



The  
Huddersfield  
Blueprint  
A decade of ambition

HUDDERSFIELD  
TOWN CENTRE  
Living  
Plan



Kirklees  
COUNCIL

# Contents

- 3** Executive Summary
- 6** Vision & Objectives
- 8** Opportunities: What does Huddersfield have to offer?
- 16** Opportunity Areas
- 22** Actions: What is being done to achieve the vision?
- 24** Appendix A: Market data
- 32** Appendix B: Planning context

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.

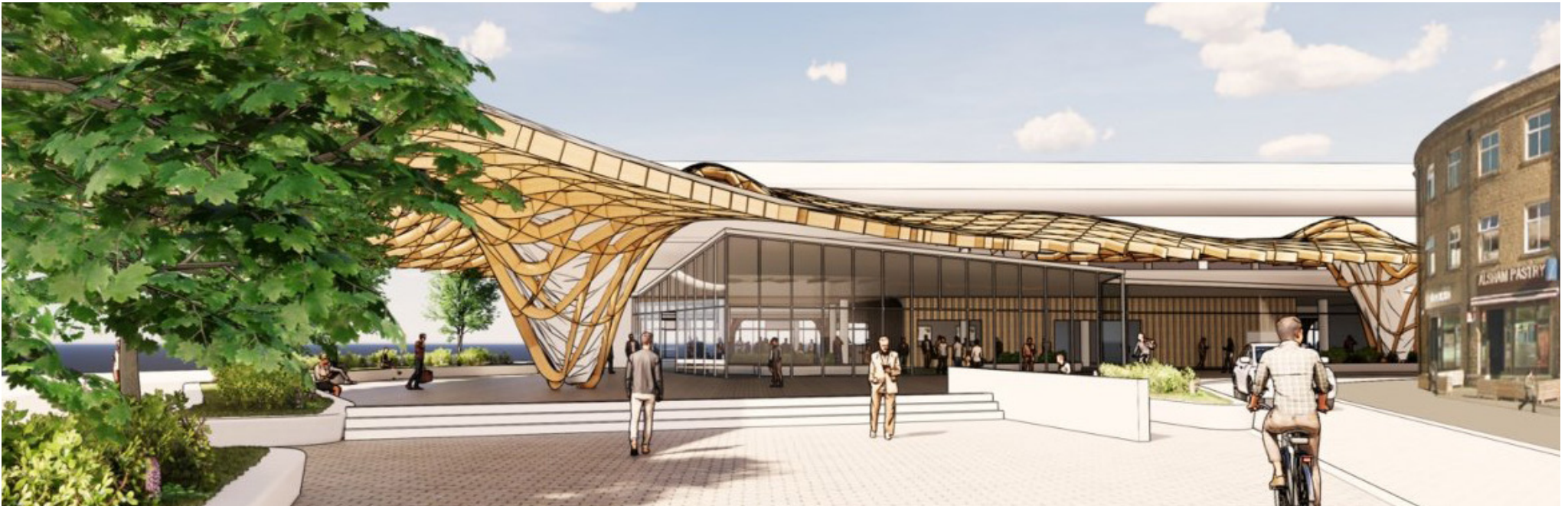
### The Blueprint supports town centre living

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.

