

Huddersfield Market Redevelopment

Planning Statement

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1.0 Introduction

The planning statement has been prepared by Greig & Stephenson Architects (GSA) on behalf of Kirklees Council (KC), to support the proposed works at Huddersfield Open Market. The purpose of the document is to assist the Local Planning Authority (LPA) in determining the application through appraisal of relevant policies and matters.

The proposal constitutes development and includes works to a listed heritage asset and is therefore subject to the Town and Country Planning Act 1990. In order to receive planning permission, it must be assessed against national, regional and local planning policies. The site also falls within a designated conservation area and as such is subject to the Planning (Listed Buildings and Conservation Areas) Act 1990.

The following statement outlines relevant policies, planning context and consultations undertaken during design development to show how these have been considered by the proposals. The following documents have been reviewed as part of this planning statement;

- National Planning Policy Framework 2024
- Kirklees Local Plan
- Highways Design Guide Supplementary Planning Document (2019)
- Kirklees Waste Management Design Guide (2020)
- Kirklees Hot Food Takeaway SPD (2022)
- Biodiversity Net Gain in Kirklees Technical Advice Note (2021):
- Planning Applications Climate Change Guidance (2021):
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- There is currently no adopted Conservation Area Appraisal for Huddersfield town Centre.

2.0 Summary of Proposals

The site is located at Huddersfield Open Market, Brook Street, HD1 1RY

Proposals Description

METROPOLITAN BOROUGH COUNCIL DEVELOPMENT Restoration and refurbishment of Huddersfield Open Market building, including extension of market opening hours and remodelling of adjacent area of hardstanding with new pavilion and compounds to facilitate its continued use as the primary market in Huddersfield Town Centre. The development is to support a range of commercial activities including retail, hot food takeaways, bar, restaurant / café uses, market office, public welfare facilities, storage facilities as well as provision of areas that provide a mix of fixed and flexible indoor and outdoor open market stalls. No change to current use class Sui Generis.

Works to include: alteration and demolition of modern additions to the listed building, new glazed screens, new WC and welfare facilities, new building services and lighting including associated works, remodelling to the stone annexe, upgrade to catering facilities, new fixed market stalls and self-contained commercial units, works to floor surfaces throughout, demolition of external bin store, new pavilion and ancillary storage compounds, street furniture and new services externally.

3.0 Planning History

Planning applications

1. REFERENCE 96/93059

Location : HUDDERSFIELD OPEN MARKET, BROOK STREET, HUDDERSFIELD.

Proposal : LISTED BUILDING CONSENT FOR INSTALLATION OF NETTING TO PREVENT PIGEONS ROOSTING (WITHIN A CONSERVATION AREA)

2. REFERENCE 98/91760

Location : HUDDERSFIELD MARKET, BYRAM STREET, HUDDERSFIELD.

Proposal : LISTED BUILDING CONSENT FOR NEW COLOUR SCHEME, INTERNAL ALTERATIONS AND REPAIRS (WITHIN CONSERVATION AREA)

3. REFERENCE: 98/93311

Location : HUDDERSFIELD OPEN MARKET, BROOKE STREET, HUDDERSFIELD.

Proposal : LISTED BUILDING CONSENT FOR INTERNAL REDECORATION AND NEW LIGHTING INSTALLATION (WITHIN A CONSERVATION AREA)

4. REFERENCE: 2006/91723

Location : HUDDERSFIELD OPEN MARKET,BYRAM STREET,HUDDERSFIELD,HD1 1RX

Proposal : FORMATION OF CAFE OASIS AND FOOD STALLS AND UPGRADING INTERNAL ELEVATIONS SERVING WINDOWS TO EXTERNAL ELEVATIONS (LISTED BUILDING WITHIN A CONSERVATION AREA)

5. REFERENCE: 2006/91724

Location : HUDDERSFIELD OPEN MARKET,BROOK STREET,HUDDERSFIELD

Proposal : LISTED BUILDING CONSENT FOR FORMATION OF OASIS CAFE AREA AND FOOD STALLS AND UPGRADED INTERNAL ELEVATION SERVING WINDOWS TO EXTERNAL ELEVATIONS (WITHIN A CONSERVATION AREA)

