

## KIRKLEES METROPOLITAN COUNCIL

### PLANNING SERVICE

#### UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY

#### PLANNING SUB-COMMITTEE DISTRICT WIDE

16 APRIL 2026

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**Planning Application 2025/93197      Item 9 – Page 57**

**Erection of free standing single storey structure to be used as a temporary indoor market (sui generis) with associated facilities, office cabins, waste compound, parking spaces and works (within a Conservation Area)**

**adj, Huddersfield Open Market, Brook Street, Huddersfield, HD1 1RY**

There has been receipt of further correspondence and details in regard to these applications following publication of the Committee Report, which are detailed as follows.

In an email dated 8<sup>th</sup> April 2026 received since the publication of the Committee Report, the Council's Market Manager has confirmed that 6 traders have provided confirmation of their support for the proposed development for the following summarised reasons:

- Increasing footfall / attract wider range of visitors
- Improved facilities will provide weather protection and assist in business growth
- Proposal will bring a modern feel which benefits everyone
- Modernised market would encourage new generation of traders to get involved
- Events within the space will be a welcome benefit
- Fixed units give the opportunity for existing stall holders to grow their business.

Within the submitted detail it is confirmed that two of the traders have traded at the market between 3 – 10 years and four of the traders for 10+ years.

Further to the above provided by the Council's Markets Manager, the submission of 5 further letters of support have been made, which make the following summarised representations:

- Support is offered as Professor of Culture, People and Place and Director of the Centre for Cultural Ecologies in Art, Design and Architecture at the University of Huddersfield, Chief Executive of NMTF Ltd (National Market Traders Federation) & the Chief Executive of the National Association of British Market Authorities.

- The redevelopment of Huddersfield Open Market is an important and very positive step forward for our town centre.
- The proposal will enhance the experience for visitors and users of the market.
- The plans show a clear ambition to create much more than a place of retail which will help the market become a civic, cultural and learning asset, supporting community wellbeing, creativity and a lively town-centre atmosphere
- The Civic University Agreement (at the University of Huddersfield) is committed to supporting the regeneration of Huddersfield through strong partnerships and research-informed placemaking. The market redevelopment aligns closely with this mission
- The market sits next to one of the key gateways to the university campus. As the University continues to develop its facilities, this project will help build a stronger connection between campus and town. It will create new opportunities for students, businesses and local communities to meet, collaborate and share in a lively public space.
- St Patrick's Day Parade Association are fully supportive of the proposals
- The building and the facilities contained within the Open Market are in desperate need of restoration and improvement, and members of the Association are genuinely excited about the planned improvements and the impact that they will have
- The Open Market is one of Huddersfield's fine historic buildings, and this much needed work will ensure that it is preserved for future generations, whilst offering a flexible and attractive space, that will support a thriving market as well as an event space. This will assist the wider regeneration of the town centre and increase footfall
- The Association has staged our annual St Patrick's Parade event at the Market for the last 3 years and whilst we have received great support from the Market staff in helping stage our event, the building and the infrastructure within it, has severe limitations
- Huddersfield needs projects that help renovate the town centre and this scheme is an important part of this work, complementing the developments at the George Hotel and the University. Having looked at the plans outlined in the application, we are confident that the refurbished market will offer an excellent space that will allow a variety of uses and act as a draw to the wider town centre
- Consider the town can do better and should embrace change
- Aware of opposition but believe the proposal would be a standout attraction bringing more than what is currently offered
- Markets in other towns show potential to regenerate to ensure they continue and prosper
- Consider a long-term view will allow for a good working environment for existing markets and also provide new opportunities for additional enterprises / experiences to be offered
- Many in the community feel positive about the scheme

- Co-existence of current, alongside new creates an opportunity for putting Huddersfield on the map and to link with the Station to Stadium experience
- The proposals represent a positive and well-considered investment in one of Huddersfield's most important civic and economic assets and can act as a focal point
- The proposals' mix of permanent and flexible indoor and outdoor trading space, alongside retail, food, hospitality, welfare and community uses, reflects recognised best practice in modern market development and would be a more economically resilient enterprise
- Proposals will ensure Huddersfield Open Market continues to function as a shared community asset that serves a wide and diverse audience.
- Temporary indoor market facility is to be welcomed, ensuring continuity of trading, protecting livelihoods and minimising disruption during redevelopment
- The proposals represent a vibrant, positive, future-focused approach to market investment that recognises the economic, social and placemaking value of markets
- A well-planned market can offer affordable retail spaces and a platform for local artisans, food producers, and craftspeople
- By incorporating green spaces, seating areas, and facilities for events, the market can become a gathering place for community activities, cultural events, and seasonal festivities
- Other towns in West Yorkshire have sought to regenerate their markets, it appears a retrograde step not to seek to do so in Huddersfield.

At the District Wide Planning Committee meeting of 29<sup>th</sup> January 2026, additional information was submitted, specifically an email that was received on 27<sup>th</sup> January 2026 in relation to a petition which it stated had received 1370 signatures in support of a co-design process.

The signatures had been gained on the basis of a request for a co-design process, and its support was on the basis of a letter which states the following:

*We are visitors to Huddersfield open market and this letter is to make you aware of our opposition to the plans for the open market submitted in planning applications 2025/48/92443/W 2025/65/92444/W.*

*We object on the material grounds of design, heritage, and local policy.*

*We know that Huddersfield open market is a flourishing and unique market in a Grade II\* listed building that is well loved and popular in its current configuration by traders and visitors alike.*

*We call on you to support the rejection of the current planning applications and to support their replacement by suitable plans for the market devised through a co-design process.*

*We trust you will begin a conversation with traders and visitors about their objections and about the appropriate co-design process to move forward.*

Figures provided in relation to the petition were broken down as being the following:

- 1000 people from the collectables and second hand markets with more than 25% of those from outside Kirklees
- 370 responses in relation to auto jumble with 37% visitors from outside Kirklees and 39% outside west Yorkshire.

Following on from this, a further objection has been received on 14<sup>th</sup> April 2026. This details alternative designs for the redevelopment.

The objection sets out that what are considered to be two alternative approaches titled 'repair and renovate' and 'Little Sister'. These alternative proposals would be to either repair and make alterations to the existing building or construct another Market Building upon Brook Street Car Park.

The 14<sup>th</sup> April 2026 objection sets out that surveys were provided which 50 traders completed to rate the designs with the 'repair and renovate' option being considered the most favourable with a score of 8.7/10. The 'Little Sister' option scored 6.7/10 and the current proposals under consideration scored 1.8/10.

The objection of 14<sup>th</sup> April 2026 contests the content of the document entitled 'Planning Update Report' submitted since the deferral of the applications at the 29<sup>th</sup> January 2026 District Wide Planning Committee meeting. The objection of 14<sup>th</sup> April 2026 is on the basis of further surveys undertaken by the author and raises concerns on the grounds of, amongst other matters, the previous quotes for renovations of the site, flexibility offered by stall sizes and the impact of the temporary closure & funding requirements.

The 5.no letters of support and further objection referenced to in this Planning Update Report are attached as an appendix.

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# Our shared vision for the future



A constructive way forward for Huddersfield Open Market and explanation of the reasons why market traders and visitors continue to object to Planning Applications 202592443 & 202593197

## Contents

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Market redevelopment case studies  
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## EXECUTIVE SUMMARY

We are proud to present our submission to the District Planning Committee, 16 April 2026.

We are sharing alternative designs for the market; a discussion of the credibility gap in claims made about the current plans and process; our own ongoing research with more than 300 traders and market visitors.

We are presenting this submission because the council's designs have not changed since planning permission was deferred in January 2026, and the council has categorically refused to work with us.

The reason for the lack of flexibility may be explained by the funding timeline and this is detailed in the Planning and Funding History section.

## ALTERNATIVE DESIGNS

Our alternative designs are overwhelming more popular than those which the council is submitting for planning permission.

Our designs are "Repair and Renovate" and "Little Sister".

More than 50 traders were asked to rate our designs along with the council's designs.

The average scores out of 10 from market traders are as follows:

"Repair and Renovate" 8.7/10

"Little Sister" 6.7/10

council's designs 1.8/10

Our sample size of 50 traders is double the number of traders who attended "targeted sessions" for traders that were run by the council in March.

Given that the council says that there are 102 traders, our sample of more than 50% must be considered definitive evidence of the views of traders as a whole.

The interviews took place after the council sessions, and so the results demonstrate traders are still resolutely opposed to the council's designs.

The alternative designs are not intended as finished proposals. They are only for illustrative purposes to show a way forward that has the support of market traders and visitors.

We acknowledge the council's position and have gone out of our way to demonstrate the potential of alternative designs to meet those elements of the council's design brief which enhance the strengths of the existing market.

The alternative designs were developed in consultation with respected Huddersfield architect Derrie O'Sullivan, best known for Denby Dale Passivhaus, which was the first of its kind in Yorkshire and only the second in the UK, in order to guarantee their feasibility.

Due to time pressure we have only been able to conduct the alternative options survey with 60 market visitors so far but their opinions match those of traders.

The average scores out of 10 from market visitors are as follows:

"Repair and Renovate" 9.2/10

"Little Sister" 8/10

council's designs 1.5/10

The surveys were devised by a market research professional to ensure validity, and scans of all of the interviews have been submitted to planning officers for validation.

## CREDIBILITY GAP

In this section we address the credibility of 13 of the claims made by the council about its plans and process including the following:

- *The claim that traders now support the designs.*

The planning report from planning consultancy Nineteen47 interprets the record of the targeted sessions with traders as follows: "remaining concerns focused largely on operational matters rather than the design"

In light of the survey findings about the alternative designs this clearly lacks credibility.

- *The claim that the market cannot be renovated in phases.*

In 2023 the council itself commissioned a building survey of the open market from Watts, a national construction consultancy, and instructed Watts that the market had to remain open during renovation works. The council's instructions were so clear that Watts even contacted a scaffolding company in Barnsley to get a quote for doing repairs to the roof in phases while market remained open below.

It is the scale of the works that the council is proposing that mean that the market would have to shut for a minimum of 18 months. The reason for those works is because of the amount of money that has to be spent, not the best interests of the market.

- *The claim there is a 2028 deadline.*

The Ministry of Housing, Communities & Local Government [MHCLG] guidance on the funding states the following: "we accept that some delivery will follow at a later date" than March 2028. Furthermore the guidance states: "There is no longer a requirement to seek MHCLG approval to make project changes." which means the council is at liberty to change its design brief and designs however it wishes at any point.

- *claim about stall numbers in the new market*

Historic England emphasise the importance of the freestanding stalls: "it is the stalls and the intangible aspect of market going which animates the space and therefore is key to its special character."

There has been no change in the plans to reduce the number of free standing stalls, and claims about the stalls being bigger seem to be based on having more standing room behind them rather than table top size.

## CONCLUSION

The best way to safeguard the future of Huddersfield Open Market is to build on its current strengths.

To do that, the expertise of traders has to be acknowledged - they know their business and their customers.

If traders state that an 18 month closure of the classic market hall will spell the end of one of the most successful parts of Huddersfield town centre, and its most popular tourist attraction, then that is compelling evidence.

Likewise the number, size and configuration of freestanding stalls is what Historic England, market traders and visitors recognise as the magic ingredient of the market's success.

The targeted engagement sessions have not swayed the opposition to the current designs at all, because the objection is based on knowing full well what the designs mean for the market.

If the voices and expertise of traders and visitors are ignored as they are being at present, there is a real danger that the outcome of spending £16 million is an empty market with new paintwork.

We do though acknowledge the position the council finds itself in.

Through our alternative designs we have gone out of our way to show that there are a wide range of design options.

We are happy to work with the council's architects to build a consensus around a design that builds on the strengths of the existing market.

Our alternative designs have demonstrated how quickly that could be done.

Moving forward in that way only needs the current designs to be withdrawn at the request of the planning committee.

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*We would like to thank planning and governance officers for their timely and helpful communication throughout this process.*

# Our shared vision for the future

## Alternative designs for Huddersfield Open Market



We asked more than 50 traders to review the two alternative designs and rate them out of 10, along with the council's designs.

Option	Average score (0-10)
Repair and Renovate	8.7
Little Sister Market	6.7
Kirklees Council plans	1.8



## Option 1 – Repair and Renovate

Average score 8.7 out of 10

Most of the budget is spent on renewing the existing market building.

- Renovation in phases, market remains open throughout
- Number, size and configuration of free standing stalls remains the same after renovation
- Existing cafes (Thai Smiles, Langos, Snack Shack) remain open
- Stalls, fixtures and fittings redesigned (keeping the same number, size and configuration) to allow for easy transformation into an events space outside of normal market hours



# Option 1 – Repair and Renovate

These images did not form part of the survey options but are included to demonstrate the potential of alternative designs to meet those elements of the council's design brief which do not damage the strengths of the existing market.



**Option 1 – Repair and Renovate** (Average score 8.7 out of 10) would allow for a budget to advertise the market in Leeds, Manchester and beyond.

*[This advantage of Option 1 was not tested in the survey]*



## **Selected comments on Option 1 Repair and Renovate**

### **Average score 8.7 out of 10**

*The complete data table from our survey is at the end of this document.*

“Does less harm. Keep it going as it is.”

“Should stay as it is but update it.”

“ALL DAY, EVERY DAY.”

“Best use of resources.”

“I like it how it is now”

“That is fantastic. Four years ago asked what we wanted? I said issues were parking and unloading.”

“Won't disrupt - it wants renovating.”

“Happy for renovations, new roof and repaint”

“I hope the market does not change too much. One of the best in N. England.”



## Option 2 – “Little Sister” market hall on Brook St car park

Average score 6.7 out of 10

Most of the budget is spent on a permanent little sister market hall to contain fixed stalls selling fresh produce and other goods, with a much smaller budget to renovate the classic market hall.

- Renovation of classic market hall in phases, market remains open throughout
- Number, size and configuration of free standing stalls in the classic market hall remains the same after renovation
- Existing cafes (Thai Smiles, Langos, Snack Shack) remain open
- Stalls, fixtures and fittings redesigned (keeping the same number, size and configuration) to allow for easy transformation into an events space outside of normal market hours



**Selected comments on Option 2 – “Little Sister” market hall on Brook St car park**  
**Average score 6.7 out of 10**

*The complete data table from our survey is at the end of this document.*

“Enhances the existing used goods market.”

“We get something to keep.”

“Support this if it keeps the flea market with food separate”

“Good/Best long term without sacrificing what we have”

“This is for all the community. Still gives people a chance of a bargain.”

“Beneficial having the food and groceries separated from the used goods.”

“What about the car park?”

“Leave it as a car park. Look at the state of it here! Last time it was painted in sections so stayed open.”

