Consultation Response from KC, Public Health

2025/92882 Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY

Erection of 75 dwellings with associated parking, infrastructure, hard and soft landscaping and access from Manchester Road

Date Responded: 25th Nov 2025
Responding Officer: Louise Muhammad
Responding Ref: 2025/92882

This response is from the Public Health Improvement Team.

In Kirklees, the Public Health Improvement Team has developed a rapid health impact assessment (HIA) framework and guidance tool for planning applications. The purpose of this is to assess the broad health impacts of proposed developments. The rapid HIA is a material consideration in the Kirklees Local Plan and is listed in the Kirklees Validation List.

The Public Health Improvement Team will carry out its responsibilities, as a consultee for the Kirklees Planning Authority to:

- Apply an agreed rapid HIA screening methodology at the pre-application / application stage, to identify if a rapid HIA is required for a proposed development.

- Review and respond to a submitted HIA, focusing on the health improvement themes relevant to local and national planning policy and the public health priorities which impact on the immediate and surrounding areas of the proposed development.

The Public Health Improvement Team do not provide specialist technical advice or feedback on development proposals, such as around waste, noise or air quality. This responsibility lies with other council teams and their responses will be provided separately.

Local intelligence shows that the following health indicators for adults within **Colne Valley** Ward, where the proposed development is taking place, are higher than the Kirklees average.

Low levels of physical activity

The submitted rapid health impact assessment has been reviewed. The Public Health Improvement Team have identified further measures and considerations surrounding the development issues, as outlined in the table below, which look to enhance the proposed development and further improve health and wellbeing outcomes for people and place. We kindly request that the measures set out in the table for each development issue are incorporated into the submitted Rapid Health Impact Assessment and implemented should the application progress.

Development issue	**Further measures and considerations**
	Whilst a Rapid HIA has been submitted -some of the statements are vague and lacking detail. Where supplementary documents indicating where the relevant information could be found was listed, it would have been helpful to identify page numbers for ease of finding. Bearing in mind there were over 20 supporting documents-it has not been feasible to read them all. Therefore, this PH response has been prepared based on a read of the DAS/planning statement documents.

Construction phase	PH note the applicant will submit a CEMP that will detail mitigations against the main areas involved with a development of this nature. We would ask that the health and wellbeing of construction workers are integral and there are adequate facilities. The mitigations stated within the Air Quality Assessment are comprehensive. PH also note a significant percentage of public feedback related to highway access-mainly when exiting the development and right turning traffic hence the perceived increased potential for road accidents. It is assumed the highways department will advise accordingly as it is out of the gift of PH. Construction workers health and wellbeing considerations should include access to facilities that enable them to reheat food/take a break. In addition, that they are informed about wider support that is available within Kirklees that may assist with personal health goals. For example Kirklees Wellness Service (https://kirkleeswellnessservice.co.uk) who provide support around smoking cessation, healthy weight, mental health etc.
Housing	Good to see a range of house sizes and types. Also very interesting to note the manufacture happens offsite in the applicant's own factory. Energy efficiency and the use of renewable technologies (MVHR systems etc) also good to see. PH understands they should help mitigate against damp and mould-removing moisture from the atmosphere (as many families have to resort to drying laundry indoors for many months of the year). The fact that the proposed homes are 'highly insulated and are 13 times more airtight than UK standards is really encouraging. The HIA mentions accessibility and adaptability of the space -but not necessarily the housing units themselves. The DAS mentions a new type of contemporary living that caters for different needs and lifestyles (page 4). Are any of the units suitable to an older demographic for example? Kirklees has a higher demographic of older people than the national average and the projections are that this will increase significantly over the next two decades. It would appear all units are 3-storey in design. Can the units adapt for couples/families throughout the life course? This adds an additional layer of 'sustainability'. It is noted that each unit has a terraced patio and communal garden space-however PH would ask that the allocation is comparable to the house size (number of bedrooms) enabling a family house to have sufficient play space for children. This consideration again feeds into 'sustainability' and

	results in families being able to stay/live in properties for longer periods of time/decades. Also good to note solar gain optimisation is a key design feature. PH notes that there is no stated minimum allocation of affordable housing. Due to the chronic shortage of local affordable housing, we would request that the minimum standard allocation according to Kirklees local policy is adhered to. All in all, the proposed development has the potential to deliver some really significant PH outcomes, as good quality housing is integral to population health and wellbeing, furthermore, similar award winning schemes have been established in Leeds & Sheffield
Active Travel and Sustainable Transport	Consideration has been given to the design and layout of the development and links to the transport network. Cycling, walking and the use of public transport are all considered and encouraged. In addition, significant cycle storage has been included throughout the proposed development. The whole development uses a 'Car Free' streets design concept with a strong emphasis on walking and cycling for those who are able/wish to utilise. Also, it is noted that significant cycle parking/storage is provided throughout the development (206 in total) as opposed to 116 car parking spaces.
Access to open and green spaces	Good to see that the site/location and proposed plans open up new routes that enhance connectivity to the canal and valleys. The site also appears to be located in an area where there is natural access to green/blue space. In addition, the development design incorporates landscaped areas-supporting native plant species and wildlife, community gardens etc. The site plan does show a children's play space; however, PH is unsure whether this is part of the proposed development or an existing provision? Has a pocket park/s been considered? PH unable to identify anything in the DAS relating to this.
Access to healthy and affordable food	It is noted the site is just 1.3miles from Marsden centre (500 metres to nearest bus stop with access to Marden and Slaithwaite) both centres give access to food shopping (including supermarkets). Composting areas/growing spaces are incorporated into the design. Encouraging to note there will also be contributions made to a future off-site allotment development.
Community and personal safety	Whilst the HIA submission states secure by design principles have been incorporated there is no specific examples/mitigations that could be found in the DAS/planning statement e.g line of sight/lighting, positioning of trees or personal/community safety as

	such that PH could identify. Neither what if any safety mitigations are already in place with regards to the canal/pond areas mentioned that fall within the location of the site. PH recommends the developer consider the implications and incorporate any appropriate mitigations into the overall design if they haven't been already. With regards to further reading and guidance around suicide prevention please see the following link https://www.gov.uk/government/publications/suicide-prevention-suicides-in-public-places
Employment and economic vibrancy	Although page 37 of the Planning statement and the Rapid HIA submission make vague mention regarding the creation of new jobs as part of the construction phase-no further detail is given. PH would recommend that local suppliers are used wherever feasible and that opportunities for local labour are explored fully including apprenticeship schemes.
Community cohesion and social support	The revitalised pedestrian connection to the Wild Café and wellbeing centre as well as other local amenities provides opportunities for social interactions and connections. In addition, as already mentioned, communal gardens and the potential for future allotments are part of the scheme and will provide opportunities for social interaction. PH is unsure if any communal seating is proposed as part of the scheme-this would create opportunities for connection between residents potentially.
Climate change	A significant number of EVCPs are included as part of the development design. PH note that where possible the developer will use reclaimed material. Really good to see that sustainability is at the heart of the design imbedding 'cutting-edge' environmental design that will reduce both operational and embodied carbon. In addition, that maximum solar gain has been considered. Sustainable urban drainage, green roofs, PV panels, native planting etc will all reduce flooding and increase climate resilience. Also good to see revised plans ensure buildings are located outside of flood zone 3.