6. REFERENCE 2007/95008

Location : HUDDERSFIELD OPEN MARKET,BROOK STREET,HUDDERSFIELD

Proposal : INSTALLATION OF EXTERNAL LOUVRES IN CONNECTION WITH INTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA)

7. REFERENCE 2007/94585

Location : HUDDERSFIELD OPEN MARKET,BROOK STREET,HUDDERSFIELD,HD1 1RG

Proposal : LISTED BUILDING CONSENT FOR INSTALLATION OF EXTERNAL LOUVRES IN CONNECTION WITH INTERNAL ALTERATIONS AND REFURBISHMENT (WITHIN A CONSERVATION AREA)

4.0 Designations

The site and building has a number of designations including;

- Grade II* Listed building
- Huddersfield Town Centre Conservation Area
- The site is within an Air Quality Management Area (AQMA no.9).
- It is noted that the site falls in the masterplan area for the 'Huddersfield Blueprint' which is a ten-year vision to create a thriving, modern day town centre.

The Huddersfield Open Market, also known as the Wholesale Market (NHLE), is a Grade II* listed building, indicating that has more than special heritage interests. The Grade II* designation applies to only 5.8% of listed buildings in England.

The Grade II* designation extends to the whole site, including the later stone annexe to the south of the site, as the structure was complete at the time of designation, and was constructed for the purpose and service of the historic market.

Listing Description

II* 1887-9. Architect: R S Drydale, Borough Surveyor. - Ironwork by the Whessoe Foundry Company of Darlington. Cast iron. Walls and north lights of each aisle roof glazed all over. 6 aisles, each taken on 4 giant iron columns with elaborate foliate capitals. Decorative patterns pierced in girders. Hipped roofs on segment-shaped iron trusses with decorative patterns pierced in them. Glass canopies on pierced ornamental brackets with similar valences. Continuous round-arched lights above these, in 2 tiers, or 3 as ground slopes away towards the east. Frieze with roundels and heraldic ornament.

The National Heritage List for England - NHLE)

Located within the Huddersfield Town Centre Conservation Area, the Open Market is also within the context of a number of listed buildings. The following assets were identified within a 100m radius, though not all will be necessary for Heritage Impact considerations in the future, due to their proximity to, or relationship with, the site.

- Empire Cinema, grade II
- 1 and 3, Brook Street, grade II
- 11 Brook Street, grade II
- 13/17 Brook Street, grade II
- 23 Byram Street, grade II
- Princess Cinema, grade II
- Four telephone kiosks outside head post office, grade II
- Friendly and Trades Club, grade II
- 70/-8 John William Street, grade II
- 68 John William Street, grade II
- 64 and 66, John William Street, grade II
- 1 and 3, Northumberland Street, grade II
- Crescent Hotel, grade II
- 13-18 Byram Street, grade II
- 32 and 34 Wood Street, grade II

5.0 Planning Policy Context

Legislation

The following legislation is applicable to the proposal, as advised during pre-app discussions with the LPA.

The Town & Country Planning Act 1990 (as amended).

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

The Planning and Compulsory Purchase Act 2004.

Section 17 of the Crime and Disorder Act 1998 (as amended)

The Conservation of Habitats and Species Regulations 2017

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic interest which it possesses'.

In relation to application(s) for listed building consent for the proposal, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

The overarching planning policy for England is the 2024 National Planning Policy Framework (NPPF).

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), and the Planning Practice Guidance Suite (PPGS),

The following chapters of the NPPF are considered applicable to this enquiry: -

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 11 – Making efficient use of land
- Chapter 12 – Achieving well-designed & Beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Local Development Plan - Kirklees Local Plan – Adopted Feb 2019

The Local Plan is the statutory development plan and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The Plan covers the period 2013 – 2031. Relevant policies within the plan to this proposal include;

