 4.16 Industry (2021)

Industry	Immediate Zone	Wider Zone	North West	England
A: Agriculture, Forestry and fishing	0.2%	0.1%	0.7%	0.8%
B: Mining and quarrying	0.0%	0.0%	0.1%	0.2%
C: Manufacturing	5.7%	4.4%	8.1%	7.3%
D: Electricity, gas, steam and air conditioning supply	0.5%	0.4%	0.6%	0.6%
E: Water supply; Sewerage, Waste management and Remediation activities	0.6%	0.4%	1.0%	0.7%
F: Construction	6.9%	5.0%	8.0%	8.7%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	16.0%	15.4%	16.1%	15.0%
H: Transport and storage	9.9%	6.0%	5.1%	5.0%
I: Accommodation and food service activities	7.1%	7.0%	5.1%	4.9%
J: Information and communication	4.3%	5.3%	3.5%	4.7%
K: Financial and insurance activities	2.2%	3.2%	3.0%	3.8%
L: Real estate activities	1.4%	1.5%	1.5%	1.6%
M: Professional, scientific and technical activities	3.2%	7.6%	5.8%	6.7%

Industry	Immediate Zone	Wider Zone	North West	England
N: Administrative and support service activities	8.9%	6.6%	5.1%	5.3%
O: Public administration and defence; compulsory social security	3.2%	4.2%	6.1%	5.8%
P: Education	7.4%	10.9%	9.7%	9.9%
Q: Human health and social work activities	19.2%	17.4%	16.2%	14.6%
R, S, T, U Other	3.4%	4.5%	4.2%	4.6%

- 4.53 Data on earnings is available from the Annual Survey of Hours and Earnings (ASHE) at a local authority level^{xxi}. As of 2024, full-time workers in Manchester had a weekly gross pay of £669.80 and part-time workers had a weekly gross pay of £258.00. In both cases, this is below regional and national averages.

Table 4.17 Weekly gross pay (2024)

Weekly gross pay	Wider Zone	North West	England
Full-time workers	£669.80	£696.00	£732.00
Part-time workers	£258.00	£265.10	£262.90

- 4.54 Table 4.18 details travel to work patterns in the assessment areas, according to the Census 2021. The Immediate Zone has a significantly lower proportion of people who work mainly from home in comparison to the other assessment areas. In comparison to national averages, the Immediate Zone has a higher rate of people using sustainable methods of transport, such as active travel and public transport.

Table 4.18 Method of travel to work (2021)

Method of travel to work	Immediate Zone	Wider Zone	North West	England
Work mainly at or from home	20.2%	31.6%	27.3%	31.5%
Public transport (tram, train or bus)	13.0%	13.9%	6.0%	8.2%
Private transport (car, van, motorcycle or taxi)	52.1%	40.4%	55.8%	49.6%
Active transport (walking or cycling)	13.5%	12.8%	9.7%	9.7%
Other	1.2%	1.3%	1.0%	1.0%

- 4.55 As seen in the table below, the Immediate Zone appears to have a high number of people working locally, with more people travelling less than 5km to work, and fewer people travelling more than 20km to work.

Table 4.19 Distance travelled to work (2021)

Method of travel to work	Immediate Zone	Wider Zone	North West	England
Less than 2km	15.8%	12.1%	12.2%	11.0%
2km to less than 5km	21.8%	16.7%	14.9%	12.6%
5km to less than 10km	13.8%	15.2%	13.6%	11.7%
10km to less than 20km	9.7%	7.4%	10.8%	10.4%
20km to less than 30km	1.8%	1.4%	3.7%	4.0%
30km to less than 40km	0.3%	0.8%	1.5%	1.7%
40km to less than 60km	0.6%	1.0%	1.0%	1.3%
60km and over	1.2%	1.3%	1.1%	1.3%
Works mainly from home	20.2%	31.6%	27.3%	31.5%
Works mainly at an offshore installation, in no fixed place, or outside the UK	15.0%	12.7%	13.9%	14.5%

Social cohesion and lifetime neighbourhoods

- 4.56 Table 4.20 details the age structure of the Immediate Zone in comparison to the other assessment areas. Relative to regional and national averages, the Immediate Zone has a younger population, with a higher population of people under 16 and fewer over 65s. The working-age population is however consistent with the national average, and below that of the Wider Zone average.

Table 4.20 Age structure (2021)

Age group	Immediate Zone	Wider Zone	North West	England
0-15	23.4%	20.6%	18.8%	18.6%
16-64	63.3%	69.9%	62.5%	63.0%
65+	13.3%	9.5%	18.7%	18.4%

- 4.57 The Census 2021 also collected data on the definition of respondents as disabled under the Equality Act (2010), which is summarised in the table below. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.

