

DC Admin

From:
Sent: 15 October 2025 20:08
To: DC Admin
Subject: Planning Application 2025/48/92443/W and 2025/65/92444/W

Categories:

Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

I am writing to object to this planning application because:

1 As an ex-Huddersfield resident, with family connections to a Saturday and Tuesday market stall holder, and a frequent visitor to Huddersfield, I have observed that the current footfall on a Saturday very clearly shows that the existing market and its format are already successful.

2 The market is already a “destination attraction” for people outside Huddersfield, eg. Oldham and Halifax.

3 The market usually appears to be almost fully occupied by stall holders.

4 During the morning, up until around noon, the market is usually thronged with visitors and, importantly, customers buying items from a wide range of stalls.

5 Goods are affordable and, many being vintage in nature, of a high quality. Examples of this include trades tools, garden and engineering equipment.

6 Collectors find items of interest at low prices, for example old maps, books and models.

7 Prices are generally much lower than on other markets, for example Tynemouth and Skipton.

8 There is a wide range of reconditioned goods also available.

9 You should be able to conclude from items 4 to 8 that the market as it is, is a valuable source of products and essentials for people on lower incomes.

10 For the above reasons you will see that reducing the number of stalls will lead to a reduction in the benefits available to local people of affordable choice and quality of goods. It is also the case that the reduced number of stalls will inevitably put existing traders and their livelihoods at risk. My relative, and many others like him, have rented stalls (in other words, have been loyal customers of the council) for 20 years and more.

11 Relocating stalls to the proposed market yard will also cause a deterioration in the town centre experience; consider the reduction in footfall if the new “under cover” stalls are not wind and rain proof unless existing and future second hand stall holders and customers can use the refurbished main hall.

Report to cabinet 12 March 2024

There are several commitments made in this report, which I believe is the one that launched the market project, that are not properly addressed in the planning application.

12 Paragraph 2.8 states that the proposed development will “focus on high quality independent traders.” There is no definition of “high quality” but the planning application needs to include in that definition the points made in 4 to 8 above.

13 In addition to this point, is there a business plan that describes who these independent traders are and will be? Will they include existing stall holders? If there is a business plan, may I have a copy?

14 Paragraph 3.2 refers to “partnership working with...local traders” Paragraph 3.3 quotes an “exercise that engaged local people and town centre stakeholders, businesses and users.” Does this include when, in approximately February of this year, representatives from the project’s manager met existing market traders from the second hand markets? Is there a record of the meetings with local traders? Who were they and who did they represent? Was it noted and reported to the council that virtually every stall holder opposed the plans? Who were the town centre stakeholders? What is their working knowledge of the market?

15 Paragraphs 12 to 14 above may not appear relevant comments to you for a planning application. However, paragraph 4 in the cabinet report refers to statutory consultation as required. Given my questions and requests for clarifications please can you also let me know a) which of the original consultations were with existing traders and their verifiable representatives, dates and outcomes and b) plans for future statutory consultations.

Thank you,

3 Leyburn Place
Filey
YO14 0DQ