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP13 – Town centre uses
- LP14 – Shopping frontages Within Kirklees
- LP16 – Food and drink uses and the evening economy
- LP17 – Huddersfield town centre
- LP20 – Sustainable travel
- LP21 – Highways and access
- LP22 – Parking
- LP24 – Design
- LP28 – Drainage
- LP30 – Biodiversity and geodiversity
- LP47 – Healthy, active and safe lifestyles
- LP51 – Protection and improvement of local air quality
- LP52 – Protection and improvement of environmental quality
- LP53 – Contaminated and unstable land

6.0 Pre-application Advice

During the design development of the proposals ongoing discussions were had with the Local Planning Authority (LPA) and Historic England (HE). Consultations were made to the following bodies as part of that pre-application consultation;

- KC Highways Development Management
- KC Environmental Health: Advice provided
- KC Conservation
- West Yorkshire Police Designing out Crime Officer (DOCO)
- West Yorkshire Police Counter Terrorism Security Advisor (CTSA)

Below is a summary of the Pre-app advice received as part of this application. Full responses are appended to this document. The proposals were developed following receipt of this advice the most notable change being that 2no new commercial units to the area adjacent to Tesco were omitted and replaced with the new 'Container Pavilion'. The design of the pavilion has considered the comments made with regards to the previously proposed commercial units.

Planning officer 21/11/2024 – John Holmes Ref: 2024/21166

'It is considered the proposal has many beneficial components which would assist in the continued use / operation of a historic building which plays an important part in adding to the offer provided within Huddersfield Town centre. Furthermore, the proposal would play a role in terms of regeneration of this part of the town centre and associated benefits including improvement of elements of the public realm through the provision of street trees and higher standard surfacing, as well as enhancing the historic value of the existing listed building through undertaking complementary alterations including amendments to the shop fronts and the colour scheme of the building.

The principle of the development is supportable in relation to the uses being proposed and the fact the buildings proposed would complement the overall uses which are those expected to be seen within a town centre location. It is considered the development would be in line with the aims of the Huddersfield Blueprint plan for the town centre.'

Several consultations informed the advice.

The Highways Team stressed the need for a Transport Assessment, justification for parking loss, swept path analyses, and integration with wider town centre routes.

Environmental Health requested a noise impact assessment, construction management plan, and consideration of odour, lighting, and land contamination. The Conservation Team emphasised heritage-sensitive design, including roof forms and screening of containers, with a requirement for a detailed Heritage Statement. Input from the Designing Out Crime Officer will also be required to address security and anti-social behaviour risks.

Several planning considerations were highlighted as key to a successful application. On principle, the Council supports the introduction of town centre uses that diversify Huddersfield's retail and leisure offer, provided design and amenity impacts are managed.

Visual and heritage impacts must demonstrate a balance between preserving the listed building and achieving public benefits.

Residential amenity will require evidence on noise, hours of operation, and lighting. Highway safety and access must be justified with technical evidence.

Ecological impacts, particularly concerning bats and biodiversity net gain, need addressing, though exemptions may apply. Land quality, drainage, and sustainability measures - such as EV charging points, climate change statements, and embodied carbon savings - are also expected within the application.

The advice concludes that the scheme has many beneficial aspects, particularly in terms of heritage restoration, improved public realm, and town centre regeneration. In principle, it is supportable and aligns with the Huddersfield Blueprint vision. However, the advice stresses that robust evidence, detailed assessments, and mitigation measures will be required across heritage, environmental, highways, and amenity issues.

Conservation officer 06/02/2024 – Sebastian Pickles Ref: PA01202457

The pre-app advice recommended that justification is made and consideration of materials proposed to the new elements of the development including the screening to new structures externally and within the Market Hall to conceal new building services.

'In consideration of the Listed Open Market. The proposals will see some changes to the structure, however, we are generally supportive of the proposals. The later 20th-century element is being retained, with some small demolition to the south eastern corner which houses the toilets. We would raise no concerns in this regard, as this section is of lesser significance. There are a series of alterations proposed in the 20th-century extension. One of the main changes is the addition of partitions between the 20th-century extension and the main Market Hall. This is to enclose areas, reducing thermal loss and dividing off areas. The finer details will need to be considered however we are supportive of the principle of the proposals.'

