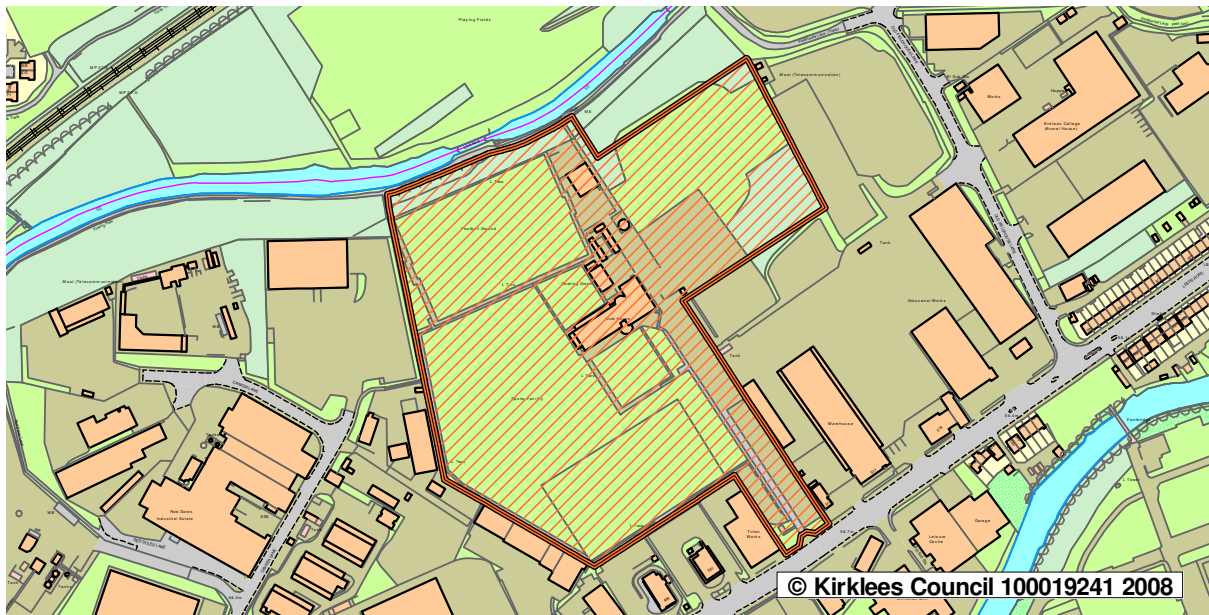

Report of the Head of Strategic Investment**PLANNING SUB-COMMITTEE****Date: 27th September 2018****Subject: Pre-application for redevelopment of existing training facilities****APPLICANT: Huddersfield Town
Football Club****DATE VALID 23 August
2018****TARGET DATE 19th
September 2018****EXTENSION EXPIRY DATE**

LOCATION PLAN**Map not to scale – for identification purposes only****1. Introduction:**

- 1.1 This pre-application is brought to Strategic Committee given the scale of the development and its local significance in terms of improving the opportunities for Huddersfield Town Football Club.

2.0 Site and Surroundings:

- 2.1 Whilst this enquiry relates to two sites, the main enquiry relates to site A.

Site A

- 2.2 The site is set back from Leeds Road approximately 1.8km to the north east of Huddersfield Town Centre. Most of the site area comprises existing football pitches with a sports complex and facilities associated with Huddersfield Town Football Club. The remainder of the site area extends into an area of informal area of open space positioned in between existing employment uses generally to the south and east and the existing sports facilities to the west. The whole site lies to the south of Huddersfield Broad Canal.
- 2.3 There are two listed structures located within the canal network beyond the site boundary. Lock no's 7 and 8 are both Grade II listed and lie within 25m of the site at the closest point.
- 2.4 The overall site lies within a commercial and industrial setting with the canal providing a screen from more open countryside to the north.
- 2.5 At present the site comprises the following:
- 2no. Grass pitches;
 - 1no. Artificial grass pitch;
 - Warm-up area;
 - Bowling green;
 - Existing training facility building;
 - Additional building currently being extended; and
 - Additional pitch space north of the canal.

Site B

- 2.5 Located approximately 500m to the north of site A comprising the Leeds Road Sports Complex. This site is set back from Leeds Road behind a row of terraced units. The complex comprises a running track, sports pitches, cricket pitches and building housing a number of sports related facilities.

