

Health Impact Assessment.

Land at Harrogate Street, Hendon, Sunderland.

On behalf of Thirteen Housing Group Limited.

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Document Management.

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1. Introduction

- 1.1. This report provides a health impact assessment (HIA) of the proposed scheme at Harrogate Street, which will see 103 affordable homes offered by the Applicant (Thirteen Housing Group Limited) for affordable rent delivered within the Hendon area of Sunderland. A HIA is a requirement of the planning application, and it has been written in line with guidance produced by Sunderland City Council¹.

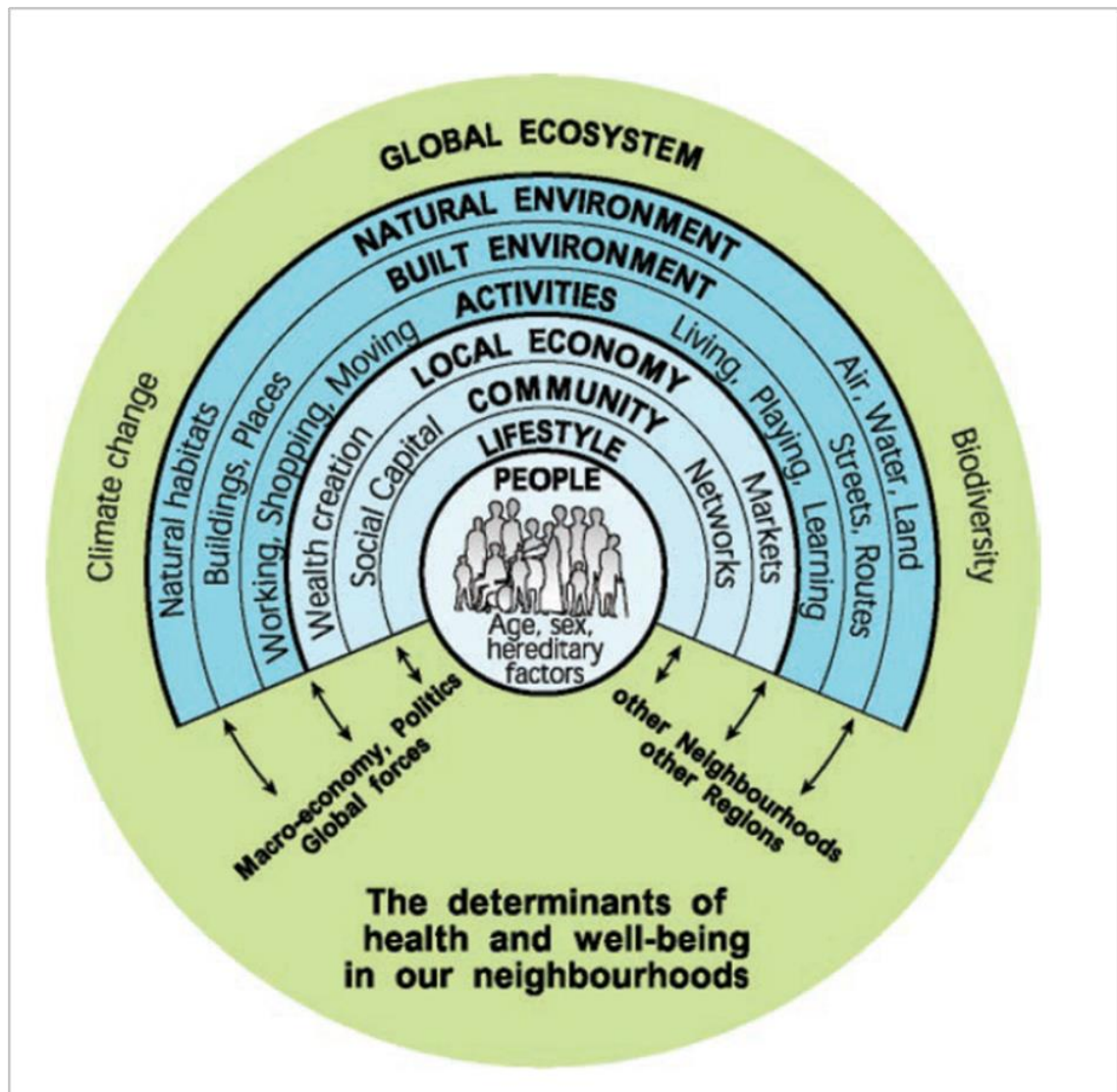
What is Health Impact Assessment?

