



City of
Doncaster
Council

Generic mixed-use HIA

* Required

Application Reference

1. Please enter the planning application reference: *

Population Groups

2. What will the impact of the development be for the following groups of people? *

	Positive	Neutral	Negative
Age related groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sex/Gender related groups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groups at higher risk of discrimination or other social disadvantage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Income related group	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Geographical groups and/or settings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. For positive impacts on population groups, please provide an explanation of what the positive effects for these groups are going to be. *

4. For negative impacts on population groups, please detail the mitigation that will be in place to reduce the unequal impact on these groups. *

Ward Profiles

5. Which particular wards of the borough will be most affected by this proposal? *

- Ward 1 – Adwick and Carcroft
- Ward 2 – Armthorpe
- Ward 3 – Balby South
- Ward 4 – Bentley
- Ward 5 – Bessacarr
- Ward 6 – Conisbrough
- Ward 7 – Edenthorpe and Kirk Sandall
- Ward 8 – Edlington and Warmsworth
- Ward 9 – Finningley
- Ward 10 – Hatfield
- Ward 11 – Hexthorpe and Balby North
- Ward 12 – Mexborough
- Ward 13 – Norton and Askern
- Ward 14- Roman Ridge
- Ward 15 – Rossington and Bawtry
- Ward 16 – Sprotbrough
- Ward 17 – Stainforth and Barnby Dun
- Ward 18 – Thorne and Moorends
- Ward 19 – Tickhill and Wadworth
- Ward 20 – Town
- Ward 21 – Wheatley Hills and Intake
- All of the above
- None of the above

6. What is the predicted impact on the selected ward(s)?

Positive

Neutral

Negative

7. Please explain the reason for this impact. *

Community Consultation

8. Have you involved the local community in any consultation events about the proposed development? *

Please provide details of any changes that have been made as a result of this involvement.

Type of Housing Development

9. What type of housing is included within the development? *

- Houses/Bungalows only
- Apartments only
- Mixture of both
- N/A

Houses/Bungalows Only: Homes for All

Homes should promote health. They should be safe and comfortable and should provide security and stability. Housing problems like overcrowding, affordability and poor-quality homes can affect physical and mental health outcomes for adults and children alike. Therefore homes should be affordable, efficient and well connected to vibrant, active and healthy communities. They should meet the diverse needs of the people who live there and should be of decent quality, regardless of tenure type.

10. Please explain how the mix of housing meets the needs identified in the local Neighbourhood Plan (where applicable) and/ or Doncaster's latest Housing Needs Study. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

11. Building for a Healthy Life advocates for affordable homes that are distributed across a development, rather than grouping them in once place.

Q. Please describe how affordable housing is integrated into the development. If an approach such as pepper-potting isn't taken, please explain why. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

12. Homes should provide the opportunity for all to live independent lives. They should be accessible and adaptable and should meet the changing needs of residents throughout the life course.

This could include (but is not limited to):

- accessible entrance levels on approach to and within the property,
- accessible bathrooms.

Q. How does the internal, and external, layout incorporate the principles of accessible and inclusive design? *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

13. Please explain if any mobility scooter storage will be provided, including location, type of storage and number of spaces. Please also include detail of charging facilities that will be available for those who use mobility scooters. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

14. To encourage active travel, the provision of cycle storage for residents and visitors should be provided. It is important that the cycle storage facilities provided are situated in a location that has natural surveillance and effective lighting to reduce the possibility of anti-social behaviour and crime. The storage facility needs to be secure to ensure residents, and any visitors, feel it is safe to use.

Q. Please explain what cycle storage will be provided, including location, type of storage, and amount of spaces. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

15. Internal shared spaces can encourage cooking and eating together, and can combat loneliness and social isolation through increased interaction.

Q. Please explain how the design of internal shared spaces within the houses/bungalows achieves this. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Apartments only: Homes for all

Homes should promote health. They should be safe and comfortable and should provide security and stability. Housing problems like overcrowding, affordability and poor-quality homes can affect physical and mental health outcomes for adults and children alike. Therefore, homes should be affordable, efficient, and well connected to vibrant, active, and healthy communities. They should meet the diverse needs of the people who live there and should be of decent quality, regardless of tenure type.

