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Wednesday 14 September 2022

Notice of Meeting

Dear Member

Ad-Hoc Scrutiny Panel - Regeneration

The **Ad-Hoc Scrutiny Panel - Regeneration** will meet in the **Council Chamber - Town Hall, Huddersfield** at **10.30 am** on **Thursday 22 September 2022**.

This meeting will be live webcast. To access the webcast please go to the Council's website at the time of the meeting and follow the instructions on the page.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in black ink, appearing to read "Julie Muscroft", on a light-colored background.

Julie Muscroft

Service Director – Legal, Governance and Commissioning

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

The Panel Members are:-

Member

Cllr Elizabeth Smaje (Chair)

Cllr John Lawson

Cllr Andrew Cooper

Cllr Yusra Hussain

Agenda

Reports or Explanatory Notes Attached

Pages

1: Membership of the Panel

To receive any apologies for absence.

2: Minutes of the Previous Meeting

1 - 10

To approve the Minutes of the meeting held 28 July 2022.

3: Interests

11 - 12

Councillors will be asked to advise if there are any items on the Agenda in which they have a disclosable pecuniary interest, which would prevent them from participating in any discussion or vote on an item, or any other interests.

4: Admission of the Public

Most debates take place in public. This only changes when there is a need to consider certain issues, for instance, commercially sensitive information or details concerning an individual. You will be told at this point whether there are any items on the Agenda which are to be discussed in private.

5: Deputations/Petitions

The Panel will receive any petitions and hear any deputations from members of the public.

A deputation is where up to five people can attend the meeting and make a presentation on a particular issue of concern, relevant to that body's terms of reference. In accordance with Council Procedure Rule 10 (2) members of the public should provide at least 24 hours' notice of presenting a deputation.

A member of the public can also hand in a petition at the meeting subject to the petition relating to something on which the body has

powers and responsibilities.

6: Public Question Time

To receive any public questions;

In accordance with;

Council Procedure Rule 11(3), questions regarding the merits of applications (or other matters) currently before the Council for determination of which the Council is under a duty to act quasi judicially shall not be answered.

Council Procedure Rule 11(5), the period for the asking and answering of public questions shall not exceed 15 minutes.

7: Huddersfield Station Gateway Update

13 - 20

The Panel will consider an update on the Huddersfield Station Gateway Programmes.

Contacts:

Richard Hollinson, Head of Major Projects

Simon Taylor, Head of Town Centre Programmes

8: Estate / Somerset Buildings and Residential Development in Huddersfield Town Centre

21 - 64

The Panel will consider an update on the approach to residential development in Huddersfield Town Centre as part of the wider Huddersfield Blueprint including the delivery of Estate Buildings and Somerset Buildings.

Contacts:

Adele Buckley Head of Housing Growth and Regeneration

Ad-hoc Regeneration Scrutiny Panel

Thursday 28th July 2022 at 11.00am

Present:

Councillor Elizabeth Smaje (Chair)
Councillor Yusra Hussain
Councillor John Lawson

In Attendance:

Councillor Graham Turner, Cabinet Portfolio Holder for Regeneration
David Shepherd, Strategic Director for Growth and Regeneration
Joanne Bartholomew, Service Director for Development
Simon Taylor, Head of Town Centre Programmes, Development

Mr Gerard Quinn (public)

Apologies:

Councillor Andrew Cooper

1. Election of Chair

Members of the Panel were invited to nominate a Chair.

RESOLVED: That Councillor Elizabeth Smaje be appointed as Chair and that the appointment be formally ratified at the next meeting of the Overview and Management Scrutiny Committee.

2. Membership/Apologies

Apologies were received from Councillor Andrew Cooper.

3. Interests

No Interests were declared.

4. Admission of the Public

All items were considered in the public session.

5. Deputations/Petitions

A deputation was received from a member of the public, Mr Quinn, representing Facebook Group - Huddersfield Town Centre Regeneration and its 5200 members.

It was noted that the group were supportive of the blueprint and excited by the level of investment in the town centre. Concerns were raised in relation to the lack of inclusion of the old college building in the Blueprint and comparisons were made to the conversion of a similar building in Margate noting its success. It was also noted, that in the view of the group, Cross Church Street should be considered a higher priority for development as one of Huddersfield's oldest and busiest streets.

It was expressed that the group would like the Council to include Viaduct Street in the Blueprint, noting scope to widen the pavement outside the eateries in this location to

support businesses. It was also highlighted that consideration should be given to a direct link by foot from the bottom of Northumberland Street to John Smith's Stadium to improve access to a very important part of the town centre economy.

It was noted that a threat to the group was the noncompliance of shops and businesses, some of examples of which had been reported, but no responses had been received. Retail was also highlighted as important noting that this featured predominantly in the public feedback given in 2019. Cinemas, museums, and art Galleries were a welcome addition to town but opportunities for retail in purchasing routine items was equally important.

The Panel thanked Mr Quinn for his deputation and advised that the areas raised had been noted and would be investigated as a part of the Panel's scrutiny of regeneration projects. In response David Shepherd, Strategic Director for Growth and Regeneration highlighted that some of the issues raised would be covered in the presentation to follow as a part of the Councils long term response and highlighted that the Council shared the groups ambition to ensure that the whole of Huddersfield benefits from the regeneration of the town centre including those areas just outside of the boundary. David Shepherd also expressed his understanding of the groups frustrations in relation to planning and enforcement but reassured Mr Quinn that the Council was following the correct processes and agreed to send a response in respect of the issues highlighted around planning enforcement.

RESOLVED: The Panel noted the deputation, and it was agreed that a response be sent to Mr Quinn in respect of the issues highlighted around planning enforcement.

6. Public Question Time

No questions were received from the public.

7. Terms of Reference

The Panel considered its Terms of Reference. It was noted that the Terms of Reference were agreed by the Overview and Scrutiny Management Committee and included the core key projects, the Huddersfield Blueprint, the Cultural Heart, the Small Centres Programme and the Dewsbury Blueprint.

RESOLVED: The Panel noted the terms of reference.

8. Introduction to Major Regeneration Projects

Cllr Graham Turner, Cabinet Portfolio Holder for Regeneration introduced the item highlighted that the Council was making good progress in terms of development and delivery of a significant number of regeneration projects.

In the short-term, upcoming key milestones included reports to be submitted to Cabinet in relation to the Cultural Heart in September and the George Hotel in October. The reports contained significant information to allow the projects to proceed subject to Cabinet approval. The Cabinet had agreed to start work on the Estate Buildings, proceeding to review how to utilise the space to create town centre accommodation.

Two documents had been published on the Huddersfield and Dewsbury Blueprint to update residents on progress.

The Panel were then provided with a presentation presented by David Shepherd, Strategic Director for Growth and Regeneration, Joanne Bartholomew, Service Director for Development and Simon Taylor, Head of Town Centre Programmes-Development.

David Shepherd presented the overview and progress update in respect of the Huddersfield Blueprint and it was highlighted that:

- The Huddersfield Blueprint:
 - The Blueprint was set out in 2019 as a 10-year vision for Huddersfield.
 - There was now over £2bn of investment coming into and around Huddersfield Town Centre over the next 10-15 years.
 - This included the investment of key partners such as Network Rail who were sponsoring the TransPennine Upgrade.
 - The Government was spending more than £3bn on the TransPennine Upgrade and £1.5bn of that investment in Kirklees.
 - This upgrade was to include a significant focus on Huddersfield and Dewsbury.
 - It was essential to align local regeneration with the investments in Transport over the next 8-10 years.
 - The Station to Stadium area was also a particularly important area, and a Masterplan for the enterprise corridor was being created.
 - This was to ensure space within and on the boundary of the town centre for businesses to grow.
 - The key aim of the Huddersfield Blueprint was to create a town centre that was fit for the future, family friendly, inclusive welcoming and safe.
 - Within the design a key focus would be working with family friendly partners to create a town centre that was suitable and inclusive to all.
 - It was important for Huddersfield town centre to be seen as a good place to invest.
 - The aim was for existing private sector businesses to flourish, and for new, vibrant, and sustainable businesses to be attracted to opportunities in the town centre.
 - Principles of inclusive place shaping and urban design would be incorporated throughout the design process.

- The Cultural Heart:
 - Within the Blueprint sat The Cultural Heart which was the Council's single largest investment.
 - It would include the addition of new key facilities in the town centre including a new museum library, art gallery and event spaces.
 - The design aimed to incorporate the town centres current historic aspects such as the town hall.
 - Key Milestones included a report to be submitted to Cabinet for approval in September.
 - This would be followed by a further update to scrutiny and planning application submission in the Autumn.

- The plans were to start on site development in the Spring of 2023 with an approximate date for practical completion in early 2026.
- Outdoor spaces and different aspects of the public realm were also an important part of the Cultural Heart.
- This would include an urban park to create a space for family friendly play, accessible terraces to address the gradients and cultural gardens.
- There would also be a forward-looking events space for daily and large events with a maximum capacity of approximately 3000 people.

Joanne Bartholomew explained that there were several other key projects at various stages of development and delivery surrounding the Cultural Heart which would help realise the vision for Huddersfield Town centre. In particular, it was noted that:

- The George Hotel:
 - The town needed a good quality hotel offer and this was essential to encourage visitors and wider business regeneration.
 - The delivery of on-site Phase 1 remedial works for the George Hotel had begun and a development manager (Queensbury) had been appointed.
 - A report in respect of the suggested hotel operator was to be submitted to the Cabinet in late summer 2022.
 - The opening of the hotel was predicted to take place in late 2024.

