

2021/61/91506/W - Reserved Matters application for residential development at location Shop Lane, Kirkheaton, Huddersfield, HD5 0DB

I welcome this development on a brown field site however may I request that this application be considered by the planning committee? The following are points for consideration.

Lifetimes Homes Standards – meeting local needs in Kirkheaton

Demographics: 45% of adults aged 80+ use a mobility aid, and sensory impairments are common. Over half of those aged 80+ live alone, and 3 in 10 report frequently feeling lonely. 22.1% of the population in Kirkheaton are over 65(2019). The number of elderly peoples over 80 are projected to increase by 18% between 2020-2025 in Kirklees.

I would like the committee to pursue whether the development can be reviewed to incorporate Lifetimes Homes Standards or address these standards to make the scheme more inclusive to a diverse and ageing population and to promote independence, safety and wellbeing of residents.

The gold standard for inclusive/accessible design are the Lifetimes Homes Standards- a series of sixteen design criteria intended to make homes more easily adaptable for lifetime use at minimal cost. <https://www.lbbd.gov.uk/sites/default/files/attachments/Lifetime-Homes-Standards-Checklist-April-2015.pdf>

They provide accessible and adaptable accommodation for young families through to older people and individuals with a temporary or permanent physical impairment. Incorporating these standards into housing designs allows older people to stay in their own homes for longer, reducing the need for home adaptations and providing greater choice to disabled people for whom independent living is reliant on suitable and accessible housing. There is undoubtedly a benefit to society in the promotion of wellbeing through inclusive design, flexibility and cost avoidance to the health and care system through increased independence, falls prevention, improved mental wellbeing and reduced care costs. For people with physical and sensory impairments it is really important that barriers to living in and amongst their communities are removed without the need for them to have to seek specialist housing, a few considerations can make all the difference to allow them and their family members to participate.

The HAPPI principles are a set of principles that outline important factors in the design of properties to support ageing and wellbeing and include considerations such as energy efficiency and sustainability, storage and adaptability and care ready design.

[https://www.housinglin.org.uk/assets/Resources/Housing/Support materials/Other reports and guidance/Housing our Ageing Population Plan for Implementation.pdf](https://www.housinglin.org.uk/assets/Resources/Housing/Support%20materials/Other%20reports%20and%20guidance/Housing%20our%20Ageing%20Population%20Plan%20for%20Implementation.pdf)

The most commonly sought adaptations accessed through Disabled Facilities Grants are ramped access, level access showers and stairlifts. The design of homes are improved where these adaptations can be easily accommodated. Having looked at the designs submitted it is worth noting in the proposed development that:

- There is limited parking, especially visitor parking which impacts on the ability for people with wheelchairs/mobility scooters, visual impairments and pushchairs to mobilise safely when cars are parked on the roadside.
- Some of the designs have door openings that impinge on each other which can impact on safe use of the home.
- Available storage is absent /minimal which can be an important feature for those living with disabilities and health needs.

The inclusion of number of bungalows in the development would avoid the requirement to adapt properties and provide a more inclusive offer of homes to the community. Having reviewed the plans there is not a design that readily accommodates wheelchair accessible adaptations including through floor lifts and a 1200mm turning circle. These are key adaptations that enable people who use wheelchairs (which includes older people and also children and parents with disabilities) to live and participate in their local communities. A lack of any of the designs having capacity to accommodate will have the effect of making the home unsuitable or very costly to adapt.

Kirklees Climate Change Crisis

Very pleased the development will have EV charging points however, alternatives to gas central heating should also be considered: air source heat pumps and solar panels on all properties, preferably with battery storage. Loss of mature trees should be avoided, and any unavoidable loss of mature trees needs to be mitigated by re-planting of new trees on the site or immediate vicinity.

Highways

Shop Lane is a busy road, often accessed by commuters as well as residents of Kirkheaton. The proposed access on Shop Lane for 48 households will create traffic congestion both on the site of the new development and on Shop Lane. Currently, it is very difficult to turn onto St Mary's lane from St Andrews Drive and I have no doubt the issue would be far greater at the new development as the plans stipulate one access unlike St Andrew's Drive. Adding additional access via Low Fold/Bankfield Lane may mitigate against increasing congestion on Shop Lane and would allow traffic to flow in and out of the new development with more ease. A designated cycle path through the development would be welcomed to ensure safety of cyclists and encourage cycling as an alternative method of transport. Residents need assurance that the vehicular access between 2 & 2a St Marys Lane will be unaffected by this development.