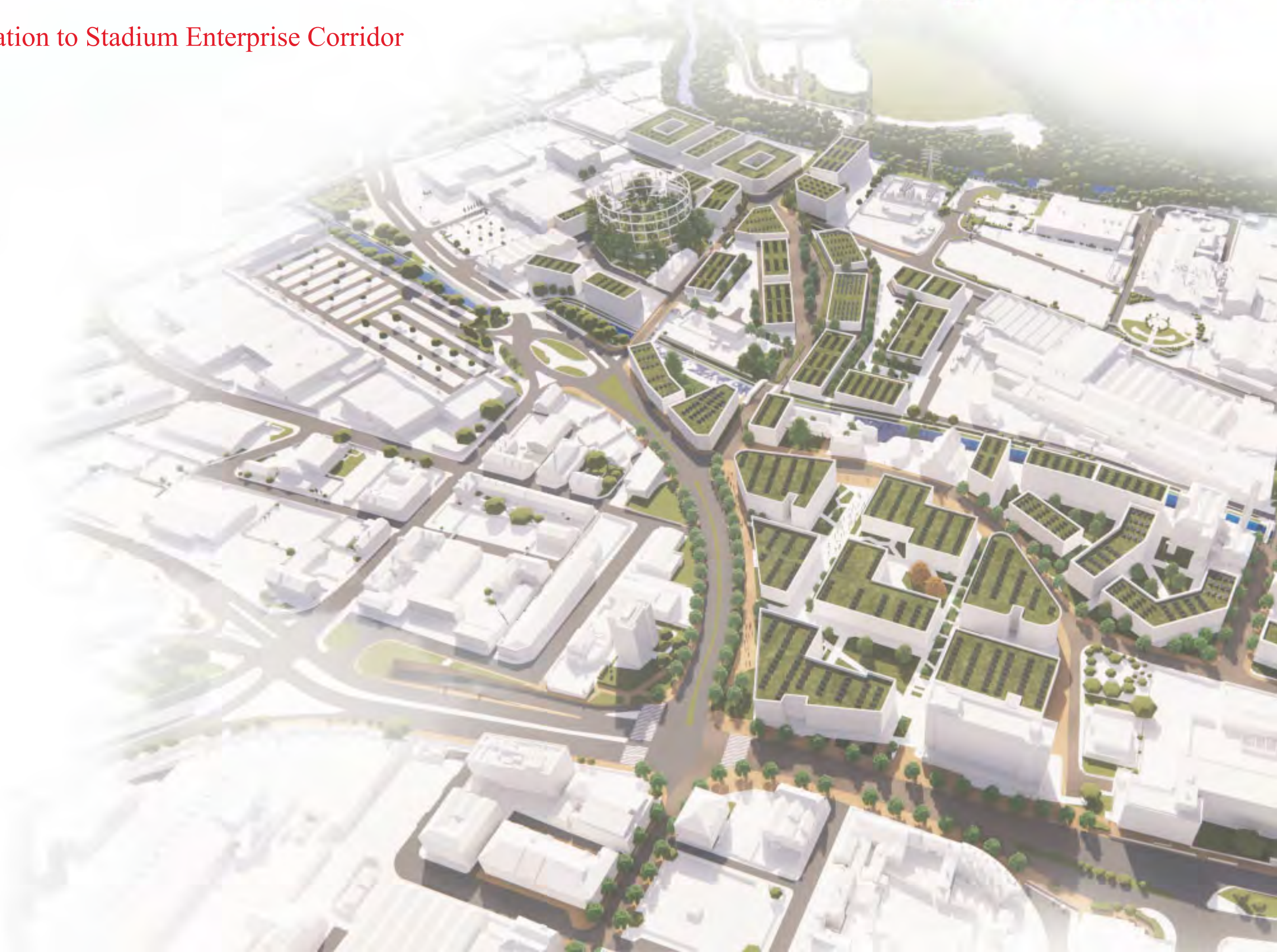


Huddersfield Station to Stadium Enterprise Corridor

Masterplan Framework



Huddersfield Station to Stadium Enterprise Corridor

Masterplan Framework



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Executive Summary

The Station to Stadium Enterprise Corridor

The Station to Stadium Enterprise Corridor represents one of the most exciting economic development opportunities in the Yorkshire region and beyond. Huge investment by Network Rail in the Transpennine Route Upgrade is making Huddersfield (and the other towns on the route) one of the best-connected places in the North of England.

The University of Huddersfield's investment in the National Health Innovation Campus at Southgate will put the town on the map globally in terms of translational health and wellbeing research and applied applications. The corridor area also has established major employers including Cummins Turbo Technologies and Polyseam plus successful educational facilities at the Kirklees College campus.

These core assets are connected by some of the town's most striking architecture and heritage buildings but also interspersed with underutilised land and premises. Investment in these assets sits alongside other major investments in the cultural and leisure assets of the town. Each individually is a significant driver of the economy, but if planned together under a coherent vision and plan, then their combined long-term impact can be much greater.

The Station to Stadium Enterprise Corridor Masterplan is fundamentally about growing and attracting good quality jobs and businesses in Huddersfield, for the benefit of the whole district and creating an environment that stimulates private sector investment in commercial, office, research and development and residential uses.

This Framework sets out a proposed land use plan across the short, medium and long term, supported by an approach for improved connectivity and urban greening. A set of twelve masterplan propositions are defined to enable an incremental approach to the delivery as and when funding allows; with each of these providing individual benefit.

This Framework sets out a proposed land use plan cover short and long term time frames, supported by an approach for improved connectivity and routing. A set of twelve masterplan proposition are defined to enable an incremental approach to the delivery as and when funding allow; with each of these providing individual benefit.

The Vision and Supporting Principles

A thriving, Connected and enterprising district advancing well-being and prosperity through health innovation, environmental improvement and clean growth.



Principle 1: Innovation an high value employment



Principle 2: Connected and integrated



Principle 3: Raised aspirations, skills



Principle 4: Attractive and vibrant environment



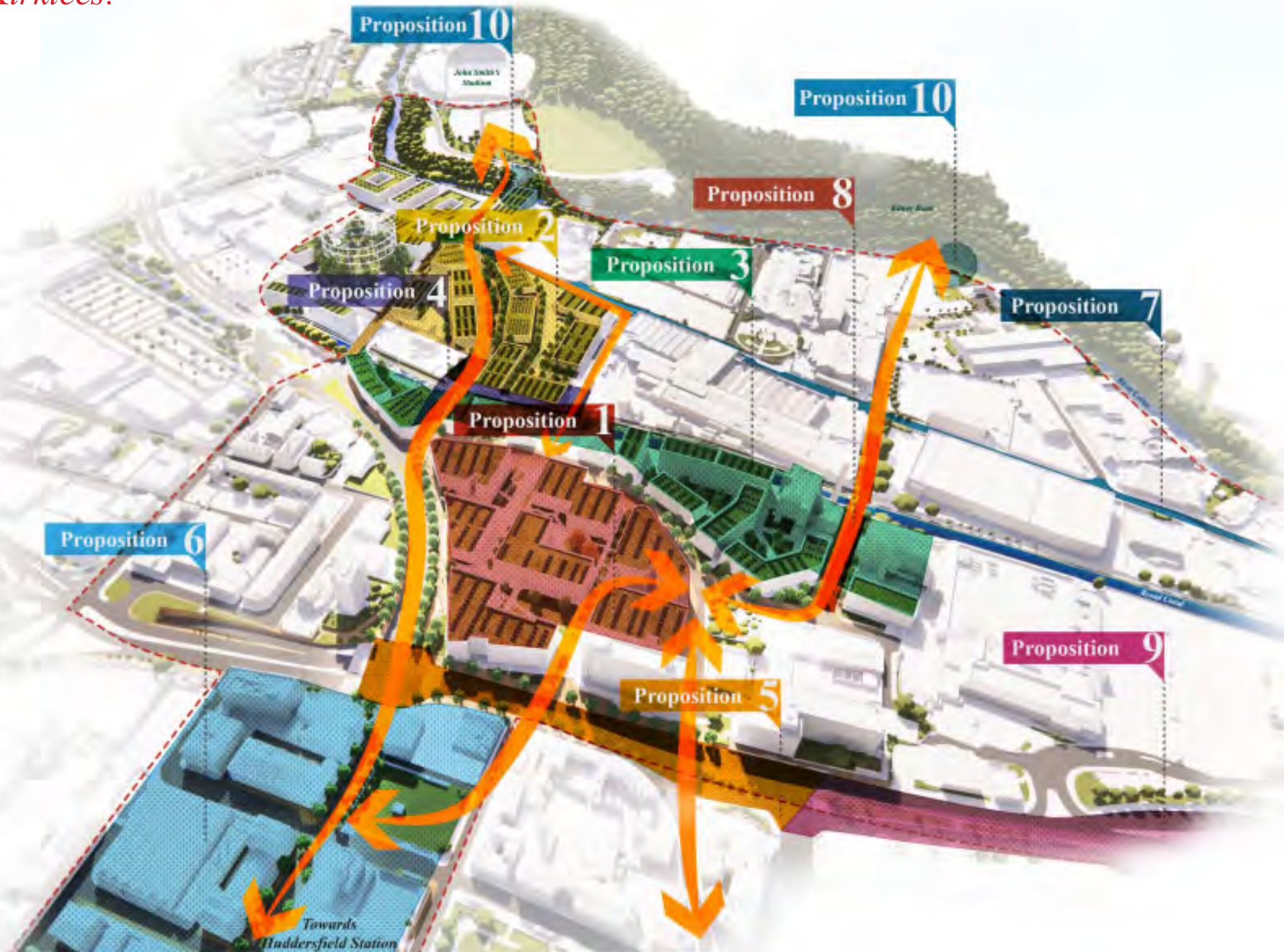
Principle 5: Sustainable and clean growth

Executive Summary

Masterplan Propositions

Twelve masterplan propositions have been formulated to deliver the vision for the area. This will result in the creation of a thriving, re-energised area and support the aspirations of Kirklees:

1. National Health Innovation Campus
2. Gasworks Street site and sites to the North and East
3. Old Leeds Road development area
4. A new potential canal crossing
5. Southgate crossings both North and South
6. John William Street, Northumberland Street & Huddersfield Open market
7. St Andrew's Road
8. Turnbridge Road - Closure of the lifting bridge to vehicles to form a dedicated active travel route
9. Larger scale Southgate Crossing interventions
10. River crossings and connectivity to Kilner Bank's wood and active travel network
11. Creating focus for innovation and enterprise
12. Developing workforce skills for the future



1. Introduction

Background

Arup has been commissioned by Kirklees Council to develop a Masterplan Framework for the Huddersfield Station to Stadium Enterprise Corridor, supported by Leonard Design Associates and JLL.

The Huddersfield Station to Stadium Enterprise Corridor stretches from Huddersfield Rail Station to the John Smiths Stadium and is bounded by Wakefield Road to the south.

Regeneration of this area offers the opportunity to drive new, diverse and sustainable land uses, supporting high value employment alongside investment in further and higher education.

The design-led and place-based approach, which celebrates both the historical and modern context, and harnesses key footfall generators alongside identifying potential new ones, will be key in attracting investment and occupiers alongside potential public sector funding.

The area represents a fantastic opportunity to improve high quality employment opportunities in close proximity to a redeveloping town centre, supported by the enhanced connectivity that the Transpennine Route Upgrade will deliver. The proposals aim to provide a further boost to connectivity, providing modern infrastructure which can help mitigate climate change impacts.

This Framework document sets out:

- Context analysis of the site
- A Vision to provide a consistent, long-term aspiration
- Land-use proposition for the types and form of development, including identification of short-term opportunities
- Connectivity proposals outlining routes and green infrastructure
- Masterplan Propositions that are a series of active interventions to be taken to support and catalyse development and enabling the vision for the framework area

The body of this report should be read in conjunction with the following accompanying documents:

- The Baseline Report which includes a physical, context and socio-economic review of the framework area
- Huddersfield Market Assessment Report
- A Transport Modelling Report summarising initial transport modelling undertaken to understand the impact of some interventions



2.1 Location and Boundary

Location Plan & Key Areas

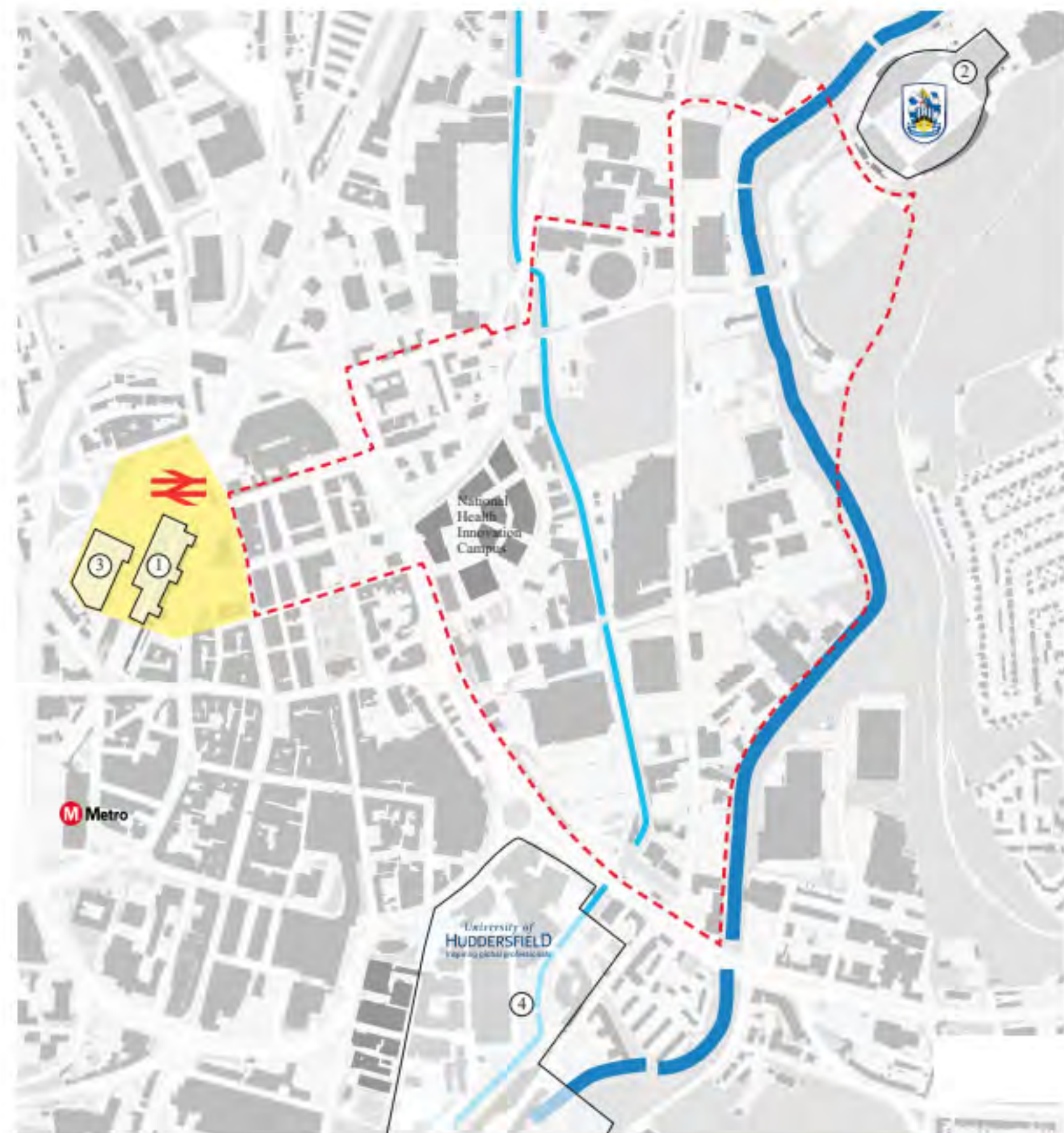
The study area plan identifies the site boundary within Huddersfield and key adjacent connections within the wider town context.