“I like it if it means we stay open. The Council plans changed when all this money came along.”

“Good idea, bringing in new and more customers.”



## **Selection of comments on Option 3 – Kirklees Council Design**

### **Average score 1.8 out of 10**

*The complete data table from our survey is at the end of this document.*

"5 is being generous. People love coming here."

"Market does not need a big change, repainting and new toilets."

"The Council does what they want, like in Dewsbury. Went to the consultations there but made no difference..."

"Everyone is scared of them closing the market."

"Should stay as it is but update it."

"If they get planning [permission] with the loss of footfall the market will be gone."

"If closed for 2 years, the market will die."

"If we have the money spend it. At least it will look new and different."

"The temporary market will ruin the second hand market. If I don't get an inside stall I will finish."

"No-one is going to come[as a Trader]. They did this at Wakefield!!"

"If it happens I am done."

"May lead to complete closure."

"Customers will not come after 18 months of closure"

"If it is shut down it is finished."

"I like the enclosed market idea."

"The plans are ridiculous."

## Testing Methodology

Our sample size of 50 traders is **double** the number of traders who attended the council's "trader engagement" sessions.

The interviews were conducted from 31 March onwards so took place **after the council's trader engagement sessions**.

The council says there are 102 traders so our sample size represents half of all traders.

We recorded comments for each design.

We will be submitting a scan of every interview response to the planning officers as evidence.

## Design Principles

The alternative designs have been developed in consultation with respected Huddersfield architect Derrie O'Sullivan, best known for Denby Dale Passivhaus, which was the first of its kind in Yorkshire and only the second in the UK.

Our alternative designs are **not** a final proposal.

They demonstrate that it straightforward to build a consensus around design options which recognise the strengths of the classic market hall.

The designs include those elements of the council's design brief which do not endanger the continued success of the classic market hall.

## CREDIBILITY GAP

Throughout this process there have been a number of claims which when questioned have turned out to lack credibility.

This goes back as far as the statement in October 2025 that "the vast majority [of traders] were fully supportive of the plans." which was demonstrated to lack any credibility within 10 days, as 140 traders signed a letter opposing the council's plans.

<https://huddersfieldhub.co.uk/public-and-traders-right-behind-councils-16-5-million-revamp-for-huddersfield-open-market/>

In this section we address some of the claims about the plans for the market.

### CLAIM 1: TRADERS AND VISITORS SUPPORT THE CURRENT DESIGNS

In their report, commissioned by contractors Willmott Dixon, the York-based planning consultancy Nineteen47 state that:

"The findings [of targeted trader sessions in March 2026] confirm that support exists for the overall vision, with remaining concerns focused largely on operational matters rather than the design of the scheme."

Three alternative design options were tested with 50 traders (double the 25 traders who attended the targeted engagement sessions) and the results prove that this assertion has no credibility whatsoever.

"Repair and Renovate" 8.7/10

"Little Sister" 6.7/10

council's designs 1.8/10

As soon as traders and visitors to the market are offered any alternative choice, their overwhelming opposition to the current designs becomes crystal clear.

That opposition has not been changed at all by the so-called engagement sessions.

The survey interviews took place after the council sessions, and so the results demonstrate traders are still resolutely opposed to the current designs.

The survey was devised by a market research professional to ensure its validity.

The survey forms all record a name and a postcode and they are available for scrutiny. We have scanned all of the survey results and submitted them to planning officers so there can be no doubt of their validity.

### CLAIM 2: THE MARKET CANNOT BE RENOVATED IN PHASES

In 2023 Sarah Collins of Kirklees Council, who is the named applicant in this planning

application, commissioned a building survey of the open market from Watts, a national construction consultancy.

The Watts report states that "Sarah Collins on behalf of Kirklees Council instructed us to proceed... on 9 th October 2023."

Sarah Collins instructed Watts to do the following:

"Update all costs, increasing or removing where necessary and engaging with relevant project crucial suppliers (i.e. scaffolding) **incorporating the relevant access requirements for works and within the operational requirements of the market**"

The meaning of this statement is beyond doubt, that the council itself instructed Watts that the market had to remain open during works.

Watts had completed a previous survey for the council in 2021, so we can be certain they fully understand the building.

The building report states that "To maintain an operational market, scaffolding one elevation at a time would be the best solution for cost effective works."

The council's instructions were so clear that Watts even contacted a scaffolding company in Barnsley to get a quote for doing repairs to the roof in phases while market remained open below.

The building report addresses issues such as lead in the paint and asbestos. It uses a traffic light system to rate the significance of such issue in the market building and both lead paint and asbestos are rated green, meaning least significant.

The only significant issue with asbestos is in the soil under the Brook St car park, site of the proposed temporary market. It is building the temporary market, rather than renovating the classic market hall, that causes this problem.

The claims about the necessity to shut the market in order to renovate it can be fully discounted.

It is the council's design brief and the subsequent designs that mean the market has to shut for 18 months.

Our alternative designs have been developed in order that the work can be done in phases and the market stay open.

### CLAIM 3: THE NUMBER OF FREE STANDING STALLS IN THE REMODELLED MARKET IS EQUIVALENT

Historic England emphasise the importance of the freestanding stalls: "it is the stalls and the intangible aspect of market going which animates the space and therefore is key to its special character."

The number, size and configuration of these stalls is critical to the success of the market.

One of the traders, Sonia Hillary, explain why when speaking to BBC Radio Leeds:

"the number of stalls will be reduced to the point it will not have the variety it does now. This market is surviving because it has such a good variety from the house clearance guys to the high end stalls that sell the expensive jewellery and pottery. And we need to keep that and to do that you need a lot of stalls. If you cherry-pick to a few nice-looking stalls, you will not get the customers."

The more fixed structures there are in the footprint of the market hall, the less flexibility there will be for future uses, which may be different from just market trading.

There has been some confusion around the figures being presented with the claim that the new stalls are "50% bigger."

What matters to traders is usable selling space, not unused standing depth behind a stall or ceiling height. It is the frontage which matters like high street shops, dwellings, etc, the depth is mainly inconsequential.

*Please see the drawn-to-scale illustration on the next page.*

Under the current setup, all stalls are a consistent and practical size: 9 feet long by 4 feet deep.

These are larger than even the biggest of the proposed new stalls (Type A, 40) , many of which appear significantly smaller, some seemingly little more than a paste table against a wall (Type D).

In addition, current stalls allow for extra selling space in the aisles while still meeting safety requirements. This extra space is of the same kind as the proposed Type D stalls, so counting like for like, rather than 126 stalls currently, the effective maximum number is closer to 252.

Using that figure, the actual loss of trading space comes to over 66%. That means roughly two-thirds of traders would be forced out.

For an event such as the AutoJumble which can sell out all of the current stalls, that level of reduction would force the event to close. And it would have the same impact on other events the council hopes to attract, such as antiques fairs, craft fairs, and similar markets, and obviously their current markets

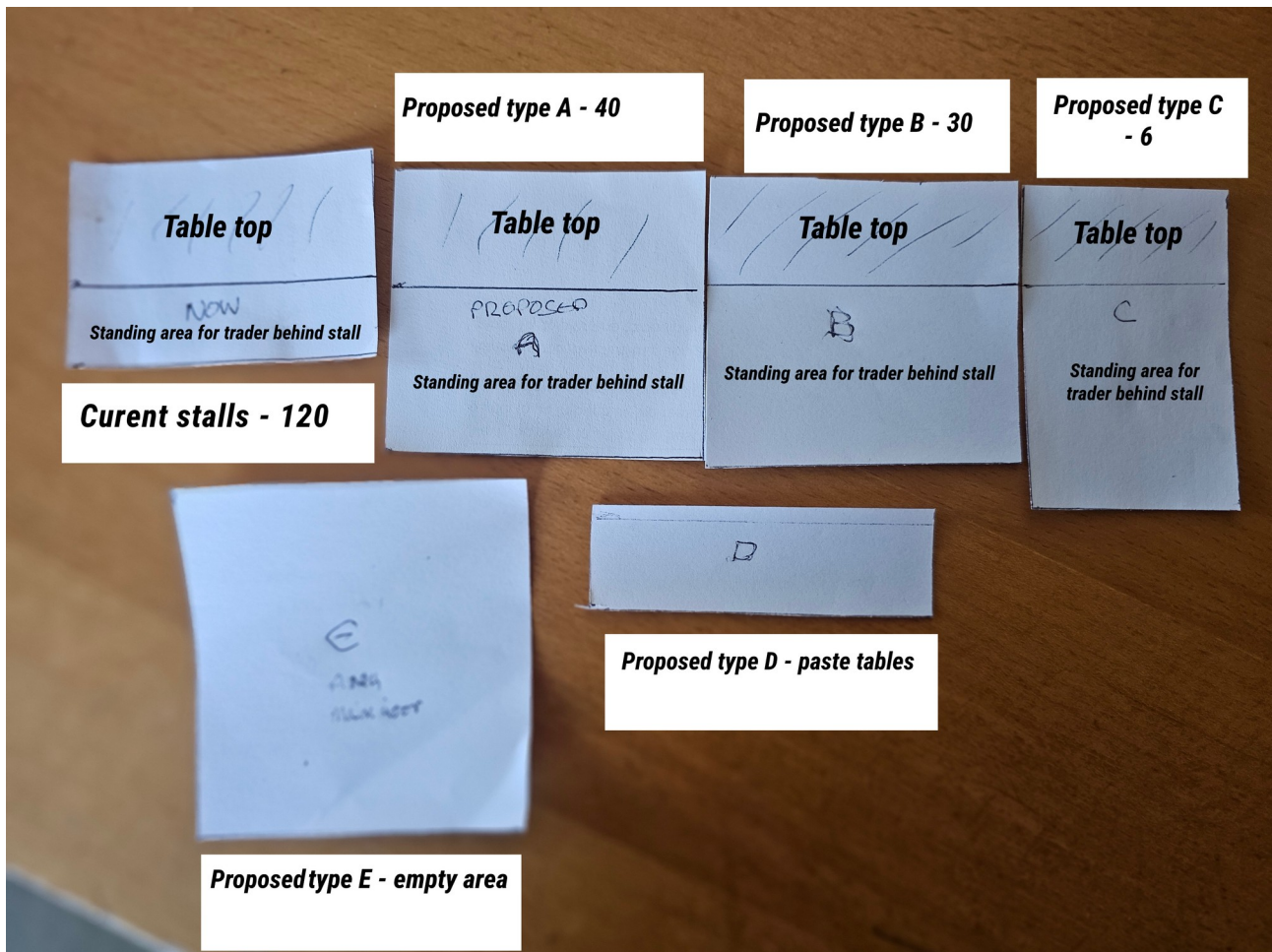
It is the number, size and configuration of these stalls is what future proofs the market.

The freestanding stalls are modular and reconfigurable, allowing new traders to take a single stall to try out a business idea and an established business to take up to 10 during busy periods.

The freestanding stalls are also ideal for some events: they work perfectly to transform the classic market hall into a Munich Beer Hall for the Oktoberfest for example.

Any change to this configuration is a huge risk to the future of the market.

*This illustration is to scale in order to compare table sizes and standing room for traders between the current and proposed freestanding stalls*



#### CLAIM 4: THE MARKET WILL SURVIVE CLOSING THE CLASSIC MARKET HALL FOR 18 MONTHS

Traders are small business people who make a living on the market 52 weeks of the year.

Their expertise must be acknowledged: they are best placed as the expert on their own trade, those of their colleagues and their customers.

Traders are adamant that the closure of the classic market hall for a minimum of 18 months will drive away traders and customers.

They believe the second hand and collectables markets, which are the anchor events of the market's success, will never recover.

Traders testify that they are already running down their stock and planning to move their businesses to other second hand markets.

The monthly AutoJumble, which draws 39 per cent of its visitors from outside West Yorkshire, will not be viable in either temporary or remodelled market halls, and will shut in Huddersfield after 40 years.

The 18 month closure is at the heart of issues with the design brief and the proposed designs.

Traders made their views clear about the effects of the 18 month closure in their responses to our testing of the three options.

"If closed for 2 years, the market will die."

"The temporary market will ruin the second hand market. If I don't get an inside stall I will finish."

"No-one is going to come[as a Trader]. They did this at Wakefield!!"

"If it happens I am done."

"May lead to complete closure."

"Customers will not come after 18 months of closure"

"If it is shut down it is finished."

Our sample size of 50 traders was double that of the council's engagement sessions.

#### CLAIM 5 THE MONEY MUST BE SPENT BY 2028

The £16 million funding for the open market came from the Levelling Fund, which is now called the Local Regeneration Fund.

The Ministry of Housing, Communities & Local Government [MHCLG] guidance on the fund states the following:

"Does the project need to be operationally complete by the end of the funding period?"

"MHCLG funding should be spent by end March 2028 although \*we accept that some delivery will follow at a later date\*\*"

Furthermore the guidance states:

"There is no longer a requirement to seek MHCLG approval to make project changes."

which means the council is at liberty to change its design brief and designs however it wishes at any point.

Though no-one wants to delay unnecessarily, the MHCLG guidance makes clear that there is ample time to make a well-considered decision about the best designs for the future of the market.

In a matter of weeks, with no budget whatsoever, we have been able to develop two comprehensive alternative options and prove that a consensus can be build around either option.

The only barrier to constructive progress since the January Planning Committee is the council's chosen way of working.

<https://www.gov.uk/government/publications/local-regeneration-fund/local-regeneration-fund-delivery-and-technical-faqs#:~:text=Does%20the%20project,a%20later%20date%2C>

<https://www.gov.uk/government/publications/local-regeneration-fund/local-regeneration-fund-technical-guidance#fn:1>

#### CLAIM 5: THE DESIGNS CANNOT BE CHANGED

During the engagement sessions, traders, visitors and event organisers were repeatedly told, on the record, that the current designs cannot be changed.

This is plainly untrue.

Furthermore, the technical guidance from the Ministry of Housing, Communities & Local Government about the Local Regeneration Fund (which is the new name for the Levelling Up Fund) states the following:

"There is no longer a requirement to seek MHCLG approval to make project changes."

The only barrier to changing the designs is the council's current way of working.

We believe the claim that the designs cannot be changed was deployed deliberately to stage manage the engagement sessions so as to steer them away from criticisms of the

current designs.

For example, this statement recorded by a trader at the council's targeted sessions is evidence of the effect of such claims:

"Waste of money. If we had a wish wouldn't want. But lets work through to dispel fear"

This comment matches numerous similar ones we collected from 50 traders during our testing of the alternative designs, such as

"Market does not need a big change, repainting and new toilets."

"Everyone is scared of them closing the market."