- Northumberland Street:
 - In respect of Northumberland Street development was to take place to improve the market offer on the site of the current open market.
 - This would include an improved public realm, offering shopping creative and leisure opportunities.
 - A significant next step was the submission of a Round 2 Levelling Up Fund Bid of approximately £18m.
 - Progress and outcomes of the bid to be presented to scrutiny in late autumn 2022.
 - If the Council were successful in ensuring the bid, the target date for completion would be around March 2025.
 - Street works on New Street were ongoing, with estimated completion for February 2024.
 - A report had recently been approved by the Cabinet in respect of Town Centre Living.
 - The aim was to utilise heritage buildings to change and diversify the housing offer in Huddersfield town centre.
 - The Councils work with the Thirteen Group, a strategic partner of Homes England, were integral to estate building development.
 - Connectivity to and from the town centre from a pedestrian and vehicle perspective was important.
 - In conjunction with the West Yorkshire Combined Authority (WYCA) the Council was working to transform and refurbish the Bus Station in Huddersfield Town centre.
 - Key outcomes were to make the bus station feel safer, more welcoming and encouraging active travel.

The Dewsbury Blueprint:

- The key priorities of the Dewsbury Town Plan were to make the town feel safer and more family friendly.
- Taking a personal approach to investment, and its spaces should reflect residents want and needs whilst protecting its cultural heritage.
- It was important for the town centre and its spaces to be attractive and well maintained.
- On 8th June 2021, a £24.8m Town Deal grant was approved and was matched by £27m of Council investment.
- The Dewsbury Town Board, which included representation from businesses, elected members and public interest groups had oversight on how the funding was discharged.
- There were 9 key projects included within the Dewsbury Town Investment Plan.
- There was a £3.9m investment + HLF funding into the Dewsbury Arcade and stage 3 designs were now complete. Construction was to start in 2023 for opening in 2024.
- Dewsbury Market was well-used by residents, but the building was in need of significant investment.
- A summer cost review of the design was to take place in 2022, to ensure aspirations for the Market could be met within budget.
- The Council was working with the Town Board and traders to understand the changes to be made by the Council.
- To refurbish the market decanting would be required, the decant option was in place including the addition of containers and pop-up stalls in Dewsbury Town centre.
- The Dewsbury Park would provide space for safe and inclusive family play.
- Public consultation on the stage 3 design was ongoing throughout Summer 2022.
- Following consultation, a planning application would be submitted early 2023, construction late 2024, for opening 2025.
- There was a significant aspiration around Daisy Hill and Fieldhouse.
- Planning approval was obtained for the conversion of vacant Grade 2 listed Fieldhouse building into to 23 apartments.
- Construction would start in quarter 4 in 2022 with planned opening early in 2023.
- The Daisy Hill area formed a significant part of the Town Centre, and early acquisitions had been completed with the view for wide scale transformation of the area,
- It was important to capitalise the significant amount of construction investment by providing upskilling opportunities.
- This would be done through the creation of a construction village working with Kirklees College.
- Training units would be placed on sites to allow people to learn skills in the area in which the investment was taking place.
- The location of the village would not be permanent, but the philosophy would behind the initiative would be.
- The aspiration was that the Construction Village would provide significant change for young people by increasing their awareness of career opportunities in the construction industry and in turn benefitting local businesses.

Local Centres Update:

- Simon Taylor explained that the Local centres programme was in the early phases of delivery.
- It was agreed by Cabinet in March 2021 that Holmfirth, Batley, Cleckheaton and Heckmondwike would be part of the initial focus.
- Place Standard engagement had been undertaken in all four centres included in the first phase of the programme which provided useful feedback on the future of those centres.
- For Holmfirth, stakeholder meetings were held with consultants on the 21st and 22nd July in respect of the master concepts.
- Public consultation was planned for October/November 2022 with a view for an update to be presented to scrutiny in between late 2022 and early 2023.
- For Cleckheaton, a consultation in respect of the Masterplan was held from the 27th June to the 27th July 2022 and an update to scrutiny was planned for the Autumn of 2022.
- For Marsden, work was being undertaken with MP's in respect of potential bids to government.
- A LUF bid for the Marsden Mill with the Crowther family was due to be submitted 2nd August 2022.
- Renovations were underway on the Mechanics Institute with Council support.
- The Place Standard work was to be launched in Autumn 2022 with an update to scrutiny, subject to approval of the Bid, in early 2023.
- Batley was at the most advanced stage, an LUF bid was being prepared for submission on 2nd August 2022.
- A draft masterplan consultation was planned for September/ October 2022 with an update to scrutiny subject to bid approval in 2023.
- The Bid for Batley included introducing pedestrianisation of Commercial Street ,land acquisition to improve access to the Tesco supermarket and improvements to Market place to create a more useable family friendly area.
- Improved management of traffic to create a quiter more inviting space was also a key priority for this area.
- In respect of Heckmondwike, extra traffic modelling was required around the town centre.
- Ward councillors were being engaged with and it was noted that they were supportive of ideas put forward and the suggested timeframes.

The Chair thanked officers for the presentation and in the discussion to follow several questions were asked by the Panel.

Responding to a question about the completion of land assembly for the Huddersfield Blueprint, David Shepherd advised that the Council had all the assets/land assembly in place that were required to enable the delivery for the major regeneration programmes set out. He further advised that the Council was working proactively with partners who may be interested in other assets such as Network Rail and the University.

The Panel highlighted the plans set out for regeneration across Kirklees as positive and emphasised the social value that the Construction Village would have in educating and supporting residents. A question was asked around ensuring the sustainability of

each individual town and what steps were being taken to prevent local towns from competing with one another to a detriment.

Joanne Bartholomew responded to agree that each town had an individual identity and that it was important to respect this throughout the delivery of the regeneration programmes. Through master planning, the ambition was to ensure the space that was created was for the people that lived in that immediate area and ensuring that the accompanying transport infrastructure made travel to rural centres accessible was key.

Responding to a question from the Panel around decanting the markets, Joanne Bartholomew advised that during the periods of significant construction, that vehicle and movement strategies would be implemented to reduce disruption. This would include understanding desire lines and the impacts of construction on how people move so that retail and residents were not adversely affected. This was also important in terms of accessibility to ensure that alternative navigation options were available for individuals with mobility or sight needs. In response, the Panel welcomed the implementation of the vehicle and movement strategies, and it was agreed that these be presented at a future meeting of the Panel.

Responding to a question from the Panel about the ring roads, Joanne Bartholomew agreed that the ring roads in both Huddersfield and Dewsbury were a barrier in relation to access to the town centre for pedestrians. It was important going forward to find a way to enable pedestrians to cross this easier and had been taken into significant consideration.

Responding to a question from the Panel about future proofing buildings in the town centre, Simon Taylor advised that maximising sustainability was a key priority for each project included in the Cultural Heart. It was highlighted that the development of the District Energy Network was important to note and that all town centre projects would be integrated with the energy network to ensure access to sustainable heat sources. Cllr Graham Turner further reassured the Panel that climate change and sustainability was a key priority of the Cultural Heart adding that the solar panels would be added to buildings wherever possible.

The Panel noted that the detail of the District Energy Network would be considered by the Economy and Neighbourhoods Scrutiny Panel but agreed that as a part of the ad-hoc Panels scrutiny of regeneration projects that consideration be given to climate change and green initiatives.

The Panel highlighted the importance of providing a strong leisure offer in town centre, advising that this was essential to increasing footfall alongside changing the landscape.

In response, Joanne Bartholomew advised that work was being undertaken to look at a family friendly leisure offers where it was appropriate to do so. The Panel noted the response and further requested that partner organisations be invited where appropriate to future meetings regarding retail and leisure offers.

Responding to a question about the wider Communications and Engagement Strategy, Joanne Bartholomew advised the Panel that there was dedicated communications resources supporting the projects and that the strategy included plans for rotations of banners and newsletters to keep information up to date. The Panel welcomed this information but added that it was important to make sure that communications in relation to Regeneration projects did not overshadow other Council work. The Panel also requested that the details of the communications and engagement plans for each project be included in the further updates presented to the Panel.

9. RESOLVED: The Panel noted the **Introduction to Major Regeneration Projects** and it was agreed that:

1. The Vehicle and Movement Strategies be presented at a future meeting of the Panel.
2. The Panel will consider climate change and green initiatives in relation to regeneration projects throughout its work.
3. Partner organisations be invited to future discussions to give feedback particularly in relation to the future of retail and leisure offers in the town centres.
4. The details of the communications and engagement strategies for each project be included in the further updates to the Panel.

10. Meeting Schedule

The Panel considered its meeting schedule for the 2022-23 municipal year in relation to the key dates, stages of development and milestones for each Regeneration project presented by officers.

In respect of the Local Centres Programme, Joanne Bartholomew, Service Director for Development suggested that an overview of the whole programme be presented to scrutiny in the Autumn of 2022 with specific updates for each centre, starting with Cleckheaton, to be held at an appropriate time. The Panel requested that these meetings be held in a place-based manner where possible to enable local partners to attend.

In respect of Dewsbury and Huddersfield, the Panel suggested that updates on cohesive areas were provided by meeting adding that it was important to have input in the detail of individual schemes at crucial moments whilst maintaining oversight of the wider picture throughout the process. In respect of the Public Realm, the Panel requested that this information be presented to it as an individual update. The Panel also highlighted the importance of making sure that meetings were held with sufficient time prior to Cabinet decisions to enable the recommendations of the Panel to be taken on Board.

Joanne Bartholomew further offered the Panel the opportunity to undertake site visits prior to scrutiny discussions, and the Panel welcomed this suggestion.

RESOLVED: The Panel considered the schedule of meetings, and it was agreed that:

1. Meetings would be held in a place-based way dependent on the items to be discussed.

2. Panel members would be invited site visits prior to discussion at scrutiny.
3. Meetings should be held in good time prior to Cabinet decisions to enable the recommendations of the Panel to be taken on Board.
4. An overview of the Local Centres Programme and an update on Cleckheaton be presented to scrutiny during Autumn 2022.
5. Where there were multiple regeneration projects in one town, that updates be presented by cohesive area.
6. With each update it was important for the Panel to receive information in relation to the wider overarching projects to maintain oversight of developments throughout the process.

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KIRKLEES COUNCIL					
COUNCIL/CABINET/COMMITTEE MEETINGS ETC					
DECLARATION OF INTERESTS					
Economy & Neighbourhoods Scrutiny Panel					
Name of Councillor					
Item in which you have an interest	Type of interest (eg a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest		

Signed: Dated:

NOTES

Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

(a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and

(b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.