3. Proposal

Site A

- 3.1 The proposed development comprises:
- Demolition of existing main building and erection of new 3 storey main building to include the following:
 - *Media/press suite*
 - *Gymnasium with performance lab*
 - *First team changing rooms*
 - *Warm and cold plunge pools*
 - *Steam room*
 - *Sauna*
 - *Whole body cryotherapy facility*
 - *Conditioning pool*
 - *Meeting rooms*

- *Dining rooms*
- *Lecture space*
- *Office space*

- 3.2 The proposals supplement those enhancements to the first team building which has recently been extended as part of works secured through planning permission 2017/93728. These enhancements included new gym, offices changing rooms and conference facilities.
- 3.3 The proposal includes the provision of a new floodlit artificial pitch on land to the north of the existing facilities with associated viewing stand. A running track and perimeter wall are proposed to the main pitch and the site.
- 3.4 The proposal includes works to enhance the existing access off Leeds Road and includes three separate areas for parking resulting in a total of 128 parking spaces.
- 3.5 As a consequence of the above the existing sports and social club facilities associated with Syngenta (agri manufacturing company) would be relocated approximately 500m further north along Leeds Road, details of which are as follows:

Site B

- 3.6 In response to the development of site A which would result in the loss of sports and social club facilities, the applicant proposes to relocate the facilities to the Leeds Road Sports complex which would be closer to the Syngenta commercial premises. However, this element of the proposal is in the early stages of development and whilst the applicant is committed to providing replacement facilities for Syngenta, the details are subject to change.
- 3.7 The proposals involve the extension of the existing building to include a bar, meeting room, snooker room and terrace. An existing area of grass adjacent to the running track would be changed into a bowling green. At this stage no details of design or appearance of the extension have been provided.

4. Policy Context

- 4.1 Most of the site A lies on Urban Greenspace on the Kirklees Unitary Development Plan with the remainder of the site lying on Unallocated Land. Site B lies wholly on Urban Greenspace.
- 4.2 Most of the site lies on Urban Greenspace on the Kirklees Publication Draft Local Plan with the remainder of the site comprising a Priority Employment Area. Site B lies wholly on Urban Greenspace.

Kirklees Unitary Development Plan

- D2 – Unallocated Land
- G6 – Contaminated land
- D3 – Urban Greenspace
- BE1 – Design principles
- BE2 – Quality of design
- EP6 – Development and Noise
- T10 – Highways accessibility considerations in new development

Kirklees Publication Draft Local Plan (PDLP)

- PLP 1 – Presumption in favour of sustainable development
- PLP 2 – Place shaping
- PLP 3 – Location of new development
- PLP 8 – Safeguarding Employment Land and Premises
- PLP 21 – Highway safety and access
- PLP 24 – Design
- PLP 27 – Flood risk
- PLP 47 – Healthy, active and safe lifestyles
- PLP48 – Community Facilities and Services
- PLP 49 – Education and health care needs
- PLP 50 – Sport and physical activity
- PLP 51 – Protection and improvement of local air quality
- PLP 53 – Contaminated and unstable land
- PLP 61 – Urban green space

5. Consultees and their opinions

Environmental Health – No comments received. To be reported as an update.

Public Rights Of Way – No comments received. To be reported as an update.

Lead Local Flood Authority – No comments received. To be reported as an update.

KC Highways – No comments received. To be reported as an update.

Biodiversity Officer – No objection

Health and Safety Executive – Does not advise against granting planning permission

Public Health – No objection. An application would require a Health Impact Assessment.

5. Officer recommendations and reasons

Principle

- 5.1 Much of site A and all of site B are located on Urban Greenspace within both the UDP and PDLP.
- 5.2 In respect of site A, the proposed works are deemed to seek an enhancement to the continued use of the established sports facility provided at the Canal Side Sports Complex, the home training facilities for Huddersfield Town Association Football Club. The works are necessary to provide enhance training and ancillary services for the club following Huddersfield Town Football Club's initial promotion and continued progress in the Premier League, which has resulted in an increased demand on the site's facilities.
- 5.3 The proposal to demolish an existing building to be replaced with a new, larger building would not prejudice any area of green space/sports field or sports pitches. The new building would be sited on an existing area of hardstanding and an existing 'warm up' area associated with the existing complex.

5.4 Policy D3 of the UDP states:

“On sites designated as Urban Greenspace planning permission will not normally be granted unless the development proposed:

- i) Is necessary for the continuation of established uses or involves change of use to alternative open land uses, or would result in a specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; or*
- ii) Includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.”*

5.5 The proposed development is considered to be necessary to ensure the continuation of the established use by enhancing the provision on offer. In terms of policy PLP61 the proposed development is considered in compliance insofar as it would

“...relates to the continuation or enhancement of the main use of the site and maintains the quality and function of the green space...”