"Should stay as it is but update it."

"If they get planning [permission]... the market will be gone."

Our sample size of 50 traders was double that of the council's engagement sessions.

<https://www.gov.uk/government/publications/local-regeneration-fund/local-regeneration-fund-delivery-and-technical-faqs>

#### CLAIM 7: THE MARKET IS HEAVILY SUBSIDISED AND COMMERCIALY UNVIABLE

In the report by planning consultants Nineteen47 they use the carefully worded phrase that "*The Applicant has reconfirmed*" that the market is heavily subsidised and commercially unviable, but quote no figures to back that up, either income or running costs for the market.

A freedom of information request was submitted on 14 March 2026 to see "Financial records for Huddersfield Open Market"

Specifically the FOI request asks for the following information:

"Financial records for Huddersfield Open Market, for example monthly income and expenditure breakdown over 12 months on 3 or more years. I have been repeatedly told in on-the-record meetings with council officers that the open market loses money so this information must be readily available."

At time of writing no response has been received.

While we acknowledge the financial pressures the council is under, it is not a commercial landlord.

The council provides numerous services that are not run for profit maximisation, including libraries, parks and playing fields.

Indeed traders have previously been told in consultation meetings that "The market is a service we provide."

The market provides value in a number of ways which help the council fulfil its statutory duties and which are in themselves legitimate planning grounds.

\* The market promotes cohesive communities. Huddersfield's diversity is one of its greatest strengths, and the open market is the best showcase, being well used throughout the week by stallholders and shoppers from all of Huddersfield's different communities.

*Kirklees Health and Wellbeing Strategy Headline Indicators*

*Headline indicators of the Kirklees*

*People in Kirklees live in cohesive communities, feel safe and are protected from harm*

*Adults who say people get on well together*

\* Cost-of-living crisis – the secondhand tools, home ware and clothing sold at the market benefit people on low incomes.

How did the council take account of the benefits of the secondhand market for Huddersfield people struggling with the cost-of-living crisis?

*The Kirklees Health and Wellbeing Strategy (KHWS) 2022 to 2027*

*Some of the most notable, that were not reflected in the previous Strategy, were:*

*\* the 'cost of living crisis'*

*\* recognition of the climate emergency*

Climate emergency – secondhand goods sold at the market have a far lower carbon footprint than buying new items often manufactured and shipped from abroad.

The council declared a climate emergency in 2019. How did it take account of the climate benefits of the current secondhand market in its plans for redevelopment?

*Policy LP43*

*12 Climate change*

*12.3 These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.*

*Policy LP43*

*Waste management hierarchy*

*16.26 Waste minimisation is at the heart of the national waste agenda and is therefore placed at the top of the waste hierarchy.*

*The council will encourage and support the minimisation of waste production,*

**CLAIM 8: THE MARKET IS UNDER PERFORMING AND THEREFORE HEAVILY SUBSIDISED**

There is a waiting list to trade on the Saturday market.

However no new traders have been signed up with contracts and a monthly invoice since 2019.

This means that the only way for new traders to take up stalls on the Saturday market is to turn up and hope that one of the regular traders isn't present and then take that stall, which means delaying the start of trading till around 9am.

For people wanting to trade on the second hand and collectables part of the market in particular, a 9am start is losing prime trading hours, with the risk of not making the day worthwhile.

This means stalls can then spread out at half price, whereas if the council booked new traders, stalls would be occupied at full price.

It is this situation that leads to unoccupied stalls on a Saturday, not the lack of demand.

Further the plan to reduce the number of indoor stalls in the temporary market from 120 to 40 is causing traders to already begin looking at rival markets to trade on Saturdays.

In effect the council itself is depressing take up of stalls on the market and then claiming that the market is under performing.

#### CLAIM 8: TWO EXTRA OPERATIONAL DAYS AND SOME FIXED STALLS WILL GUARANTEE A SUCCESSFUL FUTURE

We fully support the development of other markets on the days on which the building is closed, and judicious use of the £16 million would allow a budget to prototype new activities.

However, an experienced market trader pointed out that opening the market on more days of the week is no guarantee of more footfall or takings.

Opening more days may simply dilute the same footfall and takings across more days, but generate additional costs for the traders in the proposed fixed stalls who have to open for six days.

On the "new" opening days of Wednesday and Friday, without the footfall from established speciality markets through the freestanding stalls (which will have reduced capacity), why should the traders on the fixed stalls want to pay the cost of opening?

Traders are adamant that the 18 month closure will kill the speciality markets, and so traders on the new fixed stalls will struggle because there is none of the footfall that is attracted on the current opening days.

Any business enterprise requires new customers.

Any shared retail space, such as the Open Market, requires new Traders to replace deceased, retired or other sellers that have changed their practices or moved away.

There is no evidence that Kirklees Council have spent any money at all in recent years on the promoting or marketing of Huddersfield Open Market.

This demonstrates a lack of commitment and backing - both for the success and viability of the market as a whole and also for the individual Traders trying to make a living and paying rent for their stalls.

A FOI request has been submitted to the Council for their expenditure on their marketing and the promotion of their Open Market. No response has been received so far.

Renovating the building and properly promoting it across the North and beyond holds far less risk as an approach.

#### CLAIM 10: THE STALL OCCUPANCY DATA GRAPHIC IS AN ACCURATE REPRESENTATION

A graphic on page 74 of the Nineteen47 planning report claims there are 60 empty stalls on the Tuesday market and 13 on the Saturday market.

We have sent three separate email requests to two different email addresses asking for the data set from which the stall occupancy graphic is calculated.

That data has not been provided, and so given the credibility gap in previous claims, perhaps the graphic is based on a worst case data - for example a single day in January?

Our request for the data set was as follows:

"I would like to review the data set and method by which those stall occupancy rates were calculated.

To illustrate what information is requested, the data set would I assume be weekly takings per market day (or some other standardised count of stall occupancy) over a number of months, and the method to calculate occupancy rates would be an average of those."

A count by eye of empty stall is as follows:

Tuesday 31 March - 13 empty  
Saturday 28th - 0 empty  
Saturday 4 April - 0 empty stalls  
Tuesday 7 April - 19  
Saturday 11 April - 0

Whilst that is not definitive it is indicative that the data used by the council may be a worst case count.

#### CLAIM 11: THE MARKET IS NOT IN COMPETITION WITH THE NEW FOOD HALL, LIBRARY AND PUBLIC SQUARE

Kirklees Council is investing £250 million in the Cultural Heart project, and provided a £7 million unsecured loan for the Light entertainment venue.

Both of these investments are at the opposite side of the town centre to the Open Market.

It goes without saying that the food hall in the former Queensgate market will be a place to "eat and be entertained", be a social space, and have seating to encourage dwell time.

The council also describes the role of the new Library Hub in similar terms:

"comfortable places to study or relax [with] creative activities, arts and craft workshops, and free or affordable group spaces."

Furthermore "It will be somewhere families can spend time together, where young people can study and create, where residents can improve their skills, and where everyone feels they belong."

All of this £250 million investment is geared to generating "dwell time."

As part of the £250 million investment, the food hall and Cultural Heart already benefit from a dedicated multi year marketing budget contracted out to the PR agency Counter Context based in Sheffield.

The council's design brief and the resulting designs put the Open Market into direct competition with this huge investment:

GSA, the council's architects for the Open Market, describe their brief from the council as follows:

"Part of the council's vision and our brief is to *introduce additional seating to promote dwell time in the market.*" [page 26 of the Nineteen47 planning report pdf, emphasis added]

This is done by taking up space specifically for "Social Space within the Annexe".

And the council's objectives for its plans are described as follows: "Kirklees Markets should be family friendly, safe, *have social spaces* [with] opportunities to *test ideas, eat, learn and be entertained.*

[page 28 in the Nineteen47 report, emphasis added]

The council has invested huge amounts of financial and organisational capital in the Cultural Heart end of the town centre.

At present, the Open Market is very distinct from the Cultural Heart, but the designs are setting the Open Market up to fail in competition with the Cultural Heart.

The Open Market has to differentiate itself to survive.

<https://huddersfieldhub.co.uk/huddersfields-new-library-hub-to-be-a-welcoming-and-inclusive-space-for-the-whole-community/>

<https://huddersfieldhub.co.uk/huddersfields-new-library-hub-a-qa-with-becky-long-of-kirklees-libraries-on-why-its-going-to-be-great/>

## CLAIM 12: THE COUNCIL HAS BEEN TRANSPARENT

The following Freedom of Information requests were submitted on 14 March.

At time of writing there has been no response except to acknowledge the requests.

Watts Building Survey Condition Report 2023 - Instructions and Brief  
Watts Building Survey Report 2021  
Financial records for Huddersfield Open Market  
Asbestos management plan  
D10 - Market Place Europe June Report Final.pdf  
Watts Building Surveying Condition Report 2023  
D15 - 220801\_Trader\_support\_v2.pdf  
Appendix to the levelling up fund round 2 bid Submission reference LUF20010

And on 25 March

42713 - Advertising and marketing of the Huddersfield Open Market  
42712 - Repairs and maintenance of the Huddersfield Open Market

## CLAIM 13: THE TARGETED ENGAGEMENT SESSIONS FULFILLED THE REASONS FOR DEFERRAL

The planning committee decision was deferred in January by Councillors for several reasons, so that "comprehensive, appropriate consultation" could be carried out, where the council would work directly with traders to refine the plans.

The deferral was also to allow further discussion around the temporary market arrangements and for additional documents and information to be provided.

Councillor Graham Turner, Cabinet Member for Regeneration and Finance said:  
"We will take on board the feedback from traders and members of the planning committee. Our ambition has always been to strengthen the traditional market qualities and make Huddersfield Market a focal point of regeneration in the town centre.  
"We will now take steps to engage further with traders so we can move forward with the regeneration of the historic building so it meets the demands of a modern market, and we can secure its long-term future."

Consultation – Definition [source Cambridge Dictionary]:

1. a meeting to discuss something or to get advice.
2. the process of discussing something with someone in order to get their advice or opinion about it:

The Council have failed to consult as instructed to do so on 27.1.2026.

They have met with Traders to inform and provide clarification of their plans. They have had a useful information board and screen on site. This has just been to inform rather than been any form of consultation. This was 'lip service'.

Our market research has a large amount of information - from buyers and Traders - on

what the users of this market want going forward. At no point in the entire process has anyone involved in the Open Market redevelopment taken any such views of the market traders or visitors into account.

## **REITERATING THE STRENGTHS OF THE MARKET AND STRENGTH OF FEELING ABOUT IT**

In a written answer to the regeneration scrutiny committee, Kirklees council managers did not dispute that "By any measure, Huddersfield's outdoor Saturday market is one of the most successful parts of the town centre."

A short film which captures the spirit of the market and the concerns of traders and visitors about the current plans has been viewed more than 2000 times on YouTube in 10 days: <https://www.youtube.com/watch?v=OB1jdiGYAEw>

The key to that strength is the current design configuration of the main market hall: the number, size and density of the stalls.

English Heritage agrees, saying "the market is animated by the freestanding stalls and the intangible aspects of market going which are considered to bring this building to life."

Kirklees Council cabinet recently approved a tourism strategy that aims to create a "Destination Kirklees".

25 per cent of visitors to the Tuesday and Saturday collectables and second hand markets are from outside Kirklees and fully 39 per cent of visitors to the Auto Jumble are not only from outside Kirklees but outside West Yorkshire.

Our Repair and Renovate design illustrates how funding could be used to promote the market and build on its distinctive strengths as a tourist attraction.

This could be done in tandem with the new Queensgate market food hall as a day out in "Destination Huddersfield" showcasing outstanding architecture from two different periods. The new build Darley St Market in Bradford, nor Barnsley market, for all their virtues, cannot match that for quality or distinctiveness.

Last year 1300 visitors and traders signed a letter, submitted and validated by planning officers, objecting to the current designs and calling for the kind of co-design process that we have implemented to develop our alternative designs.

The designs have not changed since the plans were deferred in January and our research on the support for the three design options shows that the targeted engagement sessions have had no effect whatsoever on the overwhelming opposition to the current designs.

Traders and visitors remain resolute in their opposition to the current design brief and the subsequent designs in this planning application.

## **PLANNING AND FUNDING TIMELINE**

The decision to amalgamate the former Queensgate market and the Open Market was done before the publication of the Huddersfield Blueprint in 2018.

The council bid for funding for the redevelopment of the open market from Round 2 of the Levelling Up Fund, but was unsuccessful.

At this point the building report from Watts was commissioned on how to renovate the market at a modest cost and in phases to keep the building open.

Shortly after this report, the council was successful in Round 3 of the Levelling Up Fund.

The intention had been to create a 300 seat food hall in the open market with a new build market alongside, thus necessitating the substantial budget. However by the time the Round 3 funding was awarded, the food hall idea had been superseded by the food hall in the Queensgate market.

That left the council needing to be seen to spend a much larger budget than that which is required to renovate the classic market hall. It is this situation which has led to the current design brief and plans, and the insistence on closing the market for 18 months.

## **MARKET REDEVELOPMENT CASE STUDIES**

## Market Redevelopment Case studies

**Preston Market** was redeveloped by the same team that have put the plans together for Huddersfield open Market. This has been used as an example for how such a development scheme works by the councils' team.

In our market research we had three buyers at the Open Market describe the loss of Prestons' used goods market.

Ms \_\_\_\_\_, of Preston, comes to Huddersfield Open Market because of the quality of used goods here. She visited on Tuesday 17 the Feb. She used to buy at Preston used goods market which was a large flea market. She stated that 'Preston Market is now covered in glass. It is a food court. They have ripped the heart out of Preston Town centre'.

\_\_\_\_\_, who live in Huddersfield were interviewed on 3.3.26. They said that they used to go to Preston Market to buy used goods. They said that Preston Market is now mainly food and is not good anymore. They would not go back.

\_\_\_\_\_ travel to Huddersfield for the used goods market from Crewe. They used to buy regularly at Preston Market.

They said that they took away most of the hall space. It was also closed for a year. Now the used goods available are not 1/10<sup>th</sup> of what was there. The outdoor used goods area is less than 25% of the former space. 'It is not worth going now, they have destroyed it'.

They said that before the redevelopment it used to take them three hours to go around Prestons' used goods market. Now it takes jus 20 minutes and is not worth visiting. They have killed it.

Other Markets that visitors surveyed stated had gone, in terms of used goods, included Oldham, Ashton, Stalybridge and Leeds. There was criticism of the demise of markets in Wakefield and Bradford.

Darlington Market is a very similar structure to Huddersfield Open Market. This went through a redevelopment in the last few years. It is now approximately 50% a traditional market and 50% hot food/bar/seating area. It is visually quite similar to the Councils plans for Huddersfield Market.