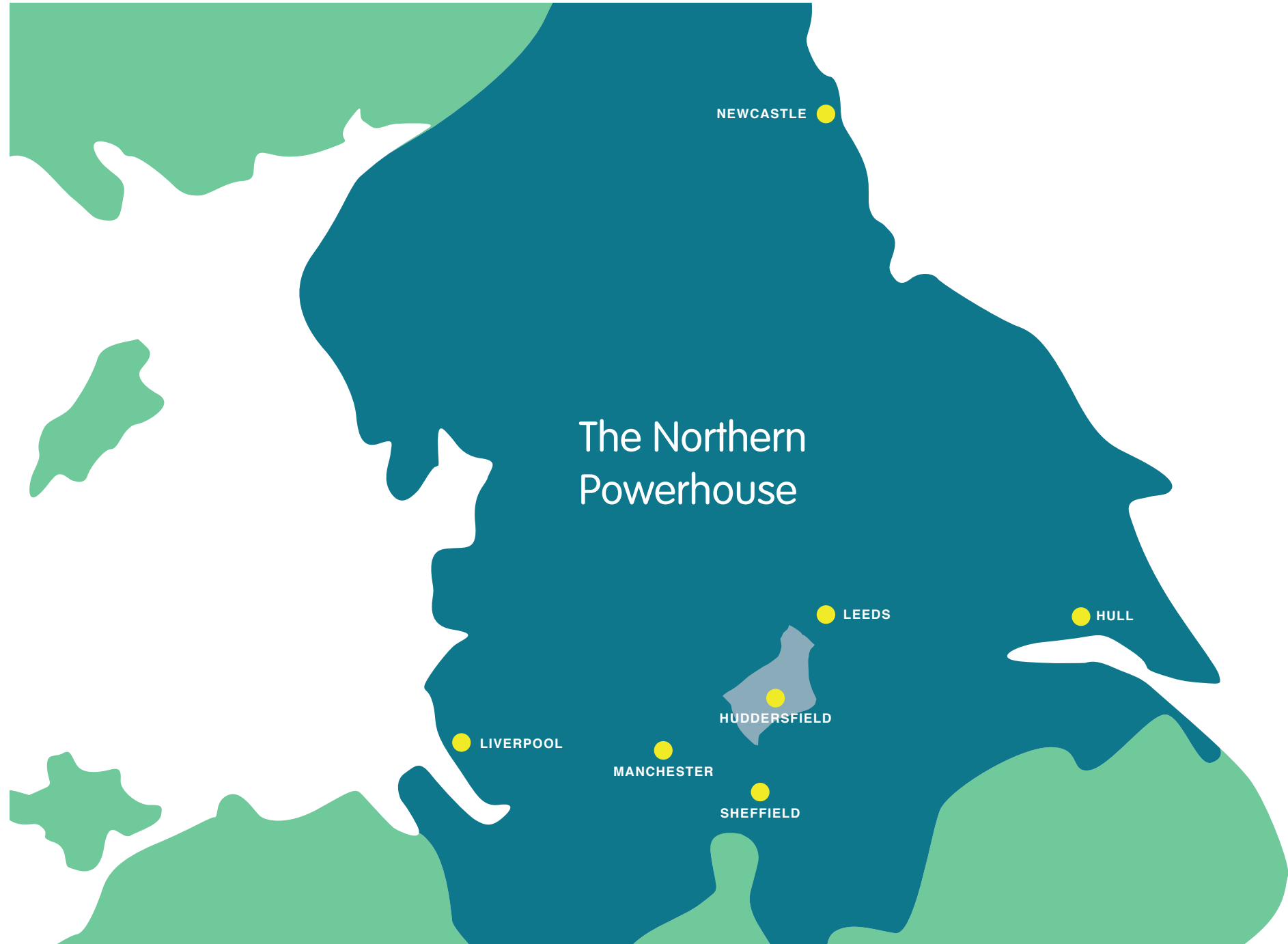
Huddersfield is the tenth largest town in the UK and plays an important regional role for business, retail, culture, industry, and education.

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.





# 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.

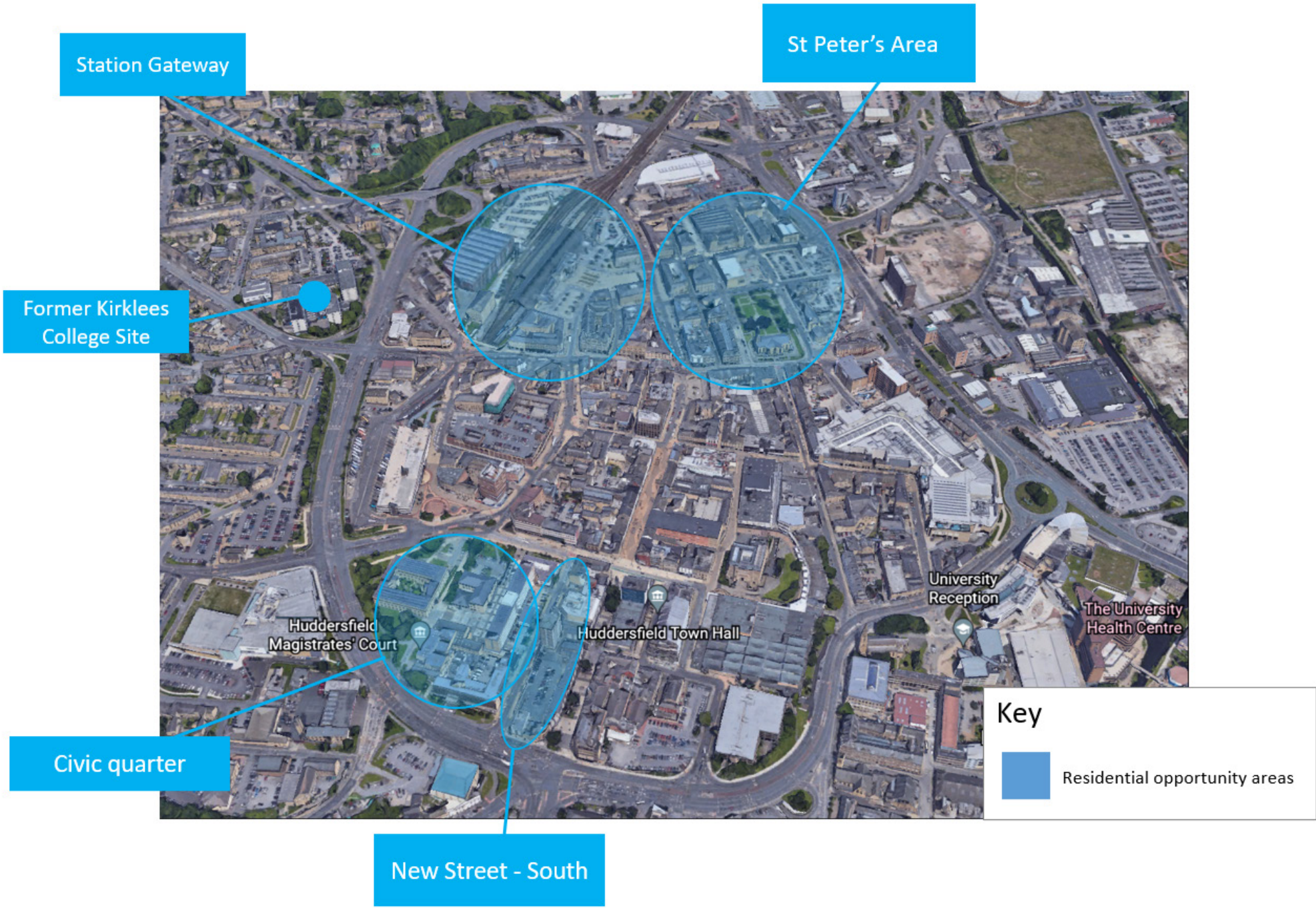
Some town centre land and assets have already been identified, while other opportunities are expected to come forward in the near future.