Name of meeting: Ad Hoc Regeneration Scrutiny Panel

Date: 22nd September 2022

Title of report: Huddersfield Station Gateway Update

Purpose of report: To provide the Panel with an update on Huddersfield Station Gateway Programmes.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Not Applicable
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)?</u>	No Private Report/Private Appendix – No
The Decision - Is it eligible for call in by Scrutiny?	Not Applicable
Date signed off by <u>Strategic Director</u> & name	8th September 2022 - David Shepherd
Is it also signed off by the Service Director for Finance?	N/A
Is it also signed off by the Service Director for Legal Governance and Commissioning?	N/A
Cabinet member portfolio	Cllr Graham Turner

Electoral wards affected: Newsome

Ward councillors consulted: No

Public or private: Public

Has GDPR been considered? Yes

1 Summary

This report provides the Panel with an update on Huddersfield Station Gateway which is part of the delivery programme associated with Huddersfield Blueprint.

The key projects are:

- a. Huddersfield Train Station, the Transpennine Route Upgrade (referred to as TRU) and St. George's Warehouse
- b. George Hotel
- c. Estate Buildings

The latest position on the George Hotel and Estates Building will part of a number of separate items/reports to the Panel on 22nd September 2022.

2 Information required

Background and Introduction

- 2.1 Huddersfield Station Gateway is specifically identified as one of 6 key areas for regeneration. The Blueprint identifies the following:
 - a. **Enhanced train station** - TRU will provide opportunities to enhance the station with good quality waiting areas and a choice of eating, drinking and convenience shopping. Importantly, it is an opportunity to connect St George's Warehouse with the station and the rest of the town.
 - b. **St. George's Warehouse and a new Station Square** -A new Station Square will provide an arrival space, drop off zone and new entrance to Huddersfield Train Station. St. George's Warehouse is associated with car parking, office space, apartments or other leisure uses. The aim being to make better use of this site and connect the warehouse to the town.
 - c. **The George Hotel and St George's Square** - The Council is committed to seeing the iconic George Hotel brought back into use. St George's Square will be better used to support more events which will increase visitors into the town centre.
 - d. **The Estates Building** - The Estates Buildings will be brought back into use. The ground floor is suitable for commercial, while the upper floors could be converted into apartments.

As stated above the latest position on the George Hotel and Estates Building will part of separate items/reports to this Panel on 22nd September 2022.

Huddersfield Train Station, Transpennine Route Upgrade (TRU) and St. George's Warehouse

- 2.2 The Huddersfield Blueprint acknowledges that the railway station is already a striking arrival place for visitors. TRU, including a new station platform, provides an opportunity to improve facilities in the station and to develop the Station Gateway.
- 2.3 The Blueprint says TRU will provide opportunities to enhance the station with good quality waiting areas and a choice of eating, drinking and convenience shopping. Importantly, it is an opportunity to connect St. George's Warehouse

with the station and the rest of the town.

Transpennine Route Upgrade

2.4 Over £1 billion will be spent on the eight-mile section between Huddersfield and Westtown, Dewsbury. The plans are to double the number of tracks from two to four, electrify the lines, and make significant improvements to the four stations of Huddersfield, Deighton, Mirfield and Ravensthorpe. The upgrade at Huddersfield Station includes:

- Existing platforms – re-arranged and lengthened, and platform 1 widened.
- New platform – provided on the west side of the station.
- Subway – extended, and stairs on the island platform realigned.
- New footbridge – constructed towards the northern end of the platforms.
- Parcels tunnel – part of the redundant structure infilled.
- Main train shed roof – two bays from the southern end removed, three new bays added at the northern end, the retained extent of roof strengthened, and lantern feature re-instated for weather protection.
- Island platform roof – replaced with a new roof canopy.
- Platform canopies – new canopies constructed at the northern end of the platforms, and the Penistone Line canopy extended northwards.
- Overhead Line Equipment (OLE) – introduced throughout the station (except for the Penistone Line).

St George's Warehouse

2.5 The former London & North-Western Railway (LNWR) Goods Shed was built in 1885 and is now listed for its architectural and historic interest, Grade II. A similar status also applies to the accumulator tower attached to the engine house in the corner of the former station goods yard, and the entire site is within the Conservation Area.

2.6 For the last 25 years or so, the former goods yard has been made available by the owners for pay and display car parking with a total capacity of around 180 to 200 spaces. The site is owned and managed by HD1 Developments Ltd.

2.7 There was some representation to the public inquiry for the Transport and Works Act Order (TWAO). The particular issues raised were that:

- TRU provides a 'once-in-a-generation' opportunity to provide access on the western side of the station for pedestrians and cyclists and good quality and safe cycle storage on this side of the station.
- TRU should include a new link to the western side because the lack of connectivity with the station and the town centre is seen as a significant contributory factor in the failure, so far, of any proposals for the restoration and re-use of St George's Warehouse to come to fruition.
- Huddersfield Station is deficient in terms of car parking, and inadequate parking provision acts as a barrier to rail travel from Huddersfield. As such

additional parking should be provided as part of TRU.

2.8 Network Rail's response to this was:

- It is common ground that early delivery of the TRU is a pressing objective to achieve the much-needed improvements to the operation of the railway
- Expanding the scope of the TWAO beyond its stated core objectives would inevitably entail significant delay to making of the Order, delivery and completion of TRU.
- TRU would not prevent or prejudice the future provision of a new entrance from the north-western side or the delivery of a new Station Gateway on this side of the station.
- The works proposed to Huddersfield Station in TRU make passive provision for this. The subway extension connecting the station to the new platform (9) is designed to facilitate the removal of the end wall, and the platform 5 & 6 stairs and lift have been arranged to allow for a possible further extension of the subway into the St George's Warehouse site.
- The new footbridge at the Leeds end of the station has also been designed to enable its future extension by the addition of a span link to one of either a future bay platform 7 or to a building within the warehouse site.

The Secretary of State accepted Network Rail's response in approving the Order.

2.9 As a result of the on-going TRU work and the importance of the Warehouse site and land opportunities for redevelopment of the warehouse in the short term are constrained. However, there is dialogue with the site owners about future plans and they are now part of a core set of stakeholders involved in the Station to stadium Masterplan exercise. Some details of this are set out later in this report.

West Yorkshire-plus- Transport Fund Projects

2.10 The West Yorkshire-plus Transport Fund (WY+TF) is targeted at enabling key development areas to help create 20,000 new jobs in the Leeds City Region by to 2035. Strategic transport projects will be delivered to facilitate economic growth, including enhanced rail station gateways with increased car parking capacity for park & ride.

2.11 The council has made a submission to the West Yorkshire Combined Authority (WYCA) which has included in the programme, an allocation of £10 million for Huddersfield Station Gateway. This could help maximise the benefits of TRU to Huddersfield by contributing towards the costs of:

- A subway or footbridge extension from the new station platform to the St George's warehouse site,
- A lift/ stair tower from the warehouse site to the town centre for non-rail users, and

- Park and ride on the warehouse site, for cars, motorcycles and cycles – to serve users of the station, town centre, and a re-developed warehouse and ancillary buildings.

Transforming Cities Fund Projects

- 2.12 In the meantime, the council has drawn up proposals for Huddersfield Rail Station Connections in the Transforming Cities Fund (TCF). This would help prepare the surrounding area for TRU, by making it easier for pedestrians, cyclists and bus users to travel between the station and the places where they live, learn, work or visit in the town centre
- 2.13 The £16 million scheme includes plans to improve principal streets and ring road junctions at:
- Northumberland Street – to connect the station with the university’s new health innovation campus at Southgate, and via Leeds Road to the John Smith’s Stadium.
 - John William Street – to/ from the New Market at Brook Street, and connecting to St John’s Road; and
 - St John’s Road – linking to the National Cycle Network in Beck Road, and Cambridge Road car park which the council is planning to promote to rail users when car parking at St George’s Warehouse is out of action during TRU construction.

The schemes are being developed. The programme for delivery has a strong dependency upon work associated with TRU. This will be the major consideration at this point in time.

Planning for Post Trans Pennine Route Upgrade - Station 2 Stadium Enterprise Corridor

- 2.14 The opportunities for the Southgate site in Huddersfield by the University presents an opportunity to review how that corridor between the Station and Stadium operates in terms as a focal point for high quality employment opportunities. To co-ordinate this the Council has recently begun to develop a masterplan for that area working with several key Stakeholders including the owners of Station warehouse, the University, Network Rail, Kirklees College, West Yorkshire Combined Authority, HD1 Developments Ltd. and some of the larger employers.
- 2.15 The primary objective here is to put in place a cohesive set of master plans and maximise the benefits of the area from the anticipated better connections brought about by TRU. The work is in its early phase, it is likely that the team will report back early in 2023.

3 Implications for the Council

3.1 Working with People and Partners

As part of the Huddersfield Blueprint the Council held town centre consultations and workshops during the early part of 2020. This included a town centre presence via a blueprint shop. Each project has a distinct set of consultation phase(s) as they move through the design process. The Station to Stadium master planning work involves work with key stakeholders.

3.2 Place Based Working

Developing the Blueprint and the projects within them is part of a place-based approach to regeneration.

3.3 Climate Change and Air Quality

The Council has declared a Climate Emergency and has adopted a 'net zero' carbon emissions target for 2038. All projects delivered through the Blueprint will be assessed on a case-by-case basis to ensure that the right principles are applied to ensure they achieve or come as close to this objective as possible.

3.4 Improving outcomes for children

The regeneration of Huddersfield town centre has always had a family friendly emphasis. The stakeholder engagement has reconfirmed this. The projects reflect the need encouraging families back into the town.

3.5 Other (Legal, Financial or Human Resources)

The bringing forward of core projects in the Blueprint involves considerable financial, legal and human resources to achieve. Services are reliant on a skilled core group of council staff working alongside numerous other council service areas, bringing in other specialist skills where appropriate.