Table 4.21 Disabilities (2021)

Disability	Immediate Zone	Wider Zone	North West	England
Disabled under the Equality Act	22.6%	17.5%	19.4%	17.3%
Not disabled under the Equality Act	77.4%	82.5%	80.6%	82.7%

Minimising the use of resources

- 4.58 According to PfE, around two-thirds of carbon emissions in Greater Manchester come from domestic and commercial buildings. The PfE identifies a number of 'Heat and Energy Network Opportunity Areas' across Greater Manchester, as areas which have the potential to achieve significant reduction in emissions, and have significant potential for promoting regional growth in the Low Carbon sector. The Proposed Development is located in one of the Heat and Energy Network Opportunity Areas.

Climate change

- 4.59 As per the Greater Manchester Climate Change Risk Assessment (2024)^{xxii}, in the decade 2012 to 2021, temperatures were on average 1.0°C warmer than the 1961 to 1990 average. Seasonal rainfall has also changed, with decreasing summer rainfall and increasing winter rainfall.
- 4.60 If these trends continue, the assessment projects that Manchester will experience hotter, direr summers, warmer winters, heavy, more intense rainfall and more severe droughts. These impacts present high risks to the natural environment, infrastructure, health, communities and built environment, and business.

5 Rapid Health Impact Assessment Matrix

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	☒ Yes ☐ Partial ☐ No	A proportion of homes will be M4(2) compliant.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	M4(2) dwellings should be provided in line with Policy JP-H3 of PfE.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☒ Yes ☐ Partial ☐ No	180 of the dwellings will be delivered as older persons accommodation in the form of extra care housing.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Accommodation for older people should be provided in line with Policy JP-H3 of PfE.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ Partial ☐ No	As above, 180 of the dwellings will be delivered as extra care accommodation.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Accommodation for older people should be provided in line with Policy JP-H3 of PfE.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ Partial ☐ No	The Design and Access Statement (DAS) submitted as part of this planning application details how the Proposed Development will be designed to a high quality.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver the dwellings in line with Policy JP-H3 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ Partial ☐ No	The Proposed Development intends to deliver a range of housing types and sizes, from 1-bedroom flats to houses. The Proposed Development will provide a significant quantum of affordable homes. 180 of the dwellings will also be delivered as extra care apartments for older people.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Provide an appropriate housing mix that is informed by available local housing needs evidence, and in line with Policies JP-H2 and JP-H3 of PfE.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	☒ Yes ☐ Partial ☐ No	The planning application material should confirm how the proposals will meet the required energy standards.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Include a Sustainability Statement which can confirm how the Proposed Development will be delivered in line with Policy JP-S1 of PfE.
2. Access to health and social care services and other social infrastructure				
Does the proposal retain or re-provide existing social infrastructure?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include any additional social infrastructure. However, baseline analysis suggests current provision is adequate.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted	☒ Yes ☐ Partial ☐ No	Analysis has been undertaken to assess the impact of the Proposed Development on local health and social care services.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
regarding existing and planned healthcare capacity?		This analysis of local health services shows that there is significant capacity within local GP surgeries to accommodate demand that may arise from occupation of the Proposed Development.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include a healthcare facility.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ Partial ☐ No	Proximity analysis has been undertaken to identify the location and accessibility of social infrastructure within the Immediate Zone of Influence. There is a healthy level of capacity within local primary and secondary schools which should be expected to accommodate any demand associated with the new development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal explore/allow for opportunities for shared community use and co-location of services?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include additional community space.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
3. Access to open space and nature				

