

# HEALTH IMPACT ASSESSMENT

Land West of Sheffield Road, Hoyland

NEWLAND DEVELOPMENTS

191HA800

DEVELOPMENT & PLANNING | LEEDS

August 2020



## **CONTENTS**

1.	Introduction	4
2.	Background	5
3.	Planning Policy	8
4.	Baseline Conditions	12
5.	Proposed Development Scoping Assessment	17
6.	Summary and Recommendations	25
	Appendix 1 – HUDU Rapid Health Impact Assessment Tool	26

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## 1. Introduction

- 1.1 Cushman & Wakefield (C&W) have prepared this Health Impact Assessment to support the Masterplan Framework for Hoyland West. Hoyland West comprises of 52.5 ha of employment land (Policy ES13 in the Barnsley Local Plan) and land to accommodate circa 101 dwellings (Policy HS57 in the Local Plan).
- 1.2 The Masterplan Framework has been prepared by FPCR in conjunction with Barnsley Metropolitan Borough Council, Newlands Developments and other landowners. The purpose of the Masterplan Framework is to ensure that development at Hoyland West takes place in a comprehensive and sustainable manner taking account of all infrastructure requirements.
- 1.3 This report seeks to demonstrate that there will be no significant adverse impacts on human health as a result of the development of the Masterplan Framework area at Hoyland West. Where adverse effects are anticipated appropriate mitigation will be identified and applied.
- 1.4 Accordingly, this report is structured as follows:
  - Background: Section 2;
  - Site and Surroundings (including planning history): Section 3;
  - Development Proposals: Section 4;
  - Review of Planning Policy: Section 5;
  - Analysis: Section 6, and;
  - Summary and Recommendations: Section 7.

## 2. Background

- 2.1 The Hoyland Masterplan Framework area comprises of 49.3ha of employment land. The Masterplan Framework divides this into Plots 1, 2, 3 and 5. An additional area of land not forming part of the Local Plan allocation is also included and is referenced as Plot 4. Plots 1, 2, 3 and 5 collectively form part of Site ES13 in the Barnsley Local Plan. In addition, the Masterplan Framework includes allocation HS57 which is for circa 101 dwellings. Plots 1 and 2 are located to the west of Sheffield Road, with Plot 3 located north of Tankersley Lane. Immediately adjacent to the western boundary of the site is the M1, with Junction 36 of the M1 located to the north of parcel 3. Plot 5 is located. The housing plot is located adjacent to the existing settlement boundary in the north east of the site facing onto Sheffield Road. Barnsley town centre is located approximately 6.5km north of the Hoyland West.
- 2.2 The Masterplan Framework area comprises mainly of agricultural fields in use for grazing, although part of the site north of Tankersley Lane is currently used as sports facilities for cricket, football and archery.
- 2.3 To the west of the area is a tree belt that provides screening from the M1, to the south of the area is Bell Ground Wood and to the east and north is residential and commercial development. The eastern and northern edges of the site currently define the settlement edge of Hoyland. Field boundaries within the site are currently loosely defined by a series of semi-mature scattered hedgerows with the eastern boundary along Sheffield Road comprising of stone walls.
- 2.4 The overall Masterplan Framework area as defined by the Local Plan comprises of an area comprises of circa 53.50ha.
- 2.5 Hoyland West is within a sustainable location with good transport links. There are frequent bus services operating from various bus stops surrounding the site. These are within walking distance of the application site and offer services to Barnsley Town Centre (via Birdwell), Hoyland Town Centre, Chapeltown, Elsecar, Broomhill and Manvers (via Cortonwood).
- 2.6 Elsecar Rail Station is located approximately 3km east of the site. Rail services operate half hourly between Leeds (via Barnsley) and Nottingham (via Sheffield) Monday to Saturday with a reduced service on Sunday. This allows people to travel to and from the site via rail as part of a combined journey. The site is also close to local amenities detailed in Table 1 below.

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

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

## **Surrounding Area**

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

## **Planning History**

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

## 3. Planning Policy

### Wellbeing Initiatives

#### Public Health England Strategy 2020 to 2025 (2019)

- 3.1 The strategy sets the direction for keeping people safe, preventing poor health, narrowing the health gap and supporting a strong economy. The strategy identifies ten areas to target which will deliver the biggest impact for the public's health over the next five years:
- Smoke-free society
  - Healthier diets, healthier weight
  - Cleaner air,
  - Better mental health
  - Best start in life
  - Effective response to major incidents;
  - Reduced risk from antimicrobial resistance
  - Predictive prevention
  - Enhanced data and surveillance capabilities
  - New national science campus.
- 3.2 The Spatial Planning for Health Report 2017 assessed the impact of neighbourhood design, housing, transport, the natural environment and the food environment on health. The Report 2017 sets out that there is a link between health and the built and natural environment.
- 3.3 In addition to direct health benefits, enhancement of the built and natural environment can have an impact on people's attitudes, behaviours and perceptions of their environment.
- 3.4 Findings strengthen the argument for upstream shift to address key obstacles to healthy living and improve circumstances that produces unhealthy behaviours.