Key specific areas of influence beyond Framework Boundary

- ① Huddersfield Train Station
- ② The John Smith's Stadium
- ③ Station Warehouse
- ④ Huddersfield University Queensgate Campus



- - - Framework Boundary
- Masterplan Framework Phase 2



2.2 Current Developments

The Huddersfield Blueprint

The Huddersfield Blueprint is a ten-year overarching vision to create a thriving, family friendly, modern-day town centre. It focuses on regenerating six key areas.



1. Station Gateway (Welcome to Huddersfield)

- An enhanced train station, St George's Square and The George Hotel



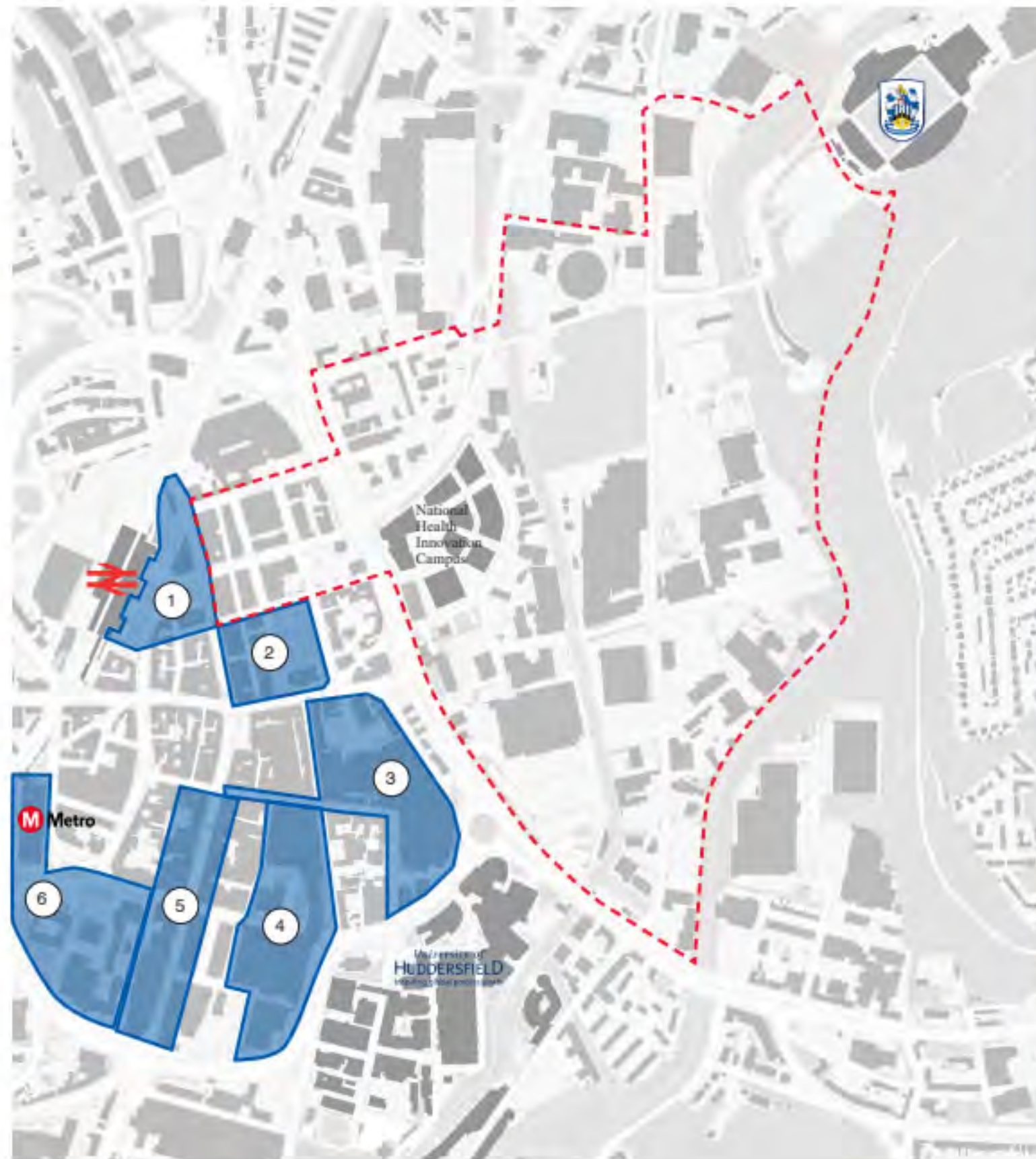
2. St Peter's (The Creative Area)

- Modern co-working spaces and studios as well as residential



3. Kingsgate and King Street

- Re-invigorated town centre retail



4. The Cultural Heart

- Provision of a new multi-purpose entertainment and event venue, museum, gallery, library and food hall



5. New Street (A modern high street)

- New Street South with greenery and New Street North with public spaces



6. The Civic Quarter (Local lives)

- The enhancements of the public realm to improve access for people using services

2.2 Current Developments

University of Huddersfield - National Health Innovation Campus

The University of Huddersfield's National Health Innovation Campus located within the heart of the masterplan framework area will deliver a mix of specialist clinical teaching and research facilities, laboratories and commercial floorspace, improving health outcomes and driving innovation in health and social care.

It is founded upon a principle of health, well-being and the impact they can bring to productivity. The proposed scheme has a strong strand of working with and integrating partnership external organisations.

The first phase is due to open in 2024 and will be followed by a series of further buildings.

The scheme provides a new high quality mixed use space and the capability to catalyse complimentary and other developments around it.



Health Innovation Campus indicative masterplan



University of Huddersfield Health & Innovation Campus - Phase 1 building



University of Huddersfield Health & Innovation Campus - Phase 1 building



Southgate Phase 1 Ground Floor Plan



Southgate Redevelopment Area

2.2 Current Developments

Current Infrastructure & Regeneration Projects

Other developments associated with infrastructure, employment and heritage are ongoing to support the sustainable development of the area. These developments will make a positive contribution towards the economic, social and environmental impact of Huddersfield and growth within the masterplan framework area.



1. The Glass Box

- Provide flexible rental space that grows with you from a fledgling start-up to an established high growth business



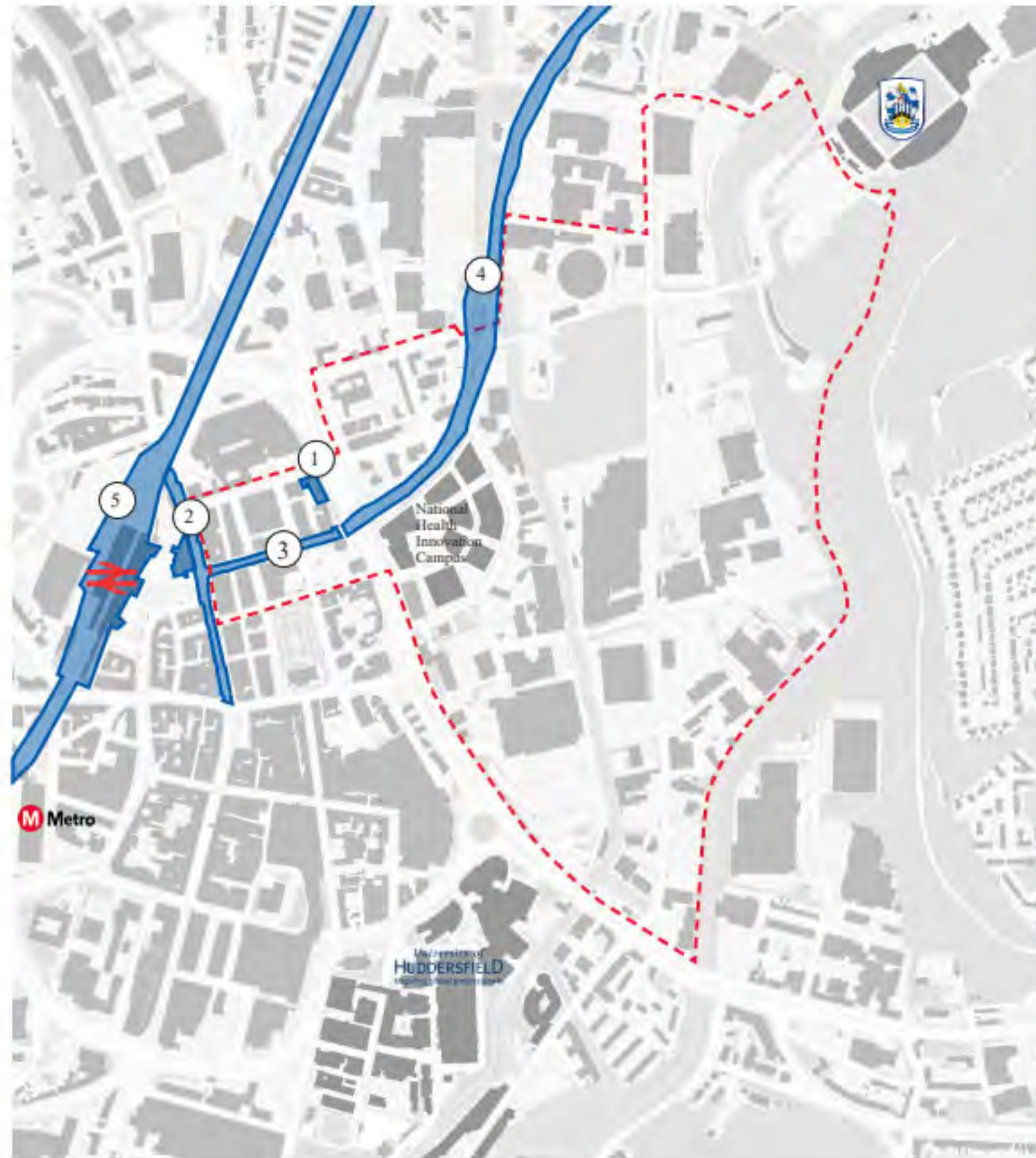
2. George Hotel

- Reopen the historic building as a hotel



3. Northumberland Street and John William Street

- Improve active travel connections to the railway station and improve the public realm



4. Leeds Road Smart Corridor

- Improve green infrastructure, pedestrian crossing facilities, cycleway facilities and traffic signal



5. Transpennine Route Upgrade

- Transformation of rail frequency, capacity and reliability for all routes between Manchester, Huddersfield, Leeds, and York, bringing better journey times to all passengers

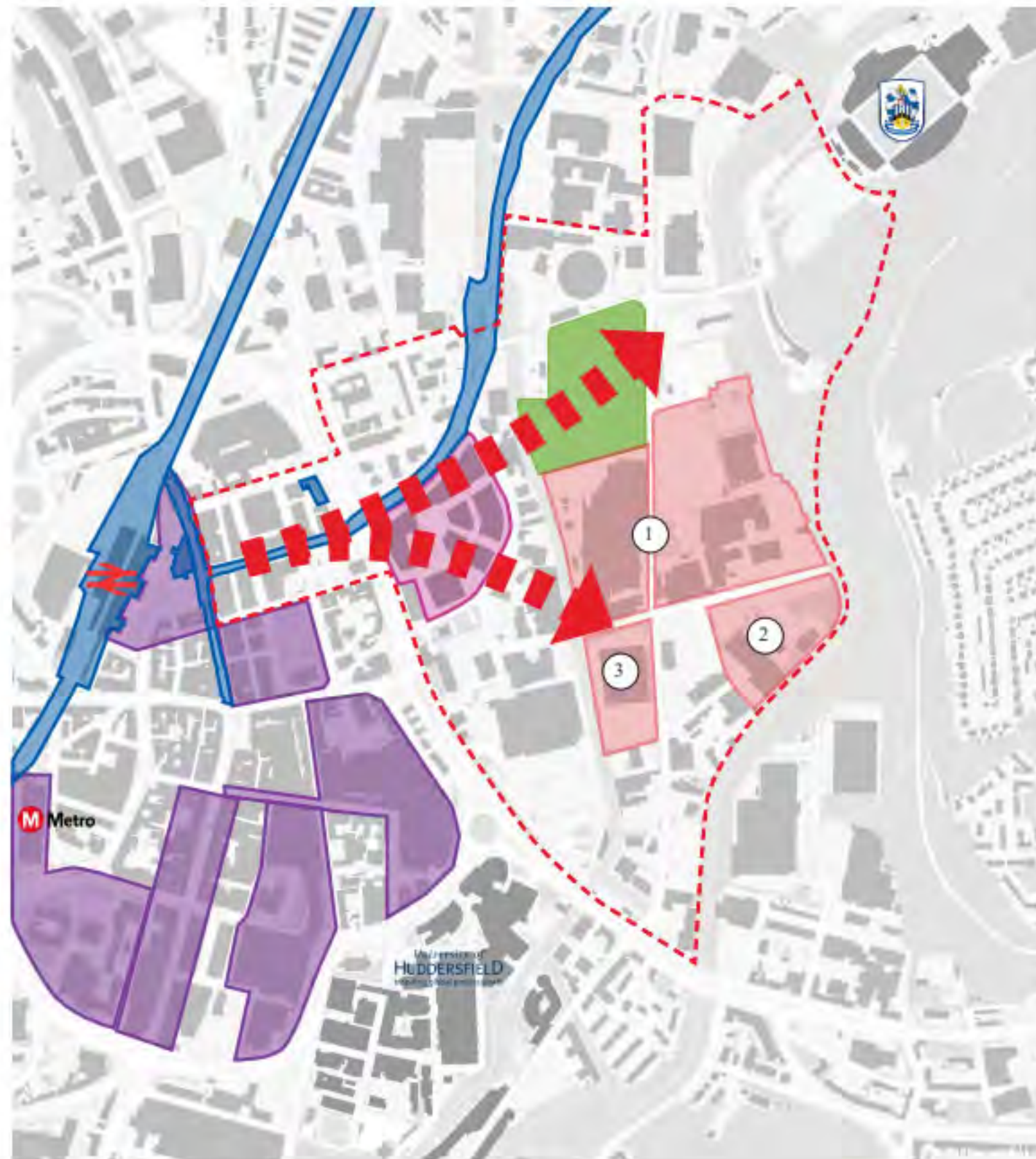


2.2 Current Developments





Catalyst for Growth through the Station to Stadium Corridor

The projects described across the preceding pages kick start regeneration through the corridor. Starting from the town centre core, anchored from the National Health Innovation Campus and connecting with the strong and established employment and educational areas they will act as a catalyst for growth through the corridor.

