KIRKLEES RAPID HEALTH IMPACT ASSESSMENT FORM.

To be completed by the applicant / applicants' agent.

Part 1 – Applicant details and proposal Summary.

Application number: 2025/92882

Postcode and full address of the proposed development: Cellars Clough Mill, Manchester Road, Marsden, Kirklees, Huddersfield, HD7 5XB.

Person responsible for completing this Rapid Health Impact Assessment:

Name: Shaun Linton

Contact email: shaun@citu.co.uk

Date submitted to Planning Development: 27th October 2025

Proposal summary
Construction of 75 dwellings with associated parking, infrastructure, hard & soft landscaping, and access from Manchester Road.

Part 2 – Stakeholder involvement.

Stakeholder Involvement
Kirklees Council – Pre application process, including all appropriate consultees. Community Involvement – Please refer to the SCI submitted in support of the application. Consultants; - Zerum – Planning - Paragon – Highways & Travel - CIVIC – Drainage & Flood Risk & Structural Engineering - Enzygo – Ecology & Arboricultural & Air Quality - Sirius – Geoenvironmental / Geotechnical - Powers – Topographical

Part 3 – Rapid Health Impact Assessment of development issues

1. Planning and development issue: Construction phase

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Air quality		Y	
Noise		Y	
Light			Y
Odour			Y
Construction waste	Y		
Recycling and repurposing of construction materials	Y		
Safe and secure cycle parking for the construction workforce	Y		
Health, wellbeing and welfare on site for the construction workforce	Y		

Describe the impacts on health and your rationale for this. A full construction environmental management plan will be produced for the development, to be submitted and approved under condition. Thie will include noise mitigation measures and controls / restrictions on working hours in line with imposed conditions to mitigate any impact. Temp external lighting controls will be proposed by our consultant ecologist and included in the CEMP. The construction management plan will also include proposed in terms of positive controls and processes for construction waste and recycling measures, temp parking (including cycle storage) and welfare facilities. All health, wellbeing and welfare for the construction workforce will meet current H&S regulations and guidance. In terms of the air quality impacts for the construction period, please refer to the submitted air quality assessment completed by Enzygo, including the recommendations and controls to mitigate any impact as part of the development.
How do you intend to mitigate any negative impacts and maximise positive impacts? Mitigation measures are included within the submitted air quality assessment and will be detailed in the construction environmental management plan to be approved under condition. This will included measures to maximise the positive impacts.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which form part of this application. Enzygo - Air Quality Assessment Enzygo – Preliminary Ecological Appraisal Has an Environmental Impact Assessment been submitted with the proposed application? (Answer Yes or No) No. If answer is No, please complete section: **Planning and development issue: Climate change**

2. Planning and development issue: Housing

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Housing mix and pepper potting, range of house sizes and types etc	Y		

Proportion of affordable housing.			Y
Adaptable and accessible space	Y		
Energy efficiency.	Y		
Falls and injury.	Y		
Fire safety.	Y		
Indoor air quality.	Y		

Describe the impact on health and your rationale for this.

Please refer to the planning, design and access statement, and sustainability statement submitted as part of the planning application. We are proposing a range of dwelling sizes across the development, with a good proportion of 2, 3, & 4 bedroom units to meet local demands. All units will be accessible and highly energy efficient, utilizing a fabric first approach, supported by renewable technologies. Indoor air quality will be improved through the use of an MVHR system, which also increases the energy efficiency of the properties and impact on the environment. Fire safety and accessibility around the development will comply with current regulatory requirements.

How do you intend to mitigate any negative impacts and maximise positive impacts?

Refer to the planning, design and access statement, and sustainability statement submitted with the application, together with the commentary above. Affordable housing will be discuss during the course of the application.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application.

Planning Statement
Design & Access Statement
Sustainability Statement

3. Planning and development issue: Active travel and sustainable transport

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of walking	Y		
Ease of cycling	Y		
Cycling infrastructure which meet national standards			Y
Access to public transport links	Y		
Promotion of active travel and sustainable travel	Y		

Describe the impact on health and your rationale for this. Improved accessibility through the development and linkages with the surrounding area, including the towpath and Manchester Road will improve walking and cycling opportunities for both new occupants and existing neighboring properties, providing better linkages and accessibility to nearby amenities, without it being necessary to depend on motor vehicles.
How do you intend to mitigate any negative impacts and maximise positive impacts? Please refer to the enclosed transport assessment and travel plan submitted as part of the planning application for a detailed assessment of the proposals and benefits/positive impacts.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Design and access statement Site Plan Travel Plan Transport Assessment Access and parking plan

4. Planning and development issue: Access to open and green spaces

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Safe and secure open and green spaces	Y		
Accessible open and green spaces for all (Buggy users, Wheelchair users, cycles and push scooter)	Y		
Playable space with play equipment			Y
Playable spaces - natural play	Y		
Location and size of open and green spaces outside of proposed development	Y		
Location and size of open and green spaces inside the proposed development	Y		

Describe the impact on health and your rationale for this. Shared community and public open green spaces will be created within the development, providing positive health benefits for both residents and the public. Please refer to the submitted plans and D&A statement for further details.
How do you intend to mitigate any negative impacts and maximise positive impacts? All external areas will be shared, maximizing shared community green spaces and public open spaces throughout the scheme. Natural play spaces will be incorporated in the site, providing plenty of opportunities for children to enjoy the health benefits of external spaces. The shared community growing spaces will also provide opportunities for residents to grow fruit and vegetables. Contributions will be provided for off site allotments and open spaces, including sports facilities.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Design and access statement Open space plan Landscaping plan

