

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	<b>2024/44/92744/W</b>
Site Address:	Southgate/Leeds Road, Huddersfield, HD1 1TW
Description:	Discharge of details reserved by conditions 4 (connectivity detail), 5 (car parking provision), 6 (car parking management detail) and 10 (landscape management detail) of previous Reserved Matters approval 2022/91456 pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP)
Recommending Officer:	Nick Hirst

**DECISION – Discharge of Conditions – Approve**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

*Victor Grayson*

**AUTHORISED OFFICER**

**Date: 10/03/2025**

**Application:** 2024/92744

**Site:** Southgate/Leeds Road, Huddersfield, HD1 1TW

**Proposal:** Discharge of details reserved by conditions 4 (connectivity detail), 5 (car parking provision), 6 (car parking management detail) and 10 (landscape management detail) of previous Reserved Matters approval 2022/91456 pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP)

## **Assessment**

### Condition 4 (connectivity detail)

*4. Prior to the hereby approved development being brought into use, a Connectivity Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The Connectivity Strategy shall detail measures to promote student, staff, and visitor use of the identified preferable key walking routes between the Queensgate Campus and Health Innovation Campus, as detailed within section 06 of the approved Connectivity Report. This shall include details of when these measures will be introduced and reviewed. Thereafter the development shall operate in accordance with the approved Connectivity Strategy.*

**Reason:** *To promote preferable walking routes, in the interest of highway safety and efficiency, in accordance with the aims of Policy LP21 of the Kirklees Local Plan.*

The applicant has submitted the document titled Connectivity Report, dated Feb 2025 pursuant to condition 4. This is a direct update and revision to the document referenced within the condition.

Notwithstanding the originally identified 'preferable key walking routes' referenced in the condition, the submission raises concerns over the suitability of the route for persons who are less mobile. The submission states:

*The University tested this route with two wheelchair users (a student and staff member), and they had significant difficulties travelling along Cross Church Street. Therefore, with accessibility being a significant issue the University developed an alternative route.*

Therefore, for safety and inclusivity, in addition to the originally identified route, the updated document identifies a direct route between the two campuses along Southgate. Nevertheless, the applicant has committed to promoting the main route as the preferred route and intend to promote it exclusively '*after an accessibility review led by Kirklees Council is undertaken*'. This review (which is separate to the planning process) is being progressed by the Town Centre team. Given the circumstances, it is considered reasonable for the two routes to be promoted at this time, although this will be submitted to review and change as part of later versions of the document.

Page 7 of the document identifies 'connectivity strategy student engagement' measures. The following measures are proposed to promote the identified routes:

- The University has various maps referring to the 'Daphne Steele Building' and 'Southgate Car Park'.
- The University also a safe walking route map and description available and maps can be printed by iPoint Reception staff.
- Induction of students in the Daphne Steele Building includes weblink routes and maps via VLE Brightspace. Fingerpost directional signage has been installed at the Daphne Steele Building.
- The University has been in contact with both Metro and TransPennine Express to discuss updating their 'Ongoing Travel' information maps to include the new Southgate Campus to aid pedestrians arriving to Huddersfield via bus or train.

The report concludes with:

*The Connectivity Report will be reviewed prior to induction dates and alongside the opening of new buildings as campus maps are developed. Town centre pedestrian signage is being developed by Kirklees Council as part of signage strategy update. The University has also been discussing with Kirklees Council the improvement of road signage to direct road users on the main routes into Huddersfield e.g. A640, A629 and A62 to the Southgate Campus.*

Officers consider the report and its proposed measures to be acceptable, in accordance with the aims and objectives of the condition, and recommend that they be approved, although the condition has an ongoing requirement which prevents full discharge at this stage. A note stating this is recommended to be included on the decision notice.

Condition 5 (car parking provision)

*5. Prior to the hereby approved development being brought into use, details of a minimum 86 permanent car parking spaces, to be provided in or around the blue-line site as shown on plan ref. 'HW A-AHR-P1-00-DR-A-08100 rev. P4', shall be submitted to, and approved in writing by, the Local Planning Authority. The thereafter approved parking spaces shall be implemented prior to the development being brought into use, and thereafter retained.*

**Reason:** *To secure permanent parking to serve the development on site, in the interest of Highway safety and efficiency so as to accord with Policy LP21 of the Kirklees Local Plan.*

Adjacent to phase 1, within land covered by the original outline permission, is a temporary car park accessed from Pine Street. The applicant proposed to continue using the temporary car park, to comply with the requirements of condition 5.

At the time of the reserved matters application being determined, the car park's temporary permission (ref: 2020/91629) was imminently due to lapse. The outline application's master plan identifies phase 5 as being a 'transport hub', which would secure the permanent parking arrangements for the masterplanned site. Condition 5 sought to ensure that an alternative car parking arrangement was secured in the meanwhile.

Since the reserved matters application was determined, the temporary car park has been granted a further 3-year temporary permission ref: 2023/91657. This runs until December 2027. While temporary, the car park has been constructed to a suitable standard, and its continued use is considered acceptable. It is therefore considered that the submitted details may be approved.