#### Marmot Review – 10 Years On (2020)

- 3.5 Since the Marmot Review, life expectancy has stalled, years in ill health have increased and inequalities in health have widened. The report provides an in-depth analysis of health inequalities in England and assess what has happened in key social determinants of health, positively and negatively in the last 10 years.
- 3.6 When a society is flourishing health tends to flourish. When a society has large social and economic inequalities there are large health inequalities. The health of the population is not just a matter of how well the health service is funded and functions, important as that is; health is closely linked to the conditions in which people are born, grow, live, work and age and inequalities in power, money and resources – the social determinants of health.



- 3.7 The question is not can we afford better health for the population but what kind of society we want. The recommendations made will create conditions for all members of society to lead flourishing lives to achieve their full potential and to enjoy levels of good health currently experience by people who live in the most advantaged circumstances.

#### **Health Survey for England 2019**

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

#### **Active by Design – Designing Places for Healthy Lives (2014)**

- 3.11 The report sets out a new programme that will address one of the most serious health issues facing modern society: increasing levels of poor health and the development of certain chronic diseases, brought on by a combination of lack of physical activity and poor diet.
- 3.12 Active by Design promotes the use of good design to encourage greater levels of daily physical activity in buildings and public spaces in cities and towns and increase access to healthy and nutritious food.
- 3.13 It aims to make the most of health and wellbeing benefits of physical activity empowering people to be more active through the way development is designed, using well researched principles to influence how people interact with the built environment. The solutions aim to tackle major health, environmental and social challenges, adding value to projects and ultimately supporting public services by making people happier and healthier.
- 3.14 There are 10 design principles which support activity. These focus on three main areas; awareness, amenity and accessibility.

#### **The Local Plan – Health Impact Assessment Screening Report, 2016**

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

### **Barnsley Our Borough Profile 2019**

- 3.18 The report identifies the resources required to make the most impact by providing services where they are most needed. The report provides the evidence required to understand where effective interventions will be required, to support strategic and local decision making. The report provides an insight into Barnsley’s population and it’s make up.
- 3.19 The report identifies a reduction in the number of most deprived wards in the country between 2010 and 2015.
- 3.20 The report identifies the social demographics of Barnsley, including life expectancy, educational attainment, employment and crime statistics.

### **Barnsley Public Health Strategy 2018 to 2021.**

- 3.21 The report identifies priority areas which are considered likely to have the greatest impact. The report provides action plans for these areas, and targets to be met. The strategy identifies three priorities to help achieve the vision. The three priorities are: thriving & vibrant economy; people achieving their potential; and strong and resilient communities.
- 3.22 With a focus on six health priorities where they can demonstrate a difference in a shorter time. These will contribute towards meeting four longer term public health outcomes. The six public health priorities are:
- Food;
  - Alcohol;
  - Emotional Resilience;
  - Oral Health of Children;
  - Smoke-free Generation; and
  - Physical Activity.
- 3.23 The vision is to contribute to achieving a brighter future and a better Barnsley by ensuring children have the best start in life and everyone enjoys a happy healthy life wherever they live and whoever they are.

### **Barnsley Local Plan, 2019**

- 3.24 Policy D1 of the adopted Barnsley Local Plan requires that all new development is of high-quality design that contributes to a healthy, safe and sustainable environment. The policy footnotes go onto state that through high quality and sustainable design, developers should look to create strong, locally-distinctive places that are safe, inclusive and accessible to all, that promote social interaction and a healthy and active lifestyle.

## **National Policy**

### **National Planning Policy Framework (2019)**

- 3.25 Paragraph \*91\* of the NPPF sets out a number of core planning principles to achieve health, inclusive and safe places which:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourages the active and continual use of public areas; and;
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments, and layouts that encourage walking and cycling.

### **Planning Practice Guidance (2020)**

- 3.26 Planning Practice Guidance provides additional guidance on the role of health and well-being in planning. It identifies that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary and secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population). (Paragraph 001 Reference ID: 53-001-20190722).
- 3.27 The PPG also seeks to define a healthy place as one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure natural design and spaces that can be shared by all residents. (Paragraph 003 Reference ID: 53-003-20191101).

## 4. Baseline Conditions

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

4.2 Information has also been taken from the following sources:

- Ward Profile: Rockingham Ward
- Public Health England Barnsley Local Authority Health Profile (2020)
- Barnsley Joint Strategic Needs Assessment
- Barnsley Our Borough Profile (2019)