This provides the ideal opportunity for realising change through the corridor.



Catalyst Developments:

-  The Huddersfield Blueprint
-  National Health Innovation Campus
-  Infrastructure Improvements
-  Gasworks

Established education and employment:

- ① Cummins
- ② Kirklees College
- ③ Polyseam

2.3 Stakeholder Engagement & Feedback

The proposals for the Masterplan Framework have been developed with input, review and feedback from stakeholders across the area, representing a wide range of parties. This page summarises the drivers, aspirations and context of a selection of the largest stakeholders across and adjacent to the area.

1. Kirklees Council

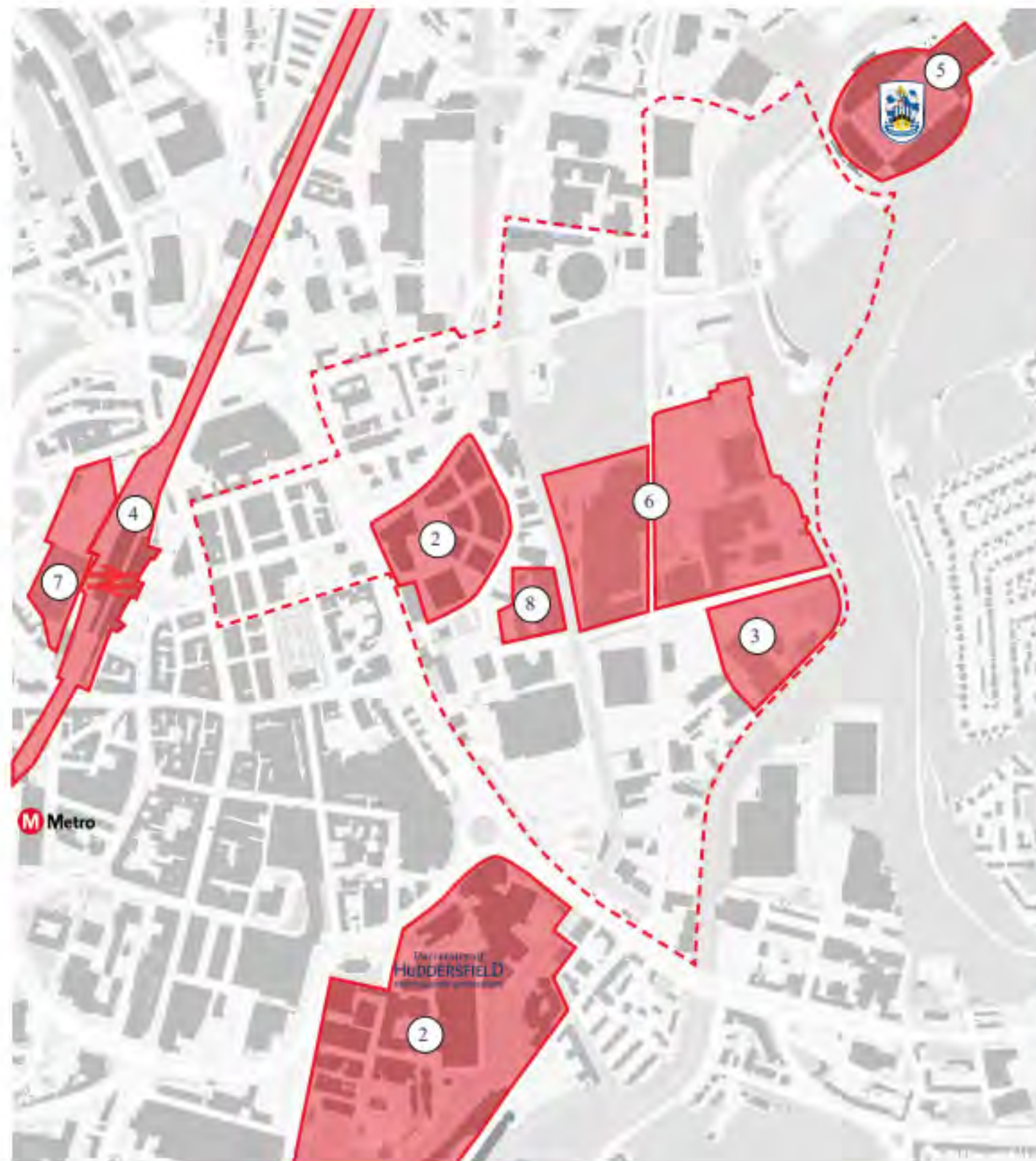
- Major landowner
- High value employment opportunities within the area
- The opportunity to enhance connectivity between the town centre and the area east of the ring road, alongside supporting other initiatives such as the Cultural Heart, Blueprint, TRU, the George Hotel and Glass Box, to name a few

2. University of Huddersfield

- Improved linkages between the main university campus and new National Health Innovation Campus
- Improved active travel connectivity with the town centre
- Opportunity for complimentary development uses

3. Kirklees College

- Students access the college from the train and bus stations – having a clear pedestrian / cycling route would be beneficial
- Improved connections with the University
- The opportunity for long-term consolidation/growth of manufacturing, engineering and construction education



4. Network Rail

- Transformation of Huddersfield Station and its connectivity (capacity and speed) across the north through the Transpennine upgrade project

5. KSDL (The Stadium)

- Supporting non-match day operations leisure and connectivity
- Improved active travel routes to the stadium

6. Cummins Turbo Technologies

- Enable growth opportunities for their operations and shift to low carbon technologies
- Reliability of the transportation network

7. HDI Developments (Station Warehouse)

- Support the warehouse connectivity with the town centre and beyond

8. John L. Brierley Ltd (Turnbridge Mills)

- Opportunity to bring heritage assets back into more intensive use

2.4 The Current Strengths



1. Station and St George's Square



2. High quality civic architecture along Northumberland Street and John William Street



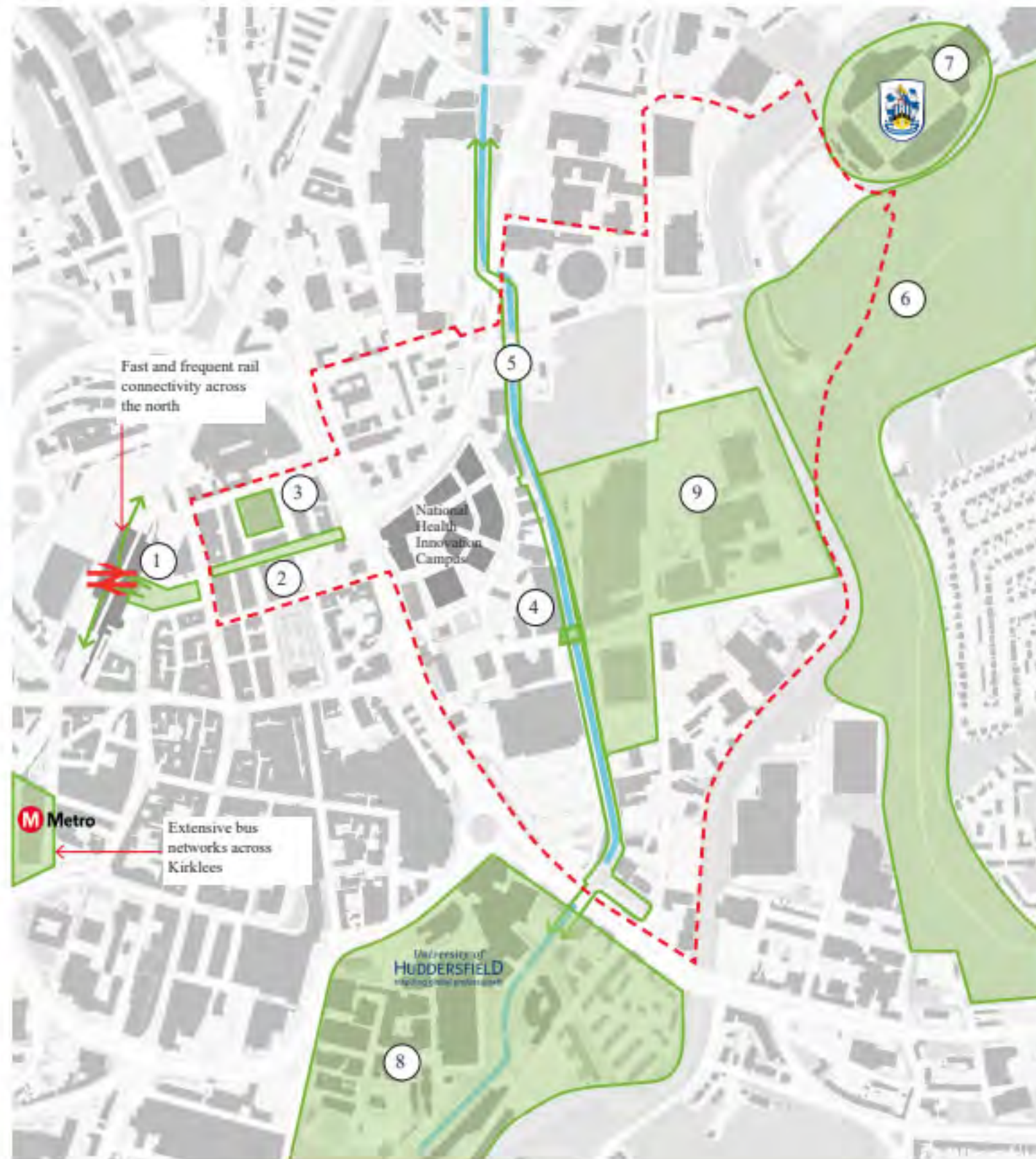
3. Huddersfield Open Market



4. Locomotive Bridge and adjoining mill buildings



5. Canal and riverside pathways



6. Proximity to green space and open country



7. John Smith's Stadium



8. Huddersfield University campus



9. High Quality manufacturing and employment

2.5 The Current Challenges

Poor air quality in some areas.

Traffic congestion and poor access to M1 from across Huddersfield and poor access to M62 from the south.

Traffic detracting from environmental quality around Huddersfield town centre on the ring road.

Lack of employment land, including industrial sites.

The housing market is weak in some areas, which may be a barrier to development of brownfield sites.

Shortfall of Grade A office accommodation and private sector service employers relative to other large towns.

2.6 Opportunities

Overview

Huge investment in the Transpennine Rail Upgrade is making Huddersfield (and the other towns on the route) one of the best-connected places in the North of England.

The University of Huddersfield's investment in the Health Innovation Campus will put the town on the map globally in terms of translational health and wellbeing research and applied applications. The investment in the Huddersfield Blueprint will boost the cultural and leisure assets of the town with growing town centre living.

If planned together under a coherent vision and plan through the Station to Stadium Enterprise Corridor, their combined long-term impact will support growing and attracting good quality jobs and businesses in Huddersfield, for the benefit of the whole district and creating an environment that stimulates private sector investment in commercial, office, research and development and residential uses.

Bringing together historic and heritage assets, better active travel provision and environmental and ecology improvements alongside an upcoming supply of brownfield development land offers a compelling opportunity for regeneration. This can deliver improvements to public health and wellbeing within an urban green environment.

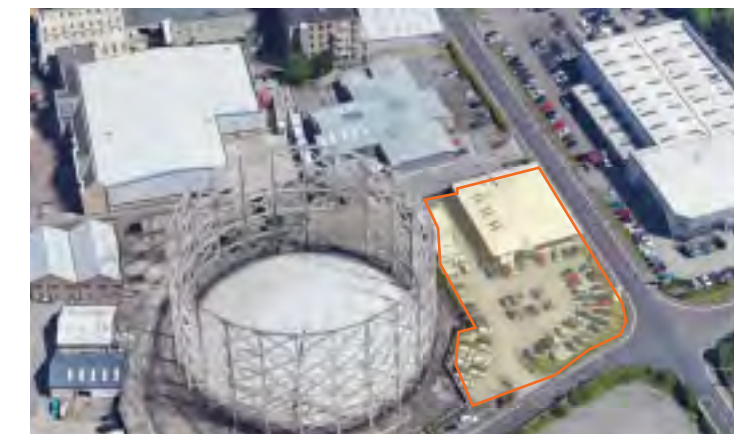


Active Travel

Environment & Ecology

Historic & Heritage Assets

Length of leases under 10-15 years



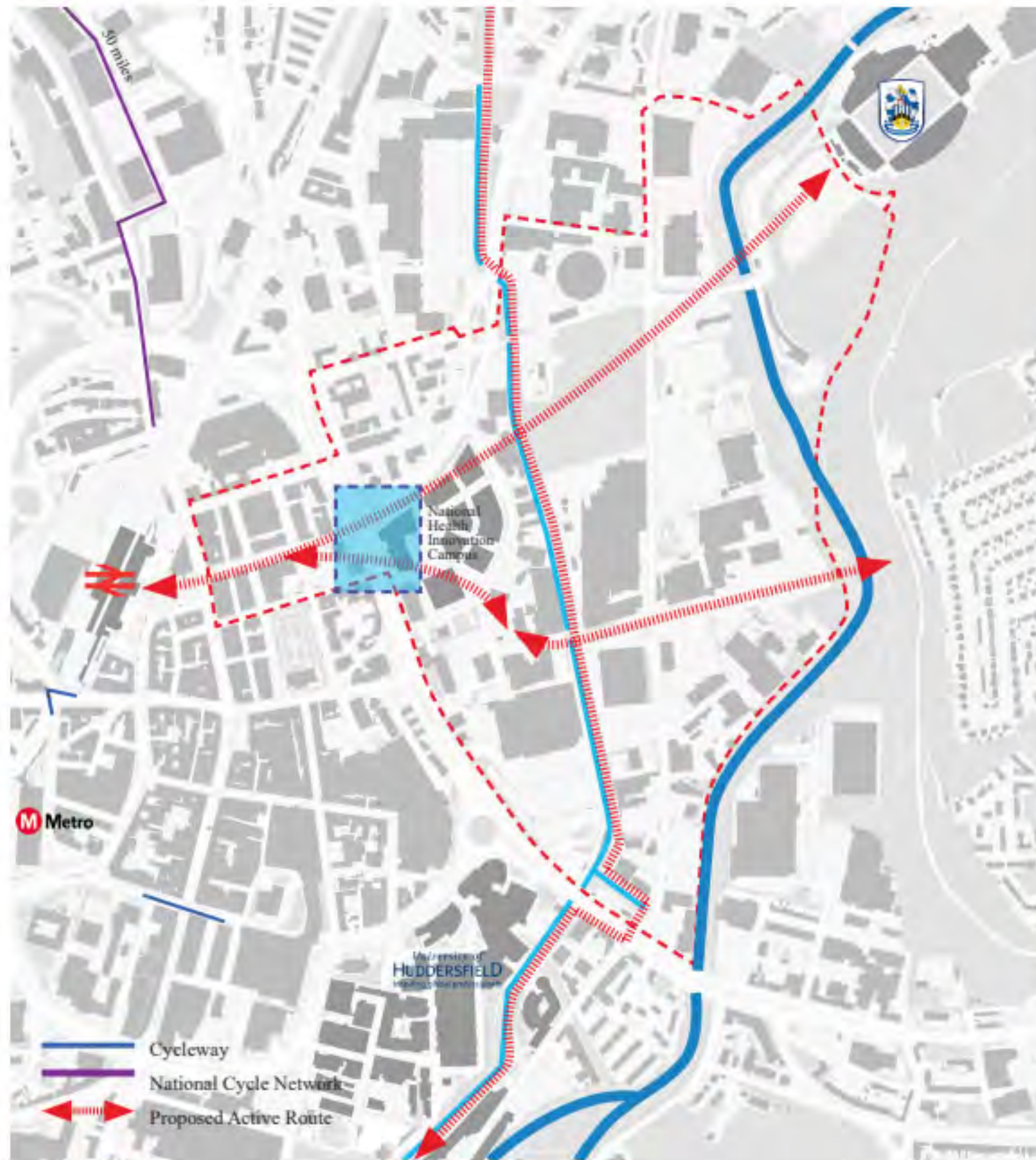
2.6 Opportunities

Active Travel

The Enterprise corridor could capitalise on the existing links to the wider Huddersfield urban fabric and adjacent communities that the canal and river network provide to the north and south of Huddersfield.