3.6 Next steps and timelines

Officers will continue to progress the schemes working in partnership with all partners.

4. Officer recommendations and reasons

Officers recommend that this update is noted.

5. Cabinet Portfolio Holder's recommendations

The Cabinet Portfolio Holder has been consulted with regard to the contents of this report and supports the officer recommendation.

6. Contact officers

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01484 221000 – Richard.hollinson@kirklees.gov.uk

Simon Taylor - Head of Town Centre Programmes -
01484 221000 - simon.taylor@kirklees.gov.uk

7. Strategic Director responsible

David Shepherd – Strategic Director Growth and Regeneration

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Name of meeting: Ad Hoc Panel (Regeneration)
Date: 22nd September 2022

Title of report: Estate / Somerset Buildings and Residential Development in Huddersfield Town Centre

Purpose of report: To provide an update on the approach to residential development in Huddersfield Town Centre as part of the wider Huddersfield Blueprint including the delivery of Estate Buildings and Somerset Buildings.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	No
Key Decision - Is it in the <u>Council's Forward Plan (key decisions and private reports)</u> ?	Private Report/Private Appendix – No
The Decision - Is it eligible for call in by Scrutiny?	Not Applicable
Date signed off by <u>Strategic Director</u> & name	David Shepherd 7 th September 2022
Cabinet member portfolio	Cllr Graham Turner - Regeneration

Electoral wards affected: Newsome

Ward councillors consulted: Not applicable

Public or private: Public report.

Has GDPR been considered? Yes – there are no GDPR implications to this report

1. Summary

The Huddersfield Blueprint is a ten-year vision to create a thriving, modern-day town centre. The vision for Huddersfield is that it will be a busy, family-friendly town centre that stays open for longer with a unique culture, arts and leisure offer and a variety of thriving businesses. The scale of investment and transformation, including high quality, innovative culture, arts and leisure offers will improve the attractiveness of the town centre as a place to live, providing new opportunities for residential development.

In turn, new residents and new residential spending will help to sustain culture, arts and leisure developments within the town centre.

The Blueprint **vision** for Huddersfield town centre living is:

“To create a vibrant community in Huddersfield Town Centre, attractive to young professionals, with strong connections to neighbouring cities and the Pennines.”

1.1 To make the Blueprint vision a reality, the proposal is delivery of residential development which:

- Increases opportunities to deliver a mix of town centre residential developments, including making best use of heritage buildings.
- Delivers and supports schemes that provide opportunities to buy and rent, improving the quality of accommodation across the town centre.
- Boosts the desirability of Huddersfield's housing market to potential residents and ensures affordable homes are built in the right places, based on housing market demand and needs.
- Improves how the town centre looks, how accessible it is and links to proposals for enhanced public spaces.
- Compliments and is near to attractive leisure, culture, shopping and dining opportunities which are the heart of town centre living

The Huddersfield Town Centre Living Plan has been developed to set out the vision, objectives, opportunities and actions to encourage more people to live in the town centre and contribute to the wider aspirations of the Huddersfield Blueprint. See appendix 1

1.2 The initial proposals for residential development in Huddersfield Town Centre will focus on two Council owned assets, Estate Buildings and Somerset Buildings.

Utilising these existing assets has the following advantages:

- The market for high quality development in Huddersfield town centre is untested. Utilising existing buildings provides an opportunity for the Council to use its own assets to create a high quality product with excellent space standards, providing the chance to set the standard and start to create the residential market which will support the wider Blueprint vision and provide an exemplar to the wider development market of the quality which can be achieved using Huddersfield's heritage assets
- Both buildings are in locations which support the wider Blueprint vision. Estate Buildings is strategically located to be part of the Station Gateway element of the Blueprint, and will support the concept of attracting and retaining graduates with easy access of public transport.
- Somerset Buildings is located near St Peter's Gardens, an area identified for improvement in the Blueprint. St Peter's Gardens provides the opportunity to serve an important function as greenspace to support residential development. It is only a short walk from the station and again supports the concept of attracting and retaining graduates.

- Development of housing in these locations is sustainable, reusing existing assets and located with easy access to public transport and services within the town centre, thereby supporting low carbon development.

2.0 Estate Buildings and Somerset Buildings

Cabinet agreed on 5th July 2022 to proceed with the first phase of development and enter into an exclusivity period with Thirteen Group in relation to Estate Buildings and Somerset Buildings.

Thirteen Group (“Thirteen”) is a large developing, not for profit, housing association based in the north east.. They have a strong financial standing and are a strategic partner of Homes England, having secured £191 million of investment from Homes England in the 2021 to 2026 programme to deliver 3,270 affordable homes, with 50% of these to be in Yorkshire and Humber (1635 homes).

Thirteen are already working with the Council to deliver the Registered Provider Cluster Programme across five sites in the district. Thirteen approached the Council with their proposal to deliver high quality residential units in Estate Buildings and Somerset Buildings following a visit around Huddersfield town centre.

Thirteen have the following advantages as a partner:

- They are of robust financial standing and have secured a significant grant allocation from Homes England to support them in delivering housing.
- They have a strong set of corporate values which align with the Council’s corporate priorities. Thirteen’s vision is to provide safe, quality homes and services to the best environmental standards, with a focus on providing quality neighbourhoods and a great customer experience.
- Thirteen have the best rating possible from the Regulator of Social Housing – V1 and G1. This means that they have been assessed as having the financial capacity to deal with a wide range of scenarios, and that they have strong governance arrangements in place.
- As part of their funding allocation from Homes England, Thirteen are committed to developing housing in town centres. Thirteen have ringfenced grant funding of £654,544 from their Homes England allocation to deliver Somerset Buildings and £1,396,544 to deliver Estates Buildings.
- They are committed to delivering place-based regeneration within older housing areas and town centres and are already building homes on challenging brownfield land sites, such as Union Village, Gresham, Middlesborough where they are redeveloping a brownfield site for 145 new homes.
- Town centre regeneration is a priority for Thirteen, and they are aware of the challenges of making town centre living attractive and sustainable and they have specific expertise in delivering town centre housing, having delivered a similar scheme in Middlesborough
- They are experienced in building and managing housing and will bring much needed resources to the Kirklees district, as part of the Council’s wider programme of housing growth.
- They will also bring vital resources to the support the Council in housing delivery, at a time when resources are stretched and staff with expertise in the housing delivery and wider development field are difficult to secure.
- Alongside housing delivery, Thirteen are focussed on the social value that they can deliver for the district as well as delivering housing units. As part of their existing work with the Council (on the RP clusters project) they have actively cultivated relationship with the Employment and Skills Service, and they are working proactively with both the Employment and Skills Team and Huddersfield University to look at what opportunities there are to provide training and apprenticeships and look at factors in retaining graduates.
- They are actively seeking to move to zero carbon ready and are developing a prototype house type that delivers net zero carbon, and Thirteen work actively with their suppliers, partners and contractors to reduce carbon in their supply chain.
- Thirteen have actively sought feedback from graduates at Huddersfield University, which has confirmed that they are interested in residential proposals of the type being proposed by Thirteen.
- Thirteen also have a track record in the development of housing for older people and are actively working on approaches to older people’s accommodation in town centres.

- This also links to the concept of a “15 minute neighbourhood” – a concept of a resident being able to access most of all of the services needed within a 15 minute walk of their home. This supports a reduction in car use. Both older people, and graduates, have been shown to be actively interested in this concept.

2.1 The Council will enter in to a twelve month exclusivity period with Thirteen at the end of which they would have the option to purchase Somerset Buildings and Estate Buildings at market value. This would obviously mean that during both the exclusivity period and the option period, the properties would not be available for anyone else to purchase. The exclusivity period will be for 18 months but determinable by and with the approval of the Strategic Director after 12 months, if Thirteen have made not made significant progress against the milestones set out below.

This arrangement is the subject of an appropriate legal agreement, with milestones against which Thirteen have to make demonstrable progress.

These milestones are:

Enter in to exclusivity agreement	Sept 2022
Complete review of existing feasibility work and provide initial design proposals	October 2022
Complete design development/proposals	January 2023
Complete soft market testing	February 2023
Final proposal for buildings to the Council	May 2023
Development appraisal submitted to Council	May 2023
Independent external valuation	June 2023
Develop planning application/listed building consent application	September 2023
Enter in to option agreement	October 2023

2.3 Plans for future phases of new homes in the town centre will be developed alongside taking Estates and Somerset forward, with the aim of increasing private sector residential development in the town centre. The Huddersfield Town Centre Living Plan identifies zones in the town centre for future residential development opportunities, engagement with the market will take place to promote and support interest from investors and developers for this long term strategic ambition.

3.0 Implications for the Council

3.1 Working with people

This programme of housing development will bring much needed high quality housing to the district including the potential for affordable homes. This project will provide housing that meets the needs of local people and helps to retain graduates within the district. Consultation and research has already been undertaken with students from Huddersfield University, and this has provided evidence of many student’s aspiration to remain resident within Huddersfield town centre.

In addition, as part of the construction process, the benefits to the local supply chain and opportunities for apprenticeships and training will be maximised by the partner.

3.1 Working with Partners

The project will bring essential resources to the Kirklees district, as part of the Council’s wider programme of housing growth. Thirteen is an ambitious and committed partner who’s values align with the Councils, and with the highest possible rating from the Regulator of Social Housing who will bring vital resources to support the council in housing delivery, at a time when resources are stretched and staff with expertise in the housing

delivery and wider development field are difficult to secure. The Council will also work with Homes England and West Yorkshire Combined Authority to maximise funding opportunities and meet our collective ambitions

3.2 Place Based Working

Residential development in these town centre locations supports the wider approach to delivery of the Blueprint and addresses specifically the need to provide housing to retain graduates and provide an affordable but quality housing product in Huddersfield Town Centre. In turn, increasing the number of residents in the town centre will help to support and sustain retail and leisure uses.