### National Policy

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

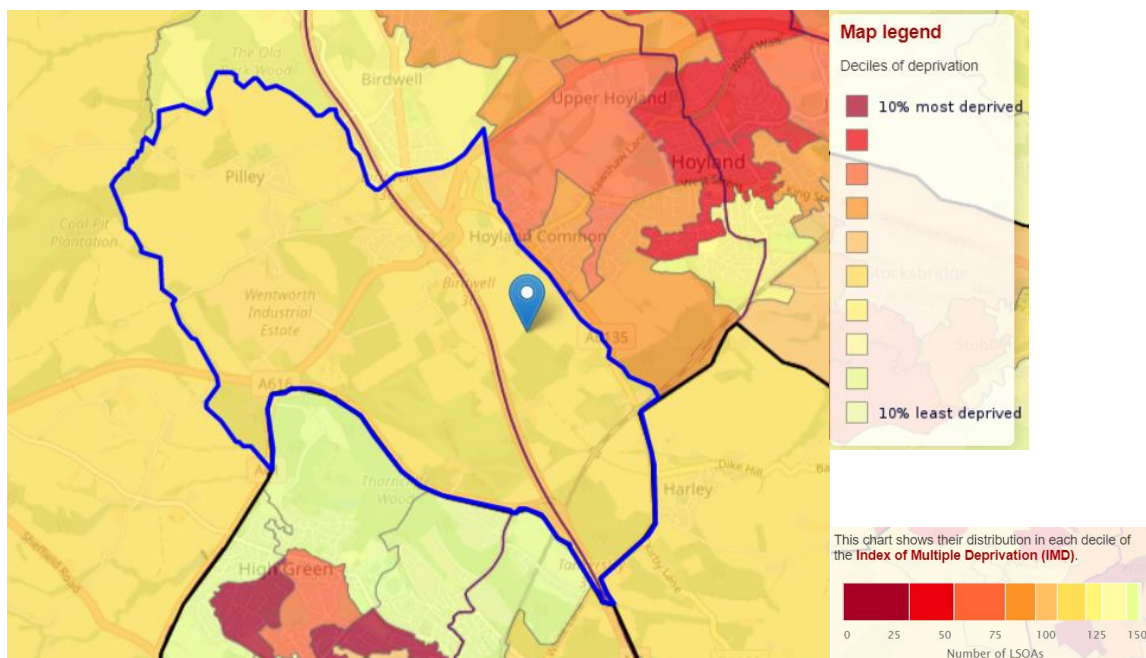
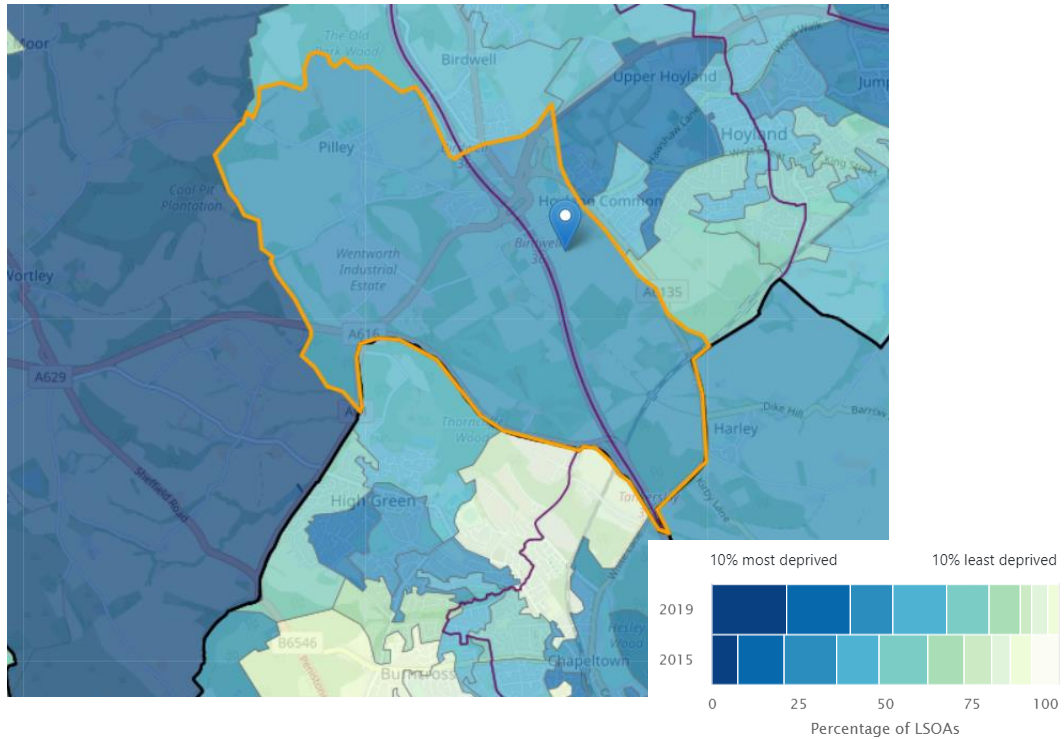


Figure 1: Site location and data from Local Government Indices of Deprivation Explorer 2020<sup>1</sup>.

