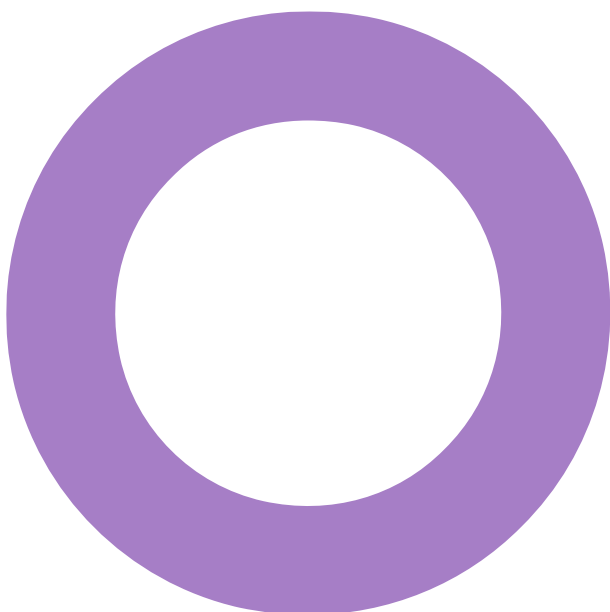


**Accu Stadium Hotel.
Huddersfield.**
**Town Sports & Entertainment
Group Limited.**

SUSTAINABILITY
CLIMATE CHANGE STATEMENT

REVISION P04 – 17 JULY 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	10/04/2026	Initial issue for comment	T. Whitehouse	T. Smith	D. Newton
P02	27/04/2026	Incorporating comments	T. Whitehouse	T. Smith	D. Newton
P03	08/07/2026	Issued for planning	C. Pearson	T. Smith	D. Newton
P04	17/07/2026	Incorporating comments	C. Pearson	D. Newton	D. Newton

This document has been prepared for Town Sports & Entertainment Group Limited only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 423155

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Executive summary

This Climate Change Statement supports the planning application for the proposed Stadium Hotel at Kirklees Stadium, Huddersfield. It outlines how the development responds to climate change mitigation and adaptation in line with planning policy.

The scheme comprises a new-build hotel of approximately 141 beds, including 14 pitch-facing rooms, alongside a flexible courtyard/exhibition space and associated facilities. The proposals replace a vacant leisure centre building; an option appraisal concluded that retention would impose significant design constraints with limited carbon benefit. The new-build approach enables a more efficient form and improved long-term performance.

A fabric-first, passive design strategy underpins the scheme. Building form, orientation and façade design have been developed to optimise daylighting and manage solar gains, reducing energy demand prior to the application of building services.

The operational energy strategy will utilise high-efficiency, all-electric systems, supported by low carbon technologies such as air source heat pumps. The feasibility of on-site renewable energy generation, including photovoltaic panels, will be considered and confirmed through detailed energy modelling. The development is targeting performance beyond Part L requirements.

Climate resilience is embedded within the design. The site lies within Flood Zone 3 and will incorporate mitigation measures including appropriate finished floor levels, surface water attenuation and sustainable drainage. Water efficiency measures will reduce potable water demand.

The scheme will aim to deliver high quality landscaping and enhance connections to the surrounding river corridor and landscape. Air quality impacts will be minimised through an all-electric strategy and construction management measures.

Overall, the development provides a coordinated response to climate change, integrating energy efficiency, low carbon systems and resilience within a high-quality design.

1. Introduction.

This report has been prepared to support the planning application for the proposed Stadium Hotel development at Kirklees Stadium, Huddersfield. It sets out the approach taken to address climate change mitigation and adaptation within the design, in accordance with national and local planning policy requirements.

The proposed development comprises a new-build hotel of approximately 141 beds, including 14 pitch-facing rooms, alongside a flexible courtyard/exhibition space and associated facilities integrated with the existing stadium. The scheme forms part of a wider masterplan vision to enhance the stadium environment and create a year-round destination for visitors, fans and the local community.