A visit to Darlington market shows that there are many stalls that are empty. These include the delicatessen and other units designed for food. The fruit and veg stalls remains in operation along with a florists and a few other units. There are a number of hot food stalls and a bar plus two seating areas. There was a large screen for events and television.

Most of the people eating in the seated area had brought value meals from Boots or Greggs and were using the market seating areas to eat.

When visited 13 units were empty or To Let. 12 were either open or were trading but closed at that time. Photos below.



**AUDIENCE RESEARCH IN THE TUESDAY COLLECTABLES AND  
SECOND HAND MARKET**

# Market Research – Open Market - Two Surveys Carried out March & April 2026

## Survey One:

Sample form shown with personal information redacted.

201 Surveys in total, both buyers and Traders.

Carried out on Saturdays, Tuesdays and Thursdays.

Postcode, Age Range, Ethnic origin and Gender on reverse.

All forms retained and available for scrutiny.

Open Market - Market Research

Date: 2.1.17 completed by: M Location: du

We are trying to get information from visitors to the open market. You can leave your name or remain anonymous. Would you be able to spare two minutes to take part now please?

1. Approximately for how long have you been buying or selling at this market? 40

2. Are you a: BUYER SELLER BOTH Farmer Sold

How often do you visit this market? TWICE WEEKLY WEEKLY MONTHLY LESS OFTEN FIRST VISIT

3. What is the best thing about this market? Which day does that relate to? PEOPLE / ATMOSPHERE LOOKING FOR BARGAINS CAFE FRUIT & VEG used goods

4. Did you know that there is a proposal to redevelop the market? YES NO

5. What do you think is the top priority in the updating or redevelopment of this market? Roof + Paint Job

6. How do you feel about the usage of this market changing in line with the Councils current plans? Rate 1 to 10 AGAINST DEVELOPMENT 1 2 3 4 5 6 7 8 9 10 SUPPORT DEVELOPMENT

Name: (or anonymous) [Redacted]

Home Postcode: WF14 9BY

Email? (If you would like to be contacted about further developments) [Redacted]

Ethnicity [PTG] [Redacted]

Side of ferry New York. Vape + bedding not 4 Jul/17

## Results:

**Average Years visiting the Open Market – 19.08 years**

**Average visits per week – 1.44\*** [\*Normal week, assuming not on holiday or absent for any other reason]

- Visiting the market is an integral part of both traders and buyers' trips to the market.
- Bargain hunting was the most popular aspect for most buyers. A large number also stated that the people and atmosphere was their favourite aspect of a visit.
- The majority of visitors are from the Huddersfield area. See separate chart. Visitors come from as far away as Preston and Sheffield on a regular basis.

**Average Rating out of ten for Council plans – 1.98**

- There is minimal support for the council plans. These scores did not increase after the information tent/screens were installed in the market.
- Many visitors interviewed mentioned the loss of similar markets over recent years. Oldham, Wakefield, Shipley, Leeds and Preston were commented on the most.
- Most people are appalled at the prospect of losing what has been a part of their weekly routines for many years. This goes for both the 18 month period of closure and the long term prospect of the market never being the same as it is today.
- The general comments reflect that Kirklees Council have allowed this facility to deteriorate into a very poor condition. Toilets and the café were most frequently mentioned.

## Postcodes of Visitors interviewed:

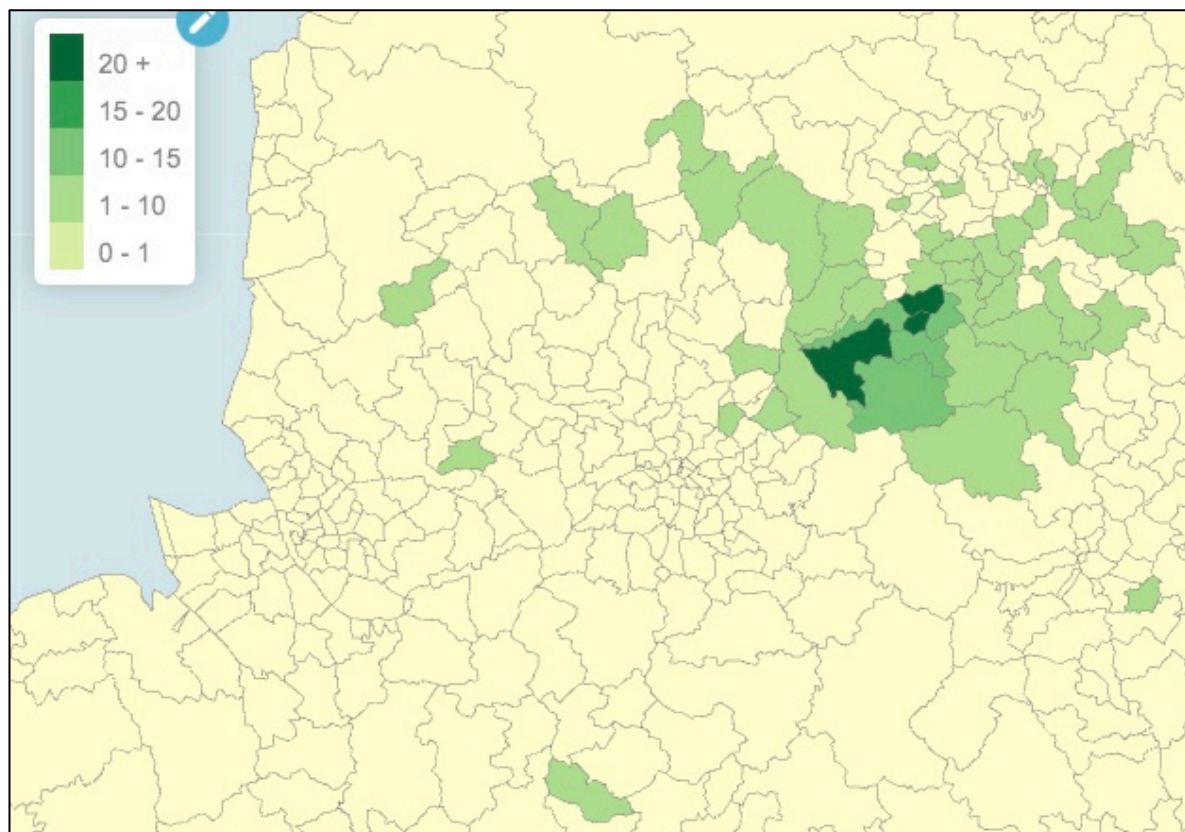
- This shows that while visitors to the Open market come from across Yorkshire and the North-West, a clear majority are from the Huddersfield area. Approximately 85% of

Huddersfield	134	Wakefield [inc. Mirfield]	20	Leeds	9	Sheffield	3
HD1	26	WF2	2	LS6	1	S20	1
HD2	25	WF4	2	LS7	1	S36	1
HD3	10	WF10	1	LS9	1	S75	1
HD4	11	WF12	4	LS11	1		
HD5	13	WF13	1	LS15	1	Blackburn	4
HD6	5	WF14	5	LS26	1	BB1	1
HD7	20	WF15	2	LS27	3	BB5	1
HD8	9	WF16	1			BB9	1
HD9	14	WF17	1			BB10	1
HD16 [does not exist]	1	WN4	1	Bradford	11		
				BD3	3	Preston	1
Halifax	13	Oldham	4	BD12	3	PR26	1
HX2	3	OL3	1	BD14	1		
HX4	4	OL4	1	BD18	3	Crewe	1
HX6	4	OL9	1	BD19	1	CW1	1
HX7	2	OL16	1				

visitors live within 15 miles of the Open Market.

- The fact most visitors are from close proximity to the Open Market explains the fear of losing the facility on either a short or long term basis.

## Map showing home postcode of visitors



# Survey Two, 'Three Options':

Sample form shown with personal information redacted.

Participants invited to give a rating out of 10 for each of the three options shown.

③

### Open Market - Market Research - 3 Options

Date: 24/7 Location: M Interviewer: [Redacted]

Q1: Are you aware of Kirklees Councils plans to redevelop the Open Market?

Yes  No

Q2: Please give a mark out of ten for each of the three options:

Option one	Mark	Comments
R+P	10	
Option two	10	Good idea
Option three	0	

Q3: What is THE most important factor for you in the future for Huddersfield Open Market?

Comments: I am from Pkland. Beautiful place. I love this market.

Name: [Redacted]

Postcode: HD5-9UH

Ethnic Origin: M	Sexual Orientation: S	Age: 40
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The three options were explained using the printouts shown.

201 Surveys in total, both buyers and Traders.

Carried out on Saturdays and Tuesdays.

Postcode, Age Range, Ethnic origin and Gender were all included.

All forms retained and available for scrutiny.

Results are shown as a total for all participants. The buyers [52] and traders [52] results are then shown separately.

Participants were shown options without being informed that Option 2 was an idea from the group opposing the Councils plans.

## ① REPAIR + RENOVATE - TOILETS, CAFE.

**Option 1 - Appreciative Design**  
Most of the budget is spent on renewing the existing market building.

- Renovation in phases, market remains open throughout
- Number, size and configuration of free standing stalls remains the same after renovation
- Existing cafes (Thai Smiles, Langos, Snack Shack) remain open
- Stalls, fixtures and fittings redesigned (keeping the same number, size and configuration) to allow for easy transformation into an events space outside of normal market hours

## ② NEW 'LITTLE SISTER' MARKET BUILD

**Option 2 - Blue Sky Design**  
Most of the budget is spent on a permanent little sister market hall to contain fixed stalls selling fresh produce and other goods, with a much smaller budget to renovate the classic market hall.

- Renovation of classic market hall in phases, market remains open throughout
- Number, size and configuration of free standing stalls remains the same after renovation
- Existing cafes (Thai Smiles, Langos, Snack Shack) remain open
- Stalls, fixtures and fittings redesigned (keeping the same number, size and configuration) to allow for easy transformation into an events space outside of normal market hours

## ③ COUNCIL PLANS

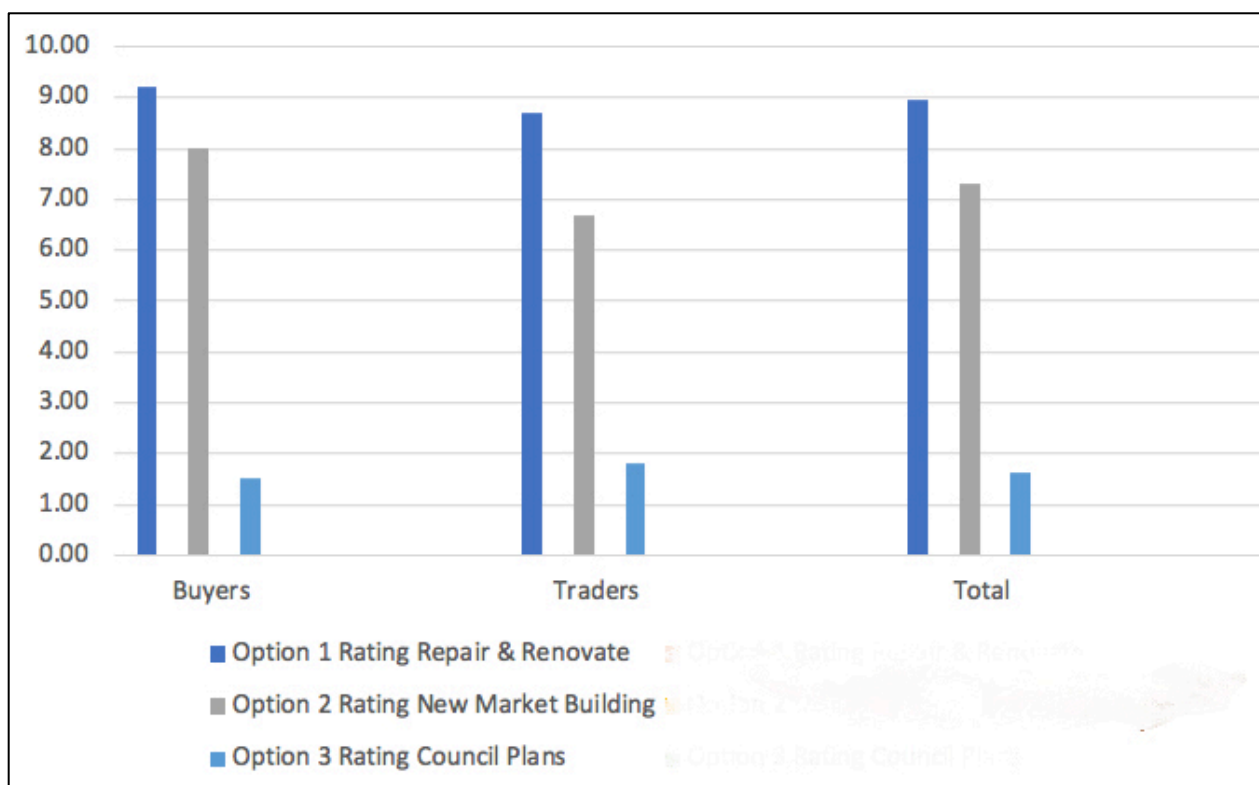
**Option 3 - Kirklees Council Design**

- Classic market hall closes for at least 18 months
- Temporary market indoor stalls reduced from 120 to XX
- Classic market hall stalls reduced from 120 to XX
- Existing cafes (Thai Smiles, Langos, Snack Shack) leases terminated and have to leave the market straight away

**Average ratings for three options**

	Option 1 Rating Repair & Renovate	Option 2 Rating New Market Building	Option 3 Rating Council Plans
<b>Buyers</b>	9.2/10	8.0/10	1.5/10
<b>Traders</b>	8.7/10	6.7/10	1.8/10
<b>Total</b>	8.9/10	7.3/10	1.6/10

**Chart Showing Average Ratings for 3 Options – Buyers, Traders and combined Total.**



**The most popular way forward was option 1, to simply repair and renovate the existing open market facility.**

- People generally do not want to lose the existing used goods market. The scale of the neglect of the building by the council shows that just to repair and renovate would involve a large amount of money.

**Option 2, the new permanent market option also scored high, particularly with buyers.**

- Many people thought this was a good idea. In particular, it was felt this would give something new to Huddersfield and the market area. The idea of separating the used goods and food was seen as possibly being a more hygienic option for the future.
- Options 1 and 2 were identified and popular because they should result in minimal disruption and avoiding long-term closure of the existing facility.