- 1.2. A HIA is commonly defined as:
*"A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population"*²
- 1.3. The HIA is based upon a socio-economic model of health. It is a tool to organise both positive (for example, the creation of jobs) and negative (for example, the generation of pollution) impacts on the different affected subgroups of the population that might result from the development.
- 1.4. The HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks. The HIA framework moves beyond analysing healthcare services, which help people when they are ill, to assessing the effects of development upon major health assets, which help people stay healthy.
- 1.5. Many factors influence health and well-being. These include housing, community networks, places to play and modes of travel and opportunities to move. These are known as determinants of health. The Proposed Development will shape some of these determinants of health by contributing an entirely new housing stock to the area, which will have a positive influence on health and well-being. The HIA is also concerned with inequalities in health, as some population groups are more susceptible to change in the social, economic and physical environments and may be more susceptible to poor health.
- 1.6. One of the additional aims of a HIA is to assist public health management planning. Management planning is an impartial output as it proposes ways in which health and health inequalities can be addressed by all parties involved in the physical design of the scheme. In this way, benefits can be embodied within the scheme and extend beyond the life of the HIA itself.
- 1.7. **Figure 1.1** shows the many factors that influence health and well-being. These include housing, community networks, places to play and modes of travel and opportunities to move.

¹ *Sunderland City Council Health Impact Assessment Developer Guidance*: Sunderland City Council, February 2020.

² *Health impact assessment for intersectoral health policy: a discussion paper for a conference on health impact assessment: from theory to practice*: Lehto & Ritsatakis, 1999.

Figure: 1.1: Main determinants of health



Source: Human ecology model of a settlement (Barton and Grant, 2006)

1.8. Guidance from Sunderland City Council on producing HIAs includes a matrix of the following themes to be included in an assessment:

1. Populations
2. Access to Healthy Foods
3. Access to Open Space and Nature
4. Accessibility and Active Travel
5. Social Cohesion and Lifetime Neighbourhoods
6. Air Quality, Noise and Neighbourhood Amenity

7. Crime Reduction and Community Safety
8. Access to Work and Training
9. Climate Change
10. Minimising the use of Resources

1.9. A completed version of the HIA matrix is provided in **Appendix A**.

Summary HIA Findings

1.10. In summary, the scheme is expected to generate a number of positive health impacts for the area. This includes:

- The delivery of 103 affordable dwellings which will be made available for affordable rent.
- The proposals comprise a range of dwelling types including bungalows, two storey, two and a half and three storey dwellings which provides a wide range of house types to suit a range of different occupiers and their requirements.
- The proposals will provide 0.48 hectares of greenspace which will be a high quality and incorporate shrub planting, hedges, ornamental trees and wildflower grass.
- The scheme will assist in sustaining a vibrant community in the area and provide a regeneration opportunity on vacant land within a housing improvement area, also improving the area's housing stock.
- A development within walking distance of key services such as shops, schools and transport links to encourage walking and reduce the need to use a car. Both visitor and resident parking is provided as part of the development proposals and the site also lies close to Sunderland's wider cycling network which provides further opportunities for sustainable travel for future residents.



Appendix 1: HIA Matrix

1. Populations

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
<p>Could population groups be affected differentially by the proposal?</p>	<p>Yes</p>	<p>All homes being delivered are affordable, which will ensure that as many people as possible can access them.</p> <p>The Site is located in the Hendon ward.</p> <p>As of 2020, 12,987 people live in the ward of Hendon, which represents 4.7% of Sunderland's population.</p> <p>In Hendon, 14.6% of people are aged 0-15, 71.9% are aged 16-64 and 13.5% and 65+.</p> <p>The Proposed Development falls within the lower super output areas (LSOA) of Sunderland O16C and O16B. In the Index of multiple deprivation (IMD) these LSOAs are ranked 167 (O16C) and 2,008 (O16B), for overall deprivation respectively (where one is the most deprived) putting them in the top 10% most deprived LSOAs in England.</p> <p>For barriers to housing, the LSOAs are ranked 26,795 (O16C) 27,980 (O16B) putting it in the top 20% least deprived LSOAs for this domain.</p>	<p>Positive</p>	<p>Ensure the scheme is developed in line with the description of development as set out in the accompanying Planning Statement (Pegasus, April 2022)</p>