Whilst the quality and connectivity of the current network of footpaths and cycle lanes varies widely, the potential for a comprehensive loop to be created in the future should be explored. The presence of the Broad Canal and River Colne provide a strong opportunity to utilise these as active travel routes through the masterplan area and beyond.

Crossing Southgate from East to West



2.6 Opportunities

Environment & Ecology

This masterplan framework area currently has a very limited extent of trees and planting within it. However, Kilner Bank to the immediate eastern side is a significant green asset - providing a prominent wooded hillside backdrop to the town.

The proposal for the framework area is to draw the green infrastructure down from Kilner Bank and integrate trees and planting throughout the area.

The site is located partially within the Kirklees Strategic Green Infrastructure Network. Under policy LP31 of the Kirklees Local Plan, developments within this network should include new or enhanced green infrastructure including natural green space, woodland and street trees where appropriate. A significant portion of the site is also located within "Biodiversity Opportunity Zones" for floodplain and urban areas, which have been identified by Kirklees Council to reflect the habitats found in these areas. Under Policy LP30, development proposals should incorporate biodiversity enhancement measures to reflect the priority habitats and species identified within these zones.

The Masterplan Framework should seek to strengthen existing habitat corridors within the site, e.g. Huddersfield Broad Canal (Sir John Ramsden Canal) Local Wildlife Site (LWS) which flows through the centre of the site. Both the canal and the River Colne form part of the Kirklees Wildlife Habitat Network which has been identified by West Yorkshire Ecology as an opportunity to connect designated sites of biodiversity importance through notable habitat links. The Habitat Network has been identified in order to protect and strengthen ecological links within the district.



Drawing green spaces from the Kilner Banks wood into the town centre



The station to stadium green vision



2.6 Opportunities

Key Assets

There is an array of fantastic existing buildings and features through the corridor area. These can support a sense of interest, place and journey through the corridor.

This includes 22 designated heritage assets within the boundary. There is an opportunity to improve their condition and setting within the area and the celebration of England's industrial heritage. They also help support a masterplan area of character and interest.



1. Train Station

- Celebrate commuter and visitor to emotional journey from station to stadium



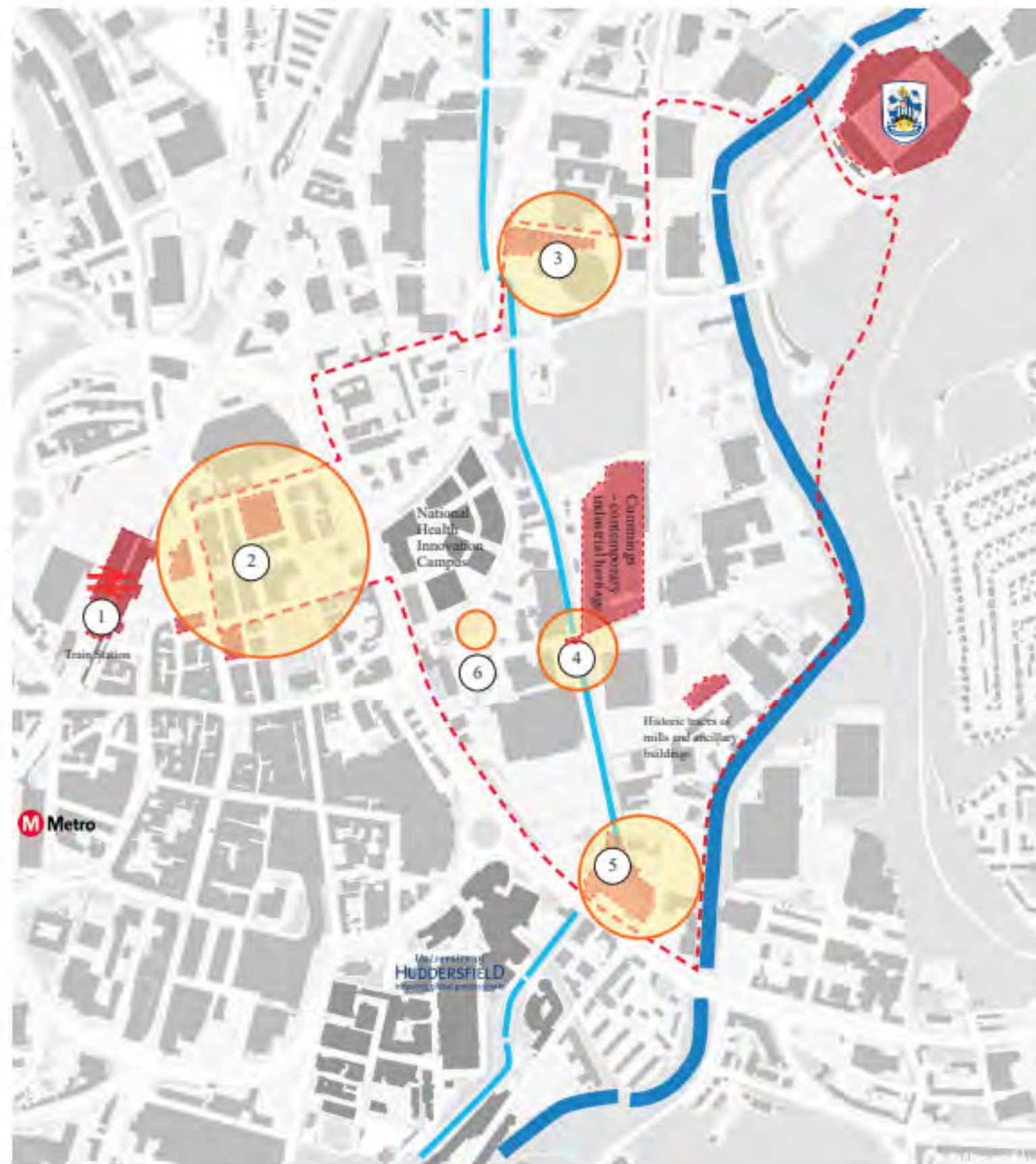
2.15 Heritage Assets

- Cluster of 15 Grade I & II listed entries and numerous historic assets around Northumberland St. within the Conservation area



3. Grade II listed former Gasworks building and the disused gas holder structure.

- Adaptive reuse of captivating historic Gasworks structure



4. Around locomotive bridge

- The Locomotive Bridge itself is a Scheduled Ancient Monument that currently carries vehicles and pedestrians over the Broad Canal, adjacent to the Grade II listed Brierley's Mill



5. Marina

- Celebrate and promote use of three Grade II listed buildings and other heritage assets and basin part of the history of canal use



6. Proposed Heat Network Energy Centre

- A business case for progression of a heat network is underway by Kirklees Council at present, as part of this, there is an energy centre proposed within the Masterplan Framework boundary in the area indicated. The heat network will normally be supplied with heat from the waste to energy facility beyond the northern boundary of the masterplan (at Diamond Street)
- If progressed, this will provide the opportunity for a low carbon heat source for proposed and existing buildings

2.6 Opportunities

Length of leases under 10-15 years

Under 10-15 years length of the lease will provide an opportunity to accelerate development and provide enhancement of the urban environment with green space.



1. Land at Union Street / Until 20 12 2025



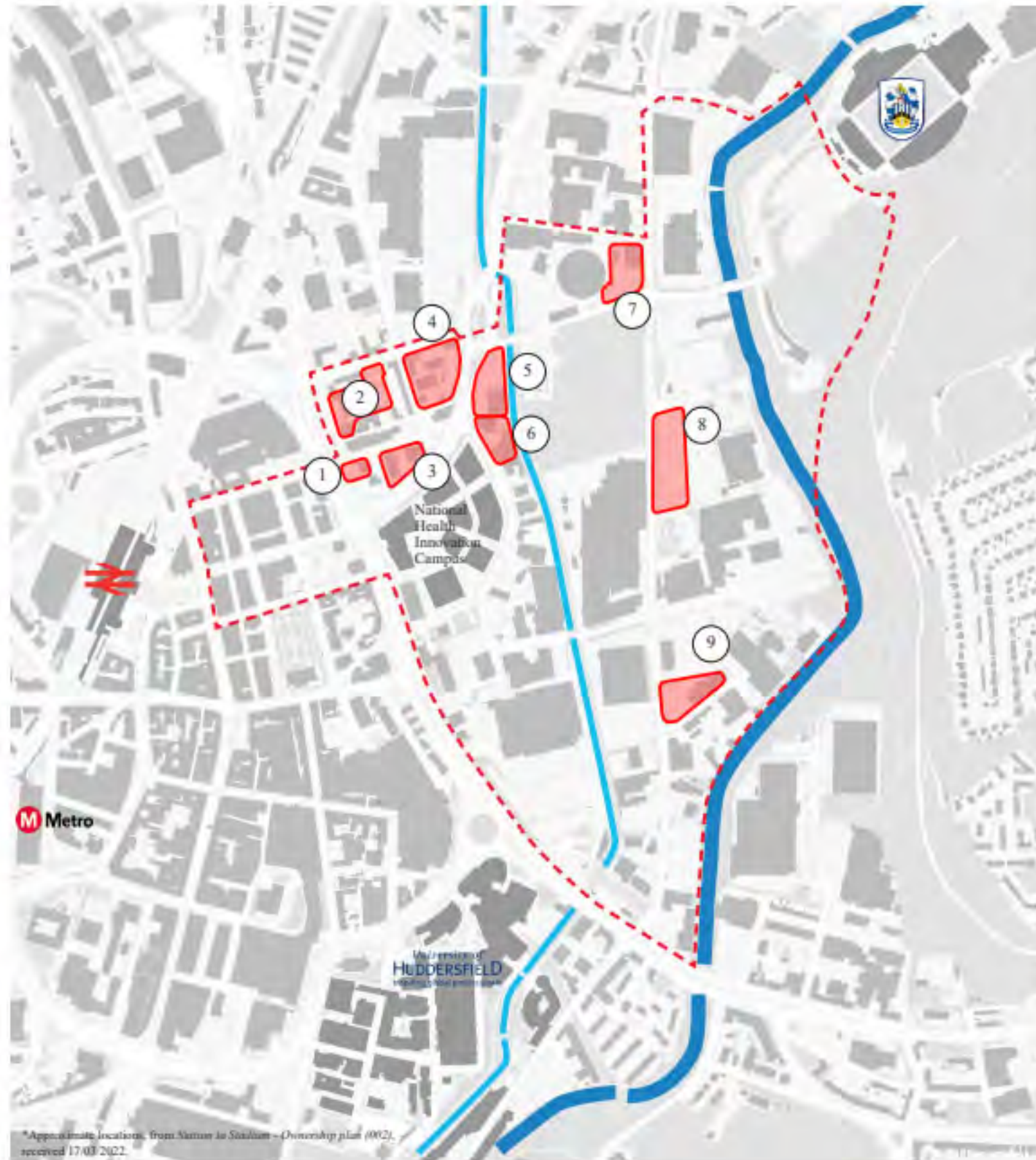
2. Land at Fitzwilliam Street, / Until 31 05 2021



3. Ajax House, 1 Leeds Road / Until 02 01 2023



4. Unit 1, Charlotte Court, 15 Lower Fitzwilliam St/ Until 27 04 2026



*Approximate locations, from Station to Stadium - Ownership plan (002), received 17/03/2022.



5/6. Waterloo Mills, Old Leeds Road / Until 22 12 2030



7. West side of St Andrews Road / Until 01 08 2023



8. Land leased to Cummins by Kirklees Council until 01/11/2029



9. Land lying to the north west of Lincoln Street/ Until 24 04 2029

2.7 Constraints

Flood Zones and Significant Utility Facilities

The masterplan framework development should seek to incorporate SuDS as far as reasonably practical. Their consideration is necessary under planning policy. They should also be considered in the context of the benefits they offer to the local drainage systems and wider conveyance systems by their attenuation of peak flows (reducing any capacity issues in the local conveyance system) as well as improving water quality of discharge. The inclusion of the green SuDS solutions will also provide ecological and social benefits into the area which is currently lacking green infrastructure.



1. BT Openreach Exchange and Office

Location of an existing internet/phone exchange centre, offices and associated car parking. The internet / phone exchange is the physical location for data switching. As such, any relocation of the exchange itself is likely to be prohibitively expensive.

BT Openreach offices are located on the site in two separate but joined five storey office buildings. BT Openreach van parking and access is provided directly behind the buildings and staff car parking adjacent.



2. Northern Gas Networks Gas Facility and Pipe Bridge over Broad Canal

This is an active facility associated with the gas distribution network. Modification to its extent is very likely to be prohibitively expensive. There is a high pressure gas main routing to and from this facility. The routing of this will need to be considered in the plot and road development strategies as diversion of this existing asset would most likely be cost prohibitive.



M Metro

- Utility Facilities
- Flood Zones 2 - Medium risk
- Flood Zones 3 - Higher risk

Environment Agency, Flood map for planning, 2022



3. Northern Gas Networks Gasometer (gas holder)

The gasometer is understood to be redundant (subject to confirmation of future plans with Northern Gas Networks). Existing ground contamination risks will need to be understood given its former use.



4. Northern Power Grid Substation

This site contains and operation Northern Power Grid substation and overhead power-line connection.

The full site area is recorded as owned by Northern Power Grid; however, the area highlighted on the image above appears to have been cleared of previous use and could represent an opportunity for the masterplan.



5. Proposed Heat Network Energy Centre

The proposed heat network energy centre described in section 2.6 will be located on the above site and, subject to approval of the final business case, there will be a series of heat network pipes proposed through the masterplan area which will connect with existing intensive energy users and future development sites.