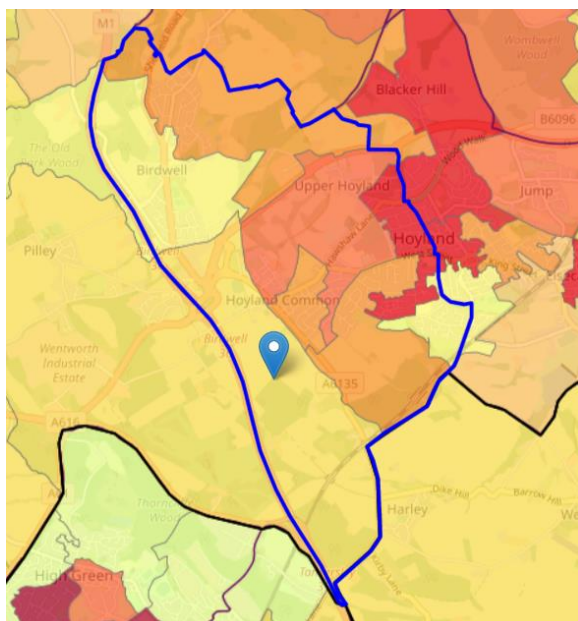
<sup>1</sup> <http://dclgapps.communities.gov.uk/imd/idmap.html>

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



4.5 The LSOA to the west (Barnsley 027A) is ranked 17,966 within the 40% least deprived. Whereas LSOA's in the east perform worse (LSOA 028B – 5,744 within the 20% most deprived). The surrounding area is in generally considered fairly affluent within the 40% least deprived (LSOA 028D, 030B and 030A).

4.6 There are notable disparities in deprivation levels between the east and west of Barnsley. In the east of the council there is a higher concentration of LSOAs within the most deprived in the country whereas in the west there is a higher percentage of LSOAs in the least deprived.



*Rockingham Ward. 2015 IMD*

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

**Social Demographics**

- 4.8 Barnsley has a population of 243,341<sup>2</sup>. This represents a 4.9% increase from the 2011 census figure. The Borough's population is projected to grow further in the future, with projections suggesting growth of 27,000 or 11.5% between 2012 and 2033, to around 260,000 in 2033<sup>3</sup>.
- 4.9 Barnsley's population is however, ageing and the number of residents aged 65+ is projected to reach 60,800 by 2030; and increase of 33% from 2016. Barnsley has a comparatively low ethnic diversity with 96.1% of the population White British compared to 79.8% in England. In 2011, only 1 in every 100 people in Barnsley would not consider English to be their main language.
- 4.10 The area to the west of the M1 is predominately rural in character and is generally more affluent. The east of the borough has a dispersed settlement pattern of former mining settlements with relatively high levels of deprivation.
- 4.11 30% of Rockingham's adults are single, compared to a borough average of 31.5% and a national average of 34.6%. Just under half are married which is slightly more than the borough and national averages.
- 4.12 Just under two thirds of homes are privately owned and 22% live in social rented accommodation. These are both higher than national averages. However, fewer people live in privately rented accommodation (9.8%) compared to 12.8% regionally and 16.8% nationally.
- 4.13 A quarter of households do not have access to a car or van, although this is slightly less than the national and borough averages.

**Health Demographics**

- 4.14 The life expectancy at birth for males in Barnsley is 78.1 compared to 78.7 for the region. For females this still falls below the regional average (82.4) but is higher than for males at 81.9<sup>4</sup>. The Healthy Life expectancy from Birth (how long someone will live without a long-term illness) is 59.7 years for males and 61.0 for females Barnsley compared to 63.4 and 63.8 nationally.
- 4.15 In respect of health, 74.8% of the population describe their health as 'very good' or 'good' which is slightly fewer than the borough average but almost 7% fewer than the national average. Further still 8.7% feel their health is 'bad' or 'very bad' compared to the borough average of 8.4% and a national average of 5.4%.

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<sup>2</sup> From Barnsley Borough Profile 2019.

<sup>3</sup> Figures from Census 2011 and ONS 2012 Mid Year Population Projections.

<sup>4</sup> Health Inequalities – Barnsley Public Health England 2020.

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

### **Employment Demographics**

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

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<sup>5</sup> Barnsley JSNA

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

- 4.27 Barnsley records a higher proportion of small businesses; lower levels of micro businesses and similar levels of medium and large companies<sup>6</sup>.
- 4.28 Within Rockingham the percentage number of Job Seekers Allowance Claimants lie below that of Barnsley at 2.3% compared to 2.6% for Barnsley. Long term unemployment is also slightly below the Barnsley average at 4.9 compared to 5.0<sup>7</sup>.

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<sup>6</sup> Barnsley Employment Land Review 2016.

<sup>7</sup> Taken from Public Health England Local Health Data.



## 5. Proposed Development Scoping Assessment

- 5.1 This section summarises the development that will come forward in the Masterplan Framework area and its potential impact on health. The Hoyland West Masterplan Framework seeks to create a sustainable, high-quality development on the western edge of Hoyland, providing a pleasant environment in which to live and work. The employment led development would deliver 49ha of offices, light industry, warehousing and distribution units, along with around 100 new homes, and associated infrastructure. The proposed spine road will connect Hoyland West to the strategic road network, while providing additional benefit to existing Hoyland residents and businesses by reducing traffic along Sheffield Road. The proposals will respond positively to surrounding environment and will be set within Green Infrastructure.
- 5.2 As part of the Masterplan Framework proposals some of the existing pitch provision at The Forge, north of Tankersley Lane will be ultimately be relocated to Parkside to create a new community centre and enhanced sporting provision for both football and archery.