Historic England 28/10/2024 – Alexander Harrison Ref: 2024/21166

The advice provided recommendations for aspects to be provided within the application documents. These pertain to the details of the new additions including drainage and equipment. These can be found within the Design and Access Statement and Planning drawings.

'Overall, Historic England are very supportive of this regeneration endeavour in an important site within Huddersfield's wider regeneration Blueprint. The scheme is hoped to restore the GII* Open Market's fabric thereby preserving and enhancing the significance of the listed building for the future. The new units and public realm works directly improve the appearance and character of the heritage asset's setting and also provide a new, attractive, and flexible use for the Market which diversifies the offering it can provide and hopefully provide a sustainable future for the building.'

7.0 Planning statement

The following statement has been written in response to the policies within relevant adopted documentation. The statement addresses relevant matters, which were also raised during the pre-app discussions with the LPA. The relevant matters may reference more than one policy at a national or local level.

1. Principle of the development

Chapter 7 of the NPPF is relevant in consideration of this application and seeks to ensure that town centres can grow and diversify in a way which can allow a response to changes in the retail and leisure industries and allow for a suitable mix of uses. Policies LP13, 14, 16 and 17 of the Kirklees Local Plan would be considered relevant in the consideration of any application which is submitted. The proposal would be within an identified town centre, LP13 seeks to ensure main town centre uses shall be located within defined centres.

The proposals retain and expands upon town centre retail and commercial use. The proposals introduce renewal and enhancements to the market to strengthen its offer and in turn its commercial attractiveness. This is to promote ongoing market use within Huddersfield Town Centre.

The existing building is, in part, allocated as a secondary frontage, which relates to frontages within and adjacent to the Primary Shopping Area in Principal and Town Centres. Parts A – C of policy LP14 relates to this allocation. The design of the street-facing commercial units are such as not to dominate the overarching market function.

The design of the secondary self-contained units is subservient to the main market and although could operate independently of the opening times of the market, the treatment of the façade is as such to mirror that of the rest of the new market glazing.

The positioning of the secondary units along Byram Street is being done to enhance the active shop frontage and existing uses along the street. The architectural treatment of these units clearly reads as part of the market and replaces modern interventions which currently act to block views and result in 'dead' or quiet commercial frontage on Byram Street

Policy LP16, this seeks to ensure the concentration of food and drink, and licensed entertainment uses are not located in a particular centre or part of a centre, where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively.

The new hot food and takeaway units are arranged so that they trade into the Market Hall to enhance the market customer experience and diversity of offer. The location of mechanical ventilation to the cooking areas has been carefully considered as not to dominate the internal appearance and layout of the Market Hall and to be in a suitable location on the Byram street and Back Street elevations. Further analysis of this is considered in the Noise Impact Assessment that is supplied as part of the proposals.

Refuse collection is in a dedicated waste compound in the existing location. The facility is increased in size to promote neat and tidy storage of bins and ease of collection.

Policy LP17 relates to developments within Huddersfield Town Centres and seeks to ensure new developments preserve and enhance the towns' cultural and architectural heritage and

open spaces, and connections to them, are inclusive, provide urban green infrastructure, retain / refurbish traditional shop fronts, retain and regenerate key historic features of the town centre such as pedestrian arcades, yards and historic listed buildings, both within and outside of the Huddersfield Town Centre Conservation Area and provide space for a range of businesses from small scale start-ups to larger multinational corporations.

The proposals include remodelling of the hardstanding area in front of Tesco Car Park on Brook Street, for the purposes of this application is known as the 'Market Yard'. This will include new power provision, lighting, CCTV and a new pavilion with lock-up type trading and storage. A new trailer compound also provides space for demountable stall storage. These changes enhance the outdoor space resulting in increase public safety and commercial flexibility. The trailer compound allows for open air stalls to be disassembled and stored so the 'Market Yard' can be opened for other uses. This can encourage seasonal markets, events and other public functions.

New trading opportunities within the scheme are included to be specifically attractive and encourage entrepreneurialism and startups. These include new fixed and demountable in door stalls, which could be let at a range of price points and the provision of a new incubator kitchen to test new products or act as a training base for businesses.