Station to Stadium Enterprise Corridor

Vision

Station to Stadium Enterprise Corridor Vision

A thriving, connected and enterprising district advancing well-being and prosperity through investment in health innovation, clean growth and green networks.

We have developed five high level principles to support in delivering the vision.



Principle 1: Innovative and high value employment

Support in diversifying the local economy through attracting new innovative businesses in health tech and advanced manufacturing, generating high value jobs and increasing productivity



Principle 2: Connected and integrated

Create a place for residents, workers, students, and visitors to connect, building on its strategic connectivity and rail connections, developing stronger active travel routes, and integrating into the wider investment in the town



Principle 3: Raised aspirations, skills, and education

Create a mix of inclusive spaces for collaboration and knowledge spillovers for all of Kirklees and beyond to enable visible pathways for people to enter and progress, supporting people into employment, raising aspirations, strengthening entrepreneurship, and increasing skill levels



Principle 4: Attractive and vibrant environment

Revitalise this area and the routes between Huddersfield Station and the John Smiths Stadium. Enhance the local natural and historical environment and re-connect with key assets of the distinctive landscape setting, canal corridor, River Colne, and heritage assets



Principle 5: Sustainable and clean growth

Maximise natural assets, create a network of green corridors to connect to other areas of the town, encourage biodiversity net gain, support mental wellbeing, and embed sustainable principles throughout the district development and local businesses

4.1 Land Use Plan

Land Use Zoning

Having undertaken the market assessment and taking into consideration the results of the Stakeholder engagement, the following land uses within the masterplan are proposed.

It is key that the land uses are flexible to meet the changing needs of the market over the circa 20 year lifetime of the masterplan, this is reflected in the land use plan.

The market assessment has clearly identified a latent need for industrial land and buildings. It is proposed that development is brought forward for advanced manufacturing & technology to complement the work at the National Health Innovation Campus and create a cluster of businesses in close proximity to the town centre and with the connectivity benefits that will bring.

The National Health Innovation Campus and the advanced manufacturing sites will each provide a basis for development of the area identified as Mixed-use. It is proposed that this mixed-use area is market led and may comprise employment and/or residential. The tenure of any residential would be market facing at the time of delivery with the potential to offer homes for young professionals, families, occupiers / workers within the National Health Campus and students. Possible tenures to consider could be co-living, build to rent or even inter-generational living.

It is also noted that there are multiple occupiers/landowners within the red line which will remain in situ in the medium / long term. Whilst it is acknowledged that these businesses have no immediate plans to relocate or rationalise their land take-up, we have considered the potential long-term uses of these plots of land which is illustrated to the right.



- National Health Innovation Campus - Being delivered by the University of Huddersfield. Submitted Phase 1 for planning approval.
- Further Education - Kirklees College and potential future expansion and/or complimentary facilities.
- Advanced manufacturing & technology
- Mixed employment uses - Continuation of the present business uses. Future potential for mixed employment uses aligning with the nearby advanced manufacturing and technology areas if possible. And/or with leisure uses for the plots near to the stadium.
- Mixed-use - Market-led employment with potential long-term options for canal-side residential.
- Industrial uses.
- Established industrial uses.
- Established retail uses.
- Established Open Market and its proposed renovation.
- Canal-side residential - Living space located at Level 1 and above with undercroft parking in flood zone area.
- Ground floor food and beverage with upper floor residential, shared workspace and employment uses.
- Glass Box and Media Centre innovation quadrant.

4.2 Development Plots

Short and Medium Term Development Planning

The framework area provides short-term development opportunities.

National Health Innovation Campus

The first phase of this exciting new campus has now been granted planning consent, with proposals for further phases at an earlier stage of development.

The University of Huddersfield are rapidly planning and preparing for the subsequent phases to build out this important catalyst site.

Development Zone 1

This core short term development area is based around the opportunities within the bounds of the Town Centre.

This area of Huddersfield has current development projects underway including the redevelopment of Northumberland Street and John Williams Street as well as the George Hotel.

Kirklees Council has submitted a bid for Levelling Up funding to create a new market and help restore Huddersfield's historic identity as a market town. The aspiration is to create a combined new market on the existing open market site in Northumberland Street.

The new market would be vibrant and sustainable and focus on high quality independent traders with a strong emphasis on food and drink. It would also be available in the evening to help drive the night-time economy.

It is proposed that the surrounding buildings are refurbished, typically with residential, shared workspace and other employment uses on the upper floors and F&B / leisure on the ground floors. This will increase footfall and benefit from the proximity to the rail station.



Development Zone 2

This area represents a clear opportunity to meet the latent demand for industrial units. It is therefore proposed that a sustainable, light industrial advanced manufacturing scheme is brought forward in this location.

It is recommended that this proposition is led by the Council to kick-start the regeneration and develop a sustainable offer to attract advanced manufacturing and technology occupiers which would complement the National Health Innovation Campus. Delivery routes will depend on the level of control the Council would require. Options include direct development, a joint venture or disposal with planning consent. Further work to identify the Council's objectives in relation to this Proposition would be beneficial.

Development Zone 3

It is envisaged that the proposed National Health Innovation Campus will act as a catalyst for the wider masterplan area bringing confidence to the market and help work towards a sense of 'place' for Huddersfield.

The land directly to the East of Old Leeds Road is a medium-term opportunity and should be reactive to prevailing market conditions and the success and subsequent requirements of the University. This will be mixed-use with employment and/or residential and capitalise on the canal-side location.

Development Zone 4

Perseverance House - This building is presently in the process of being demolished and the site readied for development opportunities.

Development Zone 5.

Council premises adjacent to St Andrew's Road. This building and car park has most recently been utilised as a vaccination centre and is now becoming available for potential redevelopment opportunities.

Short - Medium Term Development Zones:

1. Station to Stadium Gateway
2. Advanced Manufacturing
3. Old Leeds Road

Other potential sites:

4. Perseverance House
5. Council premises adjacent to St Andrew's Road.

4.2 Development Plots

Long Term Development Planning

The remaining plots are considered to be medium to long term opportunities. Potential uses have been identified however they are currently constrained by third party ownership with a requirement for land assembly in some cases. This future development will be guided by the success of the short-term opportunities and be reactive to the market demand.



1. Cummins Turbo Technologies - existing employment use remaining in situ. Opportunity to be reviewed for growth.
2. Cummins Turbo Technologies - existing employment use remaining in situ. Opportunity to be reviewed for growth.
3. Kirklees College - existing use remaining in situ. Opportunity to expand and adapt into the adjoining College-owned land.
4. Polyseam Ltd - existing employment use remaining in situ. Opportunity to be reviewed in medium term.
5. Multiple business - land assembly would be required. Potential for industrial use.
6. Multiple business - land assembly would be required. Potential for residential use. Opportunity to be reviewed in medium term.
7. Premier Inn and associated canal uses - no proposed change in the short term however alternative uses to be considered in the long term based on market conditions.
8. Existing Sainsburys Supermarket, PFS and associated car parking. Lease expiry 2031. Use would remain as is for the short term however consideration for alternative use based on market conditions on lease expiry.

5.Connectivity Proposals

Green Infrastructure and Connectivity

Drawing green spaces from the Kilner Banks wood into the town centre



Existing view



Green public space, Central park, New York



Traffic-free cycleway, Helix Park, Falkirk

The station to stadium green vision



Concept: Re-greening Huddersfield



Public playground in active travel environment, Šmartinski Park, Slovenia

5.1 Routes

Improved Routes & Permeability






The enterprise corridor will capitalise on the existing links to the wider Huddersfield urban fabric, green spaces and adjacent communities that the canal and river network provide, alongside key new East to West connections.

Primary Routes

- Developing key active travel connection corridors
- Developing North to South connectivity
- Closing Turnbridge Road to traffic
- Southgate pedestrian crossing improvements
- A potential new canal crossing

Secondary Routes

- Improving permeability
- Improving the environment around Southgate
- Better utilisation of the canal route
- St Andrew's Road improvements
- A potential new River Colne crossing

-  Primary Routes
-  Secondary Routes
-  Potential Future Routes
-  Improved Crossings
-  Potential New Bridges



5.2 Active Travel

Connection to the wider green space network

Active Travel, Inclusive and clean growth Utilising The Wider Waterway and Biodiverse Network.

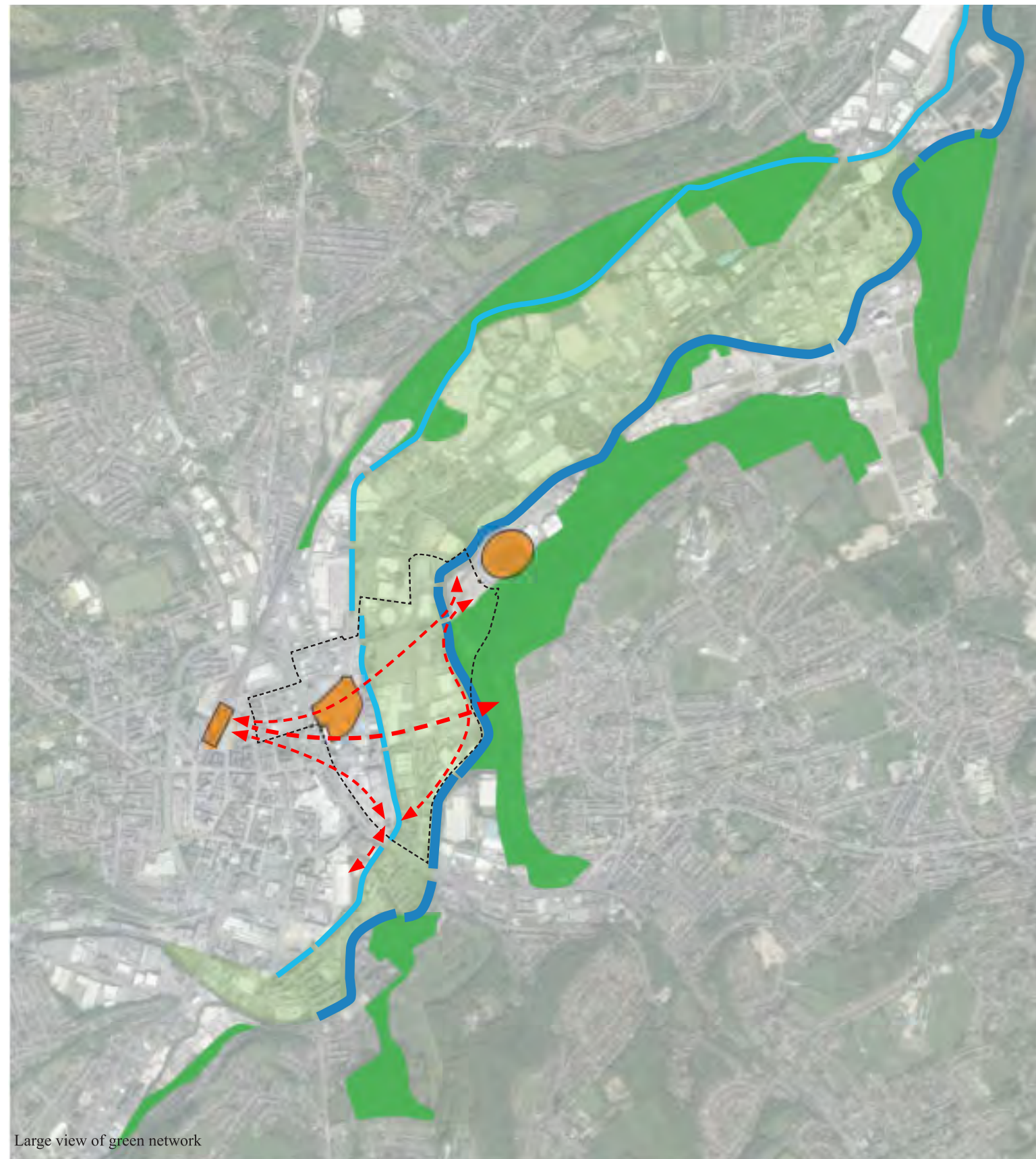
The Enterprise corridor could capitalise on the existing links to the wider Huddersfield urban fabric and adjacent communities that the canal and river network could provide to the north and south of Huddersfield.

Whilst the quality and connectivity of the current network of footpaths and cycle lanes varies widely, the potential for a comprehensive loop to be created in the future should be explored. The presence of the Broad Canal and River Colne provide a strong opportunity to utilise these as active travel routes through the masterplan area and beyond.

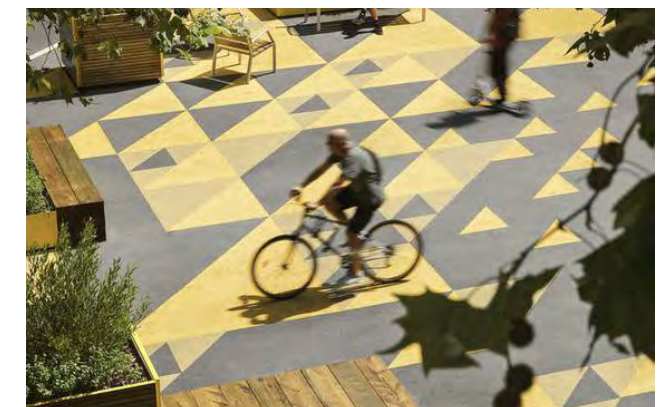
A similar network was created in Nottingham in recent years with the establishment of the 'Big Track', where a 10-mile loop for has been created for leisure, amenity and commuting purposes along the city's existing river and canal networks.

The enterprise corridor acts as a conduit, providing an opportunity to easily connect to key destination points and employers across the city from nearby communities and the wider environs.

Development of the green space/active travel network will complement and add value to the National Health Innovation Campus by actively encouraging walking and cycling as an integral part of the health and well-being focus of the area.



Improved Pedestrian and Active Travel Environment



Improved Cycle Route and Active Travel Environment



Improving the active travel environment and providing leisure opportunities, Canal side, Nottingham

5.3 Green infrastructure Green Network

The 'Green Network' will support health & well-being, environmental improvement and higher value through re-connecting the green hillside landscape towards the town centre.

Refer to Masterplan Propositions 6 and 10 to show how this is proposed to be taken forward within the Turnbridge Road area and also to interconnect across the River Colne.

Drawing green spaces from Kilner Banks wood (and the potential Huddersfield Riverside Nature Park) into the town centre:



The station to stadium green vision:



Public Realm Enhancements



Celebrating the Waterfront



Outdoor Activities and Leisure



Bridge links & Raised Parks

6 Masterplan Propositions

Overview

The following propositions have been developed as active interventions that can be taken to support and catalyse development and enabling the vision for the framework area.



