

Consultation Response from KC, Planning Policy

2021/93305 61-65, New Street, Huddersfield, HD1 2BQ

Change of use and conversion of existing buildings, erection of split-level seven storey extension comprising four-storey stairwell, five-storey roof-top tower block and enclosed courtyard to form 31 dwellings and sub-division of the retail unit forming 61-63 New Street (Listed Building within a Conservation Area)

Date Responded: 07/03/2023

Responding Officer: Jacob Parker-Henry

As this proposal is for more than 10 dwellings, new open space provision is required in accordance Local Plan policy LP63 (New Open Space) and the Open Space SPD to meet the needs of the development. This is based on an assessment of the quantity, quality and accessibility of the existing open space within the area taking into account any deficiencies.

This analysis will help determine the need for new on-site or off-site open space, enhancement of existing provision and/or a financial contribution and considers the need to provide for different types of open space. As such, the assessment in Appendix 1 indicates the open space requirement for a development of 31 dwellings in this location.

As this is a town centre apartment proposal, apart from the proposed internal courtyard there are limited opportunities to provide open space on-site. Off-site financial contributions to improve existing open spaces within the area (in lieu of on-site provision) are likely to be more appropriate subject to comments from the council's Landscape team.

Open Space Types	Quantity Standard (Newsome Ward)	Quality Standard	Accessibility Standard	Outcome	Amount (sq m) required per dwelling	Total amount (sq m) required for 31 dwellings
Parks & Recreation Grounds	<p>Not Met.</p> <p>The local standard is 0.8ha per 1,000 population.</p> <p>Current provision in the ward is 0.35 ha per 1,000 population.</p>	<p>Greenhead Park is the main park within access of the town centre likely to be used by the new residents. The Landscape/Greenspaces team should be consulted for comments on the need for enhancements.</p>	<p>Greenhead Park is the main park within access of the town centre likely to be used by the new residents.</p>	<p>Existing deficiencies indicate the need for useable recreation space.</p> <p>For developments of 10-500 dwellings, a financial contribution towards new or enhanced provision within the vicinity may be appropriate.</p>	19.44 sq. m.	<p>603 sq. m</p> <p>Minimum amount required.</p> <p>The Landscape/Greenspaces team should be consulted for comments on the need for enhancements at Greenhead Park.</p>
Natural/Semi-natural Greenspace	<p>Met.</p> <p>The local standard is 2ha per 1,000 population.</p> <p>Current provision within the ward is 4.55ha per 1,000 population.</p>	<p>Kilner Bank and/or woodland at Bow Street may require quality improvements. Please contact the Landscape Team for their views.</p>	<p>Met (Kilner Bank and woodland at Bow Street)</p>	<p>Consider provision of natural/semi-natural greenspace, such as trees, within the proposed courtyard. A financial contribution may be required to improve existing provision in the area. Contact the Landscape Team for their views.</p>	48.6 sq. m.	<p>Consider provision of natural/semi-natural greenspace, such as trees, within the proposed courtyard. A financial contribution may be required to improve existing provision in the area. Contact the Landscape Team for their views.</p>
Allotments	New provision not required as the proposed dwelling numbers are below the required threshold.					

Amenity Greenspace	<p>Met.</p> <p>The local standard is 0.3ha per 1000 population.</p> <p>Current provision within the ward is 0.36ha per 1,000 population.</p>	<p>Nearby amenity greenspace at The Piazza is proposed to be re-developed as part of the Huddersfield Blueprint.</p>	<p>Met (nearby amenity at The Piazza).</p>	<p>Provide new amenity greenspace on-site to achieve a well-designed scheme and quality of place.</p> <p>It is acknowledged that an internal courtyard is being provided on site, which could be contribute towards the amenity greenspace provision.</p>	<p>14.58 sq. m.</p>	<p>452 sq. m</p> <p>Minimum amount required.</p>
Children & young People	<p>Not applicable - No quantity standard set to determine deficiencies.</p>	<p>Existing facilities in the area may require quality improvements. Contact the Landscape Team for their comments.</p>	<p>Equipped children's provision met.</p> <p>No teen provision within a 15 minute walk. Greenhead Park with teen and children's play facilities is accessible from the town centre.</p> <p>Skate Park at Recreation Ground by Tunnacliffe Road within 2km.</p> <p>MUGA at Rashcliffe Recreation Ground within 2km.</p>	<p>Developments of 10-50 dwellings trigger the requirement for a Local Area of Play (LAP).</p> <p>A financial contribution in-lieu of on-site provision may be required.</p> <p>Please contact the Landscape Team for further comments.</p>	<p>6.1 sq. m for equipped children's play area.</p> <p>7.3 sq. m for young people provision.</p>	<p>415.4 sq. m</p> <p>Minimum amount required.</p> <p>Paragraph 8.4 of the Open Space SPD states "As smaller dwellings are less likely to be occupied by families, the occupancy levels of the proposed dwellings will also be taken into account in calculating the off-site financial contribution for provision for children and young people. A discount will therefore be applied for flats and apartments (25% for two-bedroom flats and 50% for one-bedroom flats)"</p>

Sports Provision	The Playing Pitch Strategy 2016 identifies the 2016 PPS identified significant shortfalls in playing pitch provision in the Huddersfield area.	See Playing Pitch Strategy 2016 for quality of sites within the Huddersfield sub-area.	N/A	The Open Space SPD sets out a requirement for a financial contribution of £355 per dwelling. This equates to £11,005 for 31 dwellings.	£355	£11,005 financial contribution required.