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

The proposals include a scope that primarily restores and enhances the existing market use. Improvements to the infrastructure of the market such as the WCs, new types of stalls and hot food and cooking facilities will encourage new and allow existing traders to thrive in a rapidly developing and ever-changing retail environment. The arrangement of market stalls and retail anchors within the building plan is designed to encourage and drive footfall throughout the building. This is to avoid 'cold' trading spots and maximise the retail frontage within the site. This is most evident along the internal face of the stone annexe where currently little trading occurs and in the proposals there is a significant increase of trading and active uses.

2. Impact upon Visual Amenity including heritage considerations

The policies and legislation require that development proposals demonstrate acceptable design quality and respect for local character. Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF set design standards, while LP25 restricts shop fronts and advertisements to those consistent with the scale, quality, and materials of the host building and street scene. LP35 requires retention and conservation of historic elements contributing to Kirklees' identity, maintaining local distinctiveness and heritage assets.

As the building is Grade II* listed, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges special regard to preserving its setting and historic features. Section 72 of the same Act requires preserving or enhancing Conservation Areas, echoed in LP35 and Chapter 16 of the NPPF. Finally, Paragraphs 205–207 of the NPPF state that substantial harm to heritage assets must be outweighed by substantial public benefits, while less than substantial harm should be balanced against public benefits, including securing viable use.

New converted ISO shipping containers are to be introduced within the Market Yard area. Their arrangement has been carefully considered to maximise trading frontage along established thoroughfares and also for ease of access for storage by traders and market staff. A new decorative screen is provided to give the effect that the separate containers are one stand alone pavilion. This approach brings a new built form where there currently is none. This helps bring cohesion and legibility to the surrounding open spaces by defining a clear market trading area and a back-of-house, parking and waste storage area.

The architectural treatment of the new pavilion is lightweight metal perforated panels. The panels are inspired by the functional yet decorative treatment of the cast iron Market Hall. A fixed datum for the eaves line with varying opening height matches the principles for dealing with the level changes at the main Market Hall. The new pavilion and associated compounds all have the same architectural language. This variation on a theme means that they work together re-enforce the market quarter character but are subservient to the main listed Market Hall. Small scale interventions on the Market Hall itself such as the new parapet to the annexe 03 and infill panels to the new metal doors have the same material treatment as the new build elements. This works to make a clear difference between the original and new additions to the Market Hall. The overall effect is for a joined-up market site, where the listed building takes precedence, but carefully detailed new elements are clearly legible from the historic structure.

New air source heat pumps are provided as a low energy approach to heating the self-contained units within the Market Hall. An enclosure has been provided which conceals these units on the external and internal elevations, but still provides the free air required for the units to function. Internally, timber paneling, which is a contemporary interpretation of the existing timber paneling, conceals the units. Externally, new decorative metalwork within the new glazing system is provided. In this way the new elements mirror the metal and timber materials of the main building, allowing for the new low energy servicing to be introduced which is treated in a way that appears as a sensitive contemporary intervention.

A Heritage Impact Assessment (HIA) is provided as part of the planning and listed building consent application. More details can be found regarding the significance and character of the listed heritage asset conservation area. The HIA demonstrates that the proposals have a moderate beneficial impact on both the character of the listed building and conservation area.

The HIA identifies key views from the setting of the Market Hall. The proposal shows proposed artists' impressions which illustrate the level of change is small and where new elements or change is proposed the new development is of a suitable size and scale to the surrounding urban context. The new container pavilion is smaller and subservient to the main Market Hall, but is also of sufficient height to fit alongside the existing Tesco Cark Park structure and adjacent buildings along Brook Street.

The new mezzanines provide public benefit in that they allow for a new appreciation of the listed building, particularly the roof element and ability to see the extents of the trading floor. This will bring interest as the public can witness the 'theatre' of the market activity and support additional new seating without loss of trading space.

Removal of the security shutters and replacement with glazing provides a visual openness, that is currently absent due to shutters being left down and closed completely. This is deemed to have a benefit in improving the character of the general area as it will appear less defensive, encouraging care and pride in the area.