An option appraisal was undertaken at an early stage to review the potential for retention and reuse of the existing leisure centre structure. This concluded that retention would result in significant design and operational constraints, with limited overall benefit. The adopted new-build approach enables a more efficient building layout, improved environmental performance, and greater flexibility to respond to future climate conditions.

This statement summarises the key measures incorporated within the proposals, including energy demand reduction through passive design, the use of low carbon building services, water efficiency, flood risk mitigation, and biodiversity enhancement. The report responds to the specific climate change questions raised as part of the planning process and provides a basis for further refinement as the design progresses.

Where appropriate, detailed strategies and performance outcomes will be developed and confirmed at the next stage of design, supported by specialist modelling and technical input.

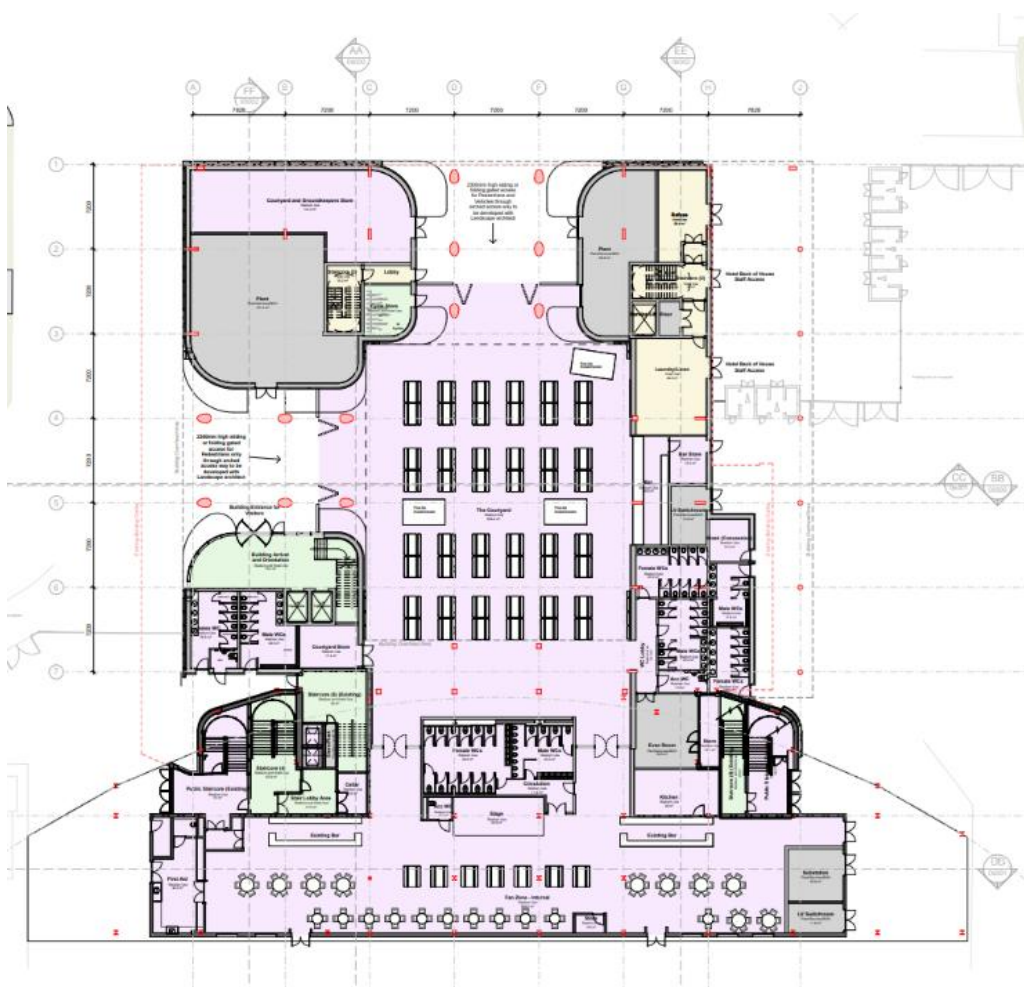


Figure 1 Proposed Ground floor plan

2. Energy and carbon strategy

Q1: What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations?