PEA & BNG Assessment

5. Planning and development issue: Access to healthy and affordable food

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of access to local supermarkets or convenience stores by sustainable modes of travel	Y		
Opportunities for local food growing	Y		
Tree species in the proposed development including communal fruit trees and areas of vegetable growth	Y		

Describe the impact on health and your rationale for this. Shared community growing spaces will be created within the development, providing positive health benefits for the residents. Local shops and supermarkets are accessible by sustainable modes of travel, with improved and safer connectivity on foot and cycle provided as part of the development. Trees will be retained where possible, with new communal tree planting, inc fruit trees provided.
How do you intend to mitigate any negative impacts and maximise positive impacts? Please refer to the points above. Communal growing spaces for vegetables and fruit (inc trees) are maximized within the scheme by ensuring that external spaces are shared, rather than private. Please refer to the transport assessment and travel plan for the promotion of sustainable travel measures and improved accessibility and linkages to local amenities.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Design and access statement Open space plan

Landscaping plan PEA & BNG Assessment Transport assessment Travel plan Access plan

6. Planning and development issue: Community and personal safety

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Traffic management	Y		
Lighting	Y		
Clear and accessible off-road networks	Y		
Safe and secure play areas	Y		
Safe and inclusive environments	Y		
Prevention of crime and anti-social behaviour	Y		
Prevention of suicide and self-harm			Y

Describe the impact on health and your rationale for this. Safety of both the new residents and public accessing through the site will be improved as part of the development proposals, including an upgraded access road and separate footpath, upgraded public rights of way, connections to the towpath, inclusion of secure by design principals, new external lighting (inc access road), and off site highway works to improve the access and egress from the site.

How do you intend to mitigate any negative impacts and maximise positive impacts? Please refer to the points above, together with the submitted documentation referenced below, providing details for all of these measures that will improve safety on the development and result in health benefits for the residents and public.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Design and access statement (including crime prevention measures) Access plan Lighting plan Open space plan Landscape plan Bin & bike store details Housetype plans

7. Planning and development issue: Employment and economic vibrancy.

Note: Economic vibrancy can be applied at the construction phase and or where proposed development includes commercial and or employment space. For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Local employment opportunities	Y		
Job creation	Y		
Apprenticeships	Y		
Access of a variety of sustainable and active travel modes to places of work	Y		

Describe the impact on health and your rationale for this. Local employment, job opportunities, and apprenticeships will be created as part of the construction phase for the scheme. Health benefits will be provided through the promotion of sustainable and active travel promotion as part of the constriction stage plan, with secure cycle storage being available and improved accessibility measures for walking. The site is also on the public transport network – please refer to the submitted transport assessment with the application.
How do you intend to mitigate any negative impacts and maximise positive impacts? Please refer to the points above, together with the supporting documents referenced below.

Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Transport assessment Construction management plan (to follow under condition)

8. Planning and development issue: Community cohesion

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Ease of access to public buildings for all	N/A – No public buildings		
Opportunities for promoting community interaction	Y		
Ease of access to and use of public spaces for all	Y		

Describe the impact on health and your rationale for this. Health benefits will be improved by offering measures for interaction between members of the new community, and engagement with other members of the public, maximized on the scheme through the inclusion of shared open spaces throughout the development, together with easily accessible public spaces and new/improved connectivity through the scheme.

How do you intend to mitigate any negative impacts and maximise positive impacts? Please refer to the points above, together with the submitted plans and documents. The improved connectivity will also provide interaction with the existing wild café and wellbeing facilities, being to the immediate south of the site.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Open space plan Design and access statement Access plan

9. Planning and development issue: Climate change

For each area of focus listed below, please select one type of impact that applies. The impacts can be positive, or negative or unsure about the impact.	Positive impact	Negative impact	Unsure about the impact
Green infrastructure	Y		
Low carbon and renewable energy	Y		
Flood risk and drainage	Y		
Air quality (appliable if no EIA submitted)		Y	
Noise (applicable if no EIA submitted)			No impact
Light (applicable if no EIA submitted)	Y		
Odour (applicable if no EIA submitted)			No impact
Waste (applicable if no EIA submitted)	Y		

Describe the impact on health and your rationale for this. The incorporation of green infrastructure, in terms of public and community open spaces, will provide health benefits for residents and members of the public. Energy efficient, low carbon properties, with the inclusion of renewable energy (PV) and MVHR systems will create healthy internal environments for new residents.
How do you intend to mitigate any negative impacts and maximise positive impacts? Positive impacts on climate change will be maximized throughout the scheme as detailed in the submission documents, including the sustainability statement. Measures include, energy efficient, low carbon properties, with renewable technology, flood risk protection measures, new landscaping and open spaces, waste management and segregation, community growing facilities, sustainable travel measures and connectivity, energy efficient lighting (inc external lighting), enhanced noise mitigation measures for within the properties. In terms of the air quality measures, please refer to the submitted air quality assessment for details and mitigation measures.
Provide details of where this planning and development issue is considered in any other submitted plans, assessments, and documents which forms part of this application. Sustainability assessment Design and access statement Transport assessment Travel plan Flood risk assessment and drainage strategy Air quality assessment Ecological reports, including BNG assessment

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