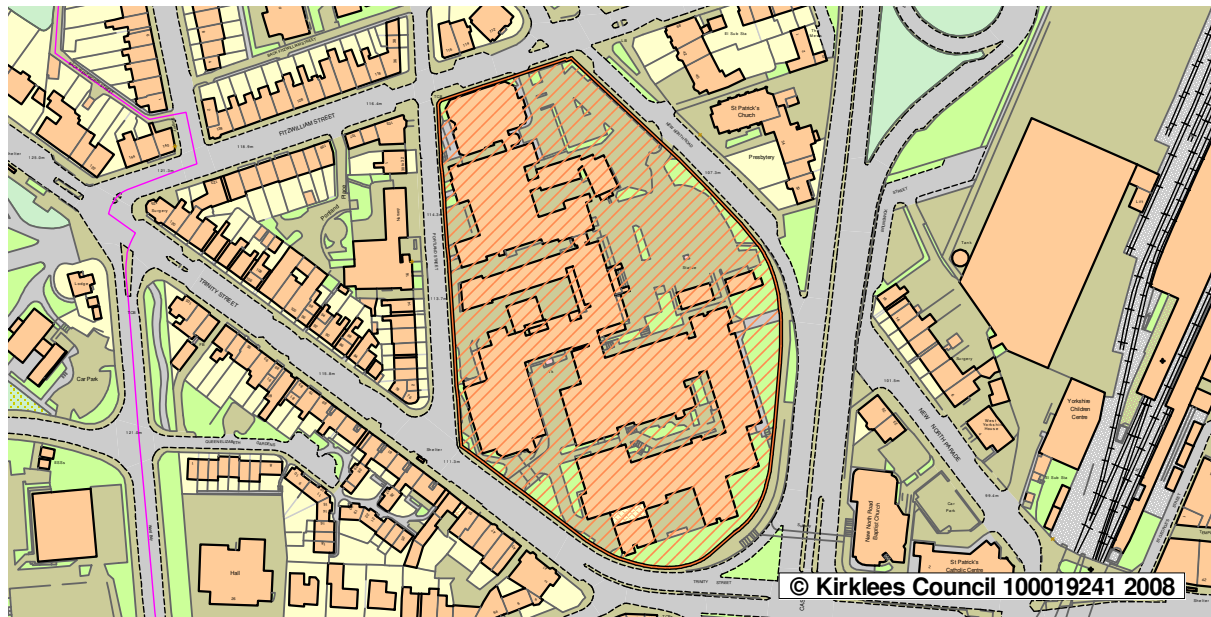


LOCATION PLAN



Electoral Wards Affected:

1. Newsome

Yes

Ward members notified

RECOMMENDATION: Members note the contents of this report for information

1.0 INTRODUCTION:

- 1.1 This pre-application enquiry is brought to the Strategic Planning Committee to inform members of a potential major planning application which is likely to be submitted for a mixed use development on the former Kirklees college site that is located to the North of Huddersfield Town Centre, Castlegate. The forthcoming major application would be brought to Strategic Planning Committee for determination given the size of the site and the quantum of development proposed.
- 1.2 Kirklees College vacated the site in 2013 and relocated to new purpose-built accommodation. The site has declined substantially and has been subject to damage and vandalism, becoming derelict within the centre of Huddersfield. Details of the proposal and the associated issues are summarised in this report.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located adjacent to the west of Huddersfield Town centre ring road (Castlegate A62). The site is elliptical in shape extending to approximately 2.46 hectares (6.09 acres), and is bounded on all sides by the extensive road networks comprising Fitzwilliam Street, Portland Street, New North Road and Trinity Street. The site comprises the former Kirklees College Campus and includes a range of buildings of approximately 5 storeys in height that were built as tower blocks in the 1970s. Also within the centre of the site is the Grade II* listed former Huddersfield Infirmary Building, the Grade II Listed King Edward VII Statue and associated car parking space.
- 2.2 The wider context of the site can be summarised as retail and commercial uses within the town centre to the east, primarily residential to the south and north and Greenhead park to the west which provides a green island of open space for leisure and recreation purposes within a predominantly residential area.
- 2.3 The site is very accessible with Huddersfield train station situated within walking distance from the site (approximately 350m to the east), Huddersfield bus station being a comparable distance away to the south east, both of which are accessible via the existing subway crossing the A62. The A640 and A629 both head northwest to junctions 23 and 24 respectively of the M62.
- 2.4 The northern part of site is within the Edgerton Conservation Area.
- 2.5 From the site existing views are available to the surrounding hill lines. In particular key views of Castle Hill to the south and Cowcliffe Ridge to the north exist. The applicants state that the proposal has been informed by the 2016 Castle Hills Setting Study, in particular respecting the views of importance.