Q3: What measures have been/will be taken to utilise renewable or low carbon energy sources?

Q4: What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations?

Relevant policies

- LP24 Design
- LP26 Renewable and low carbon energy
- LP47 Healthy, active and safe lifestyles

The proposed development adopts the principles of the energy hierarchy, following a ‘be lean, be clean, be green’ approach to minimise energy demand and associated carbon emissions.

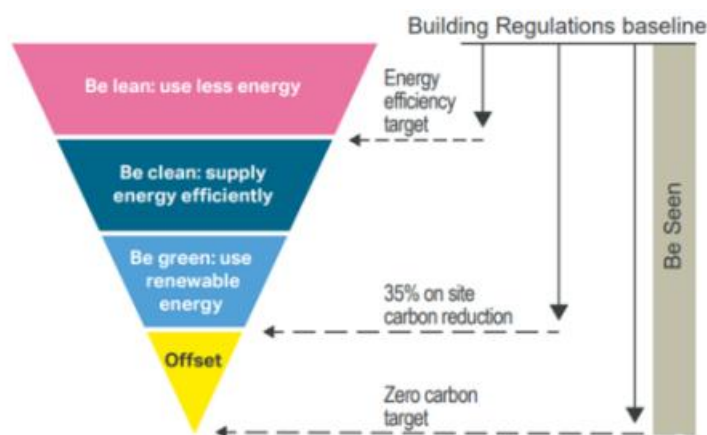


Figure 2 The energy hierarchy

At the ‘be lean’ stage, a fabric-first and passive design strategy has been embedded within the scheme. The building form, orientation and layout have been developed to optimise daylighting and reduce unnecessary solar gains. The façade design incorporates controlled glazing and vertical fins, providing solar shading and contributing to a balanced internal environment while maintaining good levels of natural light. High-performance building fabric will be specified to reduce heat losses and improve overall energy efficiency.

Passive design measures are further supported through consideration of ventilation strategy, thermal mass and occupancy patterns, ensuring that the building performs efficiently under varying operational conditions. These measures reduce baseline energy demand prior to the application of building services.

At the ‘be clean’ stage, the remaining energy demand will be met through high-efficiency building services. The development will adopt an all-electric strategy, with heating and hot water provided via heat pump technology. This approach minimises operational carbon emissions and aligns with current best practice for new developments.

At the 'be green' stage, the feasibility of on-site renewable energy generation, including photovoltaic panels, will be evaluated as part of detailed energy modelling. This will seek to further reduce regulated carbon emissions where viable.

PV systems are currently being considered for the hotel development. There will be a separate programme to consider PV implementation on the existing stadium stands.

The design team will undertake dynamic thermal modelling and energy assessments to quantify building performance and optimise system selection. The development is targeting an improvement beyond the minimum requirements of Part L of the Building Regulations, with final performance metrics to be confirmed at detailed design stage.

Overall, the proposed approach integrates passive design, efficient systems and low carbon technologies to deliver a robust and coordinated energy strategy.

3. Whole life carbon

Q2: What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally?

Relevant policies:

- LP24 Design
- LP30 Biodiversity and geodiversity
- LP43 Waste management hierarchy

An option appraisal was undertaken at an early stage to assess the potential for retaining and reusing the existing leisure centre structure. This concluded that retention would require substantial structural intervention, result in inefficient layouts, and deliver limited overall carbon benefit due to the extent of demolition required. The adopted new-build approach therefore enables a more efficient building form and improved long-term operational performance, which has the potential to offset higher upfront embodied carbon, subject to further assessment.