### Option 3, the Council plans has little or no support.

- Market-goers are very disappointed in the council attempting to close this facility temporarily and fear the loss of their market permanently.
- Many observations were made about similar schemes which have resulted in the permanent loss of used goods and flea markets in the region. Dewsbury, Preston and Leeds were mentioned in particular.
- There was criticism of the Council and a mistrust of them. This was frequently regarding the neglect and lack of repairs of the market over many years.
- The Traders can be seen to travel from further afield in order to sell at the Open Market. Many stated that, after a period of closure, they would be unlikely to return to Huddersfield once the new facility has reopened.
- The only positive comments regarding the Council plans were a few respondents stating that glazing would be a good idea.

### Conclusions from Market Research:

- **From 305 interviews completed it is clear that Kirklees Councils own 'research' is deeply flawed. It bears ZERO resemblance to the opinions, concerns and wishes of either the Traders or the buyers that visit Huddersfield Open Market.**
- The market-going public are largely based in and around Kirklees. The market also brings a significant number of buyers and Traders in from other areas.
- **The market-going public do NOT want the change of use as laid out in the current council plans. Out of all the interviews, not one respondent said that either a bar or hot food was a good idea. On the contrary, many specifically stated that Huddersfield has more than enough food vendors.**
- The response to the idea for a new, permanent market building for food, thus retaining the existing market facility was rated at 7.3/10. This was regarded as a 'good idea' and would bring something new to the area.
- **The biggest concerns from the Council plans were loss of stall numbers and the closure for 18 months. The current plans received only 1.63/10 in the second survey. There was no positive feedback for the councils 37 stall temporary facility.**

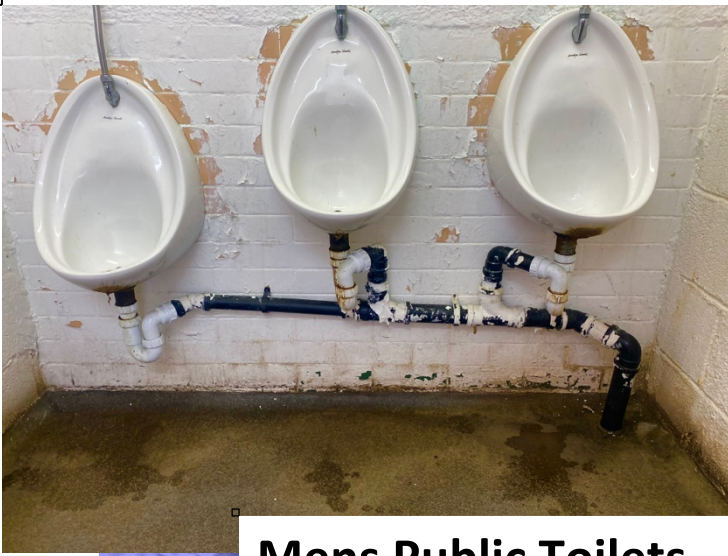
## CONDITION OF THE BUILDING

# Huddersfield Open Market

## Planning Committee 16.4.2026

### Kirklees Council Neglect of Grade II Listed building:

- Grade II listed buildings are particularly important buildings of more than special interest. Maintaining a Grade II listed building in Kirklees requires specialised care aimed at preserving its historic character.
- The Huddersfield Open Market has been badly neglected by Kirklees Council for many, many years.
- **The condition of the public toilets and the scale of the Councils' neglect is shocking. They are not fit to be in use. The racist and homophobic graffiti is a disgrace to Huddersfield.**
- There has been zero expenditure on maintenance of the Open Market in recent years. A FOI request has been submitted for this information [acknowledgement attached]. A response from the Council has not yet been received
- Apart from the toilets, the general condition of the market building is very poor. The neglect from Kirklees is apparent everywhere you look. This has been widely commented on by visitors to the market in our market research.
- **This is neglect of the 'Jewel in the Crown' of Huddersfield by Kirklees Council Officials. It demonstrates their previous lack of any commitment or concern in supporting the Traders, visitors and businesses trying to make a living at this market facility.**
- See attached photos, taken between 31.3.26 and 7.4.26, demonstrating the scale of the Councils neglect.



**Mens Public Toilets**



**Mens Trader Toilets**



The result of 15+ years of neglected paintwork by the Council. Note the disgusting upkeep of the area around Langos – who sell food from this facility.



3





**General neglect, age related damage to fabric of building and accumulated dirt**



### Three Options Survey - as above - Traders Only - extrapolated from total survey list

No.	Aware of Proposals ?	Op. One Rating	Op. Two Rating	Op. Three Rating	Comments inc. option referring to	Home Postcode	Ethnic Group	Age Band	M/F/O	No.	Trader or Buyer
1	yes	9	9	8	I like the enclosed market idea [op 3]	HD2	1	6	2	1	Trader
2	yes	10	9	0	It should be just 2nd hand goods in here. G:G	HX2	1	6	2	2	Trader
3	yes	10	10	1	Support this if it keeps the fleamarket with food separate [op 2].	BD18	1	6	1	3	Trader
4	yes	9	9	2	If they get planning with lost footfall, the market will be gone.	HG3	1	4	1	4	Trader
5	yes	10	10	1	Good idea [no.2]. A good idea to keep food in a new building.	WF4	1	6	1	5	Trader
6	yes	10	9	5	Not a bad idea [op 2]Everyone is scared of them closing the market.	HD5	1	6	1	6	Trader
7	yes	10	0	1		WF17	1	7	2	7	Trader
8	yes	10	8	1	If they close the market [op 3] I will not be back. A lot of people depend on the market.	HD6	1		2	8	Trader
9	yes	10	0	0	The plans [op 3] are ridiculous. Op. 1 does less harm.Keep it going as it is.		1			9	Trader
10	yes	7	5	1	Nobody is coming back [op 3]	HD2	2		1	10	Trader
11	yes	9	10	0	Good/Best long term without sacrificing what we have [op 2]. If closed for 2 years, the market will die.	HD7	1	6	1	11	Trader
12	yes	6	4	8	If we have the money spend it. At least it will look new and different.					12	Trader
13	yes	10	10	0	Op. 3 is sh*te. It has killed Leeds market.	HD8	1			13	Trader
14	yes	5	10	0	[Most important factor for me is]: Not to kill a community	HD4	1		2	14	Trader
15	yes	6	7	1	Renovaye in the most basic way. They do not care about the traders [op 3].	LS12	1			15	Trader
16	yes	8	5	1	Op 3: It wont be for the community. Every time they start doing this they [markets] are gone forever eg Oldham.	OL3	1		1	16	Trader
17	yes	8	6	7	OP.3 Concerned about where they will put us. How will disruption affect traders?					17	Trader
18	yes	10	5	0	Shou;d stay as it is [op1] but update it.	WF15				18	Trader
19	yes	10	6	0	No-one is going to come[as a Trader]. They did this at Wakefield!!	WF5	1		1	19	Trader
20	yes	8	8	7	OP 3: Only if it can be done in 12 months	HD4			1	20	Trader
21	yes	8	7	3	The previous consultant just asked if we wanted it renovated with a mezzanine and glass doors.	OL9	1		1	21	Trader
22	yes	7	8	0		BD4	2		1	22	Trader
23	yes	10	1	0	OP 1 ALL DAY, EVERY DAY. Op 3:It it happens I am done. Chesterfield now - not enough stalls [25]	DE55	1		1	23	Trader
24	yes	10	5	6	I do not like the glass. It will lose its identity.	HD1	1			24	Trader
25	yes	5	8	1	Op 2: We get something to keep. General: Considering they have my email address. There has not been much communication.	HX2	1		2	25	Trader
26	yes	7	5	0	OP 2: Fruit and veg?	BD13	1		2	26	Trader
27	yes	6	9	0	Close proximity means that we can look after each others stalls	HX2	1		1	27	Trader
28	yes	1			op 3: The temporary market will ruin the second hand market. If I don't get an inside stall I will finish.		1		1	28	Trader
29	yes	10	5	2	OP 1: Best use of resources. Op 3: Too much of a drastic measure.	HD7	3		1	29	Trader
30	yes	9	4	3	Op 3: May lead to complete closure. Didn't go to engagement as no-one to look after stall.	HD4	3		1	30	Trader
31	yes	5	10	3	Op 3: Gave a ten because of a nice, new, permanent building	HD4	3		2	31	Trader
32	yes	10	0	0	Nobody ever came to speak to us until it was knocked back [by planning ctte]	BD10				32	Trader
33	yes	10	10	1	I like it how it is now	WF12	2		2	33	Trader
34	yes	10	0	0	Op 1: That is fantastic. Four years ago asked what we wanted? I said issues were parking and unloading. [more on form]	BD10	1		1	34	Trader
35	yes	10	10	0	Op 1: Won't disrupt - it wants renovating.	WF12	2	7	1	35	Trader
36	yes	10	8	0	Quite upset with the turmoil, eants to retain the market. Op 3: 18 months of closure is dissappointing	OL11	2	5	1	36	Trader
37	yes	10	8	1	Op 3: The Council does what they want, like in Dewsbury. Went to the consultations there but made no difference...	OL4	2	5	1	37	Trader
38	yes	10	5	0	Market does not need a big change, repainting and new toilets. Op 3: Business disrupted due to temporary market.	OL11	2	5	1	38	Trader
39	yes	10	5	0	Op 1: Happy for renovations, new roof and repaint...[more illegible]	OL16	2	5	1	39	Trader
40	yes	10	5	5	Customers will not come after 18 months of closure	HD1	2	5	1	40	Trader
41	yes	8	10	2	Op 2: This is fior all the community. Still gives people a chance of a bargain. Op 3: Rubbish plan, filling thgeir pockets.	BB10	1	5	2	41	Trader
42	yes	7	7	5	I hope the market does not change too much. One of the best in N. England.	HD1	1	5	1	42	Trader
43	yes	10	8	5	Op 3 5 is being generous. People love coming here.	HD2	1	7	2	43	Trader
44	yes	9	10	5	OP 2: Beneficial having the foo=d and groceries separated from the used goods.	HD2	3	6	2	44	Trader
45	yes	10	7	0	Op 2: What about the car park? Op 3: If it is shut down it is finished.	OL	1	7	1	45	Trader
46	yes	9	9	0	Just sort it out! Do not put glass in.	HD2	1	8	1	46	Trader
47	yes	10	0	0	Op 2:Leave it as a car park. Look at the state of it here! Last time it was painted in sections so stayed open.	HX2	1	6	1	47	Trader
48	yes	10	10	0	Op 2: Good idea, bringing in new and more customers.	WF4	1	5	1	48	Trader
49	yes	8	9	5	Op 2: Good idea, keep the foodaway from us traders.	BD9	2	6	1	49	Trader
50	yes	8	6	2	Continue as it is now	HX6	1	5	1	50	Trader
51	yes	10	7	0	OP 2:I like it if it means we stay open. The Council plans changed when all this money came along. So much more I could say.	HD7	10	7	0	51	Trader
52	yes	9	10	0	Op 2: Enhances the existing used goods market.	HG3	1	5	1	52	Trader

<b>Total Score</b>	<b>451</b>	<b>346</b>	<b>93</b>
<b>Average Rating</b>	<b>8.7</b>	<b>6.7</b>	<b>1.8</b>

### Three Options Survey - as above - Buyers Only - extrapolated from total survey list

No.	Aware of Proposals ?	Op. One Rating	Op. Two Rating	Op. Three Rating	Comments inc. option referring to	Home Postcode	Ethnic Group	Age Band	M/F/O	No.	Trader or Buyer
1	yes	10	10	0	Good idea [op 2]. I am from Poland, this is s beautiful place.	HD5	1	4	1	1	Buyer
2	yes	8	2	1	Leave it as it is. Brighton it up a bit.	HD7	1	6	1	2	Buyer
3	yes	8	9	2	Good idea [op 2].	HD4	1	7	1	3	Buyer
4	yes	8	8	8	There is no meat market in Huddersfield	WF14	1	7	1	4	Buyer
5	yes	10	7	1	There are enough places for fruit veg and meat already in the town centre.	HD9	1	5	1	5	Buyer
6	yes	10	10	0	Good idea to keep food separate [op 2]	WF14	1	6	2	6	Buyer
7	yes	10	10	5	Too much hassle [op 3]	HD1	2	7	1	7	Buyer
8	yes	8	9	2	Glossop did this. Now just a food market.	WF12	2	4	1	8	Buyer
9	yes	10	6	0	Why change it? Food and a venue at the other end of town.	HD4	1	6	2	9	Buyer
10	yes	9	10	0	Stays the same and offers something new	HD9	1	5	2	10	Buyer
11	yes	10	1	1	What is the point in this just for food? [op 2]	HD7	1	6	2	11	Buyer
12	yes	10	10	0	Endangering a Huddersfield institution	HD9	1	7	1	12	Buyer
13	yes	10	10	0	Not a bad idea [op 2]	HD9	1	8	2	13	Buyer
14	yes	9	8	2	Ideal! [op1]	LS27	1	3	2	14	Buyer
15	yes	9	5	2		HD9	1	6	1	15	Buyer
16	yes	9	10	5	This would be using the space properly & increasing floorspace [op 2]	HD2	2	6	1	16	Buyer
17	yes	10	9	4	Even better than op 1 [op2]. Hot food a waste of time. Why is there a multi-faith room?	HD7	1	6	1	17	Buyer
18	yes	9	9	1	This is nonsense. It is not thought out [op 3].	HX6	1	6	2	18	Buyer
19	yes	10	4	2	This would strip the life out of the market - like Wigan op 3]	WN4	1	7	1	19	Buyer
20	yes	10	9	4		HD9	1	7	1	20	Buyer
21	yes	8	9	2	Good idea [op 2].	BD19	1	5	1	21	Buyer
22	yes	10	8	1		S36	1	8	1	22	Buyer
23	yes	10	10	0	As long as this [plan 2] is for independent traders, no chains	HD6	1	3	2	23	Buyer
24	yes	10	10	0	The same as other market. Look at Scarborough which is no good now.	HD7	1	6	1	24	Buyer
25	yes	10	10	3	More hygenic for food [op2]. New market better for food top be separate.	HD4	1	3	1	25	Buyer
26	yes	10	9	0	Leave it as it is.	WF12	1	7	2	26	Buyer
27	yes	10	10	3	If this can be sympathetic [op1]. Adds space and keeps used goods [op.2].	HD4	1	3	3	27	Buyer
28	yes	10	8	1	Totally against closing the market	HD6	1	6	2	28	Buyer
29	yes	7	10	0	Plans will kill the market. Leeds is now empty.	WF13	1	7	1	29	Buyer
30	yes	9	4	1	If closed, the seelers will be gone elsewhere and they will not come back	HD6	1	6	2	30	Buyer
31	yes	10	5	0	I do not want the market closed for two years	BD2	1	3	2	31	Buyer
32	yes	10	2	0		WF14	1	6	1	32	Buyer
33	yes	9	1	0		HX7	1	5	2	33	Buyer
34	yes	7	10	1	I would like it if they did not have to close the market	HD9	1	7	1	34	Buyer
35	yes	8	10	5	Option 2 - Expansion without too much disruption	HD1	1	6	2	35	Buyer
36	yes	10	10	0	Glazing would be good. Op 2 Keeps the existing market, I like that.	BD4	1	7	1	36	Buyer
37	yes	9	9	1	Great if existing market remains with a separate bldg for the planned new things.	LS27	1	5	2	37	Buyer
38	yes	8	9	4	Opt 2 if the best idea	HD3	1	7	1	38	Buyer
39	yes	9	8	5	Op 3, cutting stalls is not appropriate. They ruined leeds market by reducing the stalls for food.	BD9	1	6	2	39	Buyer
40	yes	8	10	0	Op 2 is a good idera. New facilities but not losing what we have now.	WF2	1	5	2	40	Buyer
41	yes	10	8	1	I like it as it is. It would be nice for them to repair it.	HD2	1	6	1	41	Buyer
42	yes	9	8	2	I enjoy it as it is	HD2	1	7	1	42	Buyer
43	yes	10	10	0	Modern building and away from the old stuff is better for food.	HX3	1	6	1	43	Buyer
44	yes	10	8	0	I hate that they are destroying the livelihoods of those that stand here	BD12	1	6	2	44	Buyer
45	yes	10	7	1	I like the serendipity of here. This stuff is not in shops. It is an interesting experinece.	HD1	1	7	1	45	Buyer
46	yes	9	8	0	Minus 100 for op. 3. How much more junk food do we need in Town?	HD5	1	6	2	46	Buyer
47	yes	7	10	1	Good idea [op 2]. Would bring more people in. Keep the traditnal market.	WF14	1	7	1	47	Buyer
48	yes	10	5	0	Why do they require food when there is queensgate already?	HD5	1	7	2	48	Buyer
49	yes	8	9	0	I am more likely to eat here if food was separate from the used goods.[op 2]	HD8	1	7	2	49	Buyer
50	yes	8	8	0	Keep it going as it is. Do not mess it all up!	HD1	1	7	1	50	Buyer
51	yes	10	10	0	Op 2 best option - combines new and old. Leeds needs food, Hudds does not. I come for the bric-a-brac. It works.	LS6	1	7	1	51	Buyer
52	yes	10	5	5	Customers will not come after 18 months of closure	HD1	2	5	1	52	Buyer