## 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

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

**Joanne Bartholomew**  
Service Director for Development  
joanne.bartholomew@kirklees.gov.uk

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

**Liz Jefferson**  
Strategic Partnership Lead  
liz.jefferson@kirklees.gov.uk

## 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](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	<b>Increase opportunities for town centre residential</b>
OUTCOMES	<ul style="list-style-type: none"> <li>• Deliver new housing sites within the town centre</li> <li>• Support the reuse of heritage buildings</li> <li>• Support the growing student population</li> </ul>
POLICY CONTEXT	<p><b>NPPF Chapter 2</b> 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><b>Local Plan Spatial Development Strategy</b> 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	<b>Diversify and improve local housing offering</b>
OUTCOMES	<ul style="list-style-type: none"> <li>• Provide a greater diversity of housing tenure to support needs</li> <li>• Improve the quality of housing in the town centre</li> <li>• Improve accessibility and affordability of housing</li> </ul>
POLICY CONTEXT	<p><b>NPPF Chapter 5</b> 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><b>Local Plan Policy LP11</b> 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><b>The Interim Affordable Housing Policy (2020)</b> 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><b>The Housebuilders Design Guide SPD</b> 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:

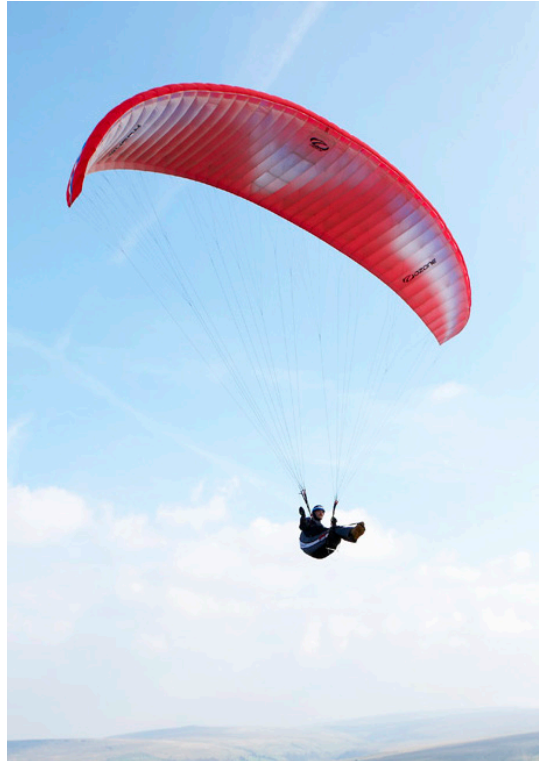
## The Planning Context

OBJECTIVE	<p><b>Improve the quality and accessibility of the townscape</b></p>
OUTCOMES	<ul style="list-style-type: none"> <li>• Create a livable town centre</li> <li>• Improve the public realm</li> </ul>
POLICY CONTEXT	<p><b>NPPF Chapter 8</b> 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><b>Local Plan Policy LP17</b> 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	<b>Support access to leisure, culture, and retail</b>
OUTCOMES	<ul style="list-style-type: none"><li>• Improve the attractiveness of living in the town centre</li></ul>
POLICY CONTEXT	<p><b>NPPF Chapter 8</b> seeks to ensure appropriate social, recreational, and cultural facilities and services are delivered through the planning system.</p> <p><b>Local Plan Policy LP15</b> 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

[www.kirklees.gov.uk](http://www.kirklees.gov.uk)