3.3 Climate Change and Air Quality

Housing development in these locations both provides and aims to create a market for town centre housing. It re-uses existing assets and is in a sustainable location within easy reach of strategic transport links via trains and buses. The proximity to town centre leisure and retail uses removes the need for car ownership. Thirteen are actively seeking to move to zero carbon ready development and are developing a prototype house type that delivers net zero carbon, they work actively with their suppliers, partners and contractors to reduce carbon in their supply chain. Thirteen's ongoing experience of delivering projects focusing on the zero-carbon agenda including retrofit to existing stock will support the ambition to maximise the use of green technologies in the town centre properties.

3.4 Improving outcomes for children

There will be no impact

3.5 Financial Implications for the people living or working in Kirklees Council

New homes in Estates Buildings and Somerset Buildings will be located in a sustainable town centre location, with easy access to public transport and removing the expense of car ownership. Furthermore, Thirteen will use their existing expertise to make properties as energy efficient as possible, reducing costs for occupiers.

3.6 Other (eg Integrated Impact Assessment/Legal/Financial or Human Resources)

The details of the financial and legal implications will be set out in the update report to Cabinet which will follow on from the detailed design and appraisal work needed to scope out the developments during the exclusivity period.

4.0 Consultees and their opinions

Officers in Legal and Procurement have been consulted throughout the development of the project. The Council's disposals and acquisitions policy states that:

"Disposals to nominated purchasers will be considered by the Council where this meets an identified regeneration, social or community need. All 'off market' disposals to nominated purchasers will be subject to an independent external valuation to determine best consideration."

A future sale of the buildings to Thirteen would meet the criteria of delivering the regeneration of Huddersfield Town Centre by supporting delivery of the Blueprint vision, it would also meet an identified need for housing.

5.0 Next steps and timelines

We are progressing work to enter into an exclusivity period with Thirteen in relation to Estate Buildings and Somerset Buildings for a period of 18 months (determinable by the Council after 12 months if agreed milestones are not achieved).

The exclusivity period will include the milestones set out above, to include the following principles:

- If insufficient progress is made against the milestones, the Council will have the right to end the exclusivity agreement after 12 months
- Thirteen will be responsible for the costs of any work they undertake, including work commissioned externally from their organisation (e.g. architects, engineers etc).

- All outputs from the work will be shared with the Council and the Council will have the right to use any intellectual property including plans, feasibility and market work to take work on the buildings forward if Thirteen chose not to proceed
- If the Council choose not to proceed, they will meet Thirteen's reasonable costs for any externally commissioned work (e.g. architects, engineers) and any associated costs of transferring the intellectual property rights for this work to the Council.
- Officers will work with Thirteen to progress next steps including development of an appraisal and a valuation for both buildings.

A further report will be presented to Cabinet for consideration once substantial progress has been made. This will set out the plans proposed including the key features of the worked-up schemes and recommended disposal. This will be in advance of the Planning Application submission

6.0 Officer recommendations and reasons

Scrutiny is asked to note the report and give views on the approach outlined.

7.0 Cabinet Portfolio Holder's recommendations

Not applicable

8.0 Contact officer

Adele Buckley Head of Housing Growth and Regeneration
Adele.buckley@kirklees.gov.uk

9.0 Background Papers and History of Decisions

Appendix 1 – Huddersfield Town Centre Living Plan

Residential Development in Huddersfield Town Centre - Cabinet Decision 26th July 2022

10.0 Service Director responsible

Joanne Bartholomew
Joanne.bartholomew@kirklees.gov.uk



The
Huddersfield
Blueprint

A decade of ambition

HUDDERSFIELD TOWN CENTRE Living Plan

 Kirklees
COUNCIL

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Our Blueprint vision for Huddersfield town centre living is:

“To create a vibrant community in Huddersfield town centre, attractive to young professionals, with strong connections to neighbouring cities and the Pennines.”

The Huddersfield Town Centre Living Plan is a document that sets out the vision, objectives, opportunities and actions to encourage more people to live in the town centre and contribute to the wider aspirations of the Huddersfield Blueprint.

The Huddersfield Blueprint

The Huddersfield Blueprint is a ten-year vision to create a thriving, modern-day town centre. Huddersfield will be a busy, family-friendly town centre that stays open for longer with a unique culture, arts and leisure offer and a variety of thriving businesses. The scale of investment and transformation will improve the desirability of the town centre as a place to live, providing new opportunities for residential development.

This document outlines our vision for town centre living: it identifies sites and actions that can and will deliver real change in Huddersfield.

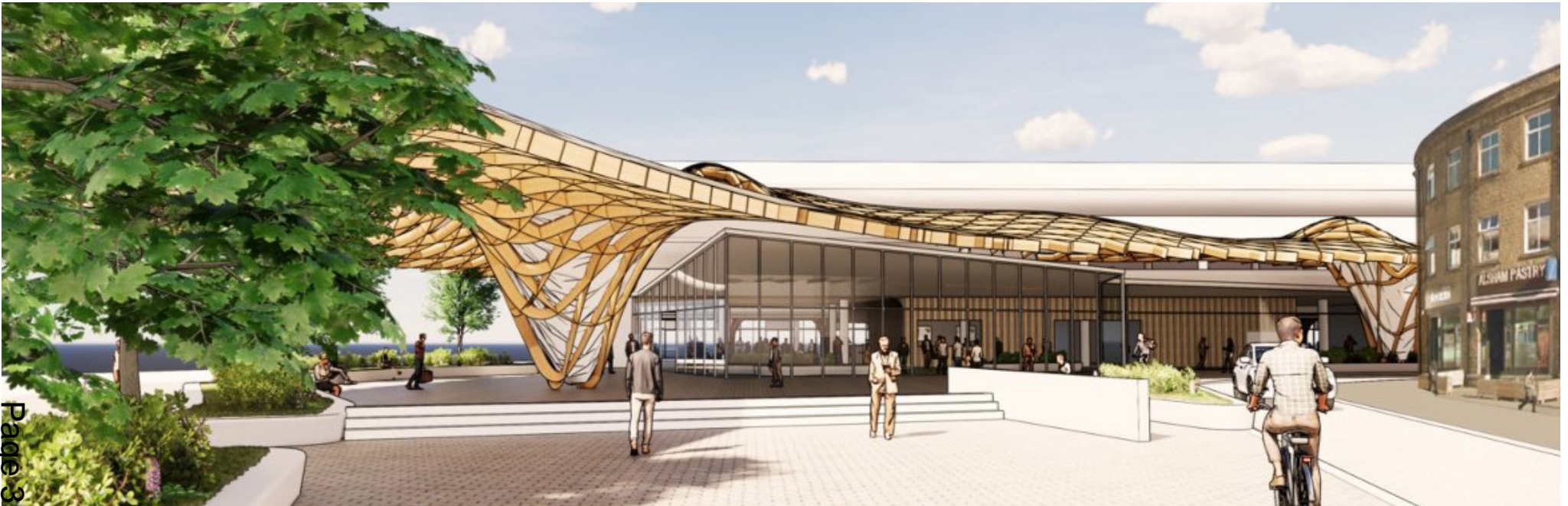
The Blueprint supports town centre living

High quality, inclusive and innovative culture, arts and leisure offers will improve the attractiveness of Huddersfield as a place to live. The reputation of the town centre as a culturally rich and aspirational living option will enhance the offer for prospective residents and businesses alike.

Town centre living supports the Blueprint

In turn, new residents and new residential spending will help to sustain planned development, and shape future culture, arts and leisure developments.





To make our vision a reality, we will deliver on these key objectives:

- 1** Increase opportunities to deliver a mix of town centre residential developments, including making best use of heritage buildings.
- 2** Deliver and support schemes that provide opportunities to buy and rent, improving the quality of accommodation across the town centre.
- 3** Boost the desirability of Huddersfield's housing market to potential residents and ensure affordable homes are built in the right places, based on housing market demand and needs.
- 4** Improve how the town centre looks, how accessible it is and enhance the quality of public spaces.
- 5** Deliver and support schemes that provide access to an attractive lifestyle with leisure, culture, shopping and dining at the heart of town centre living.





Opportunities: What does Huddersfield have to offer?

Excellent location

Huddersfield town centre is located centrally within the North of England, providing unrivalled access to the natural beauty of the Pennine uplands, as well as surrounding, cosmopolitan urban centres.

Huddersfield is the tenth largest town in the UK and plays an important regional role for business, retail, culture, industry, and education.

By train, you can reach Leeds in 24 minutes and Manchester in 35, with six trains an hour in each direction.

Recent upgrades to state-of-the-art rolling stock will see further investment with Network Rail's Transpennine Route Upgrade and Integrated Rail Plan, making Huddersfield even more attractive as a base for businesses or to commute from.

By car, Huddersfield is located close to the M62 for connections across the North of England and further afield. The town's bus station is one of the busiest and best served in West Yorkshire.

The Northern Powerhouse

NEWCASTLE



LEEDS



HULL



HUDDERSFIELD



LIVERPOOL



MANCHESTER



SHEFFIELD



What's unique about Huddersfield?

A place to work and study

Huddersfield is a significant commercial centre with major public and private sector employers including Kirklees Council, Huddersfield University, Brook Compton Motors, Cummins Turbo Technologies, Huddersfield Fine Worsteds, and LV Insurance.

Kirklees is home to 14,655 businesses, operating in sectors including advanced manufacturing, pharmaceuticals, medical technologies, and creative/digital industries. The borough was recently named the second-best place in the UK to set up and run a business, and as one of the largest concentrations of advanced manufacturing in the UK, Kirklees has a global reputation for excellence in innovation.

The University of Huddersfield also has over 17,000 students on its campus, which has received £250m investment in recent years.

A place to enjoy leisure time

The town's rich variety of independent and big-name retail draws shoppers from across the district and surrounding areas.

Huddersfield has been named in the top ten towns for post-pandemic spending with a 43% increase in offline sales compared to before the pandemic (Centre for Cities, Oct 2021).

Well-known retailers include: The Body Shop, House of Fraser, Swarovski, Next, Boots, Primark, Office and Pandora. Independent retailers include Crafty Praxis craft suppliers, Kapow Comics and Vinyl Tap record store.