<b>Total Score</b>	<b>480</b>	<b>414</b>	<b>77</b>
<b>Average Rating</b>	<b>9.2</b>	<b>8.0</b>	<b>1.5</b>

Market Research - MR1.160226 - Huddersfield Market - Tuesday 16.2.2026 to 24.3.26 - 8am to 1:30pm - Jez & Disha													
Int.No.	Day No.	Yrs visiting	N Buyer/Seller	Visits/wk	Best Thing	Aware	Propo	Rate	Proposal	Postcode	Ethnic Group	Age Band	Sex
1	1	10	buyer	2	people	yes	1	HD5	1	6	1	1	
2	2	4	buyer	1	people	yes	1	HX6	1	6	2	2	
3	3	15	buyer	1	bargains	yes	1	HD4	1	4	2	2	
4	4	3	buyer	1	bargains	yes	2	HD1	1	3	1	1	
5	5	45	buyer	3	people	no	1	HD1	2	7	2	2	
6	6	30	both	2	bargains	yes	1	HD1	2	5	1	1	
7	7	40	seller	4	bargains	yes	7	HD9	1	6	1	1	
8	8	20	buyer	2	bargains	yes	4	HD7	1	7	2	2	
9	9	5	buyer	1	people	yes	1	BD14	2	2	1	1	
10	10	20	both	2	people	yes	1	HD4	1	7	2	2	
11	11	5	buyer	2	bargains	yes	1	WF12	2	4	2	2	
12	12	40	buyer	2	people	yes	1	HD7	1	5	2	2	
13	13	5	buyer	0.25	bargains	yes	1	HD9	1	4	2	2	
14	14	5	buyer	1	bargains	yes	1	HD2	5	5	2	2	
15	15	5	buyer	2	people	yes	1	BD12	2	6	2	2	
16	16	10	buyer	1	bargains	yes	1	HD9	1	5	2	2	
17	17	5	buyer	1	people	yes	1	HD9	1	2	2	2	
18	18	0.25	buyer	1	people	yes	1	HD1	3	4	1	1	
19	19	50	buyer	1	people	yes	2	HD2	2	6	1	1	
20	20	5	buyer	2	people	yes	1	HD9	1	7	1	1	
21	21	15	buyer	2	people	yes	1	HD3	1	7	2	2	
22	22	15	buyer	2	bargains	yes	1	HD4	1	7	2	2	
23	23	50	buyer	2	bargains	yes	1	HD3	2	6	2	2	
24	24	20	buyer	2	people	yes	1	HD3	2	6	2	2	
25	25	5	buyer	1	bargains	no	5	HD1	2	5	1	1	
26	26	0	buyer	0	bargains	no	1	HD7	1	5	2	2	
27	27	20	buyer	3	bargains	yes	1	HD7	1	6	2	2	
28	28	30	buyer	1	people	yes	1	HD6	1	3	2	2	
29	29	35	buyer	0.25	people	yes	5	PR26	1	5	2	2	
30	30	4	buyer	2	bargains	yes	1	LS27	1	5	2	2	
31	31	5	buyer	1	people	yes	1	HD2	1	7	1	1	
32	32	60	buyer	2	bargains	yes	1	HD5	2	7	1	1	
33	33	25	buyer	2	bargains	yes	1	HD6	2	7	1	1	
34	34	4	buyer	1	bargains	yes	1	WF2	1	4	2	2	
35	35	5	buyer	2	people	yes	1	WF15	1	7	2	2	
36	36	15	buyer	1	people	yes	3	HX4	1	5	2	2	
37	37	5	buyer	3	bargains	yes	1	HD2	3	5	1	1	
38	38	4	buyer	1	people	yes	2	WF16	2	7	1	1	
39	39	2	buyer	1	bargains	yes	2	HD5	1	4	2	2	
40	40	20	buyer	1	bargains	yes	1	HD3	1	6	1	1	
41	41	4	buyer	2	bargains	yes	1	HD4	2	1	1	1	
42	42	20	buyer	2	people	yes	2	BD18	1	4	2	2	
43	43	10	buyer	1	bargains	yes	2	HD9	1	5	1	1	
44	44	30	buyer	0.5	bargains	yes	1	WF4	1	7	1	1	
45	45	5	buyer	0.25	fruit veg	yes	1	HD9	1	6	1	1	
46	46	40	buyer	2	bargains	yes	1	HD5	2	8	1	1	
47	47	2	buyer	2	fruit veg	no	1	HD5	5	4	2	2	
48	48	35	buyer	2	bargains	yes	1	HD2	1	7	1	1	
49	49	5	both	1	fruit veg	yes	2	HD1	1	3	1	1	
50	50	4	buyer	1	people	yes	4	HD7	1	5	2	2	
51	51	50	buyer	2	people	yes	1	WF17	1	7	2	2	

52	52	15	buyer	2	bargains	yes	1	LS15	1	6	1
53	53	20	buyer	2	bargains	yes	1	HD9	1	7	1
54	54	30	buyer	2	people	yes	1	SK15	1	6	1
55	55	20	buyer	2	bargains	yes	1	S20	3	4	1
56	56	7	buyer	2	bargains	yes	1	HD3	1	3	1
57	57	3	buyer	1	bargains	yes	2	WF10	1	6	1
58	58	20	buyer	2	bargains	yes	1	HD4	1	7	1
59	59	13	buyer	2	people	yes	1	S36	1	8	1
60	60	25	buyer	2	people	yes	1	WF14	1	6	1
61	61	50	buyer	2	bargains	yes		HD1	2	6	1
62	62	10	buyer	2	people	yes	1	HD1	1	7	1
63	63	20	seller	2	people	yes	1	HD8	1	4	1
64	64	25	buyer	2	bargains	no	1	HD8	2	4	1
65	65	30	buyer	2	people	yes	1	HD1	1	7	1
66	66	17	buyer	1	bargains	yes	1	HX4	2	4	1
67	67	20	buyer	1	bargains	no	5	HD2	3	4	2
68	68	50	buyer	4	bargains	yes	5	HD2	2	5	1
69	1	15	buyer	0.2	people	yes	1	HD5	1	3	2
70	2	10	buyer	1.2	People	Yes	3	HD4	3	6	1
71	3	5	buyer	1	Fruit veg	Yes	1	HD1	1	2	2
72	4	50	buyer	0.25	People	No	2	HD9	1	7	1
73	5	15	buyer	0.5	people	yes	3	HD2	1	2	1
74	6	35	buyer	0.5	People	Yes	3	HD2	1	5	2
75	7	41	buyer	0.25	Bargains	Yes	2	HD4	4	6	2
76	8	10	buyer	2.5	People	Yes	1	HD2	3	1	1
77	9	3	buyer	1	People	No	1	HD1	1	3	1
78	10	40	BOTH	1.5	People	Yes	1	OL9	1	7	1
79	11	1.5	buyer	0.5	People	No	1	LS27	4	3	2
80	12	6	buyer	0.5	People	Yes	3	HD7	1	4	2
81	13	10	buyer	2	Bargains	No	6	HD1	1	5	1
82	14	30	buyer	0.25	bargains	no	1	BD12	1	7	1
83	15	5	buyer	2	Bargains	Yes	5	HD1	1	1	4
84	16	10	buyer	1	People	Yes	1	HD3	1	2	2
85	17	30	buyer	0.25	bargains	no	1	WF2	1	5	2
86	18	0	buyer	0	Fruit veg	No	7	HD16	1	3	2
87	19	3	buyer	1	Bargains	Yes	1	BB9	1	7	1
88	20	60	buyer	3.5	Bargains	Yes	1	HD2	3	7	1
89	21	20	buyer	2	Bargains	Yes	1	HD9	1	7	1
90	22	4	buyer	1	Bargains	Yes	1	HX2	1	6	2
91	23	10	buyer	2	Bargains	Yes	2	HD1	1	6	2
92	24	30	buyer	2	people	yes	1	HD1	3	4	2
93	25	20	buyer	2	Bargains	Yes	3	HD5	1	5	1
94	26	1.5	buyer	0.25	People	Yes	5	HD3	1	2	1
95	27	20	BOTH	2	Bargains	Yes	1	BB5	1	6	1
96	28	16	Seller	1	INCOME	Yes	2	LS26	1	5	2
97	29	22	buyer	0.7	People	Yes	1	BD3	2	5	1
98	30	15	Seller	2	Bargains	Yes	1	HD9	1	6	1
99	31	15	buyer	2	People	Yes	1	HD8	1	7	2
100	32	10	buyer	2	People	Yes	2	HD7	1	6	1
101	33	15	buyer	2	People	Yes	1	HD2	1	4	1
102	34	25	buyer	0.25	People	Yes	1	HD7	1	2	1
103	35	44	buyer	2	bargains	yes	1	HD6	1	5	1
104	36	64	buyer	1	people	no	1	HD5	3	6	1

105	37	6	buyer	0.5	People	Yes	1	LS7	1	6	2
106	38	17	buyer	2	Bargains	Yes	1	S75	1	5	1
107	39	20	buyer	1	Fruit veg	Yes	3	WF12	1	5	1
108	40	10	buyer	0.1	People	No	2	BD3	3	6	1
109	41	10	buyer	2	Bargains	Yes	2	HD2	3	8	1
110	42	20	buyer	1	Bargains	Yes	1	HX4	3	5	2
111	43	50	buyer	2	People	Yes	1	HD1	1	7	1
112	44	20	buyer	1	Bargains	Yes	1	HX4	1	6	2
113	45	10	Seller	1	Bargains	Yes	1	HD2	2	5	2
114	46	27	buyer	2	People	Yes	1	HD1	1	7	1
115	47	5	buyer	0.25	People	Yes	1	HD2	1	7	1
116	48	50	both	2	People	Yes	2	HD5	1	8	1
117	49	5	buyer	1	Bargains	Yes	3	HX2	1	5	2
118	50	20	buyer	3	People	Yes	1	HD2	2	5	2
119	51	10	buyer	1	Bargains	Yes	5	HD7	1	2	2
120	52	20	Seller	2	Bargains	Yes	1	HD2	1	6	1
121	53	10	buyer	1	People	Yes	1	BB1	1	6	1
122	54	10	buyer	1	bargains	Yes	2	HD1	1	5	2
123	55	37	buyer	2	Fruit veg	Yes	3	HD1	1	7	1
124	56	10	buyer	2	People	Yes	1	HD1	1	6	1
125	57	3	buyer	1	Bargains	Yes	2	WF12	1	5	2
126	1	30	buyer	2	people	yes	2	HD3	1	7	1
127	2	40	buyer	2	Bargains	Yes	2	HD6	1	7	1
128	3	20	buyer	2	Bargains	Yes	3	HD7	1	5	1
129	4	14	buyer	2	Bargains	Yes	1	HD1	1	6	1
130	5	3.5	buyer	0.1	Bargains	No	1	LS9	1	2	2
131	6	20	buyer	2	people	yes	1	HD4	1	7	2
132	7	60	buyer	1	bargains	yes	2	HD8	1	7	1
133	8	15	buyer	2	Bargains	Yes	5	HD4	1	6	1
134	9	40	buyer	2	bargains	yes	1	OL16	1	5	2
135	10	30	Seller	1	INCOME	Yes	1	HD8	1	6	2
136	11	20	buyer	2	bargains	yes	5	BB10	2	4	1
137	12	15	buyer	2	Bargains	Yes	2	HD7	1	6	2
138	13	15	buyer	2	Bargains	Yes	2	HD7	1	5	1
139	14	23	buyer	2	Bargains	Yes	1	HD2	1	5	1
140	15	10	buyer	1.5	Bargains	Yes	1	BD19	1	5	2
141	16	5	buyer	1	Bargains	Yes	3	HD3	1	6	2
142	17	20	buyer	0.5	Bargains	Yes	6	BD3	1	5	1
143	18	40	buyer	2	People	Yes	2	HD1	1	7	1
144	19	35	buyer	2	People	Yes	1	HX6	1	6	2
145	20	20	buyer	0.66	Bargains	Yes	4	HX7	1	6	2
146	21	25	Seller	2	People	Yes	2	HD5	1	4	1
147	22	10	buyer	2	Bargains	Yes	1	HD7	1	7	1
148	23	35	buyer	1	Bargains	Yes	2	WF15	1	6	1
149	24	35	buyer	2	People	Yes	1	WF14	1	5	1
150	25	4	buyer	0.5	Bargains	Yes	3	LS6	1	7	1
151	26	20	buyer	1	bargains	yes	2	HD1	1	6	1
152	27	2	buyer	1.5	Bargains	Yes	1	HD2	1	7	1
153	28	3	buyer	0.5	people	yes	3	HD4	1	3	3
154	29	2	buyer	0.6	people	yes	2	HX7	1	2	2
155	30	7	buyer	0.7	Bargains	Yes	2	HD7	1	8	1
156	31	20	buyer	2	bargains	yes	1	HX6	1	6	1
157	32	5	buyer	0.5	People	Yes	2	HD8	1	5	1