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes a small quantum of open space.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how the Proposed Development can contribute to urban green space in line with Policy JP-G6 of PfE.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ Partial ☐ No	Although the Proposed Development does not provide new open space, it benefits from good access to existing spaces.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes landscaping which will provide links between open spaces and the public realm.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ Partial ☐ No	The areas of open and natural space within the proposals will benefit people of all ages and disabilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal seek to provide a range of play spaces for children and young people?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include formal play spaces for children and young people although as noted in the baseline analysis section, there a number of such spaces within proximity to the site.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ Partial ☐ No	Details of how new open space will be managed and maintained will be a matter for subsequent stages for the development process.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	This should be agreed prior to the development taking place.
4. Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ Partial ☐ No	Construction impacts will be minimised through the effective implementation of a Construction Environmental Management Plan (CEMP).	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Monitor CEMP measures to ensure that they are effective in mitigating impacts. Put in place effective community liaison and response measures to deal quickly with any non-compliances or adverse impacts.
Does the proposal seek to minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ Partial ☐ No	The site is in a sustainable location, and by promoting active and sustainable modes of transport, proposals minimise the impact of air pollution caused by traffic.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to encourage sustainable modes of travel.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ Partial ☐ No	The site is in a sustainable location, and by promoting active and sustainable modes of transport, proposals minimise the impact of air pollution caused by traffic.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to encourage sustainable modes of travel.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
5. Accessibility and active transport				
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ Partial ☐ No	By promoting the use of active travel and public transport over cars, the Proposed Development will meet several of the Healthy Streets indicators.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider indicators such as 'shade and shelter' and 'places to stop and rest' when designing the landscaping at the Proposed Development.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ Partial ☐ No	The Proposed Development is well placed to connect to existing local walking networks.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	It is considered that the Proposed Development encourages walking and therefore no further recommendations are made at this stage.
Does the proposal prioritise and encourage cycling for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ Partial ☐ No	A cycle store is located at Plot 3.3 which will encourage cycling by providing a safe storage area.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver cycling infrastructure in line with Policies JP-C1, JP-C5 and JP-C6 of the PfE.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ Partial ☐ No	The Proposed Development is well connected to existing cycle and walking networks in the town centre.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include traffic management and calming	☒ Yes ☐ Partial	A Transport Assessment will be submitted as part of the planning application which will	☐ Positive ☐ Negative	Implement any measures identified in the Transport

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
measures to help reduce and minimise road injuries?	☐ No	identify any measures which can be introduced to reduce road injuries.	☐ Neutral ☒ Uncertain	Assessment to improve road safety of the proposals.
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development is sustainably located which ensures that residents have good access to public transport and local services and facilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ Partial ☐ No	Car parking will be provided in line with the Council's adopted parking standards.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Implement a Residential Travel Plan and Employment Travel Plan during the occupancy phase to promote car sharing and car clubs.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ Partial ☐ No	Good and inclusive accessibility is incorporated into the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the application of good practice guidelines set out within 'Disability and Inclusive Access to the Built Environment' (2010).
6. Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ Partial ☐ No	The DAS demonstrates how proposals are designed to be safe and secure.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the implementation of Secure by Design principles.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ Partial ☐ No	The DAS demonstrates how proposals are designed to be safe and secure.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider the implementation of Secure by Design principles.
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ Partial ☐ No	The Proposed Development is designed to a high standard and regard has been given to making the Site an attractive, functional and safe location throughout the design process.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ Partial ☐ No	Consultation with the local community and voluntary sector in regards to crime and safety is yet to be carried out.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consult local community and voluntary sectors to understand how the Proposed Development can improve safety in the town centre.
7. Access to healthy food				
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include allotments or community farms. The retail floorspace has the potential to be used for farmers' markets on an occasional basis.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consider how farmers' markets can be incorporated at the Site.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes new retail floorspace which could be used as food stores or smaller affordable shops.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how retail floorspace can be used for food stores or independent shops.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒ Yes ☐ Partial ☐ No	The operators included at the Proposed Development are yet to be determined.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Restrict the use of the retail floorspace as a hot-food takeaway.
8. Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ Partial ☐ No	The Proposed Development is anticipated to support 1,090 construction jobs, which equates to 506 jobs per annum. The Proposed Development is expected to directly generate approximately 15 FTE jobs through the new retail and workplace floorspace provided on-site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider opportunities to source local employment during the construction phase through the promotion of jobs in local job centres and school/colleges. Consider apprentice and volunteering schemes where appropriate.
Does the proposal provide childcare facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development does not include childcare facilities.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes a small quantum of retail and workplace floorspace.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider how affordable spaces can be implemented to support local businesses.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ Partial ☐ No	During the construction period, the level of construction employment is expected to be significant (approximately 506 jobs per annum). During operation, an additional 15 FTE jobs are expected to be supported on-site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Local employment and the use of local suppliers during the construction phase and operation should be promoted.
9. Social cohesion and inclusive design				
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ Partial ☐ No	Consultation with the local community in regards to local needs and health inequalities is yet to be carried out.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Consult local community and voluntary sectors to understand how the Proposed Development can address local needs.
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 ☐ Partial ☐ No	The Proposed Development is well integrated with the existing town centre and its facilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ Partial ☐ No	The Proposed Development includes residential development and some retail/workplace floorspace. It is also well connected with a range of community facilities within the existing town centre.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ Partial ☐ No	The retail and workplace floorspace provided on-site may offer opportunities for voluntary and community sectors.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Consider how the retail and workplace floorspace can be used by voluntary and community sectors.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ Partial ☐ No	Principles of inclusive and age-friendly design have been incorporated into the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further recommendations are made at this stage.
10. Minimising the use of resources				
Does the proposal make best use of existing land?	☒ Yes ☐ Partial ☐ No	The site is currently vacant. The density of the Proposed Development will ensure that the Site is used more efficiently than its existing use.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver the Proposed Development in line with Policy JP-H4 of PfE.
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ Partial ☐ No	Any waste as part of the construction phase will be reused and recycled where possible.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Enable recycling and waste reduction during the construction phase, in accordance with Policy JP-S6 of PfE.
Does the proposal seek to incorporate sustainable design and construction techniques?	☒ Yes ☐ Partial ☐ No	The implementation of a CEMP will ensure that sustainable construction techniques are embedded in the Proposed Development.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver proposals in line with Policy JP-S6 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
11. Climate change				
Does the proposal incorporate renewable energy?	☒ Yes ☐ Partial ☐ No	Renewable energy is not integrated with the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Consider opportunities to incorporate renewable forms of energy into the Proposed Development.
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 ☐ Partial ☐ No	Details of energy efficiency and climate change proofing, including measures to conserve and recycle water is set out within the Design and Access Statement.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Deliver proposals in accordance with Policies JP-S1 and JP-S2 of PfE.
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ Partial ☐ No	The Proposed Development is not expected to have a significant impact on biodiversity. A Biodiversity Net Gain Assessment has been undertaken to support the planning application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Provide a Biodiversity Net Gain Assessment with the planning application to demonstrate how proposals will be delivered in line with Policy JP-G8 of PfE.
Does the proposal incorporate sustainable urban drainage techniques?	☒ Yes ☐ Partial ☐ No	The planning application will be supported by a Flood Risk Assessment and Drainage Strategy demonstrating the proposed development is acceptable in terms of flood risk.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Demonstrate, via the Flood Risk Assessment and Drainage Strategy, that proposals are in accordance with Policy JP-S4 of PfE.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended amendments or enhancement actions to the proposal under consideration
Any other comments				
The Proposed Development is identified to have either a positive or neutral impact on all receptors. No negative health impact outcomes have been identified that would necessitate further detailed analysis. A number of enhancement measures have been identified which can further improve health outcomes, and these should be considered and implemented where possible.				
Name of assessor and organisation		Fiona Bruce, Nexus Analytics and Research		
Date of assessment		27/11/25		