3.0 PROPOSAL:

- 3.1 The proposal involves the erection of mixed-use development within 8 buildings, retention, repair and redevelopment of Grade II* listed building and retention of Grade II listed statue. Additionally, construction of associated access, surface and undercroft car parking and landscaping and demolition of all other existing buildings. The quantum of development proposed is likely to consist of the following elements:
- Residential Dwellings – 187 (153,611 ft²)
 - Use class A1 Retail and Shops - (30,397ft²)
 - Use class B1 Offices - (44,556 ft²)
 - Use class C1 (Hotel) - 102 bedrooms (40,470 ft²)
 - 292 vehicle parking spaces
- 3.2 The scale and form of the proposal varies from predominantly 4 to 6 storeys on the northern part of the site (Buildings 1-7 on the illustrative masterplan)

and a 11 storey building on the southern part of the site that would contain a (Building 8 on the illustrative masterplan)

- 3.3 Primary vehicular access is off Trinity Street and Portland Street due to the eastern site boundary being flanked by either the busy A62 or the one way, New North Road. This access point was also in the previous retail application on the site.
- 3.4 Vehicle access within the site loops around the front of the original infirmary building and back out onto Portland Street. This 2 way direct route will allow vehicles to enter and exit the site efficiently, with minimum impact on pedestrian safety. Surface and undercroft parking breaks out from this primary route.
- 3.5 Should a planning application be forthcoming for this type and scale of development it is likely that the planning application would be a hybrid application with the northern part of the site being in outline form with the southern part being detailed. The hybrid planning application is expected to be supported by relevant supporting technical works. These are envisaged to include the following:
- Planning and Retail Statement;
 - Design and Access Statement;
 - Phase 1 Ground Conditions Assessment;
 - Flood Risk, Foul and Drainage Assessment;
 - Transport Assessment and Travel Plan;
 - Ecological Assessment;
 - Heritage Assessment;
 - Noise and Vibration Assessment;
 - Arboricultural Assessment;
 - Air Quality Impact Assessment; and
 - Coal Mining Risk Assessment.
- 3.6 A Environmental Impact Assessment screening opinionion request has been received from the applicants and this is currently being processed.

4.0 CONSULTATION RESPONSES:

- 4.1 As part of the pre-application enquiry process a number of key consultees within the Council have been contacted to seek their advice on the potential implications of such development in this location and the measures required to mitigate the associated impacts. These consultees are identified and their views are summarised as follows:

KC Highways

- 4.2 Based on the information submitted, Highways DM have no objection in principle to the development on this site. Further information is required in relation to the Traffic Assessment and Travel Plan of which the scope is currently being discussed with the applicants. Initial highway works are

envisaged to be related to the enhancement of the subways and improvements to pedestrian and cycle connectivity.

KC Environmental Services

4.3 Noise

Environmental Health have reviewed the application and require a noise report which details how the residential part of the application will be protected by noise from road traffic and any commercial sources. It may be that the commercial part of the application will require restricted opening hours due to the proximity of residential units to protect their (residential) amenity through the night.

4.4 Contaminated Land

Due to the number of residential units and some of the site on land identified as potentially contaminated land, as per the Kirklees Contaminated Land Strategy, the applicant will need to provide a phase 1 contaminated land report. This may lead to further intrusive investigations depending on the initial report.