16. Please explain how the mix of housing meets the needs identified in the local Neighbourhood Plan (where applicable) and/ or Doncaster's latest Housing Needs Study. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

17. Building for a Healthy Life advocates for affordable homes that are distributed across a development, rather than grouping them in once place.

Q. Please describe how affordable housing is integrated into the development. If an approach such as pepper-potting is not taken, please explain why. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

18. Homes should provide the opportunity for all to live independent lives. They should be accessible and adaptable and should meet the changing needs of residents throughout the life course.

This could include (but is not limited to):

- accessible entrance levels on approach to and within the property,
- accessible bathrooms,
- internal walkways which are wide enough for wheelchair users or pushchairs and are well-lit.

Q. How does the internal, and external, layout incorporate the principles of accessible and inclusive design? *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

19. Please explain if any mobility scooter storage is to be provided for the properties, including location, type of storage and number of spaces. Please also include detail of charging facilities that will be available for those who use mobility scooters. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

20. To encourage active travel, the provision of cycle storage for residents and visitors should be provided. It is important that the cycle storage facilities provided are situated in a location that has natural surveillance and effective lighting to reduce the possibility of anti-social behaviour and crime. The storage facility needs to be secure to ensure residents, and any visitors, feel it is safe to use.

Q. Please explain what cycle storage is to be provided, including location, type of storage, and number of spaces. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

21. Internal shared spaces can encourage cooking and eating together, and can combat loneliness and social isolation through increased interaction.

Q. Please explain how the design of internal shared spaces within the apartments achieves this. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

22. Private, separate, and secure access is vital for apartment accommodation, to support residents' health, wellbeing and safety.

Q. Please describe what the access arrangements are for occupants of the apartments. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

23. Communal areas and walkways, both indoors and outdoors, should be designed in a way that fosters social interaction between residents internally as well as externally to promote inclusivity and reduce the possibility of residents becoming socially isolated.

Q. Please give details about any communal space that will be provided, including how it has been designed to foster social interaction. If this will not be provided, please explain why. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

24. Access to private outdoor space can play an important role in the physical and mental health and wellbeing of people. Access to daylight and fresh air, as well as space to dry washing, socialise and play can add significantly to the quality of life of residents of all ages.

Q. Please provide detail of the outdoor space for residents including where this will be located and what it will look like. If outdoor space will not be provided, please explain why. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

25. Apartments should provide space and storage for each resident, to create a healthy and safe environment for them to live.

Q. Please give further detail on the different types of storage available for each apartment. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

26. Stairs should be clearly signposted, in a prominent position, spacious, and well-lit, (this should be balanced with the need to ensure lifts are easily accessible for people when required).

Q. Please detail the layout of any stairs and lift(s). *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Mixed Development-Homes for all

Homes should promote health. They should be safe and comfortable and should provide security and stability. Housing problems like overcrowding, affordability and poor-quality homes can affect physical and mental health outcomes for adults and children alike. Therefore, homes should be affordable, efficient, and well connected to vibrant, active, and healthy communities. They should meet the diverse needs of the people who live there and should be of decent quality, regardless of tenure type.

27. Please explain how the mix of housing meets the needs identified in the local Neighbourhood Plan (where applicable) and/ or Doncaster's latest Housing Needs Study. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

28. Building for a Healthy Life advocates for affordable homes that are distributed across a development, rather than grouping them in once place.

Q. Please describe how affordable housing is integrated into the development. If an approach such as pepper-potting is not taken, please explain why. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

29. Homes should provide the opportunity for all to live independent lives. They should be accessible and adaptable and should meet the changing needs of residents throughout the life course.

This could include (but is not limited to):

- accessible entrance levels on approach to and within the property,
- accessible bathrooms,
- internal walkways which are wide enough for wheelchair users or pushchairs and are well-lit.

