

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Policy
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Application No.	2023/93113
Proposed Development:	Change of use and alterations to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace
Location:	30, Market Street, Huddersfield, HD1 2HG
OS Map Reference	SE
Applicant/Agent:	C49 Architecture Ltd
Class:	Small Major Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **08-Feb-2024**.

If you would like to contact the Case Officer: Ellie Thornhill for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:  
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93113>

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **08-Feb-2024** then the application may be decided without the benefit of your views.

Dated: 18-Jan-2024

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
Policy****2023/93113 30, Market Street, Huddersfield, HD1 2HG****Change of use and alterations to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace****Date Responded: 07/02/24****Responding Officer: AW****Responding Ref:**

This application is seeking permission for the change of use and alterations to form student living accommodation with ancillary concierge and communal facilities including roof extension and roof terrace at 30, Market Street, Huddersfield, HD1 2HG. The application site is not allocated in the adopted Kirklees Local Plan. The site is currently occupied by a largely vacant 10-storey office block.

The Local Plan was adopted on 27 February 2019. The Local Plan Strategy and Policies should be fully considered. However, the following response relates to specific Local Plan policies which are of particular relevance to the proposal, other policies that are not mentioned here may also apply.

**Housing Density, Mix & Affordable Housing**

**Local Plan policy LP7 (efficient and effective use of land and buildings)** supports the re-use or adaption of underused properties and states developments should achieve a net density of at least 35 dwellings per hectare. This scheme would bring an active use back to a largely vacant office block, and would exceed the recommended target for density.

**Local Plan Policy LP11 (housing mix and affordable housing)** requires that housing proposals aim to provide a mix (size and tenure) of housing suitable for different household types, which takes into account the latest evidence for different types of housing. In this case, the scheme is proposing specialist student accommodation. As set out in the Affordable Housing and Housing Mix SPD, affordable housing contributions are not sought on schemes for student accommodation. A condition should be included on any positive determination restricting the housing to specialist student accommodation.

Housing growth should be consulted for their views.

**Town Centre Residential**

**Local Plan policy LP15 (residential uses in town centres)** states that proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

- a. the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;
- b. the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings;
- c. the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area,

- d. the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;
- e. the provision of space for the storage of sustainable modes of transport such as bicycles, where appropriate charging points of electric vehicles, and access to public transport;
- f. the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;
- g. provision of affordable housing in accordance with policies set out in the Local Plan; and
- h. the provision of refuse storage and collection

In regard to criterion b, this scheme would bring a largely vacant office back into active use, which would enhance the vibrancy of the streetscene and character of the centre. In accordance also with criterion c, the scheme would be introducing facilities on the ground floor of the building – including an entrance lobby and ancillary communal facilities – which would allow for an active frontage on a building positioned opposite a primary shopping area. The case officer should ensure a good standard of amenity is provided for the future occupiers of the accommodation block, and should also ensure that appropriate space is provided for parking/storage of sustainable modes of transport, and refuse storage and collection as per criteria d, e, f and h.

**Local Plan policy LP17 (Huddersfield Town Centre)** supports proposals that would provide opportunities for town centre living. The policy states that proposals for new development within the town centre will be supported where they:

- a. preserve and enhance the towns' cultural and architectural heritage and open spaces, and connections to them;
- b. provide a safe welcoming inclusive destination for people of all ages of the district to visit throughout the day from morning into the evening;
- c. provide space for town centre residential living;
- d. provide opportunities for larger scale individual retail floor plates;
- e. provide, where appropriate, sustainable modes of transport, such as cycle and pedestrian routes, cycle parking and charging points for electric vehicles;
- f. provide space for a range of businesses from small scale start-ups to larger multinational corporations
- g. create opportunities for the economic development and expansion of the town and the district;

In this case, in accordance with criterion c, this scheme would provide space for town centre residential living as converting the office block would provide 107 student studio flats. This increase in student housing in the town centre would provide additional capacity for students, therefore supporting the university.

**Local Plan policy LP24 (design)** states that good design should be at the core of all proposals in the district and should be considered at the outset of the development process. The policy strives to ensure proposals promote good design by ensuring high levels of sustainability, thus supports the re-use and adaptation of existing buildings. The case officer should also be satisfied that the scheme would provide a high standard of amenity for future and neighbouring occupiers, and would ensure the needs of a range of different users are met, including disabled people.

### **Open Space Provision**

**Local plan policy LP63 (new open space)** requires new housing developments to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal. New open space should be provided in accordance with the council's local open space standards or national

standards where relevant. The following 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. The assessment in Appendix 1 indicates the open space requirement for a development of 107 student studio flats in this location. As the application proposes student housing, allotments, provision for children and young people, and outdoor sports facilities are not required as per the Open Space SPD.

