

Kirklees Council - Public Health Consultation

Development issue

Construction phase

Housing

Active Travel and Sustainable Transport
Access to open and green spaces
Access to healthy and affordable food
Community and personal safety
Employment and economic vibrancy
Community cohesion and social support

Climate change

ion Response

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.

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.

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

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.

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.

It is noted the site is just 1.3 miles 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.

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/suicideprevention-suicides-in-public-places>

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.

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.

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.

Comments/Amendments
The specific sections for each of the supporting reports have been identified in the updated HIA.
The HIA has been updated to include these recommendations. Highways consultation awaited in respect of the proposed transport statement, traffic surveys, and access arrangements.
All units will meet NDSS in line with current policy, however, it is understood that there is no specific requirements for the properties to meet M4(2) standards. The decked areas/provisions are slightly larger relative to the size of units. All external areas will be shared communal spaces enabling sufficient shared play space across the site, together with the proposed public open space.

No updates required

The play space area identified on the landscape plan is part of the development site. Detailed proposals for this are being developed and a separate detail will be submitted. All external areas will also serve as shared amenity space and we are looking at options to include natural play space provisions, which may form a pocket park within the site.

No updates required

It is understood that the secure by design principles/matters will be conditioned enabling all detailed measures to be further considered and approved at a later date, together with the proposed management and maintenance measures for all areas with the site.

The HIA has been revised to include opportunities to utilise local suppliers and subcontractors where feasible and explore opportunities for local labour and apprenticeship schemes where requirements arise.

The HIA has been updated to confirm that communal seating will be integrated within the shared landscaped areas on the site. Further details will be provided within the detailed landscape proposal/design for the discharge of conditions.

No updates required