Retail is changing and the need for variety in our town centres has never been more apparent. The council is committed to supporting the town centre economy by encouraging culture, leisure and residential development.

The spaces

Huddersfield, nestled in the stunning landscape of the Pennines, with its wealth of York stone listed buildings has the potential to create a town centre with a special sense of place.

Stand out areas include: St Peter's Gardens and St George's Square, outside the Grade I Listed Huddersfield Rail Station, will make for unrivalled leisure and residential development. Byram Arcade is a hub for independent retail and hosts exhibitions and craft fairs.

Open spaces and impressive landmarks such as Castle Hill and Greenhead Park are just a short distance from the town centre. Further afield, the Pennine Way and country walks from Marsden and Holmfirth, represent the best of the English countryside.



The lifestyle

The town centre offers a vibrant mix of culture, heritage, dining, and nightlife.

From Shakespeare to panto at The Lawrence Batley Theatre and exhibitions in the art gallery and library, Huddersfield is rich in culture all year round. Add this to, annual events such as the Huddersfield Carnival, Literature, Contemporary Music and Food and Drink festivals, and the calendar of events at the University of Huddersfield to make the town a destination of choice. Creatives share activities and events in Huddersfield and the wider borough via Creative Kirklees.

The planned Cultural Heart project, part of the Huddersfield Blueprint, will function as a cultural hub for the town where families, visitors and residents can gather and enjoy leisure, arts, and music, with activities spilling out into high-quality public spaces. Crucially, this will bring new people into the town centre.

There is a thriving night-time scene in the town centre with restaurants and bars, many hosting live music events. A planned new cinema in the Kingsgate Centre will further enhance the range of leisure in the town centre.

Our Key Partners

Kirklees Council is committed to bringing high-quality, affordable residential development to the town centre.

Kirklees Council are not the only investors in the town centre. Partners such as the West Yorkshire Combined Authority, Network Rail and National Highways are bringing forward investment proposals and collaborating with the council to support our ambitions.

Opportunities exist to attract further investment from private/institutional investors and registered providers.

Opportunities to increase demand for residential growth:

- Graduate retention.
- Opportunity for better value, town centre living for commuters to Leeds/Manchester.
- Growth in demand for retirement living.
- Growth in appetite for rental.
- Quantity and quality of characterful buildings with repurposing potential.
- Huddersfield Blueprint - strong public sector support for public sector led schemes.
- Surplus properties with no council debt/lease costs.

Why is town centre living important to the council?

A vibrant and thriving town centre living scene, not only contributes to sustaining local economies, but also helps the council to achieve its wider aims including ensuring resident access to local services.

Urban sites also allow for higher densities, facilitating more sustainable travel and efficient use of highways capacity while promoting low-carbon development. Encouraging more people to walk or cycle promotes physical activity and social connectedness.

The restoration and re-use of heritage buildings within the town centre can help protect the character and distinctiveness of Huddersfield, while being efficient, low-carbon developments.

What is the Huddersfield Blueprint and why does it matter?

The Huddersfield Blueprint sets out a clear vision for positive change in Huddersfield town centre.

An improved lifestyle and visitor offer will be supported by focusing on the key objectives:

- **Thriving:** pride in its culture and heritage, creative and vibrant. Increased evening economy, music venues, arts, food offers, a varied retail offer.
- **Quality environment:** enjoyable green spaces, fewer cars, and improved walking/cycling links.
- **Inclusive:** family friendly, safe and welcoming. Affordable, intergenerational homes in pleasant, well-connected areas.
- **Reuse of historic buildings:** to promote and celebrate heritage.
- **Supporting professionals and businesses:** Retention of graduates. Well connected, attractive to investors and companies.

Housing within the Blueprint

A key element of the Blueprint is the vision of a town that is a home for all. We want quality, affordable homes in pleasant and convenient areas at the centre of our town. Building strong and healthy communities is at the heart of everything we do, and we believe that homes within the town centre can help locals easily access their jobs and support enjoyable lifestyles.

We will encourage more town centre living to bring an energy to the town centre. We want to celebrate our rich diversity and see Huddersfield as a shared home that is welcoming and inclusive.

We want to explore all opportunities to increase living in the town centre including the use of upper floors and the reuse of the town's heritage stock. Opportunities to appeal to the creative industries are also being explored. The 'Creative Lofts' is one example of innovative live-work units, with 21 units housed in the former Mechanics Institute building, managed by The Media Centre for Places for People Group.



A decade of ambition

Cultural Heart

Huddersfield's new vibrant Cultural Heart will be a catalyst for change in the town and is the most iconic vision within the Blueprint.

The Cultural Heart, with its town park, will be built around the Queensgate and library buildings. It will include a library, art gallery, museum and live entertainment venue.

This will be supported by restaurants, bars, cafés, and the Lawrence Batley Theatre. The removal of buildings around the Piazza area will create a large, family-friendly open space for people to gather with lawns, water features and seating steps.

Huddersfield residential market

Huddersfield provides numerous opportunities to create a mix of town centre living opportunities through both conversion and new build developments, with support from Kirklees Council to see the project through.

The town is primed to become the location of choice for anyone looking for an affordable but well-connected alternative to Leeds or Manchester.

Young professionals will have the option of commuting to larger centres whilst benefitting from the culture, heritage and natural beauty of Huddersfield and Kirklees.

The lifestyle that Huddersfield town centre living can offer will be desirable to our target market and others including students and downsizers.

Appendix A contains specific market data of sales and rental figures achieved from recent residential development in and around Huddersfield town centre.

Viability challenges and funding opportunities

It is acknowledged that the historic and sometimes challenging nature of some of the building and areas within Huddersfield town centre pose potential viability issues for some development.

The council is committed to working with partners at Homes England, West Yorkshire Combined Authority and Historic England to unlock the potential of town centre living.





Opportunities: Development sites and opportunity areas

Kirklees Council and partners are committed to supporting town centre residential development and delivery of the wider Blueprint plans.

Some town centre land and assets have already been identified, while other opportunities are expected to come forward in the near future.

These fall into two broad categories:

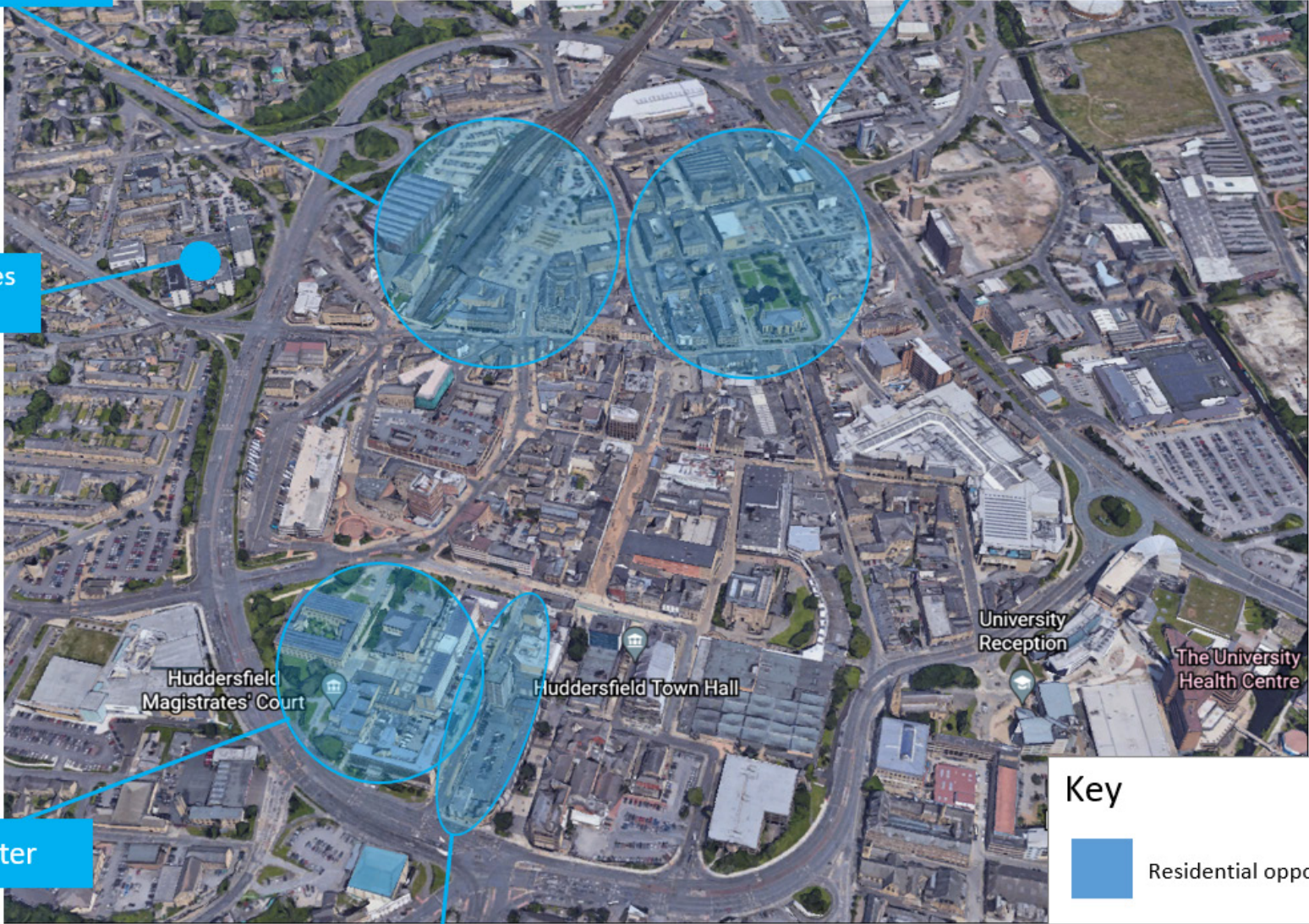
Development sites are more likely to come forward first and in early phases due to being either council owned, identified as surplus or having potential for development in the near future.