The proposed work increases the diversity of the market by providing different market stall types. This will allow the market to adapt to changes and growth in the market retail sector, ultimately increasing the likelihood of continued market use and sustainability. The new diversity is not at the expense of the existing use as stall types and markets are provided to facilitate the ongoing use of the already popular market days such as the secondhand goods market.

The provision of new WC and welfare facilities is deemed to be of high public benefit. Currently the existing facilities are unreliable, and the location promotes antisocial behavior (ASB) because it is difficult to manage and patrol. The new central location of the WCs decreases travel distances to the facilities and introduces new ones such as a Changing Places shower room and multifaith room.

The restoration of the Market Hall will enhance the local distinctiveness as the building itself is distinctive within Huddersfield town Centre. The market use is unique to the town centre, and the new facilities will strengthen its place as a retail hub supplementing other retail and leisure uses in the area. The new market yard and pavilion will create a new defined public space that is easily accessible and increases the amount of use and areas to rest.

3. Impact on residential amenity

Policies require that development safeguards amenity and addresses potential impacts. Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF require development to have an acceptable impact on neighbouring occupiers, with Section B of LP24 emphasising good design and appropriate separation distances. Paragraph 130 of the NPPF similarly requires a high standard of amenity for existing and future users.

Given the proposed hot food takeaway use, Policy LP16 and the Hot Food Takeaway SPD are relevant. In addition, Policy LP52 requires proposals with potential noise impacts to provide evidence of assessment and incorporate mitigation measures to prevent or reduce pollution, ensuring quality of life and well-being are not unacceptably harmed.

The proposed hot food units have been carefully sited and designed with amenities to allow the convenient function and mitigate impacts on the surroundings.

There is an extant use of hot food takeaways within the market, these are generally located within the stone annexe building. The proposal includes locates new units within the main Market Hall. These trade into the Market Hall itself and so customers would have an option to consume on site or take the food away. The hot food units opening times will mirror the markets opening times. This means that the mix of trader types and offer can be curated by the market team to ensure there is a good mix of food options including a variety of price points and healthy eating options.

Waste storage is provided within the Market Hall for public use, with a holding bin store in 22a Byram street and a waste compound located towards the NE site boundary. Ventilation ducting has been carefully considered to be concealed within the Market Hall and discharge above the ground floor level. This siting and combination of filtered air cleaning mechanical kit specified will mitigate impacts of cooking on the site. A noise impact assessment has been carried out and shows that the proposals are in line with the relevant limits.

The units are accessed from within the Market Hall. This along with the pedestrianised Byram Street, will discourage any unsafe practices in relation to vehicles.

The opening hours of the market are proposed to extend, and for there to be an increase of market open days.

- Monday Closed
- Tuesday 8am – 11pm
- Wednesday 8am – 11pm
- Thursday 8am-11pm
- Friday 8am-11pm
- Saturday 8am-11pm
- Sunday 10am – 9pm

The general market opening hours will be less than the proposed, however the permission seeks the ability to accommodate the independently operable café, bar, food and community offers and allows the market to promote a varied events calendar to promote active use of the facility throughout the year.

New architectural lighting to the main Market Hall and general lighting is to be provided to the external public space of the market yard. Both of these areas already have artificial street and building lighting. The new lighting is proposed to replace the existing fittings that are of varying

condition and to suit current lighting standards. Both these areas are away from the residential use on Northumberland Street and Byram Street.

4. Highways Safety

Policies LP21 and LP22 of the Kirklees Local Plan, The Council's adopted Highway Design Guide are relevant.

The development includes little change to existing highways network. New HVM measures are introduced in response to Martyn's law and the councils' obligations towards public safety. This will increase the need for the market staff to manage vehicle movements on the site.

A transport assessment is included as part of this submission which pertains to issues around parking loss, public safety and traffic. See the report for further detail.

A Road Safety Audit (RSA) brief and CVs of the assessors has been submitted to Highways for approval, upon the receipt of which an RSA can be carried out.

Vehicle tracking swept paths have been provided for a range of vehicle types including private car, van, articulated lorry, fire appliance and refuse vehicles. Minor changes to kerb radii have been proposed to allow for the safe passage in a forward gear of articulated lorries through the site. This is to alleviate the known issue of reversing along Brook Street which is a risk to public safety. Technical approvals from Highways is to be sought to finalise the design of these elements along with approval of the RSA.