Having regard to the site's phased arrangement, a continued temporary arrangement is considered reasonable at this time. The condition has the ongoing requirement that:

*The thereafter approved parking spaces shall be implemented prior to the development being brought into use, and thereafter retained.*

Should December 2027 pass without phase 5 (the transport hub) coming forward, and the temporary car-park's permission lapse and be required to be removed, the requirements of condition 5 would re-activate and the applicant would need to re-provide the required parking spaces. A note to this effect is recommended to be included in the decision notice.

#### Condition 6 (car parking management detail)

*6. Pursuant to the requirements of condition 5, prior to the hereby approved development being brought into use, a car park management plan shall be submitted to, and approved in writing by, the Local Planning*

*Authority. The plan shall include details of restrictions, signing and markings to ensure drivers are aware of the proposed parking provision. Details of a scheme ensuring the car park is used exclusively by those for which it is intended should also be supplied. The plan so approved shall be implemented before the development is brought into use and retained thereafter.*

**Reason:** *In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan.*

The applicant has submitted the document Southgate Campus, Huddersfield University Health and Wellbeing Academy Car Park Management Plan pursuant to condition 6. This document has been reviewed and accepted by K.C. Highways Development Management, who said the following in their consultation response dated 08/11/2024:

*The information submitted within the Car Park Management Plan is based on the existing University of Huddersfield car park management plan (Parking Regulations version 5 document dated 27 June 2024) and identifies the types of spaces to be expected on the current temporary car park on Pine Street. This car park is expected to be superseded by the proposed Sustainable Transport Hub as part of Phase 5 of the development.*

*The information and details provided within the Car Park Management Plan is suitable for the discharge of Condition 6.*

Officers concur with this assessment. The proposal clearly breaks down the number of spaces available and identifies how they will be allocated, between university services, staff, and other users. Provision is also made for accessible parking spaces. The details include staff permit arrangements, and how these can be applied for, along with confirming arrangements for public parking outside of university operating times, which is welcomed. Automatic Number Plate Recognition (ANPR) cameras, operated by a parking management contractor, will ensure enforcement of the arrangements.

The submitted details are acceptable and may be approved, although the condition has an ongoing requirement which prevents full discharge at this stage. A note stating this is recommended to be included in the decision notice.

#### Condition 10 (landscape management detail)

*10. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be implemented in accordance with these approved details.*

**Reason:** *To ensure the successful aftercare of the landscaping, in accordance with Policy LP24 of the Kirklees Local Plan*

The submission includes a comprehensive Landscape Management Plan. Officers are satisfied that this complies with the aims and objectives of the condition and would ensure that the landscaping becomes well established and is maintained to a high standard. This includes a detailed 5-year management plan, followed by longer-term objectives (for a 6- to 25+-year period), and identifies responsible parties.

The submitted details are acceptable and it is recommended that they be approved, although the condition has an ongoing requirement which prevents full discharge at this stage. A note stating this is recommended to be included in the decision notice.

**Recommendation:** Approve details

**Report Dated:** 04/03/2025.

### **Proposed Letter Text**

#### Condition 4 (connectivity detail)

You have submitted the document titled Connectivity Report dated February 2025 pursuant to condition 4.

I can confirm that the submitted details are acceptable for the initial requirements of condition 4. However, the condition has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

*Thereafter the development shall operate in accordance with the approved Connectivity Strategy.*

#### Condition 5 (car parking provision)

You have submitted the document Southgate Campus, Huddersfield University Health and Wellbeing Academy Car Park Management Plan pursuant to condition 5. This confirms that the temporary car park approved via separate application referenced 2023/91657 is to provide the 86 car parking spaces required by the condition.

This provision is suitable for the initial requirement of condition 5. However, the condition has the following ongoing requirement, which must be adhered to in perpetuity:

*The thereafter approved parking spaces shall be implemented prior to the development being brought into use, and thereafter retained.*

The condition requires that the hereby approved car parking provision is retained. However, the car parking approved pursuant to 2023/91657 was granted as a temporary permission, to expire December 2027. For the avoidance of doubt, the approval of these details pursuant to condition 5 does not authorise the permanent use of the car park approved pursuant to 2023/91657. In the scenario where the car parking is removed, due to the temporary grant of permission expiring, the original requirement of condition 5 would re-activate, and you would be required to identify and deliver an alternative car parking scheme.

Condition 6 (car parking management detail)

You have submitted the document Southgate Campus, Huddersfield University Health and Wellbeing Academy Car Park Management Plan pursuant to condition 6.

I can confirm that the submitted details are acceptable for the initial requirement of condition 6. However, be aware that the condition has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

*The plan so approved shall be implemented before the development is brought into use and retained thereafter.*

Condition 10 (landscape management detail)

You have submitted the document titled UoH Health & Wellbeing Academy Landscape Management Plan pursuant to condition 10.

I can confirm that the submitted details are acceptable for the initial requirement of condition 10. However, be aware that the condition has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

*The landscape management plan shall be implemented in accordance with these approved details.*