ⁱ Ministry of Housing, Communities and Local Government (2024); 'National Planning Policy Framework'.

ⁱⁱ Ministry of Housing, Communities and Local Government (2022); 'Healthy and safe communities'.

ⁱⁱⁱ Greater Manchester Combined Authority (2024); 'Places for Everyone Joint Development Plan'.

^{iv} Public Health England (2020); 'Health Impact Assessment in spatial planning'.

^v London Healthy Urban Development Unit (2019); 'Rapid Health Impact Assessment Tool'.

^{vi} Office for National Statistics (2022); 'Census 2021'.

^{vii} Ministry of Housing, Communities and Local Government (2025); 'English indices of deprivation 2025'.

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- viii Department of Health & Social Care (2023); 'Fingertips'.
- ix Office for National Statistics (2025); 'House price to workplace-based earnings ratio'
- x Ministry of Housing, Communities and Local Government (2024); 'Housing Delivery Test: 2023 measurement'.
- xi Manchester City Council (2024); 'Five-Year Housing Land Supply Statement'.
- xii NHS (2025); 'Find a GP'.
- xiii NHS (2025); 'General Practice Workforce, 31 August 2025'.
- xiv NHS (2025); 'Find a dentist'.
- xv NHS (2025); 'Find a pharmacy'.
- xvi Department for Education (2024); 'Travel to school for children of compulsory school age'.
- xvii Manchester City Council (2025); 'Open Space Assessment'.
- xviii Ordnance Survey (2025); 'OS Open Greenspace'.
- xix Office for National Statistics (2024); 'Recorded crime data by Community Safety Partnership area'.
- xx Office for National Statistics (2025); 'Claimant count'.
- xxi Office for National Statistics (2025); 'Annual Survey of Hours and Earnings – Resident Analysis'.
- xxii Greater Manchester Combined Authority (2024); 'Greater Manchester Climate Change Risk Assessment'.