RSA brief has been submitted to Highways and CVs of assessor awaiting confirmation to complete the RSA.

Any changes and amendments to TROs are to be done separately to this application. Discussions with the highways department regarding the timely implementation of these to facilitate the HVM measures is ongoing.

5. Ecological Impact

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance, The Biodiversity Net Gain Technical Advice Note and Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are also relevant.

Paragraphs 180, 186, 187 and 188 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Desktop Preliminary Environmental assessment carried out showing low suitability for habitats generally a low ecological value of the site due to the town centre location and existing areas of hardstanding.

A moderate suitability of bat roosting was identified and as such a bat emergence survey was carried out. This showed no requirement for mitigation. Details can be found in the survey as part of the submission.

Biodiversity Net Gain (BNG). The development is considered to benefit from the de-minimus exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 because;

It does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

6. Drainage

Policy LP28 of the Kirklees Local Plan is relevant in relation to Drainage.

A drainage strategy which requires connection to the mains drainage is included within the planning submission.

Preliminary enquiry has been made to Yorkshire Water.

7. Land Quality

As part of the report a Phase 1 geotechnical report has been carried out and a Phase 2 Intrusive survey report. Both are appended to the submission. A high risk of ACM fibres relating to the previous use of the market yard site has been identified. Otherwise, low to moderate risk of other contaminants has been found. The details of which can be found within the Phase 2 intrusive survey by CCG.

8. Sustainability

The Council has declared a climate emergency and the Local Plan seeks for new development to contribute to the climate change agenda. In addition, Principle 18 of the Housebuilders Design Guide SPD sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy.

A climate change statement is provided as part of the submission documentation

Thermal upgrades are proposed to areas of the development where the scope of work allows without negatively impact the character of the listed building. This approach has been agreed with building control and is to be done iteratively with agreement from the conservation officer.

The design of the scheme has undertaken much development, and a proposal has been achieved which minimises demolition and maximises reuse and retention of the existing building fabric. This achieves a saving of embodied carbon / energy when compared with a scheme involving their demolition and the construction of new buildings.

Pre-application advice from the LPA and EHO recommended that EV charging facilities (EVCPs) be provided on site in line with the West Yorkshire Low Emission Strategy. This advises that, for residential development with short stay car parking, fast or rapid EVCPs are provided to 10% of the spaces. This would equate to 2no. EVCPs on these proposals.

The car park on Brook Street is to provide space for trader loading and unloading at the start and end of each market day. At all other times, it will be available for public parking. The scheme also does not have scope to introduce a new electrical transformer onto the market site, without incurring significant cost burden to the public and would have a disproportionate

impact on the usable space within the market. For scale to facilitate a new transformer installation it would preclude the provision of the new WCs and welfare facility.

The constraints of the existing transformer would mean high voltage connection to facilitate a fast or rapid EVCP would not be achievable by the development, without incurring significant reduction in the proposed power load uses such as the hot food facilities. This would negatively impact the future success of the market and positive benefits of the overall proposals. This would leave only slow charging as an alternative, which due to the short stay nature and time taken to charge (6-8 hours) would not be justifiable.

9. Air Quality

Policy LP51 of the Kirklees Local Plan and paragraphs 109, 180 and 192 of the NPPF are relevant, as well as the Air Quality & Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group.

The application site is located within an identified Air Quality Management Area (AQMA). However, the proposed development relates to the redevelopment of the existing Market and does not introduce new sensitive receptors into an area of identified air quality concern. The scheme does not involve a material change of use or an increase in the footprint of the building, and as such it is not anticipated to result in any material impacts on local air quality. The development is therefore considered acceptable in relation to air quality considerations and consistent with relevant national and local planning policy objectives for managing environmental effects.