4.5 Air Quality

In accordance with the West Yorkshire Low Emission Strategy this development is regarded as a Major development because it exceeds the prescribed value set out in the guidance and is adjacent to an area of known poor air quality which has recently had a detailed assessment conducted.

Consequently the following reports are required to be submitted with a planning application.

- Low emission travel plan
- Full Air Quality Impact Assessment including calculating the monetary damages from the development.

Note: The monetary value of the damages should be reflected in money spent on low emission mitigation measures

KC Biodiversity Officer

- 4.6 A previously recorded bat roost is located within the site and swift have previously been recorded on tall buildings within the area. Mitigation of the impacts are likely to be acceptable. The site possesses opportunities for ecological enhancement through well designed planting scheme or green walls/roofs. Details will be required to be submitted with the forthcoming planning application of ecological mitigation and biodiversity enhancement measures.

K C Flood Management

- 4.7 The applicant should investigate flood risk to the site that could pose a risk to the development and consider whether they would be required to develop

protection measures. The site appears to be located within Flood Zone 1 and has a 0.1% chance of suffering Main River or Tidal flooding.

Flood Zone definitions are set out in the National Planning Policy Guidance:
Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

- 4.8 The Environment Agency Surface Water Flood Map the site does appear to have areas of surface water flood risk to a low to high degree in discreet locations throughout the site. There may be pooling or a flow pathway within the development boundary meaning that due consideration should be given for potential impacts. The applicant should consider what measures may be required to protect the properties from such flows within the development and be mindful not to increase the risk of flooding to properties elsewhere. As part of any application it is now good practise to show proposed flow routes through the development in exceedance events therefore we request the applicant display flow pathways up to the first flood that runs off the site.
- 4.9 Existing Waterbodies
There are no recorded waterbodies in the immediate vicinity of the site however there does appear to have some waterbodies in the surrounding area, the applicant should consider whether these could pose a risk to the site and provide any necessary mitigation.
- 5.0 Surface water discharge
All discharges should be assessed using the hierarchy of preference, that is-
1. Infiltration
 2. Watercourse
 3. Sewer
- 5.1 For this application the site is a mix of urban and commercial units therefore the site should fully investigate the opportunity to include above ground SuDS in the form of swales and attenuation basins that will provide visual amenity water quality improvements. Within such a culturally rich area and considering the progressive evolution of the site an innovate SuDS strategy incorporating attenuation and storage within landscaped areas would add considerable value and quality to the area.
- 5.2 Adoption and Maintenance
The applicant should appraise at the earliest opportunity the possibility for systems within the development to be adopted and what maintenance requirements these systems may have. The applicant should as part of the development follow good practise in CDM and ensure that systems can be safely maintained and replaced. This means avoiding attenuation systems being at excessive depths, safe access and egress to systems, avoiding confined space working where possible and minimising requirement for confined space work.

KC Trees

- 5.3 While the trees affected by this proposal do contribute to the aesthetics of the area, they have been significantly constrained by their close proximity to existing buildings on site. For this reason when the buildings are removed not only will the trees look disfigured but they will also be open to new wind pressures, therefore more liable to wind throw. For this reason their loss is acceptable and would be needed as part of any redevelopment to avoid potential future safety issues.
- 5.4 A small number of mature trees along the boundary of the existing car with New North Road are significant features of the locality, and are protected by the conservation area and have not grown close to buildings and should be retained. Given the number of trees to be lost along the ring road, any planning application would need to be supported by a landscaping scheme which includes some replacement tree planting along the ring road frontage.

KC Conservation and Design

- 5.5 This site has been the subject of several meetings and discussions over how it could be successfully developed. The former hospital, which is situated in the centre of the development site, is listed Grade2* with the most northern part of site being within the Edgerton Conservation Area as well as the statue being listed Grade 2 separately.
- 5.6 The proposal is for the demolition of the former nurses accommodation to the north, the two rear wings to the former hospital and the 1970's college buildings; the latter buildings are of no interest. The former nurses accommodation is considered to be listed as curtilage listed buildings, the two rear wings are considered to form part of the principal listed building and as such LBC is required. Under the legislation, the amenity societies are required to be notified of the demolition the rear wings and Historic England notified over the loss of the nurses accommodation not only due to the amount of demolition in a conservation area but the quantum of new development as well. I would strongly urge that the developer engages with Historic England at the earliest opportunity.
- 5.7 To fully understand the development and the significance of the site, a Heritage Impact Assessment is required which should not only address the importance of the development but guide it in terms of how the various new buildings will impact upon this importance. Officers note that a heritage conservation practice has been appointed and Officers are awaiting their considerations but until that time it is difficult to assess the harm and address the public benefits the development may have.

