



5.0 STATUTORY APPROVALS AND ENGAGEMENT

Project planning and statutory requirements

- 5.1 Planning and Listed Building Consent
Pre-application Advice
- 5.2 Heritage Impact and Assessment
- 5.3 Noise Impact and Assessment
- 5.4 Transport Assessment
- 5.5 Sustainability and Energy Use

- 5.6 Environmental
- 5.7 Trader and Community Engagement

5.1 Planning & Listed Building
Consent Pre-App Advice

The Market Hall at Huddersfield Open Market has a Grade II* listing and therefore any works that will impact the character of the building will require Listed Building consent. Full Planning consent will also be required for any elements of new build on the site which will incorporate demolition within a conservation area. The latter is limited to the demolition of the existing stone bin store.

Planning and Listed Building Consent Status

During RIBA Stage 3 GSA managed a formal planning pre-application submission with the Local Planning Authority and separately with Historic England.

Full details of the response can be found in the letter by John Holmes Dated 21 Nov 2024 and Historic England letter dated 06 Feb 2025.

The pre-app included consultee responses from Planning, Conservation, Highways, Environmental Heath and West Yorkshire Police.

Planning Officer Pre-app Summary Statement -
see supplementary documents for full details

As set out within the meeting, 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 regenerating this part of the town centre and the 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.

Historic England Pre-app Summary Statement-
see supplementary documents for full details

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 Grade II* 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 and provides a more sustainable future for the building.

Key Consultee feedback considerations

Visual Amenity and Heritage

- Address design elements, particularly the flat roof design and solar panels of new buildings.
- Submit a heritage statement assessing the significance of the site and the impact of the development.
- Outline public benefits to outweigh any identified harm to heritage assets.
- Provide details of the glazed screen & ASHP treatments and screening of containers.

Residential Amenity

- Conduct a noise impact assessment.
- Provide a CEMP.
- Detail hours of operation and other elements impacting residential amenity.
- Include details of any new/artificial lighting.

Highways Safety

- Submit a Transport Assessment justifying the loss of parking.
- Provide swept paths for fire tender and refuse vehicles.
- Consider the impact on adjacent businesses and the ‘stadium to station’ route.

Ecological Impact

- Provide information on the presence of bats and other protected species.
- Determine if the development qualifies for the de-minimus exemption for Biodiversity Net Gain.

Sustainability

- Include a Climate Change Statement.
- Include facilities for charging electric vehicles.

Crime

- Address issues in response to the CTSA comments. Note detailed here for security purposes.

Design Team Response

Visual Amenity and Heritage

- The design of the container screening, ASHP enclosure and glazed screens has been developed to a technical detail level as part of stage 3 design. These will be submitted with the application documents.
- A HIA has been undertaken by Buttress Heritage Consultancy. This outlines the site and building's significance and assesses the impact and mitigation.

Residential Amenity

- NIA to be provided by external consultant.
- Outline CEMP to be developed with the contractor during the PCSA.
- Lighting design intent scheme including required lux levels to be provided.

Highways Safety

- Transport assessment be provided including justification against parking data.
- Tracking undertaken by civil engineer and ongoing consultation with Kirklees highways team maintained.

Ecological Impact

- Bat emergence survey to be undertaken and appraisal as to the suitability of roosting of the site and proposal.
- BNG statement to be written by GSA.

Sustainability

- Kirklees wider strategy for town centre to include provision of EV chargers

Crime

- RSES engineer appointment. GSA co-ordinating with them to develop proposals in response to TVRA.

5.2 Heritage Impact and Assessment

The Heritage Statement, produced by Jenna Johnston, Associate Heritage Consultant (IHBC) at Buttress, is in line with Historic England best practice guidance Statement of Heritage Significance 2019 and informed by Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Built Environment 2008. The findings are summarised here.

Heritage Impact Assessment

Heritage Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. Full details can be found in the HIA report and summarised here.

Assessment of Heritage Impacts on the Huddersfield Town Centre Conservation Area

Step 1: Determine the Asset's Significance

The Huddersfield Town Centre Conservation Area

is of medium archaeological, architectural, and historic interest, designated for its robust scale and massing, wide streetscapes, historic street patterns, and characteristic buff stone material palette.

Archaeological Interest (Medium): The potential for surviving remains of pre-existing structures on the Open Market site could contribute to the understanding of the area's industrial history.