1. National Health Innovation Campus (Section 2.2)



2. Gasworks Street site and sites to the North and East



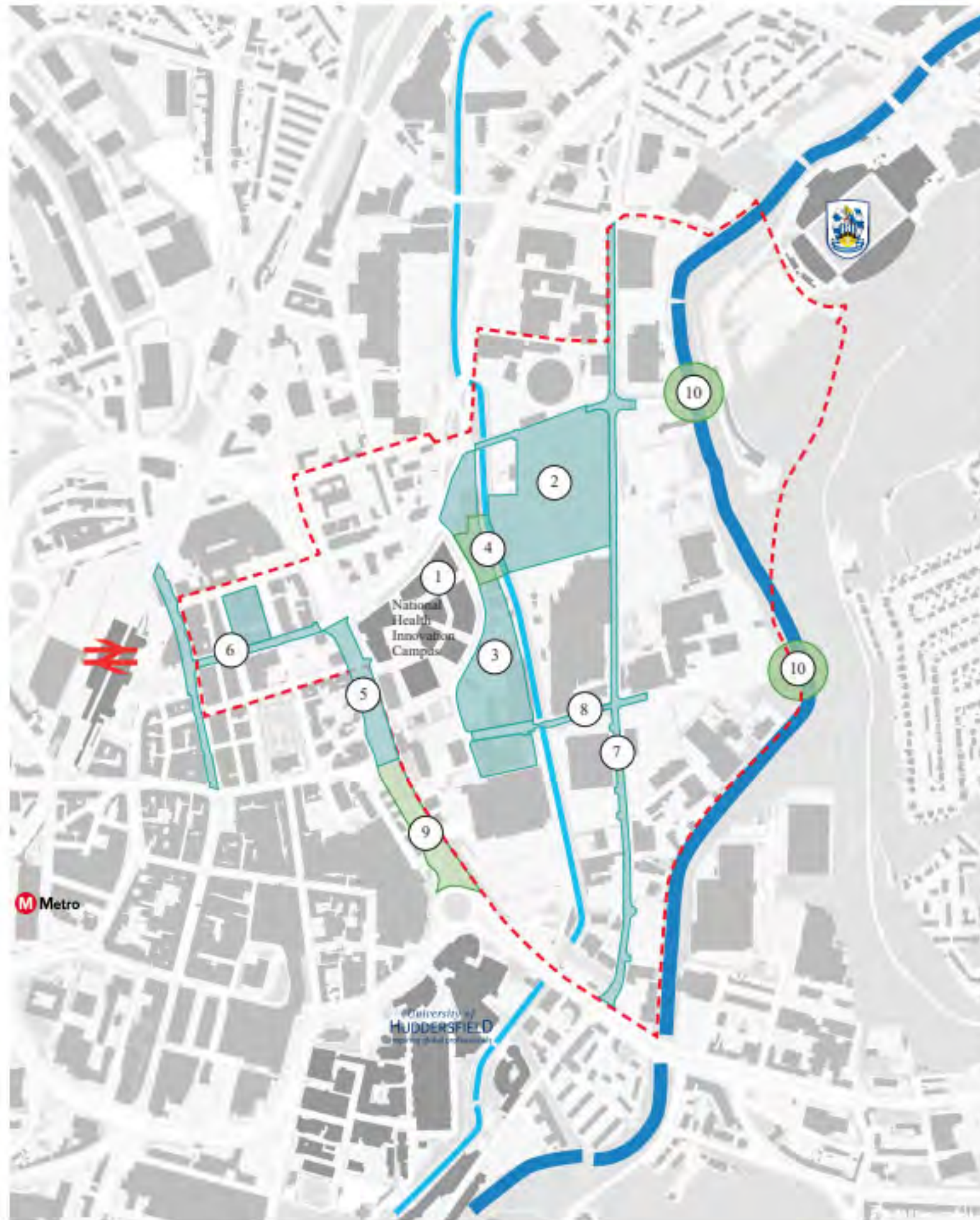
3. Old Leeds Road development area



4. A new potential canal crossing



5. Southgate crossings both North and South



6. John William Street, Northumberland Street & Huddersfield Open Market (on-going)



7. St Andrew's Road



8. Turnbridge Road – Closure of the lifting bridge to vehicles to form a dedicated active travel route



9. Larger-scale Southgate crossing interventions



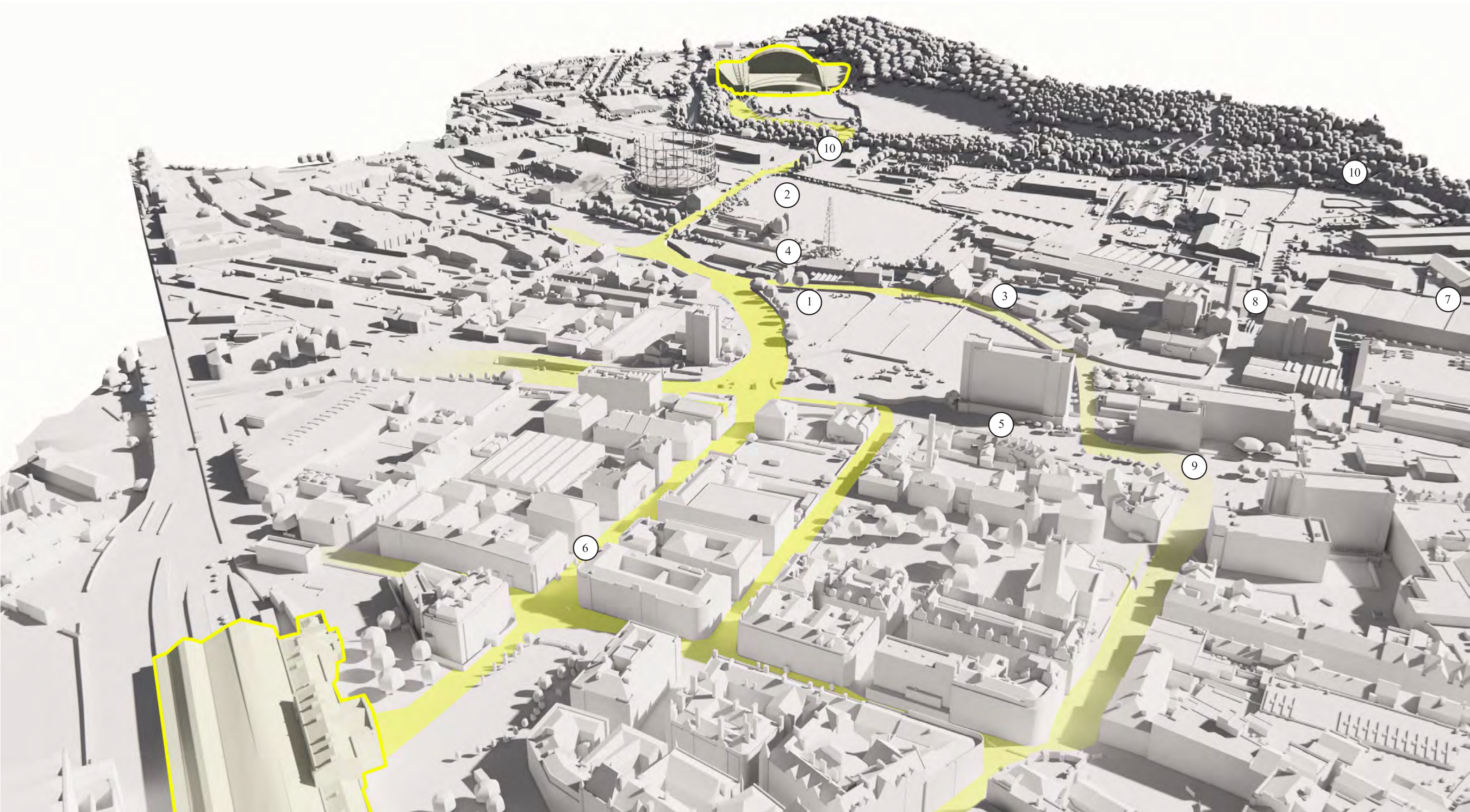
10. River crossings and connectivity to Kilner Banks wood and the active travel network

11. Creating focus for innovation and enterprise

12. Developing workforce skills for the future

6. Masterplan Propositions

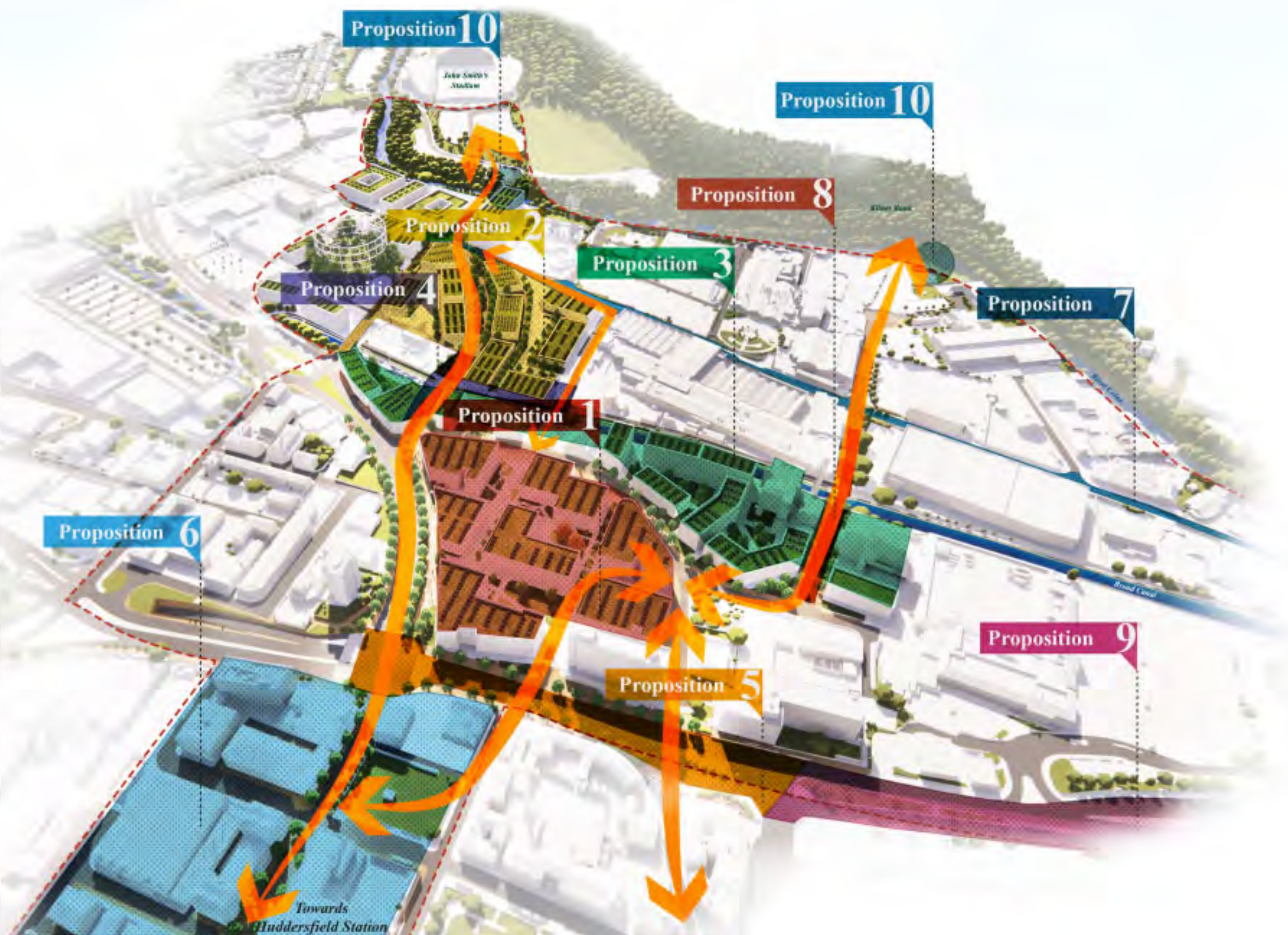
Overview Existing - Station To Stadium



6. Masterplan Propositions

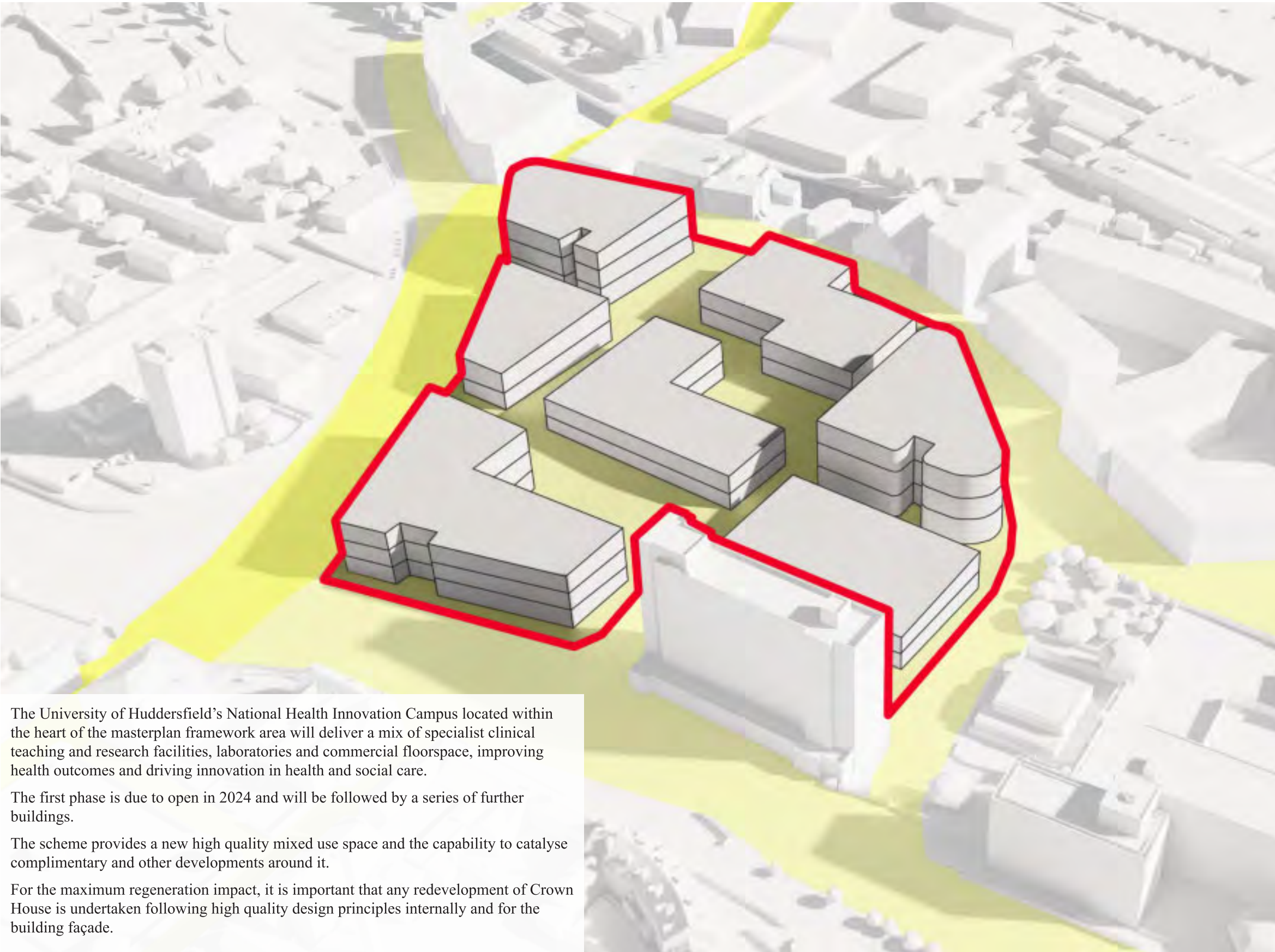
12 Propositions:

