

June 2025

PLANNING  
STATEMENT

ERECTION OF 3 STOREY BUILDING TO CREATE  
31 STUDIO BASED STUDENT  
ACCOMMODATION.

Ref: 2917

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## **SECTION 1: INTRODUCTION**

- 1.1 This statement has been prepared to support a planning application for the erection of a single block of 31 self-contained student studios, supported by shared communal spaces at the former epi unit on Chapel Lane in Moldgreen Huddersfield.
- 1.2 This document provides a detailed description of the proposed development, as well as showing how the proposed development complies with both National and Local Planning Policy.

## **SECTION 2: LOCATION AND SITE DESCRIPTION**

- 2.1 The site is located on Chapel Lane, a side street off and adjacent to the A629 (Wakefield Road) which is the main road into Huddersfield Town Centre.
- 2.2 The site sits approximately 1 mile to the west of Huddersfield town centre and is close to the south side of Huddersfield ring road, making access to the shops, the main university campus and services in the town centre convenient.
- 2.3 The site is also well served by public transport with the train and bus services in the town centre being within walking and cycling distance. There are also frequent bus services that run down Wakefield Road, that is a few meters to the south of the site
- 2.4 The site currently has a vacant commercial building occupying approximately a third of the site with the rest being parking or low value vegetation the latter largely confined to the northwest corner of the site.
- 2.5 To the east of the site is an engineering premises, with substantial embankments to the north and west of Chapel Lane and a gentle treed embankment to Wakefield Road which lies on the south side.
- 2.6 The nearest residential properties are located about 40m to the west on the opposite side of Chapel Lane.
- 2.7 In terms of overall character, the area displays a mix of property types and materials.

## **SECTION 3 PROPOSAL**

- 3.1 The existing building is to be demolished and replaced with a single block of 31 self-contained student studios, supported by shared communal spaces to encourage social interaction. At the front the block presents a 3-storey elevation to Chapel Lane, rising to 4 storeys with roof accommodation to the rear.

- 3.2 Each studio is fully en-suite, with integrated study areas and kitchenette facilities. Additional communal amenities include:
- i. A large communal kitchen and lounge
  - ii. Laundry facilities
  - iii. External green spaces and seating areas
  - iv. Secure cycle store and bin store
- 3.3 Units range from 21sqm to 26sqm in size.
- 3.4 We believe the proposed development makes the efficient use of an existing site, it is in a sustainable location and it meets the objectives of the Local Plan.

#### **SECTION 4: PLANNING POLICY**

- 4.1 The site is unallocated in the Local Plan from a housing and employment perspective. However, the site is within a Strategic Green Infrastructure Network. As such Policy LP31 is relevant. This is specifically dealt with below.
- 4.2 The proposed development accords with the Kirklees Local Plan, notably in relation to the following policies.
- 4.3 **Policy LP7:** Efficient and effective use of land and buildings particularly part b. - which encourages the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value. In this case the proposed development sees the efficient use of a site that is in a sustainable location.
- 4.4 **Policy LP20:** Sustainable travel - New development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. This development is ideally located in terms of the university, the town centre and main forms of public transport for example an array of bus services on Wakefield Road and the main Huddersfield train and bus stations within walking distance.
- 4.5 **Policy LP24:** Design - Proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape; extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details

and minimise impact on residential amenity of future and neighbouring occupiers.

- 4.6 All of these matters, where relevant, are outlined in the associated design and access statement.
- 4.7 In addition the policy promotes high levels of sustainability, through:
- i. The re-use and adaptation of existing buildings, where practicable;
  - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
  - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials
- 4.8 Again, the design and access statement alongside the transport statement and the climate change statement addresses these issues and shows policy compliance.
- 4.9 **Policy LP31 Strategic Green Infrastructure Network** - Within the Strategic Green Infrastructure Network identified on the Policies Map priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:
- i. the function and connectivity of green infrastructure networks and assets are retained or replaced;
  - ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural green space, woodland and street trees;
  - iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
  - iv. the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

- 4.10 **Policy LP33** This policy is aimed at protecting trees. This states:

*'The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.'*

*Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.'*

- 4.11 Submitted with this application are a Tree Survey and an Arboricultural Impact Assessment undertaken by James Royston Arboricultural consultant. The tree survey has identified two groups of trees of any note closest to the development proposal.
- 4.12 The first a mixed group of small trees including ash, sycamore and cherry etc. and are not significant not significant trees.
- 4.13 The second is a group G2 of thin stemmed sycamores again not considered to be significant.

*Development Proposal Impact on Identified Trees*

- 4.14 It is not intended to remove the highlighted trees from the survey as part of the proposal. However, some lesser vegetation needs to be cleared from the site in the north-west corner to allow for an external seating area and some additional planting to be provided. As a result of no tree loss then Policy LP33 is largely complied with.

*Implications of the Development on Policy LP31*

- 4.15 This proposal redevelops an already developed space at the very edge of the strategic network. The table below highlights the implications for each part of the policy.

Section	Response
i	As stated above the proposal redevelops an existing built up site at the very edge of the strategic network. It is not intended to extend the developed area into that zone other than some clearance of a small part of the north-west corner. In any event trees are retained as they sit further back into the zone. Overall, the asset is retained and there is no impact on the function or connectivity provided by the zone.
ii	This proposal does not propose to add or replace parts of the network.
iii	There are no implications for any part of the walking or cycling network being disrupted. Its position – virtually on

	Wakefield Road - means that future occupiers in this location can utilise existing walking and cycling routes into the town centre and university area. Its convenient location means that this is likely.
iv	As set out above the network is not being disrupted by the network.

4.16 Overall. there is compliance with the aims and objectives of both policies.

4.17 **Residential Design Guide and Space Standards** – There are no specific requirements for student accommodation set out in the Local Plan or subsequent SPD's. Of note here is that studio sizes compare favourably with recently approved examples at 14 Firth Street (2023/93782)

## 5 SECTION 5 CONCLUSION

5.1 This proposal is a welcome addition to the student accommodation stock in Huddersfield. It provides high quality accommodation in a sustainable location close to all amenities.

5.2 This statement shows that in terms of key policies of the plan including Policy LP31 and LP33 which underpin the Strategic Green Infrastructure Network allocation and Trees. The statement shows there is a clear compatibility with all the relevant policies of the plan.