Opportunity areas are where opportunities may exist beyond the identified development sites. A mixture of council and privately owned sites where there is a strong potential market area, but less certainty at present.

Station Gateway

St Peter's Area

Former Kirklees College Site



Key



Residential opportunity areas



Station Gateway

The Station Gateway area encapsulates the railway station and St George's Square, as well as St George's Warehouse to the west.

In days gone by, the station building and surrounding offices, shops, and the iconic George Hotel, were the most elegant of destinations. These proud buildings and their history remain, but time has moved on and new opportunities may exist in this area.

Restored to its former glory, this area of the town centre has the potential to be the jewel in the crown again and attract today's discerning residents, businesses, and visitors.

St Peter's

The area surrounding St Peter's Church is where the 19th century layout and architecture of Huddersfield is most preserved and apparent.

Independent retail units are located along Wood Street, whilst cafes and restaurants have adopted a pavement café culture. The open market has a traditional appeal and the detailing and architecture in the area gives it a community feel.

The area is already a favourite of creatives due to the unspoilt nature of the buildings and neighbourhood appeal of the area. Thoughtful developments and improvements to enhance the historic charm would allow this area to thrive as a town centre community.

The Huddersfield Blueprint identifies the likelihood that the post office and sorting depot could come forward for future residential development to offer the opportunity to develop contemporary living in the short to medium term.





New Street

New Street is split into two distinct halves, both physically and economically. New Street (north) is pedestrianised with a variety of small to medium shops. New Street (south) is fronted by larger, more monolithic buildings, but is more enclosed with trees and planters, and is already a 'greener' street.

The Blueprint envisages New Street (south) to be leafy and green, with pleasant spots to stop and enjoy the fresh air. Long views to the open countryside will be maintained and a welcoming space, with cafes and communal areas for locals to enjoy will be added.

In 2021, Kirklees Council committed to the upgrade of Buxton House, a local authority housing block. There are residential possibilities on New Street (south), for example, there are some 1970s buildings which, in the longer term, could provide an interesting split level residential development. The 1930s Co-Operative building at 103 New Street, is a large-scale conversion that is taking place in this area.



Civic Quarter

The Civic Quarter is at the northern end of the ring road near Huddersfield Leisure Centre, Kirklees College and the University. In the 1960s, Huddersfield underwent the biggest redevelopment in recent history, with the introduction of several civic buildings including the council and municipal buildings off Castlegate.

Over time, the site has been further developed, setting newer buildings in a mature setting. Though there are no current intentions to vacate or redevelop the site, in the long term it is acknowledged that changes could be made that bring forward land which could be used to deliver residential development, alongside remodelled council buildings.

Actions: What is being done to achieve the vision?

To achieve the vision and objectives set out in this document, specific actions are set out below to demonstrate what has already been done, what is planned, and the opportunities for investors to get involved in working with the council on delivery.

Key Contacts

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Objective 1

Increase opportunities to deliver a mix of town centre residential developments, including making best use of heritage buildings.

Actions/Opportunities

We will continue to work with our funder partners to invest in our town centre. Working with Historic England, our HAZ programme is supporting remedial works on projects in St. George's Square, such as the George Hotel. Council assets, such as Buxton House, will be used to attract residential investment.

The council is using its own grant programmes and HiHAZ funding to support small scale investment in shops and hospitality to support the redevelopment of heritage buildings and make the town centre a better place to live, work, and play.

Objective 2

Deliver and support schemes that provide opportunities to buy and rent, improving the quality of accommodation across the town centre.

Actions/Opportunities

Refurbishment of council owned residential buildings and scoping potential sites within the opportunity areas.

Objective 3

Boost the desirability of Huddersfield's housing market to potential residents and ensure affordable homes are built in the right places based on housing market demand and needs.

Actions/Opportunities

Build on the foundations laid by this plan through attracting investment, supporting partners and marketing the town centre living opportunities.

Objective 4

Improve how the town centre looks, how accessible it is and enhance the quality of public spaces.

Actions/Opportunities

- Significant investment is already underway to improve the attractiveness of the town centre. Funding from the West Yorkshire Combined Authority will support public realm improvements in New Street and other central locations to create a cleaner and greener town centre.
- Investment in new 'golden routes' will safely link key areas of the town, such as the railway station, the university, John Smith's stadium, and the proposed Cultural Heart. Cycling and active travel will be promoted, with new, safe pedestrian and cycling routes on key roads such as Northumberland Street.
- New, safe, and green open spaces will be established, including a new town centre park, creating a new, space for families to gather and enjoy the town centre.

Objective 5

Deliver and support schemes that provide access to an attractive lifestyle with leisure, culture, shopping and dining at the heart of town centre living.

Actions/Opportunities

- The Huddersfield Blueprint will guide investment of over £250 million in Huddersfield town centre. The centre piece of the Blueprint is the creation of a new Cultural Heart.
- New retail and hospitality opportunities will focus on local, high-quality provision, with local businesses supported by the council's business team through grants and advice.

Appendix A:

Huddersfield Housing Market Data

Information taken from a recent report commissioned by Kirklees Council.

Residential market context

- The national housing market remains generally strong at the end of 2020 however, the outlook for 2021 is uncertain due to economic volatility and the removal of the Stamp Duty Land Tax holiday and Help to Buy from the end March 2021.
- The Build to Rent sector is enjoying significant growth in the regions outside London, which is forecast to continue, supported by funds diversifying product into new locations and new accommodation types.
- There are indications of residents seeking to move out of city centre locations into more spacious areas given the reduced dependency on daily commuting resulting from remote working practices.

The Huddersfield residential market

- According to the council's recent Arc4 town centre housing market assessment, there are 1,387 households in the town centre area, 55.1% of which are private rented, 23% owner occupied and the rest, affordable housing.
- 67% of dwellings are flats and over 50% of all properties have only one bedroom.
- The age profile shows an above average representation of young people – 76.7% are under 40 years compared with 50.7% for Kirklees.
- Cameo market segmentation profiles show 87.7% of residents are categorised as young couples/singles living in rented accommodation.
- Students have a substantial influence on the Huddersfield housing market.
- Most households are below average income.

Sales analysis

- The average price for an apartment in Huddersfield town centre over the last 12-month period was £126,600, 10 sales were recorded.
- The apartment market is relatively small with only 127 apartment sales across the wider Huddersfield housing market, representing just 6% of all sales.
- Analysis of new build and re-sale transactions on purpose built or renovated properties indicates a range of revenues from £75 per square foot to £288 per square foot.
- The Melting Point is a scheme which is close to the town centre and has achieved average revenues of £240 psf, with many of these properties having been purchased by private landlords and let to tenants.

Appendix A: Continued...

Rental analysis

- There is a significant private rented market within Huddersfield town centre, reinforced by the student population.
- The quality of accommodation is varied although mostly second hand with limited new/purpose built or refurbished properties, one exception being the Melting Point which offers a high specification with generous grounds and parking.
- Average asking rents for one-bedroom flats range from £352 pcm at Egerton Grove to £789 pcm at the Melting Point. Values for two-bedroom flats range from £420 at Henry Street to £850 at the Melting Point.
- There are several schemes in the pipeline for the town centre including a 45-unit scheme by Threadneedle.

Key projects for comparison

There are a wide range of examples of recent, successful residential repurposing projects across the North of England in similar location / markets. A key feature on all of these was the high-quality specification of the accommodation. Another theme was the prevalent role of the public sector working alongside developers to address viability gaps and deliver the added value and quality that is sought.

Many schemes were developed in fragile markets where the viability and risk issues necessitated public sector backing. Examples of this are Conditioning House in Bradford, delivered with no affordable housing (despite the prevailing policy target of 15%), and a grant from West Yorkshire Combined Authority.

Vimto Gardens in Salford was delivered by Muse Developments under an innovative structure that enabled cross subsidy from the more viable New Bailey development on the fringe of Manchester City Centre. Weir Mill in Stockport, renovated by Capital and Centric was delivered with a Homes England funding commitment of £7million alongside local authority investment via borrowing.

Land Registry House Price Index Data

POSTCODE	DETACHED	SEMI DETACHED	TERRACED	FLAT/MAISONETTE	OVERALL AVERAGE
HD	£318,478 (553 sales)	£178,171 (633 sales)	£132,746 (835 sales)	£113,499 (127 sales)	£192,811 (2148 sales)
HD1	£226,650 (13 sales)	£181,405 (21 sales)	£96,787 (51 sales)	£126,600 (10 sales)	£136,401 (95 sales)
HD2	£286,693 (63 sales)	£143,604 (58 sales)	£102,645 (66 sales)	£121,200 (10 sales)	£174,504 (197 sales)
HD3	£273,157 (66 sales)	£185,372 (83 sales)	£134,034 (113 sales)	£102,968 (25 sales)	£178,168 (287 sales)
HD4	£325,206 (31 sales)	£166,684 (71 sales)	£111,442 (89 sales)	£72,556 (9 sales)	£162,436 (200 sales)
HD5	£249,432 (38 sales)	£155,601 (106 sales)	£106,189 (79 sales)	£91,250 (2 sales)	£153,527 (225 sales)
HX3	£380,372 (43 sales)	£187,002 (96 sales)	£132,517 (177 sales)	£131,159 (22 sales)	£179,435 (338 sales)
HX4	£334,250 (18 sales)	£224,071 (21 sales)	£166,337 (49 sales)	£157,500 (4 sales)	£211,984 (92 sales)
HX5	£314,832 (14 sales)	£181,750 (20 sales)	£104,063 (34 sales)	£117,889 (9 sales)	£164,179 (77 sales)
BD19	£290,608 (57 sales)	£158,541 (59 sales)	£123,435 (61 sales)	£118,933 (12 sales)	£184,526 (189 sales)
WF14	£350,781 (53 sales)	£189,590 (79 sales)	£138,125 (40 sales)	£198,000 (9 sales)	£225,834 (181 sales)
WF15	£273,179 (27 sales)	£156,336 (37 sales)	£125,734 (64 sales)	£112,250 (2 sales)	£165,852 (130 sales)

The table shows the average house prices for each house type in the HD, HD1, HD2, HD3, HD4, HD5 postcode sectors of Huddersfield and surrounding post code areas of HX3, HX4, HX5, BD14, WF14 and WF15.