### Health Impact Assessment

- 5.3 Barnsley Council have a Rapid HIA toolkit with guidance. At the time the toolkit used was the HUDU London Rapid HIA toolkit. The HUDU toolkit outlines a number of impacts that should be considered when undertaking a HIA. The potential direct and indirect impacts of the development are summarised below under each heading.
- 5.4 Further information in respect of the health impacts of the proposed development can be found in Appendix 1 within the HUDU Rapid Health Impact Assessment Tool.
- 5.5 This addendum includes the additional information which is included in the Barnsley toolkit and not previously provided by the HUDU.

### Housing Quality and Design

- 5.6 The Masterplan Framework area makes provision for around 100 dwellings. The design of these new dwellings will be to a high quality and the mix of housing will support local demand.
- 5.7 The Masterplan Framework sets out design principles to ensure appropriate separation distances between employment uses and residential areas; both existing and proposed can be achieved. The exact details of the residential development has not yet been determined, including the exact mix or houses, types of houses or layout. The location of the housing is the most appropriate in terms of access to local services and away from sources of noise and air pollution. Mitigation including barriers along the spine road will ensure the protection of future resident's amenity.
- 5.8 To support the principles within the Masterplan Framework noise and air quality assessments have been undertaken and mitigation measures have been suggested to ensure a high level of local amenity for future and existing residents. Noise mitigation from a noise barrier to the east of the new link road, will protect residential amenity. Likewise during the construction phases appropriate mitigation measures will be expected to be in place to reduce the potential for dust.
- 5.9 Thus, the future development of Hoyland West is expected to have a positive impact on health and well-being of residents.
- 5.10 The design of the future development will be of a high quality that is sympathetic to its surroundings. The design will be expected to assimilate well into the existing landscape to minimise the impact on resident's visual amenity. The employment development is to be

located as far west as possible with significant amounts of structural vegetation to protect existing and future residents.

- 5.11 The design of future development will include a varied materials palette to blend the development into the landscape and surrounding area and to reflect where possible, the local vernacular.
- 5.12 The design of future development within the Masterplan Framework will be future-proofed by embracing a number of key measures including:
- Prioritising fabric energy efficiency and air tightness to reduce energy demand as far as possible and therefore negating the need for retrofit measures in the future which are expensive;
  - Optimising the form of buildings to maximise passive design through natural daylight and solar gain, whilst minimising summertime cooling demands;
  - Move away from fossil fuels and install air source heat pumps to provide low carbon and efficient heat and hot water;
  - Installing solar Photovoltaics to increase on site energy generation. and designing roofs to be 'solar-ready' to enable to 'Zero Carbon' to be met on-site in future;
  - Install active Electric Vehicle charging points to parking spaces, with ducting installed for future cabling to further spaces;
  - Implement a sub-metering strategy, in line with BMBC Sustainable Energy Action Plan (SEAP), so that useful in-use energy consumption data can be monitored and reported on in future.
- 5.13 The design principles set out in the Masterplan Framework aim to have a positive impact on local health. The quality will be of a high value such that it will be a pleasant environment in which to live and work, with state-of-the-art buildings with modern technology.
- 5.14 The residential dwellings themselves will be of a high quality providing for a range of tenures, affordable and accessible housing. The development will ensure sustainable homes which are energy efficient and lifetime homes. The exact details will be agreed as part of any future planning application.

#### **Access to Public Services and Social Infrastructure**

- 5.15 Hoyland West is already well served by local services including healthcare provisions. The Masterplan Framework will bring forward new infrastructure including a new link road. This road will link the Birdwell roundabout to the north with Hoyland South and will remove traffic off Sheffield Road, Hoyland. This will have positive health benefits for existing local residents who live on Sheffield Road.
- 5.16 The development of Hoyland West will be accessible to all users with numerous access points provided throughout the site and will be easy to navigate.
- 5.17 The new link road to be provided will be connected at three different locations within Hoyland and will include appropriate pedestrian and cycle facilities. A new green link will be created encouraging pedestrians and cyclists to use this space.

- 5.18 The development at Hoyland West will promote physical activity to accord with Active Design principles. New pedestrian infrastructure will be provided throughout the site. Covered and secure cycle parking will be provided. Travel Plans will be finalised which will encourage the use of public services. New bus stop provision within the site will encourage public transport usage by residents and employees.