Q. How does the internal, and external, layout incorporate the principles of accessible and inclusive design? *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

30. Please explain if any mobility scooter storage is to be provided, including location, type of storage and number of spaces. Please also include detail of charging facilities that will be available for those who use mobility scooters. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

31. Internal shared spaces can encourage cooking and eating together, and can combat loneliness and social isolation through increased interaction.

Q. Please explain how the design of internal shared spaces within the properties achieves this.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

32. Private, separate and secure access is vital for apartment accommodation, to support residents' health, wellbeing and safety.

Q. If the development includes apartments, please describe what the access arrangements for occupants will be.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

33. Communal areas and walkways, both indoors and outdoors, should be designed in a way that fosters social interaction between residents internally as well as externally to promote inclusivity and reduce the possibility of residents becoming socially isolated.

Q. Please give details about any communal space that will be provided, including how it has been designed to foster social interaction. If this will not be provided, please explain why.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

34. Access to private outdoor space can play an important role in the physical and mental health and wellbeing of people. Access to daylight and fresh air, as well as space to dry washing, socialise and play can add significantly to the quality of life of residents of all ages.

Q. Please provide detail of any private outdoor space for residents including where this will be located and what it will look like. If outdoor space will not be provided, please explain why.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

35. Homes should provide space and storage for each resident, to create a healthy and safe environment for them to live.

Q. Please give further detail on the different types of storage available for each type of property, (e.g., personal storage for belongings in bedrooms).

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

36. To encourage active travel, the provision of cycle storage for residents and visitors should be provided. It is important that the cycle storage facilities provided are situated in a location that has natural surveillance and effective lighting to reduce the possibility of anti-social behaviour and crime. The storage facility needs to be secure to ensure residents, and any visitors, feel it is safe to use.

Q. Please explain what cycle storage will be provided, including location, type of storage, and amount of spaces. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

37. Stairs should be clearly signposted, in a prominent position, spacious, and well-lit, (this should be balanced with the need to ensure lifts are easily accessible for people when required).

Q. Please detail the layout of any stairs and lift(s). *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Connected Communities

Residents of socially connected communities are more likely to thrive. Research suggests that individuals who feel a sense of security, belonging, and trust in their community have better health. People who don't feel connected are less inclined to act in healthy ways or work with others to promote well-being for all.

38. When designing connectivity of neighbourhoods, priority should be given to walking and cycling provision, providing a high quality connected street network, which encourages people to choose walking or cycling as their mode of travel.

Q. Describe how the development meets these design principles. (e.g. 20-minute Neighbourhood, Sport England Active Design, 15-minute Cities) *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

39. Access to the property and outdoor space must be designed so that everyone feels safe, and their needs are met.

Q. Describe how the environments are accessible. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

40. **Please complete this question if the application involves commercial units.**

Stairs should be clearly signposted, in a prominent position, spacious, and well-lit, (this should be balanced with the need to ensure lifts are easily accessible for people when required).

Q. Please detail the layout of the stairs and lift(s).

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

41. Tell us how the development will be connected to existing networks to enable easy access to local services, facilities and open, green and/ or blue spaces. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

42. In an increasingly digital world, people who are digitally excluded are at risk of poor access to services and poor health outcomes (NHS, 2022). Developments, regardless of geographical location, should ensure there is access to good digital connectivity.

Q. Please demonstrate how this development will be digitally inclusive. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

43. Connectivity to existing and future developments coming forward is crucial to creating cohesive communities, especially in terms of permeability and access to amenities.

Q. Please describe what the cumulative impact of this development is likely to be on the neighbourhood, including what consideration has been given to connectivity with nearby developments. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Open, Green and Blue Spaces

There is significant and growing evidence on the health benefits of access to good quality outdoor green and blue spaces. The benefits include **better self-reported health; lower overweight and obesity levels; and improved mental health and wellbeing**. Access to good quality open space, which meets the needs of a diverse community is an essential element to physical and mental well-being.

44. Does the development offer any open, green or blue space on site? *

Yes

No

45. As well as the numerous environmental benefits associated with the provision of open, green and blue spaces, such as increased biodiversity and opportunities for sustainable urban drainage, studies show that contact with open, green and blue spaces can be directly linked to people's health and wellbeing. It is important to ensure that open, green and blue spaces are useful and meet the needs of a diverse community.