The areas covered by these postcode sectors are shown on the map in Figure 1.

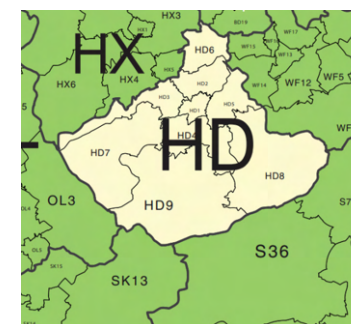


Figure 1 Postcode Areas on a map. Source: gbmmaps (2018).



Resale Prices on Apartment Schemes



The Melting Point, HD1

Average sold price - £125,792

Average price per sq ft - £240

Average price per sq m - £2,115

Sizes range from 35 sqm to 65 sqm
(377 sq ft to 700 sq ft)

Designated parking space



Kings Court, Kings Mill Lane, HD1

Average sold price - £128,107

Average price per sq ft - £168

Average price per sq m - £1,812

Sizes range from 62 sqm to 82 sqm
(667 sq ft to 883 sq ft)

Designated parking space and
communal gardens



Parkwood Mills, Longwood, HD3

Average sold price - £85,167

Average price per sq ft - £152

Average price per sq m - £1,638

Sizes of properties are 52 sqm
(560 sq ft)

Designated parking space

Resale Prices on Apartment Schemes



Waterside Mill, Longwood, HD3

Average sold price - £129,279

Average price per sq ft - £186

Average price per sq m - £2,002

Sizes range from 66 sqm to 69 sqm
(710 sq ft to 743 sq ft)

Designated parking space



Equilibrium, Lindley, HD3

Average sold price - £89,213

Average price per sq ft - £158

Average price per sq m - £1,698

Sizes range from 44 sqm to 59 sqm
(474 sq ft to 635 sq ft)

Designated parking space



The Mill Apartments, Almondbury, HD4

Average sold price - £195,800

Average price per sq ft - £228

Average price per sq m - £2,455

Sizes range from 67 sqm to 89 sqm
(721 sq ft to 958 sq ft)

Designated parking space

Resale Prices on Apartment Schemes



The Ironworks, Birkhouse Lane, HD4

Average sold price - £70,333

Average price per sq ft - £115

Average price per sq m - £1,240

Sizes range from 61 sqm to 68 sqm
(657 sq ft to 732 sq ft)

Designated parking space



Mills, Linthwaite, HD7

Average sold price - £100,419

Average price per sq ft - £127

Average price per sq m - £1,366

Sizes range from 47 sqm to 126 sqm
(506 sq ft to 1,356 sq ft)

Designated parking space



Heritage Mills, Golcar, HD7

Average sold price - £87,474

Average price per sq ft - £132

Average price per sq m - £1,424

Sizes range from 49 sqm to 107 sqm
(527 sq ft to 1,152 sq ft)

Designated parking space

Rental Market

According to evidence produced by Home, the average market rent in Huddersfield is £735 per calendar month, and the median market rent is £594 per calendar month.

The table below benchmarks Huddersfield’s rental performance against other towns and cities in West Yorkshire, suggesting that after Leeds, Huddersfield is broadly comparable to the other West Yorkshire centres in terms of median rents.

Target values

Based on research and consultation with agents and developers, it is considered that sales values of between £90,000 - £100,000 would be achievable in the town centre for 1-bed apartments and £110,000 - £130,000 for 2-bed apartments.

For rental values £500-£550 would be achievable for 1-bed apartments and £700-£800 pcm for 2-bed apartments in Huddersfield town centre.

These values reflect the upper end of what is currently being achieved in Huddersfield and are substantially below the average levels in the nearby city centres of Leeds and Manchester, offering a distinct price advantage, even allowing for likely commuting costs.

AREA	NUMBER OF FLATS	AVERAGE RENT	MEDIUM RENT
Huddersfield	149	£735	£594
Halifax	40	£463	£451
Wakefield	37	£557	£589
Leeds	1,799	£910	£793
Bradford	223	£540	£524
Dewsbury	21	£463	£587

Table 2 – Average rents for flats in West Yorkshire towns.
Source: Home (https://www.home.co.uk/for_rent/current_rents_by_town.htm),

Appendix B:

The Planning Context

Planning policy context

The Huddersfield Town Centre Living Plan is supported by national and local planning policies as well as other council strategies and plans aiming to shape development and growth in the district.

At national level, the National Planning Policy Framework (NPPF) (2012, revised 2021) aims to simplify and streamline the planning process and facilitate development and growth with an emphasis on sustainability, with the creation of thriving town centres as a key aspect underpinning these intentions.

Certain types of development are also determined in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015. This statutory instrument allows for a range of developments that are assessed against the regulations rather than local planning

policies. These can include significant changes such as the conversion of office buildings to residential.

At the local level, development within Huddersfield town centre is guided by a number of planning documents that make up the development plan, including the Local Plan (adopted 2019) which allocated specific sites for development and sets out overall targets and requirements on a number of key areas including housing, employment, and the environment, as well as setting out policies that will be used to guide planning applications to ensure proposals meet these targets and requirements.

To supplement the local plan on key areas there are several Supplementary Planning Documents (SPDs) that provide more focused guidance on specific topics such as affordable housing, house building, highways design and open spaces.

These local planning policies interlink with other council strategies including the Kirklees Council Plan 2021/23; Kirklees Housing Strategy 2018-23; Kirklees Joint Health and Wellbeing Strategy (JHWS); and Kirklees Economic Strategy, which underpin future development of the district.

Planning policy will be used as a tool to shape the development of Huddersfield town centre, supporting our vision and the key objectives which have been identified.

Appendix B:

The Planning Context

OBJECTIVE	Increase opportunities for town centre residential
OUTCOMES	<ul style="list-style-type: none"> • Deliver new housing sites within the town centre • Support the reuse of heritage buildings • Support the growing student population
POLICY CONTEXT	<p>NPPF Chapter 2 underpins the importance of the planning system in achieving sustainable development by meeting economic, social, and environmental objectives. Chapter 5 sets out the importance of delivering sufficient housing in line with identified needs. Chapter 7 recognises that residential development can play an important role in ensuring vitality of centres and residential development should be encouraged. Chapter 11 states that strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes use of previously developed land.</p> <p>Local Plan Spatial Development Strategy sets out annual housing requirements of 1,730 dwellings per annum for the district. Policy LP1 sets out the presumption in favour of sustainable development in accordance with the NPPF. Policy LP3 directs growth to the most sustainable locations. Policy LP7 encourages reuse of vacant or underused properties and supports higher densities in principal town centres and areas benefiting from greater public transport infrastructure. Policy LP35 seeks to preserve or enhance the significance of heritage assets.</p>

Appendix B:

The Planning Context

OBJECTIVE	Diversify and improve local housing offering
OUTCOMES	<ul style="list-style-type: none"> • Provide a greater diversity of housing tenure to support needs • Improve the quality of housing in the town centre • Improve accessibility and affordability of housing
POLICY CONTEXT	<p>NPPF Chapter 5 states that the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including housing need of students, older people and those requiring affordable housing.</p> <p>Local Plan Policy LP11 sets out the need for housing proposals to provide a mix (size and tenure) of housing suitable for different household types which reflect changes in household composition in Kirklees in the types of dwelling they provide, considering the latest evidence of the need for different types of housing.</p> <p>The Interim Affordable Housing Policy (2020) supplements Local Plan Policy LP11 and sets out that the Council will negotiate for the inclusion of affordable homes on developments of more than 10 units with a minimum target of 20% subject to viability. Affordable housing should cater to the identified affordable need in terms of type, tenure, size, and suitability.</p> <p>The Housebuilders Design Guide SPD provides further guidance on what constitutes good residential design and seeks to raise the quality of housing that is delivered in the district. The primary aim is to ensure that the district's future housing development has the required high-quality and socially inclusive design to help deliver quality places.</p>

Appendix B: The Planning Context

OBJECTIVE	<p>Improve the quality and accessibility of the townscape</p>
OUTCOMES	<ul style="list-style-type: none"> • Create a livable town centre • Improve the public realm
POLICY CONTEXT	<p>NPPF Chapter 8 encourages the creation of healthy, inclusive, and safe communities which promote social interaction, are accessible and enable and support healthy lifestyles. Chapter 12 supports the creation of high quality, beautiful and sustainable buildings, and places through good design. Chapter 16 seeks to conserve and enhance the historic environment including heritage assets</p> <p>Local Plan Policy LP17 supports development within Huddersfield town centre on the basis that it preserves and enhances the towns cultural and architectural heritage and open spaces and connections to them; provides a safe, welcoming, inclusive destination for people of all ages to visit throughout the day; and provides space for town centre residential living. Edge of centre proposals shall include enhanced connections to the town centre. Policy LP20 promotes sustainable travel and a reduced reliance on private car use. Policy LP22 seeks to reduce long stay town centre parking in favour of sustainable transport opportunities. Policy LP24 underlines the importance of good quality design in providing high quality developments which respect the character of the local environment and deliver good standards of amenity. Developments should reduce the risk of crime by good design and ensure needs of different users are met including disabled people, older people, and families.</p>

Appendix B:

The Planning Context

OBJECTIVE	Support access to leisure, culture, and retail
OUTCOMES	<ul style="list-style-type: none">• Improve the attractiveness of living in the town centre
POLICY CONTEXT	<p>NPPF Chapter 8 seeks to ensure appropriate social, recreational, and cultural facilities and services are delivered through the planning system.</p> <p>Local Plan Policy LP15 supports residential development in the town centre on the basis that the retail offering and commercial character of the centre is preserved. Development should retain and enhance the design and heritage of buildings whilst providing good amenity to existing and future residents. Policy LP48 supports provision of community facilities in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district, or local centres.</p>





Contact Us

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