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Disabled people (includes physical disability, learning disability, sensory impairment, long term medical conditions, mental health problems)	N/A	The Proposed Development offers a mix of dwelling types which are in demand within the local area, and which has been developed to address specific local need. The properties are designed to comply with the Nationally Described Space Standard, and Approved Document M Category 2 to offer adaptability of accommodation to encourage lengthy occupation. 6no. of the bungalows are also designed to Approved Document M Category 3 to provide full wheelchair accessibility, allowing provision of accommodation for residents with specific accessibility needs.	Positive	Ensure the scheme is as outlined in the Details/evidence column.
Minority ethnic people (includes Gypsy/ Travellers, non-English speakers) Refugees & asylum seekers People with different religions or beliefs	N/A	N/A	N/A	N/A
Vulnerable groups such as Lesbian, gay, bisexual.	N/A	N/A	N/A	N/A



Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
People living in poverty / people of low income. Carers (include parents, especially lone parents; and elderly carers)				

2. Access to healthy food

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, e.g. community farms and farmers' markets?	N/A	N/A	N/A	N/A
Does the proposal encourage or discourage people from making healthy food choices and/or growing their own food?	N/A	N/A	N/A	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	N/A	N/A	N/A	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N/A	N/A	N/A	N/A

3. Access to open space and nature

Assessment Criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	As outlined in the supporting Planning Statement (Pegasus, April 2022) and as shown on the supporting planning application drawings, 0.48 hectares of greenspace will be provided. This will include high quality open space, incorporating shrub planting, hedges, ornamental trees and wildflower grassland.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	There are areas of open space in the vicinity of the Site, including Mowbray Park located approximately 280m to the north west of the Site. The proposals also include 0.48 hectares of greenspace. Landscape planting is to be designed to enhance structural biodiversity. In addition, SUDs ³ will be incorporated into the development and will be landscaped with native wetland wildflower grassland seed mixtures to enhance local biodiversity value of the Site.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
Does the proposal provide a range of play spaces for children and young people?	Yes	Central areas of open space are to be provided including SuDs areas which will provide a leafy connection between the	Positive	Ensure that the proposals are delivered in line with the planning application drawings.

³ Sustainable Urban Drainage

		adjoining streets and the surrounding community to enjoy.		
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The Proposed Development has been designed so that all access to the Site is safe and convenient and features appropriate landscaping to soften the appearance and ensure that the site is welcoming and accessible.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
Does the proposal set out how new open space will be managed and maintained?	Yes	There is a maintenance strategy to be secured through a condition attached to the planning application.	Positive	Maintenance Strategy to be secured via condition.
Does the proposal create an environment that promotes or hinders physical activities such as sport, active play and active travel?	Yes	The proposals include key pedestrian paths through the site to promote walking as a mode of transport.	Positive	Ensure pedestrian footpaths are accessible for all residents. Maintenance Strategy to be secured via condition.

4. Accessibility and active travel

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	A Travel Plan has been developed for the scheme which has the objective of ensuring that all residents can choose from a variety non-car modes for travel, which include walking.	Positive	Ensure the Travel Plan is implemented in full.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	The local area is predominantly residential. As such, footways are generally provided throughout the adjoining road network to connect the local community. Further, there are local and national cycle routes nearby including Route 1, 7, 70 and 11. The Site is within a highly sustainable location being within easy reach of local services, such as shops. The Proposed Development will further enhance the connection with local spaces by providing footpaths to encourage walking.	Positive	Ensure pedestrian footpaths are accessible for all residents. Ensure the Travel Plan is implemented in full to encourage sustainable modes of travel.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The site can be accessed by pedestrians and cyclists via existing roads which have 2m wide pathways on both sides, along with street lighting. The Proposed Development will further enhance the connection with local spaces by providing footpaths to encourage walking.	Positive	Ensure pedestrian footpaths are accessible for all residents. Ensure the Travel Plan is implemented in full to encourage sustainable modes of travel.
Does the proposal include traffic management and	Yes	The Transport Assessment finds that the increase in flow of traffic as a result of the	Neutral	N/A