#### **Access to Open Space and Nature**

- 5.19 The proposed development will result in the loss of some vegetation, including nearly all the existing hedgerows. However, any vegetation lost will be replaced and enhanced by incorporating blocks of native tree planting and new hedgerows. The proposals will provide extensive structural planting to promote corridors of movement and retain interest for species associated with the existing scrub and woodland. Impacts from the loss of hedgerows will likely be minimal. The replacement planting will seek to improve the existing position with a probable increase in health for residents as a result.
- 5.20 Development within the Masterplan Framework area will be expected to increase the amount and quality of local tree cover through additional new tree planting within areas of green space and landscape buffers.
- 5.21 Development will be expected to deliver 10% net Biodiversity Gain either through on-site mitigation or off-site compensatory measures.
- 5.22 There is evidence that the availability of green space has a relationship with improved perceived health. The Masterplan Framework sets out principles to improve the existing green space.
- 5.23 The Hoyland West development will be set within a comprehensive network of Green Infrastructure, comprising of retained vegetation, proposed areas of open space, amenity, recreation and drainage attenuation.
- 5.24 The scheme is likely to have a positive health impact as a result of improved green space in line with active by design principles. Although it has been raised by local residents as part of the consultation on the Masterplan Framework that the loss of green space is unwelcomed. It is not expected that the loss will result in any negative health impacts, as the Masterplan area will provide additional green infrastructure in compensation.
- 5.25 Bellground Woodland lies to the south of the site. The development of Hoyland West will not have a negative impact on the woodland but will seek to encourage the use of the area for walking and recreation by making the site more easily accessible to a larger number of local residents and workers.

#### **Air Quality, Noise and Neighbourhood Amenity**

- 5.26 An Air Quality Assessment has been carried out as part of the work on the Masterplan Framework. Mitigation measures will be required and subject to these measures being put in place, the development of the Masterplan Framework area will not result in adverse impacts on air quality and local amenity.
- 5.27 The Masterplan Framework sets out principles to ensure that the employment uses across Hoyland West will not have any significantly adverse impacts on local amenity. The employment sites have been located as far as possible from existing and proposed residential development.
- 5.28 Any construction works phase will be subject to a Construction and Environmental Management Plan (CEMP) which will ensure that all local amenity is protected.
- 5.29 Noise from the development within the Hoyland West Masterplan Framework area subject to mitigation measures is unlikely to result in any significant adverse noise effects and will be expected to comply with relevant national and local planning policy requirements. A noise barrier along the spine road is proposed to mitigate any adverse noise impacts.

- 5.30 There is potential for light pollution from development of this area which could result in sleep disturbances to residents living close by. This could have a negative health impact. Additional mitigation measures may need to be explored to reduce the potential health impacts.
- 5.31 The exact details of the mitigation measures required can be conditioned for each separate phase of the development to ensure that it will not result in any detriments to local health.

### **Accessibility and Active Travel**

- 5.32 The Masterplan Framework area lies within a sustainable location, the site lies within close proximity to junction 36 of the M1. Additional infrastructure works are required to incorporate the proposed extension and to meet required highway demands. The spine road will provide the necessary additional infrastructure to ensure that future development is connected, permeable and accessible by a variety of means of transport.
- 5.33 It is possible that the proposed employment development will create barriers to active travel and physical activity. It is likely that many workers will and do drive to sites such as these. By increasing the availability of alternative means of travel and by implementing Travel Plans this can encourage physical activity. There is strong evidence between employment sites such as these and low physical activity, which can have a negative impact on health.
- 5.34 Travel plans can be conditioned for each phase of the development to encourage the use of public transport, walking and cycling within the site. These will encourage a positive health impact from the development.
- 5.35 Sustainable transport links are central to the sustainability debate. Dedicated and safe cycle and pedestrian routes penetrate the Hoyland West development area, linking employment buildings with green spaces, such as Bell Ground, new council sports pitches, surrounding woodland, local cycling networks and public accessible pedestrian routes. This will encourage activity to and from work, as well as during lunchtimes and breaks.
- 5.36 The site is currently well connected by footways along its edge to Hoyland, with a number of Public Rights of Way within close proximity of the site. Footpath 28 runs along the southern site boundary. There are also strong cycling links within the site, including the Trans Pennine Trail. The existing connections will be strengthened to influence and encourage alternative modes of transport.
- 5.37 There are a number of existing bus routes within the site. It is probable that some new routes will be included and some existing routes re-routed this could have negative health impacts on those who rely on these existing routes. Additional bus services will have a probable positive impact as it encourages other forms of transport to be used by residents.
- 5.38 The scheme will be set within a comprehensive network of Green Infrastructure comprising of retained vegetation, proposed areas of open space, amenity, recreation and drainage attenuation. This accessibility to open space and greenery seeks to improve the health and wellbeing of workers at the employment site. It is well evidenced that access to green space is beneficial for mental health.

### **Crime Reduction and Community Safety**

- 5.39 The Masterplan Framework and individual plots will be designed to reduce the opportunities for crime. Secured by Design is the current police project focused on the design and security of new homes amongst other development types. The project supports the principles of 'designing out crime' through physical security and processes in new development. The Masterplan has been taken to the Design Panel for review together with the Design Councils guide to designing out crime to ensure the layout and materials of the development discourage crime and ensure preventable crimes are prohibited.

- 5.40 The Masterplan Framework encourages active frontages where possible to provide natural surveillance and discourage crime. Further mitigation measures will be agreed with the Police as necessary to ensure that crime is not a risk within the proposed development. These details will be agreed and presented within future planning applications.