10. Community Engagement

At the end of 2024 engagement with the public was sought to gain feedback on the developing proposals. This was done in the format of a 'drop in' event at the market which included display boards illustrating the proposals. This was attended by representatives from the project and design team to capture verbal feedback and respond directly to people to explain the proposals. An online questionnaire supplemented this and was accessible via Kirklees website for a month following the 'drop in' event. There were 108 respondents to the online questionnaire which included free text boxes for comments and suggestions by the public.

The overall theme of the responses was that the current market needs change to improve its attractiveness to customers and most people were supportive of the proposals. The market is better known for its unique offer with a strong second hand and value for money offer. The design and project team reviewed the feedback against the brief objectives and budget and where possible made amendments to the design considering the feedback. Below the general themes and design responses have been summarised.

- Protection of Huddersfield Market and Trader's businesses during the works.

Concerns were expressed about the location and facilities that would be available during the works. Proposals for a temporary market have been developed located within the current market site. A mixture of covered and outdoor stalls is to be provided. The number of stalls is reduced compared with the existing market, due to space constraints on the site. Alternative locations within the town centre were appraised and the current proposal on Brook Street

provides significantly more stalls than the alternatives. By placing the temporary market adjacent to the current Market Hall, it will mitigate impact to the traders and public that are familiar with current operations.

- **Concern over Market Stall provision and Second-Hand Market Retention**

Feedback received was that the proposal must be focused on the market traders and not to change to a 'food hall' type development. The proposals have considered this, which incorporates 5no. hot food units that supplement a larger dry goods and fresh food market offer. Space has been included for the popular second-hand market to continue, but with improved stall facilities, with indoor and outdoor trading options.

- **Repair of the Listed Building**

Comments stress the importance of retention of the listed building. The design team have developed a package of repair and redecoration works which will restore the original colour scheme and make the building more attractive by removing incongruous additions such as the metal security shutters to the perimeter.

- **Request for more customer parking**

The increase in trading facilities to the area in front of Tesco and waste facilities requires a reduction in parking provision. There was general concern regarding the amount of parking in the immediate vicinity. The design during engagement showed 14no. spaces within the Brook St car park, this has been increased to 24no. spaces. This is a net loss net of 7no spaces to the existing Brook St car park. Parking has also been retained along Lord Street, which was previously omitted. A transport assessment is included within the submission which shows minimal impact on the existing car parking.

- **Ensure the Market is accessible**

Access and use by those with disabilities and additional access needs was raised. The team then undertook and developed an access strategy with access consultant Jane Simpson to take a practical approach to these issues, considering constraints and best practice of the existing building. Accessible public entrances have been designated which incorporate features such as level threshold and assisted door openers for ease of use. Disabled parking bays have also been located as close to one of these entrances as possible. Provision for accessible WCs have been made along with changing places facility. The area of flat indoor spaces has been increased within the Annexe building so there are more convenient spaces for the public within the Market Hall, which for the majority has a sloped existing floor finish.

- **Events Space and programme**

The main space in the Market Hall has been designed to be flexible so that it can facilitate market-led events. These events are in addition and designed to supplement the primary market use. The stalls have been designed with input from trader representatives so that they function well as market stalls, but can also be moved quickly and easily by the market operations team. This will allow the council to maximise the use of the Market Hall throughout the year.

Conclusion

As part of the planning proposal a review of relevant planning policies & guidance has been carried out. The proposal considers this planning context, which has led to a design that responds to the local and wider planning and physical context.

The proposed development is considered to provide a range of clear planning benefits which will support the long-term use, operation and viability of a designated heritage asset within Huddersfield Town Centre. By securing investment in this important historic building, the scheme will ensure its continued contribution to the vitality and distinctiveness of the town centre.

In addition to sustaining the building's functional role, the development will contribute to wider regeneration objectives. This includes improvements to the public realm through the introduction of street trees and upgraded surface treatments, alongside sensitive and complementary alterations to the listed building. The latter, including amendments to shopfronts and a revised colour scheme, are designed to enhance the building's special architectural and historic interest.

The proposed uses are appropriate to a town centre location and consistent with established planning policy. Furthermore, the scheme accords with and positively advances the ambitions of the Huddersfield Blueprint, delivering enhanced heritage, environmental and economic outcomes in line with the Council's strategic objectives for the town centre.