158	33	12	buyer	1	Bargains	Yes	2	HX6	1	5	1
159	34		buyer	2	people	yes	2	hd3	1	7	1
160	35	40	buyer	1	bargains	yes	0	HD1	1	7	1
161	36	9	buyer	0.5	Bargains	No	5	HD2	4	2	2
162	37	20	buyer	1	Bargains	Yes	8	HD2	5	6	2
163	38	12	buyer	2	Bargains	Yes	4	BD18	1	6	1
164	39	10	buyer	2	Bargains	Yes	10	HD8	4	5	2
165	40	25	buyer	0.5	bargains	Yes	6	HD8	1	7	1
166	1	15	buyer	2	bargains	yes	2	HD2	1	5	1
167	2	5	buyer	1	bargains	Yes	1	OL4	1	7	2
168	3	14	seller	2	Profit	Yes	7	HD2	1	6	2
169	4	18	Seller	2	bargains	Yes	1	HX2	1	6	2
170	5	40	buyer	2	bargains	Yes	1	WF14	1	6	1
171	6	10	buyer	1	People	Yes	8	wf14	1	8	1
172	7	20	buyer	2	bargains	Yes	1	HD4	1	6	2
173	8	60	buyer	2	bargains	Yes	10	HD1	2	7	1
174	9	15	both	2	bargains	Yes	2	BD18	1	6	1
175	10	13	buyer	1	bargains	Yes	1	HD7	1	6	2
176	11	40	buyer	2	bargains	Yes	3	HD9	1	7	2
177	12	1	buyer	1	People	Yes	2	LS27	1	3	2
178	13	5	buyer	1	bargains	Yes	2	HD9	1	7	1
179	14	10	seller	2	People	Yes	1	WN4	1	7	1
180	15	3.5	both	1	bargains	Yes	1	WF4	1	6	1
181	16	8	buyer	1	bargains	Yes	2	HD2	1	5	1
182	17	30	both	2	bargains	Yes	1	HD9	1	6	1
183	18	10	buyer	1	bargains	Yes	2	WF12	1	7	2
184	1	40	buyer	2	bargains	yes	5	HD7	1	7	1
185	2	20	buyer	1	People	yes	1	HD7	1	7	2
186	3	20	buyer	1	bargains	yes	3	HD5	1	6	1
187	4	33	buyer	1	People	yes	1	HD5	1	7	1
188	5	10	buyer	1	bargains	No	5	OL3	1	7	1
189	6	3	buyer	1	bargains	yes	3	LS11	2	3	2
190	7	20	buyer	2	bargains	yes	1	HD1	1	6	1
191	8	20	buyer	2	bargains	yes	1	HD5	1	6	1
192	9	25	buyer	2	People	yes	1	WF13	1	7	1
193	10	60	buyer	2	People	yes	2	WF14	1	7	1
194	11	30	buyer	0.7	bargains	yes	1	HD6	1	6	2
195	12	20	buyer	1	bargains	yes	1	HD2	3	6	1
196	13	4	buyer	1	bargains	yes	3	HD7	1	7	1
197	14	6	buyer	2	People	yes	2	BD12	1	3	2
198	15	20	both	1	bargains	yes	1	HD7	1	6	1
199	16	3	buyer	0.25	bargains	yes	1	CW1	1	5	2
200	17	25	buyer	0.25	bargains	yes	2	HD7	1	5	2
201	18	7	buyer	0.8	Bargains	Yes	3	HD8	1	6	3
			3777.25		290.26		398				
			19.08		1.44		1.98				
			Ave years	% Buyers	ave visits/w/	people 28	% aware pro	ave score/10			

Three Options Survey - as above - Buyers Only - extrapolated from total survey list

No.	Aware of Proposals ?	Op. One Rating	Op. Two Rating	Op. Three Rating	Comments inc. option referring to	Home Postcode	Ethnic Group	Age Band	M/F/O	No.	Trader or Buyer
1	yes	10	10	0	Good idea [op 2]. I am from Poland, this is s beautiful place.	HD5	1	4	1	1	1 Buyer
2	yes	8	2	1	Leave it as it is. Brighton it up a bit.	HD7	1	6	1	2	2 Buyer
3	yes	8	9	2	Good idea [op 2].	HD4	1	7	1	3	3 Buyer
4	yes	8	8	8	There is no meat market in Huddersfield	WF14	1	7	1	4	4 Buyer
5	yes	10	7	1	There are enough places for fruit veg and meat already in the town centre.	HD9	1	5	1	5	5 Buyer
6	yes	10	10	0	Good idea to keep food separate [op 2]	WF14	1	6	2	6	6 Buyer
7	yes	10	10	5	Too much hassle [op 3]	HD1	2	7	1	7	7 Buyer
8	yes	8	9	2	Glossop did this. Now just a food market.	WF12	2	4	1	8	8 Buyer
9	yes	10	6	0	Why change it? Food and a venue at the other end of town.	HD4	1	6	2	9	9 Buyer
10	yes	9	10	0	Stays the same and offers something new	HD9	1	5	2	10	10 Buyer
11	yes	10	1	1	What is the point in this just for food? [op 2]	HD7	1	6	2	11	11 Buyer
12	yes	10	10	0	Endangering a Huddersfield institution	HD9	1	7	1	12	12 Buyer
13	yes	10	10	0	Not a bad idea [op 2]	HD9	1	8	2	13	13 Buyer
14	yes	9	8	2	Ideal!! [op1]	LS27	1	3	2	14	14 Buyer
15	yes	9	5	2		HD9	1	6	1	15	15 Buyer
16	yes	9	10	5	This would be using the space properly & increasing floorspace [op 2]	HD2	2	6	1	16	16 Buyer
17	yes	10	9	4	Even better than op 1 [op2]. Hot food a waste of time. Why is there a multi-faith room?	HD7	1	6	1	17	17 Buyer
18	yes	9	9	1	This is nonsense. It is not thought out [op 3].	HX6	1	6	2	18	18 Buyer
19	yes	10	4	2	This would strip the life out of the market - like Wigan op 3]	WN4	1	7	1	19	19 Buyer
20	yes	10	9	4		HD9	1	7	1	20	20 Buyer
21	yes	8	9	2	Good idea [op 2].	BD19	1	5	1	21	21 Buyer
22	yes	10	8	1		S36	1	8	1	22	22 Buyer
23	yes	10	10	0	As long as this [plan 2] is for independent traders, no chains	HD6	1	3	2	23	23 Buyer
24	yes	10	10	0	The same as other market. Look at Scarborough which is no good now.	HD7	1	6	1	24	24 Buyer
25	yes	10	10	3	More hygenic for food [op2]. New market better for food top be separate.	HD4	1	3	1	25	25 Buyer
26	yes	10	9	0	Leave it as it is.	WF12	1	7	2	26	26 Buyer
27	yes	10	10	3	If this can be sympathetic [op1]. Adds space and keeps used goods [op.2].	HD4	1	3	3	27	27 Buyer
28	yes	10	8	1	Totally against closing the market	HD6	1	6	2	28	28 Buyer
29	yes	7	10	0	Plans will kill the market. Leeds is now empty.	WF13	1	7	1	29	29 Buyer
30	yes	9	4	1	If closed, the seelers will be gone elsewhere and they will not come back	HD6	1	6	2	30	30 Buyer
31	yes	10	5	0	I do not want the market closed for two years	BD2	1	3	2	31	31 Buyer
32	yes	10	2	0		WF14	1	6	1	32	32 Buyer
33	yes	9	1	0		HX7	1	5	2	33	33 Buyer
34	yes	7	10	1	I would like it if they did not have to close the market	HD9	1	7	1	34	34 Buyer
35	yes	8	10	5	Option 2 - Expansion without too much disruption	HD1	1	6	2	35	35 Buyer
36	yes	10	10	0	Glazing would be good. Op 2 Keeps the existing market, I like that.	BD4	1	7	1	36	36 Buyer
37	yes	9	9	1	Great if existing market remains with a separate bldg for the planned new things.	LS27	1	5	2	37	37 Buyer
38	yes	8	9	4	Opt 2 if the best idea	HD3	1	7	1	38	38 Buyer
39	yes	9	8	5	Op 3, cutting stalls is not appropriate. They ruined leeds market by reducing the stalls for food.	BD9	1	6	2	39	39 Buyer
40	yes	8	10	0	Op 2 is a good idera. New facilities but not losing what we have now.	WF2	1	5	2	40	40 Buyer
41	yes	10	8	1	I like it as it is. It would be nice for them to repair it.	HD2	1	6	1	41	41 Buyer
42	yes	9	8	2	I enjoy it as it is	HD2	1	7	1	42	42 Buyer
43	yes	10	10	0	Modern building and away from the old stuff is better for food.	HX3	1	6	1	43	43 Buyer
44	yes	10	8	0	I hate that they are destroying the livelihoods of those that stand here	BD12	1	6	2	44	44 Buyer
45	yes	10	7	1	I like the serendipity of here. This stuff is not in shops. It is an interesting experinece.	HD1	1	7	1	45	45 Buyer
46	yes	9	8	0	Minus 100 for op. 3. How much more junk food do we need in Town?	HD5	1	6	2	46	46 Buyer
47	yes	7	10	1	Good idea [op 2]. Would bring more people in. Keep the traditnal market.	WF14	1	7	1	47	47 Buyer
48	yes	10	5	0	Why do they require food when there is queensgate already?	HD5	1	7	2	48	48 Buyer
49	yes	8	9	0	I am more likely to eat here if food was separate from the used goods.[op 2]	HD8	1	7	2	49	49 Buyer
50	yes	8	8	0	Keep it going as it is. Do not mess it all up!	HD1	1	7	1	50	50 Buyer
51	yes	10	10	0	Op 2 best option - combines new and old. Leeds needs food, Hudds does not. I come for the bric-a-brac. It works.	LS6	1	7	1	51	51 Buyer
52	yes	10	5	5	Customers will not come after 18 months of closure	HD1	2	5	1	52	52 Buyer
1		8	9	0							
2		10	0	0							
3		9	0	0							
4		9	0	0							
5		10	5	0							
6		8	5	0							
7		6	8	4							
8		10	2	0							
9		10	8	0							
10		7	10	2							
11		6	9	2							
12		9	5	0							
13		8	6	4							
14		9	5	0							
15		10	0	0							
16		8	0	6							
17		9	0	0							
18		8	5	0							
19		8	5	0							
20		10	2	0							
21		8	4	0							
22		10	0	0							
23		10	0	0							
24		10	6	0							
25		8	8	0							
26		10	8	0							
27		5	3	0							
28		10	1	0							
29		9	10	1							
30		10	10	0							
<b>Total Score</b>		<b>742</b>	<b>548</b>	<b>96</b>							
<b>Average Rating</b>		<b>9.0</b>	<b>6.7</b>	<b>1.2</b>							