Opportunities to reduce embodied carbon will be progressed through the detailed design stage. This will include consideration of material efficiency, structural optimisation and the selection of materials with lower embodied carbon, where practicable. The reuse of existing substructure elements, such as foundations, will be considered where feasible and compatible with the proposed design.

The project team will also consider responsible sourcing of materials, including the use of certified products and suppliers, and opportunities to incorporate recycled or secondary materials. Design for durability and adaptability will be embedded to extend the building's lifespan and reduce the need for future refurbishment or replacement.

During construction, contractors will be required to monitor and manage carbon emissions associated with site activities. This will include transport of materials and waste, energy and fuel consumption, and water use. Measures such as efficient logistics planning, local sourcing of materials where practicable, and the use of lower emission plant and equipment will be encouraged to minimise construction-related impacts.

As the design progresses, a whole life carbon assessment will be undertaken in accordance with recognised methodologies (such as RICS guidance) to quantify embodied and operational carbon and identify further opportunities for reduction.

Overall, the proposed approach seeks to balance upfront embodied carbon with long-term operational efficiency, delivering a development that performs effectively over its full lifecycle.

4. Water management and flood risk

Q5: What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?

Q6: What measures have been/will be taken to reduce water stress associated with your proposed development?

Relevant policies:

- National Planning Policy Framework (NPPF)
- LP24 Design
- LP27 Flood risk
- LP28 Drainage
- LP34 Conserving and enhancing the water environment

The proposed development incorporates an integrated approach to water management, addressing both flood risk and water efficiency in accordance with national and local planning policy.

The site is located within Flood Zone 3, and flood risk has therefore been a key consideration in the design development. A site-specific Flood Risk Assessment (FRA) will be submitted in support of the planning application, which will assess the level of risk and define appropriate mitigation measures. The scheme will incorporate measures including the setting of finished floor levels above predicted flood levels and the integration of flood resilient design principles where required. Safe access and egress will be considered as part of the wider site strategy, ensuring that the development can operate safely during flood events.

Surface water runoff will be managed through a sustainable drainage strategy, designed to attenuate flows and reduce discharge rates to the existing network. SuDS measures will be incorporated where feasible, which may include attenuation tanks, permeable surfaces and controlled discharge systems, to ensure that the development does not increase flood risk on or off site. The drainage design will be developed in consultation with relevant stakeholders at the next stage of design, with the aim of achieving greenfield or betterment runoff rates, where practicable.

Water efficiency is embedded within the building design to reduce potable water demand. The development will specify low water use fittings and appliances, including low flow taps and showers, and efficient commercial equipment appropriate for hotel use. These measures will support a reduction in water consumption in line with best practice standards.

The existing north stand has a vacuum drainage system which will be retained and extended for the updated north stand, including the hotel. This type of WC uses less water than a traditional gravity drainage system.

The combined approach to flood risk mitigation and water efficiency ensures that the development is both resilient to future climate conditions and minimises its impact on local water resources.