Further comments should be sought from the council's Landscape team.

### **Huddersfield Blueprint**

The Huddersfield Blueprint is a Council regeneration strategy which seeks to transform Huddersfield town centre, and one of its objectives is to increase the supply of residential development within the town centre. This scheme would accord with the ambition of the blueprint, given it would provide 107 student studio flats within Huddersfield town centre, ultimately providing additional capacity for students at the University of Huddersfield.

### **Summary**

In accordance with Local Plan policy LP7, this scheme would allow for the reuse of an underused property, and would also exceed the density expectations of 35 dwellings per hectare. Local Plan policy LP11 requires that proposals aim to provide a mix (size and tenure) of housing suitable for different household types, which takes into account the latest evidence for different types of housing. In this case, the scheme proposes to provide student accommodation. Affordable housing contributions are not sought on schemes for student accommodation as per the Affordable Housing and Housing Mix SPD, however Housing Growth should be consulted for their views. Policies LP15 and LP17 support proposals that would allow for residential opportunity within a town centre subject to the scheme meeting criteria outlined within each policy. This scheme would provide 107 student flats in Huddersfield town centre, however the case officer should be satisfied that a good standard of amenity is provided for the future occupiers of the accommodation block, and should also ensure that appropriate space is provided for parking/storage of sustainable modes of transport, and refuse storage and collection. In regard also to policy LP24, aside from being satisfied that a high standard of amenity for future and neighbouring occupiers is provided, the case officer must be assured that the scheme would meet a range of needs of different users. Finally, in reference to policy LP63, regard should be had for the open space requirements and the open space assessment set out in appendix 1. Further comments should be sought from the council's Landscape team.

Appendix 1: Open Space Assessment (Newsome Ward)	Quantity	Accessibility	Quality	Quantity Required (sqm)	Outcome
Parks & Recreation Grounds	<p><b>Not Met</b></p> <p>The local standard is 0.8ha per 1,000 population.</p> <p>Current provision is 0.35ha per 1,000 population.</p>	<p><b>Not Met</b></p> <p>There are no parks or recreation grounds within a 15-minute walk of this application site.</p>	<p><b>Not Met</b></p> <p>There are no parks or recreation grounds within a 15-minute walk of this application site.</p>	<p>19.44 sqm per dwelling.</p> <p>Total = minimum approx. 2080.08 sqm.</p>	<p>Existing deficiencies indicate the need for useable recreation space. Explore opportunities to provide recreation space on-site within the development or off-site within a 15-minute walk.</p> <p>For developments of 10-500 dwellings, a financial contribution towards new or enhanced provision within the vicinity may be appropriate.</p> <p>The Landscape Team should be contacted for their views.</p>
Natural and Semi-natural Greenspace (NSNG)	<p><b>Met</b></p> <p>The local standard is 2ha per 1,000 population.</p> <p>Current provision is 4.56ha per 1,000 population.</p>	<p><b>Met</b></p> <p>The site is within a 15-minute walk of a number of natural and semi-natural greenspace sites that are within the built-up area (i.e., non-greenbelt area).</p> <p>Land south and west of, 25, Bow Street, Springwood, Huddersfield (Woodland).</p> <p>Springwood Woodland, Springwood Hall Street, Gledholt Bank, Huddersfield (Woodland).</p>	<p>The Landscape Team should be contacted for comments on quality enhancements.</p>	<p>48.6 sqm per dwelling.</p> <p>Total = minimum 5200.2 sqm.</p>	<p>Explore opportunities to enhance existing natural/semi-natural greenspace nearby.</p> <p>A financial contribution may be required towards the enhancement of an existing natural/semi-natural greenspace nearby.</p> <p>Any new provision could be considered as part of the requirement for Biodiversity Net Gain.</p> <p>The Landscape Team should be contacted for their views.</p>

<p>Amenity Greenspace</p>	<p style="text-align: center;"><b>Met</b></p> <p>The local standard is 0.3ha per 1,000 population.</p> <p>Current provision is 0.36ha per 1,000 population.</p>	<p style="text-align: center;"><b>Met</b></p> <p>The site is within a 10-minute walk of an existing amenity greenspace within the area.</p> <p>Land south of, 9-48, Bankfield Road, Huddersfield (Informal open space).</p>	<p>The Landscape Team should be contacted for comments on quality enhancements.</p>	<p>14.58 sqm per dwelling</p> <p>Total = minimum approx. 1560.06 sqm.</p>	<p>Provide new amenity greenspace on-site to achieve a well-designed scheme and quality of place.</p> <p>The Landscape Team should be contacted for their views.</p>
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