### **Access to Healthy Food**

- 5.41 The Masterplan Framework does not include any hot food takeaways or commercial developments which could provide unhealthy food options. There are a number of existing supermarkets and shops within walking distance of the Masterplan Framework area, providing access to healthy food options.
- 5.42 The development is expected to have a positive impact on local diet and nutrition. The Masterplan Framework lacks the provision of alternative associated uses which support employment development and provide the potential for linked trips; a key theme of active design principles. However, the site lies within walking distance of Hoyland Centre, which contains a variety of shops and services. Areas for allotments could look to be included within some of the proposed green spaces to further maximise the health benefits of access to healthy locally grown foods.

### **Access to Work and Training**

- 5.43 The Masterplan Framework will provide local employment and training opportunities, both during the construction phases and once each phase becomes operational. The development will provide opportunities for work for local people. It is also anticipated that the construction phase will also result in supply chain opportunities for local businesses.
- 5.44 The increase in employment opportunities as a result of the development will have a positive impact on local residents who can as a result look to improve their job prospects. There is the potential for a skills however, between the existing population and the proposed development. It is possible that the jobs available to local people may be lower paid, part-time (elementary occupational) jobs offering a lower income than if they were unemployed. This could have a negative impact on their long-term health.
- 5.45 It is speculated that the increase in staff and users of the site will bring an increased prosperity to the area through an increase in local spending. Once operational it is likely that future employees within the Masterplan Framework development will travel to Hoyland during their lunch breaks to access local supermarkets and shops.
- 5.46 It is expected that the development will increase economic growth in Barnsley which will have both direct and indirect impacts on local health.
- 5.47 The proposal will generate up to 2,000 jobs across the Masterplan Framework development area, providing a large number of jobs for local people including a variety of roles and management positions. This will provide a diversity of job opportunities to the area to the benefit of local health factors.
- 5.48 In general, it is understood that being at work is better for your overall health than being unemployed. Although 'job strain' work characterized by a: frequently changing nature of work, high levels of repetitive work, stressful work, increased time pressures, increased work intensification and increased multi-skilling demands, can create health related problems. Additional information on the jobs to be provided and local access to these jobs will be agreed under separate future planning applications.

### **Economy and Employment**

- 5.49 The Masterplan Framework does not make provision for Childcare facilities these will be down to individual commercial operators following discussions with the council at respective planning stage. This could lead to a mismatch in those who can apply for the roles available.
- 5.50 Once the type and style of residential development has been finalised under a planning application, negotiations on additional childcare and educational facilities can be undertaken and agreed with the council.
- 5.51 The Masterplan Framework encourages and allows for employment development including for start-up developments. Thus providing a positive health benefit to the local area.
- 5.52 Development within the Masterplan Framework area will be expected to meet BREEAM standards and Active Building Design Principles which encourage more active buildings will be negotiated with the council as planning applications come forward for development; where feasible and viable.
- 5.53 The location of the Masterplan Framework development area will create an attractive business location, which will encourage investment into Barnsley. Additional infrastructure proposed including the link road will ensure the development site is sustainably located.

### **Social Cohesion and Lifetime Neighbourhoods**

- 5.54 The Masterplan Framework has been subject to ongoing local community consultation, with comments, taken on board and changes made to the scheme to ensure the existing community have had an opportunity to engage with the development that will impact on their future. . The consultation on the Masterplan Framework has provided a positive opportunity for local involvement this is expected to have a positive health impact. Where residents do not feel that they have a voice can result negative mental wellbeing for existing residents.
- 5.55 The Masterplan Framework provides opportunities for social interactions between residents and future users of the site. Areas of open and useable green space will be incorporated providing opportunities for recreation and amenity. While pedestrian and cycle connections will be provided to the wider network, connecting to the existing settlement and countryside beyond.
- 5.56 The site lies within a 23min walk of the center of Hoyland. Local shops and services lie within a 5 min catchment of the site. Easy access to these services offers opportunities for positive social interactions with the existing community and a positive health impact.
- 5.57 The arrangement of housing will be carefully considered to integrate well with the existing dwellings on Tankersley Lane and Sheffield Road. Active frontages and a considered vernacular will help the Masterplan Framework development to assimilate with and minimise the visual impact on existing residents. The introduction of high-quality new housing development to replace the existing haulage depot will deliver positive amenity improvements to local residents. This is expected to have positive associated health impacts.
- 5.58 In order to integrate the employment development and residential development, adequate separation distances and appropriate boundary treatments have been proposed throughout the Masterplan layout. This is expected to deliver positive health outcomes. Offices and smaller employment units will be located closer to the existing settlement edge, with larger units set further back. Tree planting and landscaped/ ornamental planting will be provided to improve the landscaped setting and views of the development, to help assimilate with its surroundings. Thus reducing the potential for negative health and wellbeing impacts.