### Three Options Survey - as above - Traders Only - extrapolated from total survey list

No.	Aware of Proposals ?	Op. One Rating	Op. Two Rating	Op. Three Rating	Comments inc. option referring to	Home Postcode	Ethnic Group	Age Band	M/F/O	No.	Trader or Buyer
1	yes	9	9	8	I like the enclosed market idea [op 3]	HD2	1	6	2	1	Trader
2	yes	10	9	0	It should be just 2nd hand goods in here. G:G	HX2	1	6	2	2	Trader
3	yes	10	10	1	Support this if it keeps the fleamarket with food separate [op 2].	BD18	1	6	1	3	Trader
4	yes	9	9	2	If they get planning with lost footfall, the market will be gone.	HG3	1	4	1	4	Trader
5	yes	10	10	1	Good idea [no.2]. A good idea to keep food in a new building.	WF4	1	6	1	5	Trader
6	yes	10	9	5	Not a bad idea [op 2]Everyone is scared of them closing the market.	HD5	1	6	1	6	Trader
7	yes	10	0	1		WF17	1	7	2	7	Trader
8	yes	10	8	1	If they close the market [op 3] I will not be back. A lot of people depend on the market.	HD6	1		2	8	Trader
9	yes	10	0	0	The plans [op 3] are ridiculous. Op. 1 does less harm.Keep it going as it is.		1			9	Trader
10	yes	7	5	1	Nobody is coming back [op 3]	HD2	2		1	10	Trader
11	yes	9	10	0	Good/Best long term without sacrificing what we have [op 2]. If closed for 2 years, the market will die.	HD7	1	6	1	11	Trader
12	yes	6	4	8	If we have the money spend it. At least it will look new and different.					12	Trader
13	yes	10	10	0	Op. 3 is sh*te. It has killed Leeds market.	HD8	1			13	Trader
14	yes	5	10	0	[Most important factor for me is]: Not to kill a community	HD4	1		2	14	Trader
15	yes	6	7	1	Renovate in the most basic way. They do not care about the traders [op 3].	LS12	1			15	Trader
16	yes	8	5	1	Op 3: It wont be for the community. Every time they start doing this they [markets] are gone forever eg Oldham.	OL3	1		1	16	Trader
17	yes	8	6	7	OP.3 Concerned about where they will put us. How will disruption affect traders?					17	Trader
18	yes	10	5	0	Shou;d stay as it is [op1] but update it.	WF15				18	Trader
19	yes	10	6	0	No-one is going to come[as a Trader]. They did this at Wakefield!!	WF5	1		1	19	Trader
20	yes	8	8	7	OP 3: Only if it can be done in 12 months	HD4			1	20	Trader
21	yes	8	7	3	The previous consultant just asked if we wanted it renovated with a mezzanine and glass doors.	OL9	1		1	21	Trader
22	yes	7	8	0		BD4	2		1	22	Trader
23	yes	10	1	0	OP 1 ALL DAY, EVERY DAY. Op 3:It happens I am done. Chesterfield now - not enough stalls [25]	DE55	1		1	23	Trader
24	yes	10	5	6	I do not like the glass. It will lose its identity.	HD1	1			24	Trader
25	yes	5	8	1	Op 2: We get something to keep. General: Considering they have my email address. There has not been much communication.	HX2	1		2	25	Trader
26	yes	7	5	0	OP 2: Fruit and veg?	BD13	1		2	26	Trader
27	yes	6	9	0	Close proximity means that we can look after each others stalls	HX2	1		1	27	Trader
28	yes	1	5	5	oP 3: The temporary market will ruin the second hand market. If I don't get an inside stall I will finish.		1		1	28	Trader
29	yes	10	5	2	OP 1: Best use of resources. Op 3: Too much of a drastic measure.	HD7	3		1	29	Trader
30	yes	9	4	3	Op 3: May lead to complete closure. Didn't go to engagement as no-one to look after stall.	HD4	3		1	30	Trader
31	yes	5	10	3	Op 3: Gave a ten because of a nice, new, permanent building	HD4	3		2	31	Trader
32	yes	10	0	0	Nobody ever came to speak to us until it was knocked back [by planning ctte]	BD10				32	Trader
33	yes	10	10	1	I like it how it is now	WF12	2		2	33	Trader
34	yes	10	0	0	Op 1: That is fantastic. Four years ago asked what we wanted? I said issues were parking and unloading. [more on form]	BD10	1		1	34	Trader
35	yes	10	10	0	Op 1: Won't disrupt - it wants renovating.	WF12	2	7	1	35	Trader
36	yes	10	8	0	Quite upset with the turmoil, eants to retain the market. Op 3: 18 months of closure is dissappointing	OL11	2	5	1	36	Trader
37	yes	10	8	1	Op 3: The Council does what they want, like in Dewsbury. Went to the consultations there but made no difference...	OL4	2	5	1	37	Trader
38	yes	10	5	0	Market does not need a big change, repainting and new toilets. Op 3: Business disrupted due to temporary market.	OL11	2	5	1	38	Trader
39	yes	10	5	0	Op 1: Happy for renovations, new roof and repaint...[more illegible]	OL16	2	5	1	39	Trader
40	yes	10	5	5	Customers will not come after 18 months of closure	HD1	2	5	1	40	Trader
41	yes	8	10	2	Op 2: This is fior all the community. Still gives people a chance of a bargain. Op 3: Rubbish plan, filling thgeir pockets.	BB10	1	5	2	41	Trader
42	yes	7	7	5	I hope the market does not change too much. One of the best in N. England.	HD1	1	5	1	42	Trader
43	yes	10	8	5	Op 3 5 is being generous. People love coming here.	HD2	1	7	2	43	Trader
44	yes	9	10	5	OP 2: Beneficial having the foo=d and groceries separated from the used goods.	HD2	3	6	2	44	Trader
45	yes	10	7	0	Op 2: What about the car park? Op 3: If it is shut down it is finished.	OL	1	7	1	45	Trader
46	yes	9	9	0	Just sort it out! Do not put glass in.	HD2	1	8	1	46	Trader
47	yes	10	0	0	Op 2:Leave it as a car park. Look at the state of it here! Last time it was painted in sections so stayed open.	HX2	1	6	1	47	Trader
48	yes	10	10	0	Op 2: Good idea, bringing in new and more customers.	WF4	1	5	1	48	Trader
49	yes	8	9	5	Op 2: Good idea, keep the foodaway from us traders.	BD9	2	6	1	49	Trader
50	yes	8	6	2	Continue as it is now	HX6	1	5	1	50	Trader
51	yes	10	7	0	OP 2:I like it if it means we stay open. The Council plans changed when all this money came along. So much more I could say.	HD7	10	7	0	51	Trader
52	yes	9	10	0	Op 2: Enhances the existing used goods market.	HG3	1	5	1	52	Trader

53	8	6	0
54	9	7	4
55	10	8	0
56	10	5	0
57	8	8	1
58	8	5	0
59	10	1	1
<b>Total Score</b>	<b>514</b>	<b>391</b>	<b>104</b>
<b>Average Rating</b>	<b>8.7</b>	<b>6.6</b>	<b>1.8</b>

# THE HUDDERSFIELD SAINT PATRICK'S DAY PARADE ASSOCIATION

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8th April 2026

John Holmes  
Deputy Team Leader  
Planning Dept  
Kirklees Council  
Civic Centre 3  
Huddersfield

Dear Mr Holmes

## **Planning Application 2025/92443 – Huddersfield Open Market**

I write with reference to the above application, and I can confirm that St Patrick's Day Parade Association are full supportive of it.

The building and the facilities contained within the Open Market are in desperate need of restoration and improvement, and members of the Association are genuinely excited about the planned improvements and the impact that they will have. The Open Market is one of Huddersfield's fine historic buildings, and this much needed work will ensure that it is preserved for future generations whilst offering a flexible and attractive space, that will support a thriving market as well as an event space. This will help in the wider regeneration of the town centre and increase footfall.

The Association has staged our annual St Patrick's Parade event at the Market for the last 3 years and whilst we have received great support from the Market staff in helping stage our event, the building and the infrastructure within it, has severe limitations. The Parade Event is one of the biggest community events in Huddersfield and it is enjoyed by people of all ages and backgrounds.

Huddersfield needs projects that help renovate the town centre and this scheme is an important part of this work, complementing the developments at the George Hotel and the University. Having looked at the plans outlined in the application, we are confident that the refurbished market will offer an excellent space that will allow a variety of uses.

We urge members of the Planning Committee to approve this application without reservation.

Yours sincerely

To whom it may concern

I am writing to express my support for the of the Huddersfield market scheme because I am strongly in favour of enhancing the experience of visitors to the regenerated market. I have had a keen interest in all the town centre developments within the 10 year Blueprint. My interest in the upgrade of the outdoor market is not only for enhancing the experience of visitors but also as a user of the market.

My support for the scheme is due to a belief that, as a town, we can do better and should embrace change. I am aware there is opposition from different users but my experiences have shaped the belief that the market could be a stand out attraction that will bring far more to the town than what is on offer at the moment. I have used social media to highlight the regeneration of markets in Stockport, Scarborough and others as well as highlighting the elite experiences of markets on the continent. I recently visited 'The English Market' in Cork which demonstrates how a market can offer style, quality and brilliant service to the local community. To ensure these markets exist and prosper I believe the community must take a long term view of progress rather than a short term view of getting through as we are.

Whilst I hope the council can be true to their word and provide a good working environment for the businesses using the market currently, I also believe that others may have a real interest in providing a new vision to a regenerated market. A new, upgraded market will allow for new enterprises and experiences that current stall holders do not provide. Co-existence of current, alongside new creates an opportunity for putting Huddersfield on the map and to link with the Station to Stadium experience. Therefore, I believe that the community should be able to express positive support for a scheme they may not only use as a customer in the future, but which will also enhance the quality of provision and standards within the town. I feel the current market traders have expressed their views but there also many people in the community who are positive about the scheme that has been proposed by the council.

## STATEMENT OF SUPPORT

### Huddersfield Open Market Redevelopment

As **Professor of Culture, People and Place** and **Director of the Centre for Cultural Ecologies in Art, Design and Architecture at the University of Huddersfield**, I am offering support for the proposed redevelopment of Huddersfield Open Market and the temporary indoor market on the adjacent site.

I have worked closely with **Kirklees Council's Creative Development Team since 2018**, collaborating on projects that explore how culture, creativity and community life can help shape a thriving town. From this experience, I see the redevelopment of Huddersfield Open Market as an important and very positive step forward for our town centre.

### A Market for Everyone

The plans show a clear ambition to create much more than a place of retail. The redeveloped market will offer:

- a mix of food, retail and social spaces
- flexible indoor and outdoor stalls
- areas for cultural activity
- public facilities and improved public space

This transformation will help the market become a **civic, cultural and learning asset**, supporting community wellbeing, creativity and a lively town-centre atmosphere.

### Working with Students and Young People

For the past three years, postgraduate students from the University's MA Innovation and Entrepreneurship programme in the School of Arts and Humanities have worked with the Markets Team on ideas for the future of the site. As a live project, this has enabled students to contribute to and engage directly with a key part of Huddersfield's heritage and community life. The market designs, which have been developed with our students, support inclusive public space, skills, student enterprise and town-centre vitality.

### Supporting Town-Centre Regeneration

Our Civic University Agreement (at the University of Huddersfield) is committed to supporting the regeneration of Huddersfield through strong partnerships and research-informed placemaking. The market redevelopment aligns closely with this mission. It will:

- strengthen Huddersfield as a place to study, work and live

- support local businesses and independent traders
- add vibrancy to the town centre
- create long-term social and economic benefits

### **Civic University Agreement - University of Huddersfield**

#### **A Strong Link with the university campus.**

The market sits next to one of the key gateways to the university campus. As the University continues to develop its facilities, this project will help build a stronger connection between campus and town. It will create new opportunities for students, businesses and local communities to meet, collaborate and share in a lively public space.

#### **Conclusion**

The redevelopment of Huddersfield Open Market represents a thoughtful and exciting investment in the town's future. It blends heritage with new ideas, supports local enterprise, and places culture and community at its heart.

I look forward to seeing the market become a vibrant centre of civic life for Huddersfield.

**David Catterall DL**

Chief Executive

National Association of British Market Authorities (NABMA)

**14<sup>th</sup> April 2026**

**To:**

Members of the Planning Committee  
Kirklees Council

**Re: Support for Planning Applications – Huddersfield Open Market, Brook Street, Huddersfield**

Dear Chair and Members of the Planning Committee,

I am writing to express my strong support for the planning applications relating to the refurbishment and enhancement of Huddersfield Open Market and the provision of a temporary indoor market facility at Brook Street.

As Chief Executive of the National Association of British Market Authorities (NABMA), I work nationally with councils and market operators to promote markets as key drivers of placemaking, town centre vitality and community wellbeing. The proposals represent a positive and well-considered investment in one of Huddersfield's most important civic and economic assets.

### **Markets, Placemaking and Economic Value**

Well-designed markets are proven to increase footfall, support local enterprise and contribute to vibrant town centres. The proposals' mix of permanent and flexible indoor and outdoor trading space, alongside retail, food, hospitality, welfare and community uses, reflects recognised best practice in modern market development. Improved facilities, accessibility, lighting, servicing and public realm will strengthen the market's role as an all-day destination and support business start-ups and independent traders.

## **Social Value, Inclusion and Community Cohesion**

Markets deliver significant social value beyond their direct economic impact. They are inclusive, accessible spaces that foster social interaction, reduce isolation and provide informal community support. The inclusion of public welfare facilities, flexible trading areas and open market space will ensure Huddersfield Open Market continues to function as a shared community asset that serves a wide and diverse audience.

## **Heritage and Long-Term Sustainability**

The sensitive refurbishment of a listed market building within a conservation area, combined with thoughtful adaptation for contemporary use, is critical to securing the market's long-term future. The temporary indoor market facility is also to be welcomed, ensuring continuity of trading, protecting livelihoods and minimising disruption during redevelopment.

## **Alignment with Kirklees Council Strategy**

My view is that these proposals align strongly with Kirklees Council's wider ambitions for town centre regeneration, inclusive economic growth and the creation of high-quality, people-focused places. Investment in Huddersfield Open Market supports the Council's objectives around strengthening Huddersfield as a vibrant town centre, celebrating heritage as an asset, supporting small businesses, and improving health, wellbeing and social inclusion through accessible public spaces.

Taken together, the proposals represent a positive, future-focused approach to market investment that recognises the economic, social and placemaking value of markets. I therefore fully support the planning applications and respectfully encourage the Planning Committee to look upon them favourably.

Yours faithfully,

**David Catterall DL**

Chief Executive

National Association of British Market Authorities (NABMA)



15<sup>th</sup> April 2026

Dear Chair and Members of the Kirklees Planning Committee

May I introduce myself; I am Joe Harrison, the Chief Executive of NMTF Ltd (National Market Traders Federation). My sole purpose for writing and indeed asking you to speak at your next meeting, is to try to encourage you to make the decision to approve the plans to regenerate the Huddersfield Market.

My personal experience of markets extends beyond 50 years twenty of which is in my current role at NMTF

I realise that the proposition of the plans to do so has been made at a previous meeting However, I am glad to hear that you as a committee are taking the time to reconsider the plans. Therefore, I wish to take this opportunity to urge you to approve them for the benefit of everyone that lives in, shops and regularly visits your lovely historic town. My reasoning is contained in the following paragraphs of this letter to you.

The regeneration of Kirklees Council's current market represents a crucial opportunity to revitalize not only the market itself but also the surrounding high street and town center, which have faced significant challenges in recent years. With many high streets across the UK struggling due to changing consumer habits and the impact of online shopping, a revitalized market could serve as a focal point for community engagement and economic activity. By investing in the market, Kirklees Council can create a vibrant space that attracts both residents and visitors, fostering a sense of community and enhancing the overall appeal of the town.

One of the primary advantages of regenerating the market is its potential to boost local businesses. Markets have historically been hubs of entrepreneurship, providing small-scale vendors with the opportunity to showcase their goods and services. In a time when many independent retailers are closing due to economic pressures, a well-planned market can offer affordable retail spaces and a platform for local artisans, food producers, and craftspeople. This not only supports the local economy but also encourages a diverse range of offerings that can draw shoppers back to the high street.

Moreover, a regenerated market can enhance the town's aesthetic and social environment. By incorporating green spaces, seating areas, and facilities for events, the market can become a gathering place for community activities, cultural events, and seasonal festivities. This transformation can lead to increased footfall in this area of the town, benefiting nearby shops and restaurants, and creating a more inviting atmosphere.

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Additionally, such developments can improve the perception of the town center, making it a more attractive destination for shoppers and tourists alike.

Finally, an investment in the market aligns with broader initiatives aimed at sustainable development and environmental responsibility. Incorporating eco-friendly practices, such as waste reduction strategies and the promotion of local produce, can position the market as a model for sustainability. This not only addresses current environmental concerns but also appeals to a growing demographic that values ethical consumption and local sourcing.

Given, like yourselves, every other town in West Yorkshire, fall under the shadow of Leeds, I believe that is the reason for them all either to have regenerated their Markets or are in the throes of doing so. It surely would be a retrograde step for you at Kirklees to do otherwise. Surely Kirklees would not want to become the ghost town where their residents decide to shop anywhere else than in their hometown.

In summary, approving the regeneration plans for Huddersfield Market is not just about improving a single space; it is about taking a vital step toward revitalizing the town center, supporting local businesses, enhancing community engagement, and promoting sustainability. These factors are essential for building a resilient local economy and a vibrant community that can thrive in the face of changing retail landscapes, for years and future generations to come.

Yours Sincerely

Joe Harrison  
Chief Executive  
NMTF Ltd

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