

---

**Report of the Head of Planning and Development**

**STRATEGIC PLANNING COMMITTEE**

**Date: 09-Jun-2022**

**Subject: Planning Application 2022/91456 Reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness Southgate/Leeds Road, Huddersfield, HD1 1TW**

**APPLICANT**

Tim Hosker, University of  
Huddersfield

**DATE VALID**

04-May-2022

**TARGET DATE**

03-Aug-2022

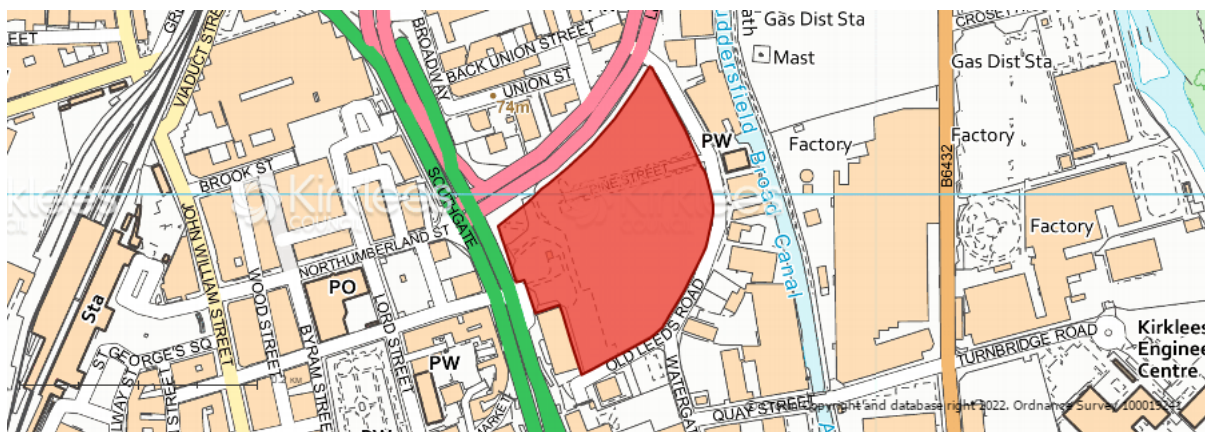
**EXTENSION EXPIRY DATE**

---

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

[Public speaking at committee link](#)

**LOCATION PLAN**



**Map not to scale – for identification purposes only**

---

**Electoral wards affected:** Within Dalton Ward, adjacent to the boundary with Newsome Ward.

**Ward Councillors consulted:** Yes

**Public or private:** Public

---

### **Position Statement**

For Members to note the content of the report.

## **1.0 INTRODUCTION**

1.1 The application seeks approval of all Reserved Matters (namely access, appearance, landscaping, layout, and scale) to phase 1 of the Outline application 2021/91544. It is brought to the Strategic Committee on request of the committee, stipulated when the parent Outline application was determined (meeting dated 26<sup>th</sup> of August 2021). For clarity the Outline approved the following development description, subject to conditions:

*Outline application for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/healthservices; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness*

1.2 This item is a position statement which presents an initial overview of the application, following a request from the applicant to present their proposals to the committee. The report does not include assessments by planning officers or consultees. The purpose of this report is to provide members with an overview of the proposal, prior to their viewing of the applicant's presentation. This approach has been agreed with the Chair of the committee. Any questions following the presentation, for planning officers or the applicant, are welcomed.

1.3 Members of the Committee are invited to comment on the main planning issues to help and inform ongoing consideration of the application, and discussions between officers and the applicant. This Position Statement does not include a formal recommendation for determination. Discussion relating to this Position Statement would not predetermine the application and would not create concerns regarding a potential challenge to a subsequent decision on the application made at a later date by the Committee.

## **2.0 SITE AND SURROUNDINGS**

2.1 The Outline application site fully extends to an area of 2.67 hectares comprising the entire Southgate site. It is bounded by Southgate and Crown House, a 1970s office block, to the west, Leeds Road to the north and Old Leeds Road to the south and east. The site was formerly occupied by two 11

storey high-rise housing developments, a large sports centre, multi-storey car park and various other buildings, however it was cleared and re-graded by the Council in 2016. Part of the site has most recently been used as a temporary car park providing 166 spaces to accommodate parking displaced by the closure of the Market Hall car park.

- 2.2 This reserved matter application relates to the phase 1 of the site's development, which is a 0.48ha parcel of land alongside the site's west and north-west boundaries. This is circa 20% of the whole site.
- 2.3 The surrounding area is mixed in character. Opposite the site on Old Leeds Road the buildings are principally in light industrial / business use within a variety of older Victorian mill buildings, as well as more recent 1970s business units. Opposite the site on Leeds Road is Harold Wilson Court, a recently refurbished 11-storey residential block.
- 2.4 Huddersfield Town Centre lies to the west. The west side of the ringroad forms the boundary for the Huddersfield Town Centre Conservation Area, which hosts numerous Listed Buildings; notably the Grade 1 Huddersfield Railway Station is situated at a distance of approximately 450m from the site. The station would be accessed via Northumberland Street and across Southgate. This route also provides a pedestrian connection via Leeds Road to John Smith's Stadium, which is situated approximately 0.5 miles to the east of the application site.

### **3.0 PROPOSAL**

- 3.1 The application seeks approval of all Reserved Matters (namely access, appearance, landscaping, layout, and scale) on Phase 1 of Outline application 2021/91544. This initial phase of the development has a site area of 0.48ha to the Outline's full 2.67ha.
- 3.2 The working name for the building is The Health and Wellbeing Academy. It is intended to be occupied by the University's School of Health and Human Sciences. The building would host a number of classrooms, laboratories and other specialist facilities for learning. Of note these include:
  - Mock operating theatre
  - Mock ambulance (aka simbulance)
  - A mock community flat / dwelling, to replicate visiting patients at home, with external area.
  - A functional podiatry and orthotics clinic which would be open to members of the public (circa 1000sqm of floor space).
  - Dedicated office / work space for 'external partners'.