### **Minimising the Use of Resources**

- 5.59 The Masterplan Framework site will be designed to aid the transition to a Net Zero Carbon Borough by 2045. The Masterplan Framework seeks to optimise the form and orientation of

- buildings to maximise opportunities for natural daylight and passive solar gain. Priority will be given to fabric energy efficiency and air tightness to reduce energy demand from buildings. The Masterplan Framework will require a reduction of embodied carbons, by using less material, recycled aggregates and steel and design for flexibility, adaptability and disassembly.
- 5.60 Each development plot will be required to provide an Energy Statement that will set out measures to demonstrate how the development seeks to reduce carbon emissions. This is expected to have a positive health outcome.
- 5.61 The Masterplan Framework requires development to be innovative and sustainable meeting current and evolving standards with regards to construction, operations and use of materials. The buildings will be designed to achieve BREEAM 'Very Good' incorporating measures to reduce energy demand and carbon dioxide emissions and active design principles.
- 5.62 The development and construction of the Masterplan Framework Plots will be managed subject to appropriate mitigation measures to reduce the potential for dust and any impact on air quality. The Framework will ensure that any water run-off will be protected and mitigation measures will ensure no leakage to local soils from any development.
- 5.63 The scheme will deliver a minimum 10% net gain in biodiversity within the Masterplan Framework area. Furthermore, the existing geodiversity of the will need to be reviewed within individual planning applications to ensure the land is capable of accommodating the scale and type of development proposed, or appropriate mitigation can be put in place. The Masterplan Framework considers the former open-cast mining use of the site and will ensure contamination is mitigated against.

### **Climate Change**

- 5.64 The Masterplan Framework requires all built development be designed to aid the transition to a Net Zero Carbon Borough by 2045. This is expected to have a positive health impact on the local and future community.
- 5.65 Within the Masterplan Framework a minimum 10% net gain in biodiversity will be sought, and suitable drainage attenuation will be introduced for each development plot as necessary. Energy efficiency of materials and the layout and design will take account of and capitalise on passive solar gain and other natural environmentally friendly building ideals. Energy Statements will be required to support development, demonstrating positive health outcomes can be achieved through active design of buildings.
- 5.66 An attenuation basin in the south of the site is proposed to attenuate any run-off from the link road and commercial plots before draining to an existing outfall. This will ensure that the run-off rates are not greater than those experienced currently. It is possible that this will have a positive impact on health and wellbeing as local residents and businesses do not need to be concerned about additional development impacting on flood risk.
- 5.67 The Masterplan Framework lies within three catchments. In order to prevent impacting on the surrounding area, a drainage strategy has been prepared which includes an attenuation basin. The basin will safely deal with surface run off from the development. The Masterplan Framework site lies within Flood Zone 1 at the lowest risk of flooding. Nevertheless, mitigation measures may be required for development plots to reduce the potential for increasing flooding elsewhere. This would reduce the potential for negative health outcomes from flooding.
- 5.68 It is probable that the proposal will contribute towards climate change, making it possible that it will contribute towards a number of current and predicted negative health impacts on vulnerable populations.

### **Alcohol Tobacco and illegal drugs**

- 5.69 The Masterplan Framework will prevent the supply of alcohol and tobacco, as it does not provide for any bars or nightclubs or off licenses which would sell these types of products. Smoking shelters will be provided where necessary within the commercial parts of the development, in locations which make it less attractive for people to smoke and areas that will not impact on the amenity of other people using the site.
- 5.70 As mentioned within the crime section, the development follows secured by design principles and will not therefore encourage or support illegal drug use. Any public open space areas will be overlooked or secured making it difficult for illegal drug use at the site.
- 5.71 These design features will have a positive health impact.



## **6. Summary and Recommendations**

- 6.1 This Health Impact Assessment considers that potential impacts of the development of Hoyland West on local health. It has been based on an analysis from the supporting Technical Reports which accompany this Masterplan Framework and considers how any impacts may affect different determinants of health (unemployment, fuel poverty, obesity).
- 6.2 This Assessment should be read alongside all the other documents which have been prepared in support of the Masterplan Framework. The Masterplan Framework seeks to create a sustainable high-quality development providing a pleasant environment in which to live and work. The employment led development will deliver 49ha of offices, light industry, warehousing and distribution units, along with around 100 new homes, and associated infrastructure. Following a review of the potential impacts, it is probable that the development will result in negligible health impacts over the long-term, subject to appropriate mitigation measures being put in place. There will be design considerations required to mitigate the impact of the development on the surrounding landscape. The Masterplan Framework will seek to integrate within its immediate context, new employment land should strive to lessen its impact on the surrounding landscape through well thought out and sensitively designed masterplanning to alleviate pressure upon existing amenity. It is probable that this will encourage community integration and social cohesion.
- 6.3 The Masterplan Framework seeks to positively respond to the local environment to improve the future for existing and future residents and occupiers.
- 6.4 An assessment of potential health impacts arising from the development has been undertaken and can be found in Appendix 1. The matrix of assessment is in line with the HUDU Rapid HIA toolkit methodology.
- 6.5 The proposed development is considered to be supported by national and local planning policy and has been subject to an EIA screening and found to comply. Therefore, the proposed development can look to be supported.

## **Appendix 1 – HUDU Rapid Health Impact Assessment Tool**

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