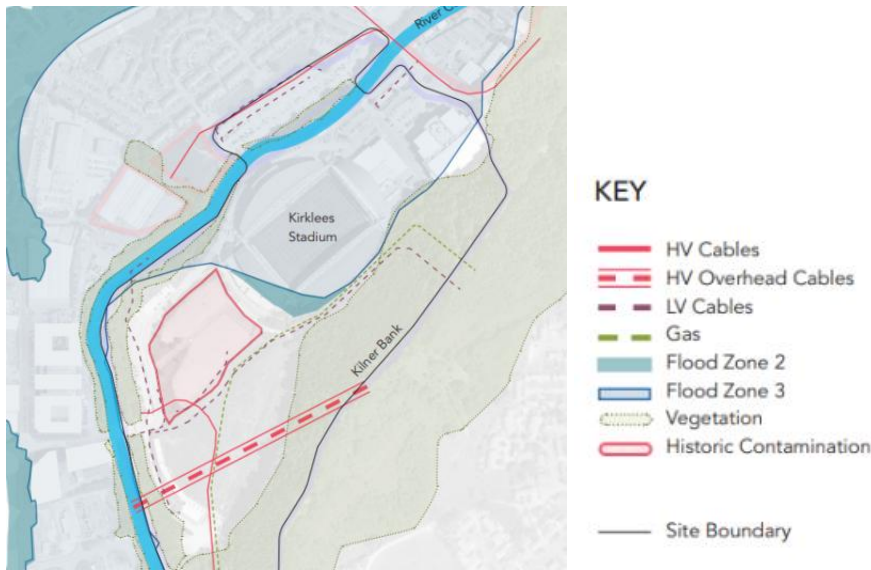


Figure 3 Flood risk map

5. Biodiversity net gain

Q7: What measures have been/will be taken to provide biodiversity net gains?

Relevant policies:

- LP30 Biodiversity and geodiversity
- LP34 Conserving and enhancing the water environment

Biodiversity has been considered as part of the wider masterplan approach, recognising the site's proximity to the River Colne corridor and the adjacent Kilner Bank landscape. The development seeks to enhance ecological connectivity and contribute positively to the local green infrastructure network.

At the site level, opportunities for on-site habitat creation and enhancement will be incorporated within the landscape design. This may include the introduction of native planting, tree planting, and areas of enhanced vegetation to support local species and improve habitat diversity. Soft landscaping will be designed to provide both ecological and amenity value, contributing to the creation of an attractive and functional environment.

The wider masterplan proposals also support biodiversity through the integration of green corridors, improved links to surrounding natural features, and the creation of a more permeable and landscape-led development. These measures will help to strengthen ecological connections between the site and the surrounding environment.

Overall, the development will deliver measurable biodiversity improvements while supporting the wider environmental objectives of the masterplan.

6. Air pollution

Q8: What measures have been/will be taken to reduce air pollution associated with your proposed development?

Relevant policies:

- LP51 Protection and improvement of local air quality

The proposed development incorporates measures to minimise impacts on local air quality during both the construction and operational phases, in accordance with relevant planning policy and best practice.

During construction, contractors will be required to implement appropriate dust and emissions control measures to limit impacts on the surrounding environment. This will include measures such as damping down of working areas, covering of materials, wheel washing for vehicles entering and leaving the site, and effective site management to reduce dust generation. Construction logistics will be managed to minimise vehicle movements where practicable, and the use of lower emission plant and equipment will be encouraged.

All existing gas boilers and commercial kitchens will be removed and replaced with all electric systems across all the refurbished areas. This approach avoids the use of on-site combustion-based systems, thereby eliminating direct emissions of nitrogen oxides (NOx) and other pollutants associated with fossil fuel heating. As a result, the development will have a reduced impact on local air quality compared to traditional gas-fired systems.

The building services design will also consider the location and design of ventilation and exhaust systems to ensure that air is discharged appropriately and does not adversely affect nearby receptors.

The wider masterplan supports sustainable transport and improved connectivity, including links to public transport and active travel routes, which will help to reduce reliance on private vehicles and contribute to improved local air quality over time.

Overall, the combination of construction management measures, an all-electric operational strategy, and sustainable transport integration ensures that the development minimises its impact on local air quality.

7. Conclusion

This Climate Change Statement demonstrates that the proposed Stadium Hotel development has been designed with a comprehensive and integrated approach to climate change mitigation and adaptation.

The scheme adopts the principles of the energy hierarchy, prioritising energy demand reduction through a fabric-first and passive design approach, supported by high-efficiency, all-electric building services and the potential integration of on-site renewable energy. The development is targeting performance beyond the minimum requirements of Part L of the Building Regulations, with further optimisation to be confirmed through detailed modelling.