Strategic Housing

- 5.8 182 new affordable homes need to be provided each year in Huddersfield South. There is currently a need for affordable 1- 2 bedroom homes and a

greater need for affordable 3 bedroom properties in particular. There is also a need for affordable 1-2 bedroom homes for older people specifically.

In terms of tenure, the area has a lower level of home-ownership (60%) compared to other areas within Kirklees. 20.1% of homes are rented privately whilst 19.5% of homes are socially rented. House prices in Huddersfield South are lower in comparison with other areas in Kirklees. House prices range from around £85,000 to 157,000

- 5.9 The draft Local Plan advises that the Council seeks to secure 20% of dwellings on sites with 11 or more dwellings, for affordable housing. The interim policy also advises that on-site provision (housing) is preferred however where the Council considers it appropriate, a financial contribution to be paid in lieu of on-site provision will be acceptable. The Council welcomes this application and is open to discussion with the applicant regarding affordable housing.

Ward Members

- 5.10 Cllrs Cooper, Turner and Allison were consulted and raised the following concerns:

- Scale and impact upon the Listed Buildings and other Heritage assets
- Management of affordable housing
- Hotel operator

6.0 MAIN ISSUES

- 6.1 It is considered that the main issues which would need to be fully addressed by the applicant in any subsequent planning application can be summarised as:

- The principle of development with regard to the Unitary Development Plan and national planning policy guidance.
- The quantum of retail and town centre use floorspace proposed and the consideration of retail policy requirements.
- Effects on proposed and existing dwellings including impacts associated with noise due to the mix of uses proposed and the close proximity of commercial uses and residential units
- Scale and impact of the development upon the Listed Buildings and the Edgerton Road conservation area and general urban design considerations
- Environmental impact including the potential effects on local hydrological systems, ecology and existing trees on site
- Effects on Highway safety including impacts on the surrounding vehicular and pedestrian highway network.

- Economic impacts of this level of investment within the locality

Principle of development

- 6.2 Paragraph 19 of the NPPF states:
The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- 6.3 The site is unallocated within the Kirklees Unitary Development Plan (UDP) and is allocated as a mixed use site (Site Ref: MX1906) of the draft submission Local Plan which is currently undergoing Inspector Examination. Whilst the Local Plan is at a well progressed stage and considerable weight can be attributed to its policies, it is the policies of the adopted UDP that carries the full weight in terms of decision making.
- 6.4 The southern section of the site benefits from an outline planning permission for the demolition of existing buildings and erection of a food retail unit (A1) with associated site works, parking, access and landscaping which was approved with conditions by the Council on the 27th June 2016 under (Ref: 2015/93827).
- 6.5 The site is classed as a brownfield site within the Huddersfield Town centre, however in terms of retail policy assessment of any forthcoming application for retail uses, the site is classed as edge of centre(outside of the primary shopping area). The retail assessment to accompany a planning application would need to be accompanied by a sequential test and impact assessment to justify the quantum of retail floorspace outside of the primary shopping area.
- 6.6 Given that permission has previously been granted for 2,470 sq m of retail floorspace on the site and notwithstanding detailed assessment of the scheme (currently 2,824 sq m A1 retail) when it is submitted, the principle of development is considered to be acceptable. Consideration would be given to the material considerations of the benefits that would accrue in terms of regeneration of a key site and a significant level of investment and employment generation that would weigh against any identified harm to heritage assets or character.
- 6.7 Whilst the council's consultation responses give an early indication of the issues that require consideration these will be fully assessed as part of the planning application process.
- 7.0 Recommendation
- 7.1 That members note the contents of this report for information.