<p>calming measures to help reduce and minimise road injuries?</p>		<p>Proposed Development will be safely and efficiently accommodated by the existing local highway network and a low amount of accidents in the vicinity of the site in the past five years concludes that the site is unlikely to impact the risk of accidents.</p>		
<p>Is the proposal well connected to public transport, local services and facilities?</p>	<p>Yes</p>	<p>Sunderland Railway / Metro Station is 13 minutes' walk / 1km walking distance from the Application site. the station is served by an hourly service between Newcastle and Middlesbrough. Most trains continue to Hexham (or Carlisle on Sunday) and Nunthorpe. Two trains per day (three on Sunday) continue to Whitby.</p> <p>There are several bus services the nearest of which are along Suffolk Street with additional services along Towards Rd all of which are within 400m of the Site.</p> <p>The closest metro station is Park Lane Metro Station (13 mins walk / 1km) which is on a direct link to Newcastle City Centre, Gateshead town centre, North and South Tyneside and all stations in between. These destinations are significant in terms of providing access to residential catchment areas, leisure and retail.</p> <p>The Site is in a highly sustainable location.</p>	<p>Positive</p>	<p>N/A</p>

<p>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?</p>		<p>Car and cycle parking would be provided having regards to national planning policy and the Council's Development Management Supplementary Planning Document. The Site is highly accessible and would provide 1 parking space per dwelling (up to 3 bedrooms) which are provided for within the proposed layout of the scheme.</p> <p>In addition:</p> <ul style="list-style-type: none"> - At least 1 space per 10 dwellings is provided for visitors. - Each house will be provided with a passive EV point with 5 % of the properties being fitting with EV charging. - Each house will be provided with a cycle shed in the rear garden as identified on the architectural layout drawings. 	<p>Positive</p>	<p>Ensure the Travel Plan is implemented in full to encourage sustainable modes of travel.</p>
<p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p>Yes</p>	<p>The Proposed Development has been designed to accommodate safe and suitable access for all users. The highway will remain unobstructed for the safe passage of all users of the highway and any development will not have an adverse impact on the safety of all users of the highway.</p>	<p>Positive</p>	<p>N/A</p>

5. Social cohesion and lifetime neighbourhoods

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal connect with existing communities, e.g. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Proposed Development is within an established residential area and the proposed pedestrian footpaths help the proposals integrate with the surrounding residential development and open space both within the Site and within the local area.	Positive	Ensure pedestrian footpaths link to existing neighbourhoods and communities.
Does the proposal include a mix of uses and a range of community facilities?	N/A	N/A	N/A	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	N/A	N/A	N/A	N/A
Will the proposal have an impact on community spirit, community interaction or health inequalities?	Yes	The Applicant is committed to providing quality, affordable homes in Sunderland and the wider North East. This affordable housing scheme will deliver new homes that are affordable to all and will be delivered through affordable rent. This will	Positive	N/A



		help ensure they live in a community they can be proud of.		
Consider whether the proposal will impact on the supply of alcohol and tobacco? Will it create an environment that discourages illegal sales and use?	N/A	N/A	N/A	N/A

6. Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>An air quality screening found that the impacts of the construction phase are anticipated to be “not significant” in terms of air quality issues.</p> <p>In addition, a Construction Environmental Management Plan is to be secured through a condition attached to the planning application.</p>	Positive	Ensure a Construction Environmental Management Plan is produced to minimise construction impacts and secured by condition.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	NoiseAir Consultants have undertaken an air quality assessment of the Proposed Development. The air quality assessment confirms that the site is not within an Air Quality Management Area. This concludes that given the low number of vehicle trips associated with the Proposed Development, air quality impacts are assessed as being not significant.	Neutral	N/A
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	NoiseAir Consultants have undertaken a noise assessment of the Proposed Development. This concludes that Proposed Development can achieve a reasonable internal acoustic environment without the need for mitigation. However, passive ventilation measures can be used for those dwellings where noise levels are predicted to be elevated.	Neutral	Incorporate acoustic design measures, such as double glazing and passive ventilation.

