

For the attention of the Chief Executive

30 October 2025

Dear Sir

**Planning Application 2025/48/92443/W and 2025/65/92444/W
Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY**

My interest in this topic is through a relative whose living depends on the continued functioning of the Brook Street market.

On 15 October I emailed your Planning Department objecting to the application above. In my email (copy attached) I asked for details about the process which led to the application. I have not received either an acknowledgment of my email or the details requested. I hope that by writing to you, I will receive both.

To the best of my knowledge, the scheme was initiated by a report to Cabinet on 12 March 2024, *Funding associated with Huddersfield Open Market, Penistone Rail Line, Dewsbury Long-term plan and West Yorkshire Investment Zone 1*. There are several commitments to consult in the report, and outcomes that would be achieved, that are not properly evidenced in the planning application. My concern is that if proper and promised processes were not carried out, and the anticipated outcomes cannot be validated, it cannot be a legitimate outcome for the changes proposed to go ahead.

Regarding the reasons put forward for change, the market is already a "destination attraction" for people outside Huddersfield, eg. Oldham and Halifax. It usually appears to be almost fully occupied by stall holders. During the mornings and early afternoons of the second hand market it is usually thronged with visitors and, importantly, customers buying items from a wide range of stalls. Goods are affordable and, many being vintage in nature, of a high quality. Examples of this include trades tools, garden and engineering equipment. Collectors find items of interest at low prices, for example old maps, books and models. Prices are generally much lower than on other markets, for example Tynemouth and Skipton. There is a wide range of reconditioned goods also available. All of these points can be confirmed by visiting the market, observing footfall, and talking to stall holders and customers.

The market as it is, is a valuable source of products and essentials for people on lower incomes. 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.

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.

In respect of the cabinet report, paragraph 2.8 states that the proposed development will "focus on high quality independent traders." There is no definition of "high quality." How is high quality defined, and does it take into account the quality of vintage items?

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?

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 this meeting?

Is there a record of the meetings with other 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?

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.

I would be grateful for a prompt reply, email would suffice.

Yours faithfully

Planning Application 2025/48/92443/W and 2025/65/92444/W

1 message

15 October 2025 at 19:08

Huddersfield Open Market, Brook Street, Huddersfield, HD1 1BQ Comment from Brian Mettrick

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,