Whole life carbon considerations have informed the design approach, including the appraisal of retention versus redevelopment and the commitment to material efficiency and responsible construction practices. Measures to manage construction impacts and reduce embodied carbon will be progressed through the next stages of design.

The development responds appropriately to its site context, including Flood Zone 3 constraints, through the incorporation of flood mitigation measures and a sustainable drainage strategy. Water efficiency measures and opportunities for rainwater reuse will reduce demand on local water resources.

Biodiversity enhancements will be delivered in accordance with statutory requirements, targeting a minimum 10% Biodiversity Net Gain and supporting wider ecological connectivity within the masterplan. Air quality impacts will be minimised through an all-electric operational strategy and effective construction management.

Overall, the proposals demonstrate a robust and policy-compliant response to climate change, integrating energy efficiency, low carbon design and environmental resilience within a high-quality development. The approach provides a strong foundation for further refinement as the design progresses.

Appendix A Local Policy Context

LP24 Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. The form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. Extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
- d. High levels of sustainability, to a degree proportionate to the proposal, through:
 - i. The re-use and adaptation of existing buildings, where practicable;
 - ii. Design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. Considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
 - iv. Where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
 - v. Providing charging points to encourage the use of electric and low emission vehicles;
 - vi. Incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
 - vii. Designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
 - viii. Designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. The risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- f. The needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
- g. Any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;
- h. Development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

- i. The retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits.

LP26 Renewable and low carbon energy

Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:

- a. The proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;
- b. The proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;
- c. The statutory protection of any area would not be compromised by the development;
- d. Any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;
- e. Any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits.

Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes.

The creation of district heat networks is encouraged across Kirklees. Heat networks can be developed at different scales, and all new developments should consider their potential. Proposals requiring a master plan should explore the potential of developing a heat network or connecting to an existing network.

LP27 Flood risk

Proposals for development which require a sequential test in accordance with national planning guidance will need to demonstrate that development has been directed to areas at the lowest probability of flooding, following a sequential risk-based approach. The whole Kirklees district should be the starting point for the sequential test with applicants required to provide justification where a smaller area of search is proposed. If following application of the sequential test, there are no reasonably available sites which could accommodate the development in zones with a lower probability of flooding, it should also be demonstrated that a sequential approach has been applied within sites. This is to ensure that highly vulnerable and more vulnerable uses are directed towards the areas of lowest flood risk within the site. Proposals will also need to demonstrate that the exception test is passed, where applicable, as set out in national planning policy.

Proposals within flood zone 3ai will be assessed in accordance with national policies relating to flood zone 3a but with all of the following additional restrictions:

- a. No new highly vulnerable or more vulnerable uses will be permitted;
- b. Less vulnerable uses may only be permitted provided that the sequential test has been passed and;
 - i. Where extensions are linked operationally to an existing business or,
 - ii. Where redevelopment of a site provides buildings with the same or a smaller footprint;
- c. All proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site-specific flood risk assessment;
- d. Development will not be permitted on any part of the site identified through a site-specific flood risk assessment as performing a functional floodplain role.

Proposals must be supported by an appropriate site-specific flood risk assessment in line with national planning policy. This must take account of all sources of flooding set out in the strategic flood risk assessment and demonstrate that the proposal will be safe throughout the lifetime of the development (taking account of climate change). The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

Proposals for natural management such as targeted vegetation planting in upper catchments and along river banks will be supported in appropriate locations where consistent with national and local plan policies and relevant water catchment management plans to reduce flood risk and improve water quality.

LP28 Drainage

The presumption is that sustainable drainage systems (suds) will be used to assist in achieving the following on each site:

- a. For proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;
- b. For proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;
- c. No negative impact on local water quality and improvements in water quality where practicable;
- d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water.

It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages.

Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

LP30 Biodiversity and geodiversity

The council will protect and enhance biodiversity and geodiversity.