Q. Describe how the plans for open, green and blue space on this development meet the needs of a diverse community.

For example, is the open, green and blue space:

- Overlooked
- Well-lit
- Accessible
- Shaded and usable
- Well-equipped (E.g., Play areas, seating)

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

46. Please describe the open, green and blue spaces near to the development and what they will offer to residents. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Environment

47. Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset. Unwanted noise can interfere with people's daily routine and affect quality of life. The higher the exposure to noise pollution is, and the longer people experience it, the worse the negative effects.

Q. During the construction phase, please describe what mitigating measures will be in place to minimise the impacts of noise pollution on surrounding communities to levels that protect health, environmental quality and amenity. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

48. Once the construction is finished, please describe what mitigating measures will be in place to minimise the impacts of noise pollution on people who use the development.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

49. Poor air quality is the largest environmental risk to public health in the UK, as long-term exposure to air pollution can cause chronic conditions such as cardiovascular and respiratory diseases as well as lung cancer, leading to reduced life expectancy. Measures that improve air quality also offer wider public health and wellbeing benefits.

Q. Please describe what measures will be in place to ensure the development does not have a negative impact on air quality levels in and around the site. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

50. Air pollution isn't just about the outdoor world, there are a number of sources of indoor air pollutants that can harm health.

Q. Please describe what measures will be in place to reduce the exposure to indoor air pollutants including necessary mitigation. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

51. Well-designed green infrastructure can help to bring communities together and reduce loneliness. Evidence shows that living in a greener environment can promote and protect good health, aid in recovery from illness, and help with managing poor health.

Q. Please provide details of how the development will use green infrastructure to create a thriving and environmentally-friendly place.

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

52. Overheating over prolonged periods can have serious consequences for health such as heat exhaustion, stroke and in extreme cases there can be a risk to life.

Q. Please describe what measures will be in place to prevent overheating within the development. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

53. Daylight has a positive impact on natural functions and is considered central to both physical and mental health and wellbeing. Regular exposure to natural daylight in both internal and external environments can improve sleep quality, energy and alertness, mood, cognitive performance, and other natural functions that are important for health and wellbeing.

Q. Please describe how the development will maximise natural daylight. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

54. Flooding can have serious immediate and long-term impacts on people's physical and mental health. Evacuation and displacement, especially in times where there is little to no warning, can increase the risk of anxiety and post-traumatic stress disorder.

Q. What Flood Zone is the development in? (please tick all that apply) *

Flood Zone 1

Flood Zone 2

Flood Zone 3

55. Please describe the potential risk of flooding on this site and what impact this will have on people's health and wellbeing, including any mitigation that will be put in place. *

56. New developments should be designed in a way that helps the reduction of greenhouse gas emissions and supports renewable and low carbon energy and associated infrastructure.

Q. Please give details of what will be put in place to reduce emissions in terms of renewable energy sources. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Local Economy

Employment, quality, and access to work, alongside working conditions are key determinants of a healthy life and have a direct impact on health inequalities. There is therefore a clear relationship between socio-economic status and the availability of local good quality jobs.

57. The construction phase provides opportunities to offer employment to the local community. How will these be advertised locally? *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

58. The construction phase might also provide opportunities to buy local. The local supply chain reduces shipping and storage costs, emissions, and energy usage. It also contributes to growing the local economy. Please detail how this development will support the local economy. *

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

Access to Healthcare Services

Access to healthcare services affects a person's health and well-being. Regular and reliable access to healthcare services can:

- Prevent disease and disability
- Detect and treat illnesses or other health conditions
- Increase quality of life
- Reduce the likelihood of premature (early) death
- Increase life expectancy

59. What will be the impact of the development on local services such as:

- GP
- Dentist
- Hospital
- Pharmacy

*

Please specify what type of impact this will have on health and well-being (e.g., positive, neutral, negative) and why.

60. Have you consulted with relevant healthcare providers regarding the impact on demand? *

- Yes
- No

61. Please provide evidence of this, including plans for mitigation. *

62. Please explain why. *

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