1. National Health Innovation Campus
2. Gasworks Street site and sites to the North and East
3. Old Leeds Road development area
4. A new potential canal crossing
5. Southgate crossings both North and South
6. John William Street, Northumberland Street & Huddersfield Open market
7. St Andrew's Road
8. Turnbridge Road - Closure of the lifting bridge to vehicles to form a dedicated active travel route
9. Larger scale Southgate Crossing interventions
10. River crossings and connectivity to Kilner Bank's wood and active travel network
11. Creating focus for innovation and enterprise
12. Developing workforce skills for the future

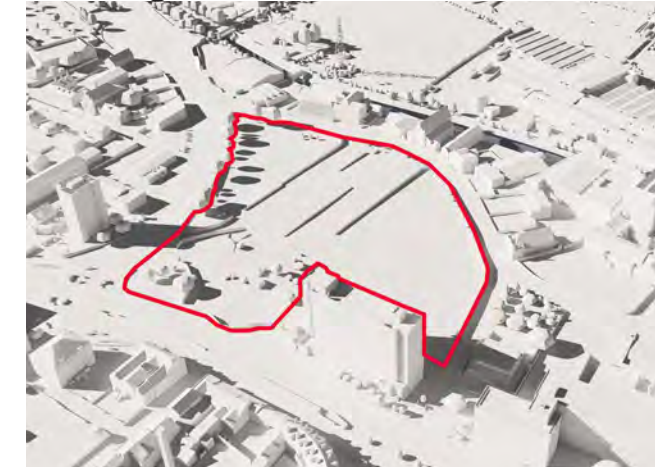


Masterplan Proposition 1

National Health Innovation Campus (see section 2.2 for further details)



Existing Site:



Health Innovation Campus
proposed plot

Area: 26238 m²



The University of Huddersfield's National Health Innovation Campus located within the heart of the masterplan framework area will deliver a mix of specialist clinical teaching and research facilities, laboratories and commercial floorspace, improving health outcomes and driving innovation in health and social care.

The first phase is due to open in 2024 and will be followed by a series of further buildings.

The scheme provides a new high quality mixed use space and the capability to catalyse complimentary and other developments around it.

For the maximum regeneration impact, it is important that any redevelopment of Crown House is undertaken following high quality design principles internally and for the building façade.

Masterplan Proposition 2

Gasworks Street Site and surrounding plots to the north and east (Existing)

At the centre of the masterplan area sits a significant area of development land around Gasworks Street and St Andrews Road which can be brought forward in the short to medium / long term.

The key short term/ medium term opportunity relates to plot 4.

The sites are geographically close to the centre of Huddersfield and the wider road network.

1. York House Car park
2. Gas holder site
3. Car Dealership (DM Keith)
5. Car Dealership site (Trust Ford)
6. Car Rental (Thrifty)
7. A Sub station. No redevelopment anticipated

Plots 1-3, 5 and 6 in this area have present operational uses on them without plans for relocation / rationalisation; however, in the circa 20 year time-frame of this Masterplan Framework, these areas may potentially present development opportunities over time.

Further survey and investigations will be required to full understand the detail of the site constraints.

The Council could potentially identify funding streams and bring forward development themselves and retain as an income producing asset or work in partnership with the private sector and procure a development partner. Examples of successful Council interventions for industrial led development can be found at Aurora Stockport and Kingsway Business Park, Rochdale.

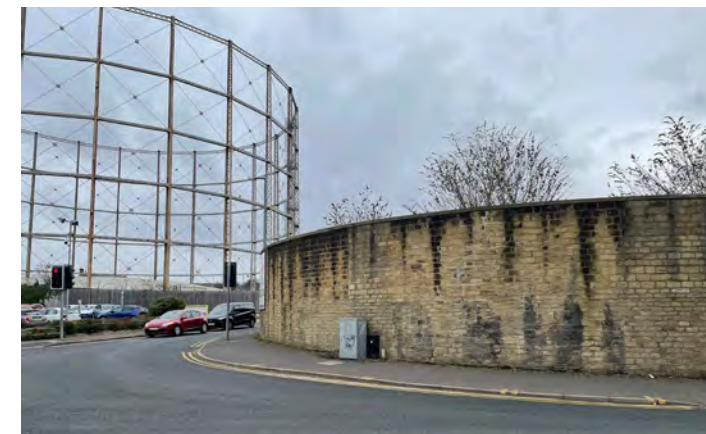
Development at this plot could act as a catalyst for further industrial development to the north once vacant possession of car dealerships is achieved.



Gaswork Street to East



Gaswork Street to West



Gasworks Site



Masterplan Proposition 2

Gasworks Street Site & surrounding plots to the north and east (Proposed)

This area presents a significant short-term opportunity to catalyse development in the Masterplan Framework area.

Proposals:

- Advanced manufacturing / light industrial units of 5,000 to 10,000 sq ft with complimentary offices
- Targeted to complement the National Health Innovation Campus, nearby existing industrial occupiers such as Cummins and Polyseam and/or new occupiers
- Capitalising on the latent demand for high quality industrial employment space across Kirklees

The sites will have excellent connections to the station via a new pedestrian and active travel corridor and will be ideal for employment uses.

The potential formation of a new crossing over the canal at Old Leeds Road provides further opportunity to improve access onto and through these sites and incentivise development further.

We have therefore identified Plot 4 as a short-term opportunity for light industrial / research and development / manufacturing providing units of 5,000 – 10,000 sq ft. The occupiers could be targeted to complement the University's health and innovation campus. The site is cleared and within the ownership and control of the Council.

Other benefits and opportunities:

- An enhanced canal side, new public realm and a green space could be created at the heart of these sites
- The gross area of all of the sites is in the region of 6.7 hectares
- The sites will have good access to leisure uses around the stadium
- Good service access via St. Andrews Road
- As well as being in close proximity to the river and canal side
- Providing active travel and walking routes to the outlying areas of Huddersfield
- With good connections to woodlands and open, green space
- The sites are in close proximity to existing large scale employers, including Cummins, University of Huddersfield

Existing historic structures and buildings on the sites, including the gasometer tower provide an opportunity to create a new, characterful landmark on the site.

There are opportunities for sensitive refurbishment/conversion of heritage buildings, sensitively integrated with new development, potentially for a mix of workspace and residential uses. This part of the study area will play an important role in connecting the new University campus with the canal and adjoining large development site at Gasworks Street

Items requiring further investigation include the following:

- Level of decontamination and remediation works required
- Dealing with existing infrastructure and utilities constraints, including existing sub stations and gas pipe networks adjacent to and through the sites
- Plot 6 - flood risk mitigation

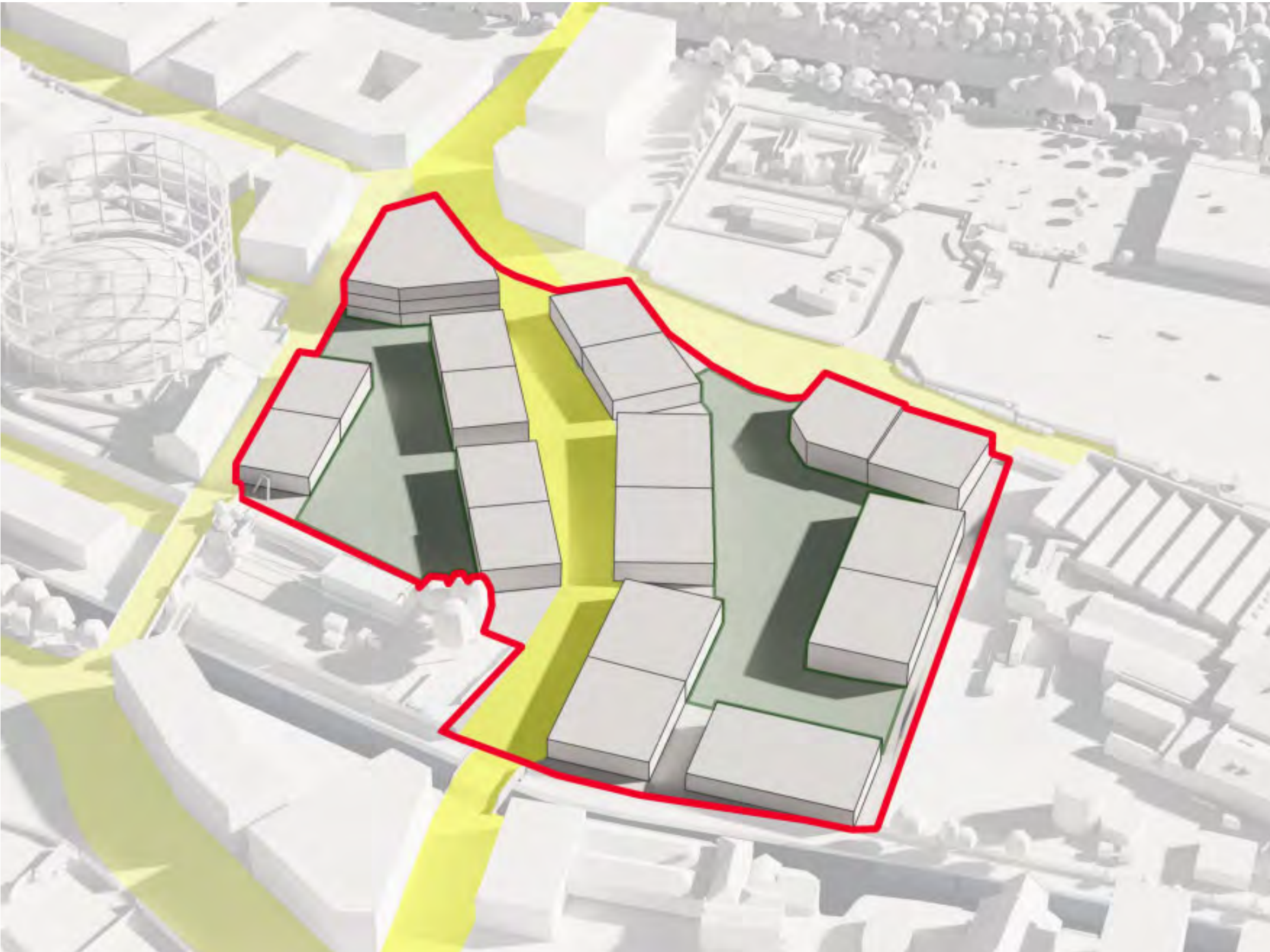


Precedent Imagery



Masterplan Proposition 2

Gasworks Street Site



Existing Site:



Plot 4 - Gasworks Street South Site

Area: 27474 m²

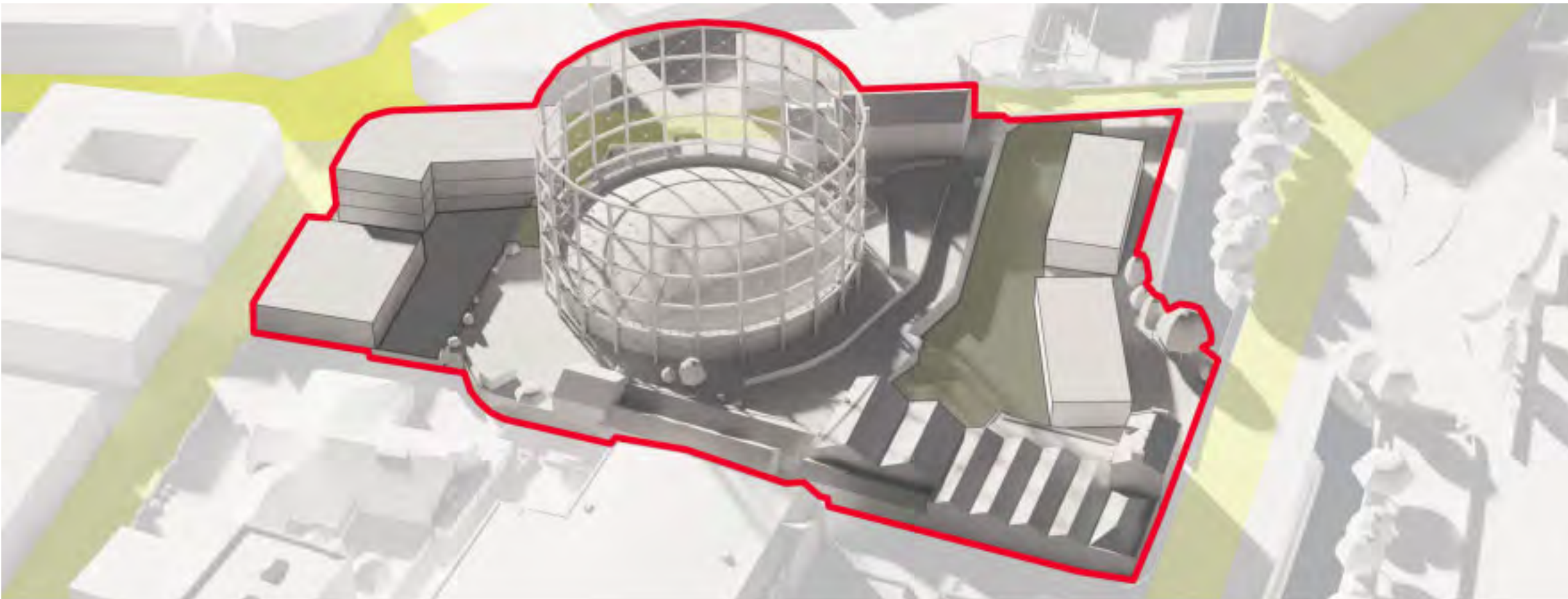
Gross Internal Area (MP): 17241 m²

GFIA: Plot Area: 41.8%



Masterplan Proposition 2

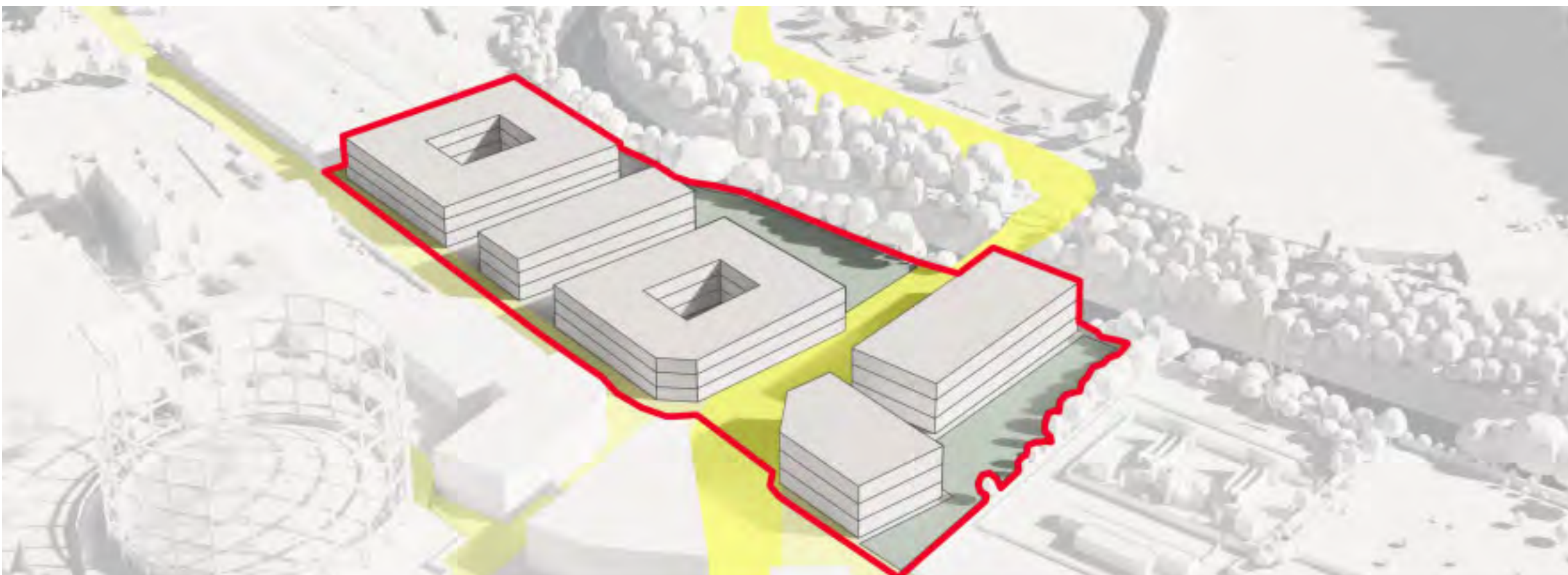
Plots 1,2,3,5 and 6 Masterplanning - Longer Term Development Potential