Development proposals will be required to:

- a. Retain, protect and enhance existing ecological assets and features, including priority habitats and species;
- b. Avoid harm to biodiversity and geodiversity assets. Where harm cannot be avoided, appropriate mitigation measures must be provided. Where mitigation is not possible, compensation measures will be required;
- c. Contribute to the restoration and enhancement of the Kirklees wildlife habitat network and biodiversity opportunity zones;
- d. Ensure that development does not have an adverse effect on the integrity of internationally designated sites, either alone or in combination with other plans or projects;
- e. Ensure that development does not have an unacceptable impact on nationally and locally designated sites, protected species and priority habitats;

- f. Provide appropriate net gains in biodiversity, where possible;
- g. Incorporate landscaping and design measures which support biodiversity, including the use of native planting and the creation of new habitats.

Where appropriate, development proposals should be supported by ecological surveys and assessments to inform design and mitigation measures.

LP34 Conserving and enhancing the water environment

Proposals must:

1. Ensure no deterioration of water courses or water bodies (including groundwater) by conserving and, where practicable, enhancing:
 - a. The natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;
 - b. Water quality; and
 - c. The ecological value of the water environment, including the functionality of habitat networks.
2. Ensure source protection zones are protected from contamination as a result of the proposal in line with national guidance.
3. Dispose of surface water appropriately (in accordance with the local plan drainage policy) adhering to the following networks in order of preference:
 - a. To an infiltration based system wherever possible (such as soakaways);
 - b. Discharge into a watercourse with the prior approval of the landowner, navigation authority or environment agency, where applicable. To comply with part 1 of this policy this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;
 - c. Discharge to a public sewer.

Proposals are encouraged to:

4. Make positive progress towards achieving 'good status or potential' under the water framework directive in surface and groundwater bodies.
5. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling as well as considering water availability from surface water and groundwater sources.
6. Improve water quality through the incorporation of appropriately constructed and maintained sustainable drainage systems and surface water management techniques taking into account the sensitivity of groundwater.

LP43 Waste management hierarchy

The council will encourage and support the minimisation of waste production and support the re-use and recovery of waste materials including, for example, recycling, composting and energy from waste recovery.

Proposals for facilities to manage waste within the district will be considered based upon the following principles:

- a. Seeking to move the management of all waste streams up the waste hierarchy of prevention, re-use, recycling, recovery, disposal;
- b. Promoting the opportunities for on-site management of waste where it arises;
- c. Promoting the use of waste as a resource, particularly encouraging co-location of developments that can use each other's waste materials;
- d. Working towards achieving the objectives and targets for recycling/recovery for waste as set out in the waste framework directive;

- e. Supporting opportunities to locate complementary facilities, such as waste disposal points and treatment facilities, in close proximity to each other.

LP47 Healthy, active and safe lifestyles

The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

Healthy, active and safe lifestyles will be enabled by:

- a. Facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;
- b. Increasing access to green spaces and green infrastructure to promote health and mental well-being;
- c. The protection and improvement of the stock of playing pitches;
- d. Supporting initiatives which enable or improve access to healthy food. For example, land for local food growing or allotments;
- e. Increasing opportunities for walking, cycling and encouraging more sustainable travel choices;
- f. Supporting energy efficient design and location of development;
- g. Ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals;
- h. Creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;
- i. Encouraging the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health;
- j. Working with partners to manage the location of hot food take-aways particularly in areas of poor health;
- k. Encouraging initiatives to promote energy efficiency within homes; and
- l. Supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district.

Health impact assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts.

LP51 Protection and improvement of local air quality

1. Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.
2. Proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance. Development which has the potential to cause levels of local air pollution to increase must incorporate sustainable mitigation measures that reduce the level of this impact. If sustainable measures cannot be introduced the development will not be permitted.
3. Where the development introduces new receptors into air quality management areas or areas of concern or near other areas of relatively poor air quality, for example near roads or junctions, the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution.



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