5.6 The proposal to relocate an existing user of the site to an alternative site (site B) which is also allocated as urban greenspace is considered to be acceptable in principle.

5.7 The expansion of site A to include the parcel of land immediately to the north is considered to be in compliance with policy D2 of the UDP which relates to land without notation. However, in the PDL this parcel of land forms part of a wider priority employment area. PDL policy PLP8 is, therefore, relevant and carries substantial weight. PLP8 requires that:

“Within Priority Employment Areas, for redevelopment resulting in a non employment end use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:

- a. it can be demonstrated that the site or premises are no longer capable of employment use; and*
- b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.”*

5.8 This parcel of land would include a new football pitch. However, the provision of a new training club complex on the adjacent area of urban greenspace would result in a 20% increase in jobs. Currently the site employs 70 full time equivalent jobs and 20 casual workers. Nevertheless it is accepted that the proposed development would conflict with PLP8 because it would result in the redevelopment of part of a priority employment area for a non-employment generating use.

5.9 With regard the loss of future employment land, the site is owned by Hoyer who are a commercial business that adjoin the site. As part of any subsequent planning application officers would expect to fully understand the nature of the land and how it relates to Hoyer in order to ensure that the land would not be required for future expansion of the existing business.

5.10 In terms of site B, the expansion of the existing Leeds Road Sports Complex facilities would be in compliance with policy D3 of the UDP and PLP61 of the PDL.

Visual Impact

- 5.11 The centrepiece of the proposed development comprises a new three storey training complex building which would have a contemporary appearance with a corner pillar feature constructed of sandstone. Cladding panels utilising club colours and reflective properties would decorate the remainder of the building.
- 5.12 The building would have appear as a large block with rectangular cladding and design elements. The design of the building appears to be of high quality and would make a statement about the club by utilising modern materials whilst incorporating features from the local vernacular.
- 5.13 Views of the proposed development would be significantly limited from Leeds Road by the existing built form. Any impact or potential contribution the building could make to the streetscape is, therefore, limited. Views of the building would mainly be seen from the open countryside to the north and north west.
- 5.14 The extension of site B is unlikely to result in significant harm to the character and appearance of the area providing it is in keeping with the existing sports complex. The proposal involves extending an existing building which is used for sports purposes and this building is set back from Leeds Road so it is not significantly visible from the street.
- 5.15 It is noted that site A would be located near the canal and there are two listed canal locks nearby. However, it is unlikely that the proposals would affect the setting of the locks given the nature of the existing development and the fact that the expanded area would be located behind a tree screen.

Flood Risk

- 5.16 Site A lies in Flood Zone 3. The NPPF advises that development should only be allowed in areas at risk of flooding where supported by a flood risk assessment and a sequential test and it can demonstrate that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 5.17 Whilst it is accepted that site A and the current facilities are already in flood zone 3; the proposed development includes the intensification of the use, a larger building and an area of new development. Consequently, flood risk information is required in accordance with the NPPF and policy PLP27 of the PDLP.

Trees/Ecology

- 5.18 Site contains, and is immediately adjacent to, areas included in the Kirklees Wildlife Habitat Network. This designation identifies areas of higher biodiversity value that function as part of the local ecological network. The Sir John Ramsden Canal Local Wildlife Site lies immediately adjacent to the northern site boundary. General suitability

of the area for foraging and roosting bats. Ecological information would be required with any subsequent planning application along with details of any tree loss.

Highways

- 5.19 Details of the intensification of the use would be required with any subsequent planning application along with the proposed alterations to the site entrance. Highways DM comments will be reported as an update.

Conclusion

- 6.1 This enquiry involves the redevelopment and expansion of the Huddersfield Town FC training complex. The proposal includes a high quality three storey training building which would make a significant contribution both aesthetically and functionally to the existing training complex. The proposals build upon the recent success of Huddersfield Town FC.
- 6.2 Whilst it is acknowledged that the expansion would result in the loss of potential future employment land; any such loss is likely to be outweighed by the significant contribution the scheme would make to supporting an important part of the Kirklees community. However, further details are required concerning the potential of the employment land to support the future of the adjacent employment business. Subject to assurance that the site is not likely to be required in connection with the existing business, scheme represents sustainable development. Compliance with policy PLP48 is considered to outweigh any conflict with PDLP policy PLP8.
- 6.3 The scheme is considered to represent high quality design. All other matters would need to be addressed as part of any subsequent planning application, as detailed in this report.

7.0 Recommendation

- 7.1 That members note the contents of this report for information.