Plot 1 - Gasworks Street West Site
Area: 8768 m²
Gross Internal Area (MP): 7717 m²
GIA: Plot Area: 41.9%

Plot 2 - Gasworks Site
Area: 7630 m²

Plot 3 - Gasworks East Site
Area: 3517 m²
Gross Internal Area (MP): 6802 m²
GIA: Plot Area: 48.4%



Plot 5 - Stadium Way North Site
Area: 12906m²
Gross Internal Area
(MP): 16108.2m²
GFIA: Plot Area: 41.6%

Plot 6 - St. Andrew's Road East Site
Area: 6094 m²
Gross Internal Area (MP): 3188 m²
GFIA: Plot Area: 37.9%

Masterplan Proposition 3

Old Leeds Road Development Area (Existing)

The area between Old Leeds Road and the Broad Canal contains a selection of use types as well as several buildings that are currently vacant, underused and/or dilapidated at present.

Given the adjacent development of the National Health Innovation Campus on one side and the development of the Gasworks Street site on the other, with the potential to link via an active travel crossing of the canal, **this area has significant scope for regeneration in the medium/long-term.**



Masterplan Proposition 3

Old Leeds Road Development Area (Proposed)

Whilst some buildings are of low value or low visual merit, there are several buildings of note in this area which have significant historic value.

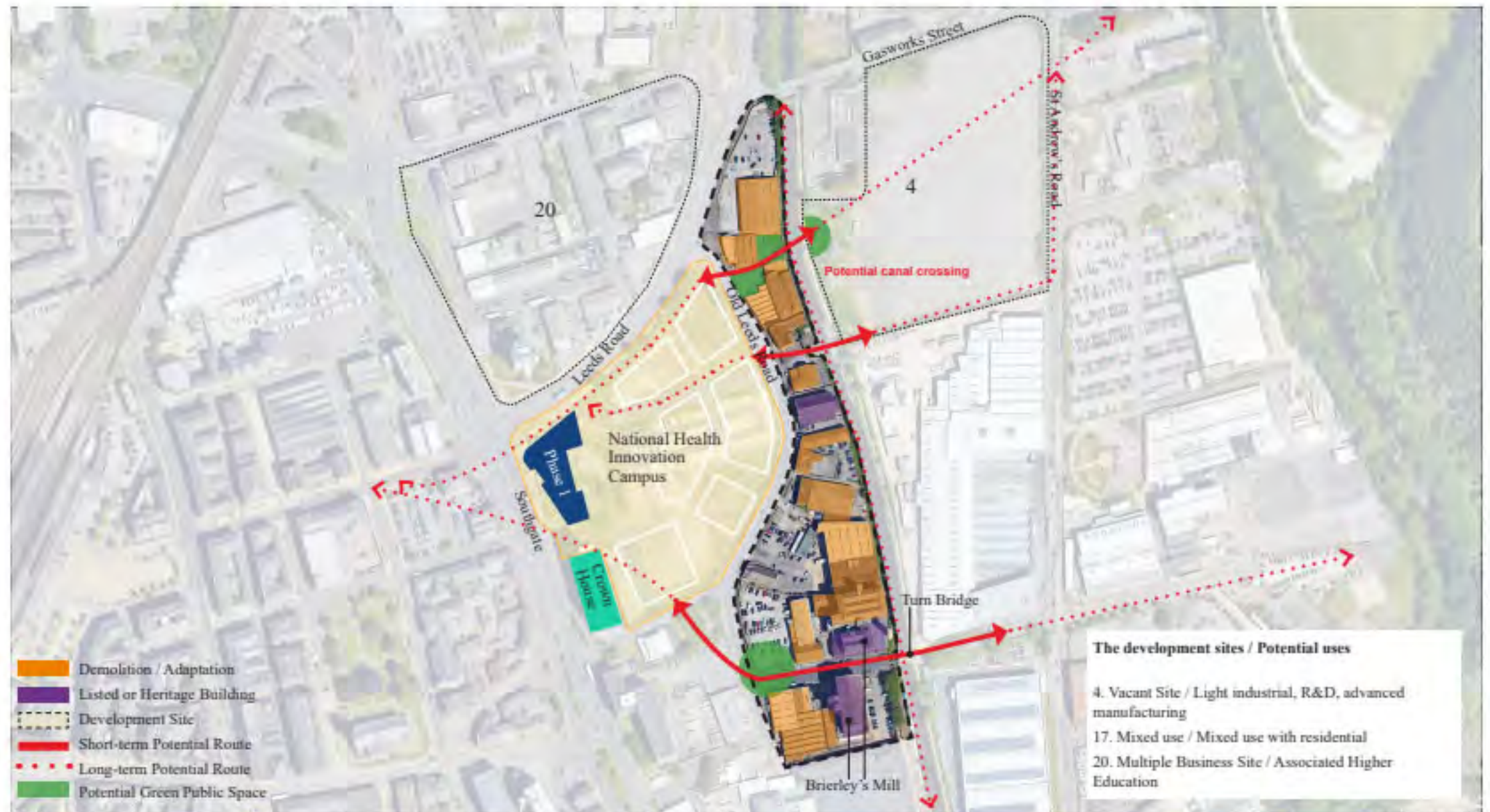
These could be retained and converted (in part or in full) alongside new build redevelopments to contribute to a unique character which is of Huddersfield.

This includes the Turnbridge Mills site which sits alongside the Scheduled Monument Lift Bridge to the north and south of Quay Street. These combined landmarks would act as the centrepiece to regeneration to this part of the masterplan.

Potential redevelopment could span across a range of flexible sectors, including leisure, commercial, residential, student and food and beverage.

Of particular note, The University of Huddersfield is in the process of developing a masterplan for new Health and Innovation on the plot of land bounded by Old Leeds road to the East, Leeds Road to the North and Southgate to the west.

Works are due to commence on site for the first, Phase 1 building which was granted Planning Approval in August 2022. Located in a prime, gateway position at the junction of Southgate and Leeds Road, it will act as a catalyst for development across surrounding sites.



Climate Innovation District, Leeds



Brandon Yard, Bristol

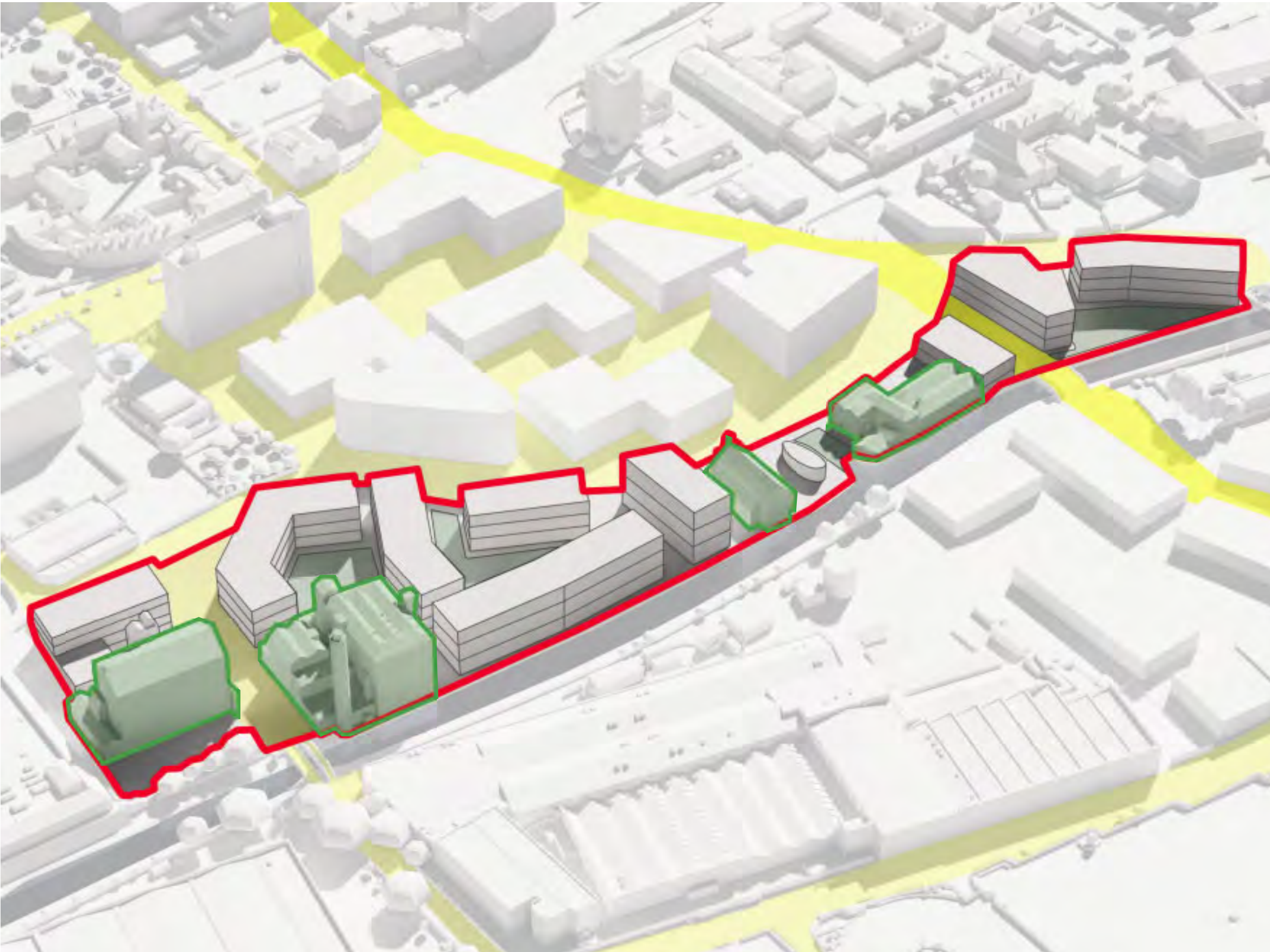


Globe Mill, Slaithwaite

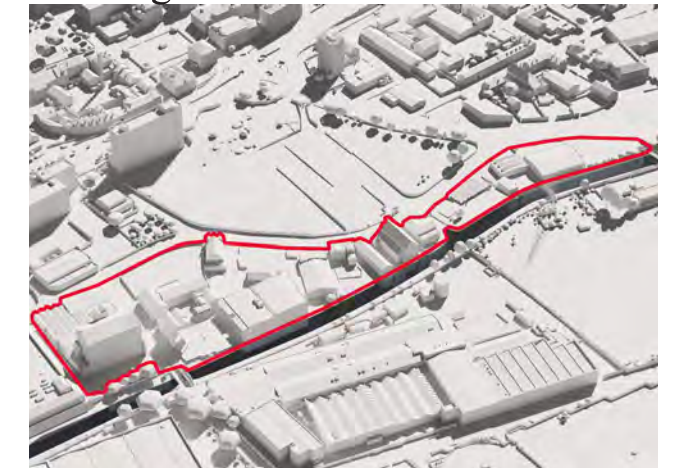


Masterplan Proposition 3

Old Leeds Road Site



Existing Site:



Plot 17 - Old Leeds Road Site

Area: 27010 m²

Gross Internal Area (MP): 46420 m²

GFIA: Plot Area: 37.9%



Masterplan Proposition 4

Potential canal crossing as a part of the wider active travel network (Existing)

Pedestrian and cycle connectivity from west to east of the Broad Canal is limited to Gasworks Street, Turnbridge Road and Wakefield Road dual carriageway.

This Masterplan Framework proposes alterations to Turnbridge Road to improve the attractiveness of that route.

Gasworks Street is a tightly constrained corridor between listed buildings and an operational gas facility with narrow footpaths on both sides. This presents an unattractive route for both pedestrians and cyclists.

This Masterplan Proposition is to provide a new pedestrian and cycling crossing over the canal to provide a strategic connection between the town centre and National Health Innovation Campus to the west and the Gasworks Street development site, existing occupiers and the stadium to the east.



Masterplan Proposition 4

Potential canal crossing as a part of the wider active travel network (Proposed)

A new pedestrian and active travel crossing to the canal along the main station to stadium corridor would improve access and the development potential for numerous key sites, some of which are currently vacant.

In particular:

- Sites around Gasworks Street
- Sites between the Health and Innovation Campus and the Canal side, along Old Leeds Road

Two indicative locations have been identified but would be flexible to respond to further phases of the National Health Innovation Campus and the Gasworks Street site development.

The formation of a crossing also has the potential to create a waterfront public realm focal point to complement the proposed mix of uses.

It could act as a key node for leisure, health and well-being activities and food and beverage facilities to support new industrial, commercial and technological uses, alongside the University Health and Well-being Campus at all times of the day.

The bridge and canal side space would be used by local residents, workers, University Students & Employees and visitors to the stadium.

The river crossing also has the potential to instigate regeneration of the dilapidated canal side buildings which back on to Old Leeds Road. The heritage of these buildings provides scope to create a place with a character which is of Huddersfield.



Somers Bridge, Regents Canal



Kings Cross



Footbridge, Paddington