7. Crime reduction and community safety

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	The Proposed Development has been designed so that all access to the site is safe and convenient with good surveillance to reduce the risk of criminal activity through minimising hidden corners. The layout is generally configured around four cul-de-sacs and a row along the existing Salem Street, which it will face onto. This encourages low vehicle speeds and efficient arrangement of units; providing overlooking and passive surveillance.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
Does the proposal create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour?	Yes	Defined hierarchy of spaces, establishing private and public zones, with demarcation achieved via fence line / soft landscaping shrubs to a height that provides passive surveillance. In addition, the Proposed Development provides safe convenient means of access around the development with good levels of passive surveillance thereby reducing the potential for criminal activity.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
Has engagement and consultation been carried out with the local community?	Yes	The Applicant held two public consultations. First one was on Tuesday 22nd March, at Back on The Map Library (67 Toward Road, Sunderland, England, SR2 8JG). The second public consultation was on Wednesday 23rd March at Raich Carter	Positive	Engage with local community throughout the development.



		<p>Sports Centre (Commercial Road, Hendon, Sunderland, England, SR2 8PD). In total 53 people attended over the 2 days which presented the opportunity for members of the public to gather information about the proposals and to ask questions.</p>		
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8. Access to work and training

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including apprenticeships and volunteering?	Yes	The proposals will support a number of jobs during the construction phase with benefits to the local community and the local economy.	Positive	Ensure jobs are actively marketed to local residents by working closely with the Council and other relevant stakeholders.
Does the proposal provide childcare facilities?	N/A	N/A	N/A	N/A
Does the proposal include managed and affordable workspace for local businesses?	N/A	N/A	N/A	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	N/A	N/A	N/A	N/A

9. Climate Change

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	The Applicant intends to achieve net zero carbon which may include renewable energy measures such as solar PV to help achieve this.	Positive	Confirm renewable energy measures prior to commencement of development.
Will the proposal have an impact on energy use and waste. How will energy use, carbon emissions and waste be minimised? How will effects of climate change be dealt with?	Yes	The Applicant is committed to incorporating low carbon, energy saving measures where possible within the design of the scheme. This includes the provision of 5% EV charging facilities within the scheme.	Positive	Ensure sustainable design and construction techniques are implemented and promote the use of renewable energy sources to residents moving into the site.

10. Minimising the use of resources

Assessment Criteria	Relevant	Details / evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes	The site previously comprised of dwellings which have since been demolished with the site now vacant. It is a brownfield site which will be developed in line with its previous land-use. It represents a sustainable use of a vacant brownfield site.	Positive	Ensure that the proposals are delivered in line with the planning application drawings.
Does the proposal encourage recycling (including building materials)?	Yes	A Construction Environmental Management Plan is to be secured through a condition attached to the planning application. This will outline commitments to ensure materials and resources used during construction of the development will be sourced from sustainable and/or local sources where practicable. In addition, where possible materials arising from construction would be recycled and reused on-site or transferred to an appropriately licensed recycling facility.	Positive	Ensure a Construction Environmental Management Plan is produced to minimise construction impacts and secured by condition.
Does the proposal incorporate sustainable design and construction techniques?	Yes	Sustainable design and construction techniques will be secured by a Construction Environmental Management Plan and which the appointed contractor will be required to adhere to throughout the construction phase.	Positive	Ensure a Construction Environmental Management Plan is produced and secured by condition.

		<p>In addition, approximately 75% of the homes are to be built by Ilke Homes using a modern method of construction called volumetric housing. The homes are mainly built away from the site and then brought on to the site to be finished. The benefits include a reduction in embodied carbon emissions and reduction in transport movements during construction due to a reduction in the amount of material which would have needed to be brought to site. In turn this leads to a reduction in noise and dust and other construction nuisance activities. The factory where the homes are built also optimise material usage and precision engineering and therefore, the factory operates at 4% waste by value.</p>		
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