These would be alongside administrative, utility and ancillary areas, include student lounge, café and kitchen.

- 3.3 The building would be sited adjacent to the boundaries to Leeds Road and Southgate. It would have an irregular footprint and would be surrounded by hard and soft landscaping which would also form the connections into the later phases of the site. External facilities would include waste storage and cycle parking. No dedicated parking is proposed as part of this phase; however, this phase would not require the removal of the adjacent temporary car park off Pine Street. The masterplan currently includes a multi-storey car park on site as a later phase.

- 3.4 The building's design would be contemporary. The height would be split level, principally comprised of four storey and a seven-storey sections. The building would have a footprint of circa 2,000sqm, providing a total of circa 10,000sqm across all floors. The four-storey section would be predominantly faced in natural stone and the seven-storey section in metal cassette cladding (in bronze), with large glazing panels throughout. The building would include a mezzanine level and several tiered roofs, roof terrace / terrace garden areas. Solar panels are indicatively shown on the roofs.
- 3.5 Surface water is proposed to be discharged via combined sewer. As a brownfield site policy seeks for a minimum of a 30% betterment in discharge rate: a discharge rate of 34l/s to the combined sewer is intended. Attenuation is to be delivered via a mixture of rain gardens, filter strips, and underground tanks. Externally, to address falling land levels (down to the east), a staircase is to run east to west. Soft landscaping includes tree lined (pedestrian) streets and sloping grassed areas.

#### **4.0 RELEVANT PLANNING HISTORY (including enforcement history)**

##### **4.1 Application Site**

2009/93675: Erection of replacement retail store (Class A1) with petrol filling station, car parking, landscaping and associated works – Allowed on appeal (expired)

2015/93322: Prior notification for demolition of buildings – Approved

2020/91629: Temporary use of site as a car park for a period of 3 years – Approved

2021/91544: Outline application for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health-services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness – Approved with S106

2022/91412: Discharge of conditions 4 (phasing), 5 (masterplan), 6 (design code), 7 (CEMP), 8 (access), 9 (internal access), 10 (highway retention), 11 (highway drainage), 12 (drainage strategy), 13 (drainage assessment), 14 (temporary drainage), 18 (EcIA), 19 (BEMP), 23 (phase II investigation), 27 (noise), 31 (cycle parking) and 32 (climate change) of previous Outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health-services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness – Decision Pending

##### **4.2 Surrounding Area**

###### *Crown House*

2017/93186: Prior approval from change of use from office (B1) to dwellinghouses (C3) (98 flats) – Details Approved

2017/93866: Prior approval from change of use from office (B1) to dwellinghouses (C3) (110 flats) – Details Approved

2018/90213: Alterations to lower ground to create 7 apartments and external alterations – Approved

2021/92282: Prior approval for change of use from office (Class B1a) to 85 residential units – Details Approved

#### 4.3 Enforcement

The site has no Planning Enforcement history.

### 5.0 HISTORY OF NEGOTIATIONS

5.1 No pre-application submission was made for this phase of the development. However, since submission a meeting has taken place between the applicant and senior planners where the applicant presented the proposal in detail.

5.2 At the time of writing no further negotiations have taken place. Planning officers are awaiting responses from their consultees and the expiration of the public representation period. Once received, any necessary negotiations will be undertaken.

### 6.0 PUBLIC / LOCAL RESPONSE

#### *Public representation*

6.1 The application has been advertised as a major development via site notices and through neighbour letters to properties bordering the site, along with being advertised within a local newspaper. This is in line with the Council's adopted Statement of Community Involvement.

6.2 The public representation period ends on Sunday 12<sup>th</sup> of June 2022.

6.3 At the time of writing no public representations have been received.

6.4 The site is within Dalton Ward and is adjacent to the boundary with Newsome Ward. Councillors for these wards were notified of the proposal. At the time of writing no comments have been received.

### 7.0 CONSULTATION RESPONSES

7.1 Consultations have been undertaken, however at the time of writing the vast majority of responses have not been received. The following is a list of groups consulted, for informative purposes. The consultation responses received will be detailed in any subsequent committee report.

#### Statutory

- K.C. Highways
- K.C. Lead Local Flood Authority
- The Canal and Rivers Trust
- The Coal Authority
- The Environment Agency
- Yorkshire Water

## Non-statutory

- Huddersfield Civic Society
- Civil Aviation Authority (Tall Structures)
- Historic England
- K.C. C+D
- K.C. Crime Prevention
- K.C. Ecology
- K.C. EV Health
- K.C. Landscape
- K.C. Policy
- K.C. Town Centre team
- K.C. Trees
- Leeds / Bradford Airport

### **8.0 SUMMARY**

8.1 Members are asked to note the contents of this position statement in preparation of viewing the applicant's presentation. Any post presentation questions, for planning officers and / or the applicant, are welcomed.

8.2 The following questions are asked to initiate members' considerations:

- 1. Do members have any comments or questions in regards to the building's intended use, such as role and function.**
- 2. Do members have any comments or questions in regards to the building's design, including its height, massing, materials, and appearance?**
- 3. Do members have any comments or questions in regards to landscaping and the external works to the site.**
- 4. Do members have any comments or questions in regards to the development's access arrangement and connectivity to the town centre or main University campus, such as pedestrian movements?**

### **Background Papers**

#### Application and history files

Available at:

[Public speaking at committee link](#)

#### Certificate of Ownership

Not applicable at Reserved Matters stage.