Architectural Interest (Medium): The area is characterised by its historic urban grain, civic-scale stone buildings, and long views along arterial routes, which contribute to its townscape character.

Historic Interest (Medium): The area retains 19th-century buildings linked to the textile industry, with later mid-20th century civic and commercial buildings adding variety to the streetscape.

Intervention	Significance of Conservation Area	Scale of Change	Impact
Open Market Hall	Medium	Moderate	Moderate Beneficial
Annexes	Medium	Moderate	Neutral/Slight Beneficial
Furniture & Finishes	Medium	Minor	Slight Beneficial
Mezzanines	Medium	Moderate	Neutral/Slight Beneficial
Glazed Screens	Medium	Minor	Slight Beneficial
Market Yard	Medium	Moderate	Moderate Beneficial
Service & Waste Compound	Medium	Minor	Neutral/Slight Adverse

Excerpt from HIA (Step 3 Evaluation table)

5.2.4 Step 4: Interpretation

IMPACT

- The Open Market Hall interventions reinforce its role as a historic commercial space, ensuring its continued contribution to the Conservation Area.
- The Annexes and Glazed Screens improve the market's visual engagement with the streetscape, enhancing permeability.
- The Furniture, Finishes, and Mezzanines modernise usability while creating reversible, sympathetic changes.
- The Market Yard additions strengthen the market's interaction with the Conservation Area, improving public engagement.

BENEFITS

- Reinforces the role of the Open Market within the Conservation Area.
- Enhances public engagement and visitor experience through improved access and permeability.
- Supports townscape character, ensuring that modern interventions respect the historic urban fabric.

MITIGATION

- Maintains high-quality materials and sympathetic design for new interventions.
- Ensure glazed screens and annexes remain visually lightweight and reversible as far as possible.
- The design team have produced a vast array of options for overall approaches and individual details based on the significance of the conservation area and the setting of the Open Market, and in collaboration with the local authority.

Step 2: Assess the Scale of Change

The proposed interventions introduce both minor and moderate changes to the asset, depending on the specific works.

Step 3: Evaluate the Impact Using the Matrix

Overall Impact: Moderate Beneficial – The interventions enhance public space, usability, and connectivity while maintaining the historic character of the Conservation Area.

Conclusion

The proposed interventions will have an overall **moderate beneficial** impact on the Huddersfield Town Centre Conservation Area and Huddersfield Open Market.

The changes strengthen the Open Market's role, enhance public space, and improve interaction with the streetscape, while respecting the area's architectural and historic character.

The proposals contribute positively to the vibrancy of the Conservation Area.

5.3 Noise Impact and Assessment

During the Planning Pre-application advise, Environmental Health were consulted and advised that a Noise Impact Assessment (NIA) would be required to support the application.

The assessment should determine the likely noise that will arise from all aspects of the proposed development (including but not limited to noise from vehicle movements, fixed mechanical plant and equipment) and detail the control and mitigation measures that will be necessary to provide to prevent the amenity of nearby receptors being affected by any such noise.

A NIA was carried out by Apex Acoustics, who are a member of the Institute if Acoustics. The NIA identified 3 items of mitigation to ensure that noise levels are within the required levels. These have all been incorporated into the proposals. The mitigation measures included;

- Install a minimum of 600 mm long in-duct acoustic attenuators to the atmospheric discharge sides of the Community Hub Kitchen extract fan and air handling unit systems.
- Relocate the ASHP serving the Old WC block (Mitsubishi PUMY-P125VKM5) to increase the separation distance from the residential units on Northumberland Street.
- Event noise from the proposed multifunctional space will comply with established criteria, with predicted Maximum Noise Levels remaining 3-10 dB below the relevant limits at both noise-sensitive receptors. The infrequent nature

of events (up to 12 per year) and operational restrictions (finishing by 22:00, never beyond 23:00) further minimise potential impacts.

Summary of Conclusions

Noise control measures are required to minimise the potential for adverse impacts and satisfy the aims of the NPPF and Local Authority criteria. Specifically, 600mm acoustic attenuators for kitchen extraction systems and relocation of the air source heat pump are necessary.

Based on the mitigation measures detailed, the calculated BS 4142 Rating Levels at NSR 1 are 6-13 dB below the measured background levels,

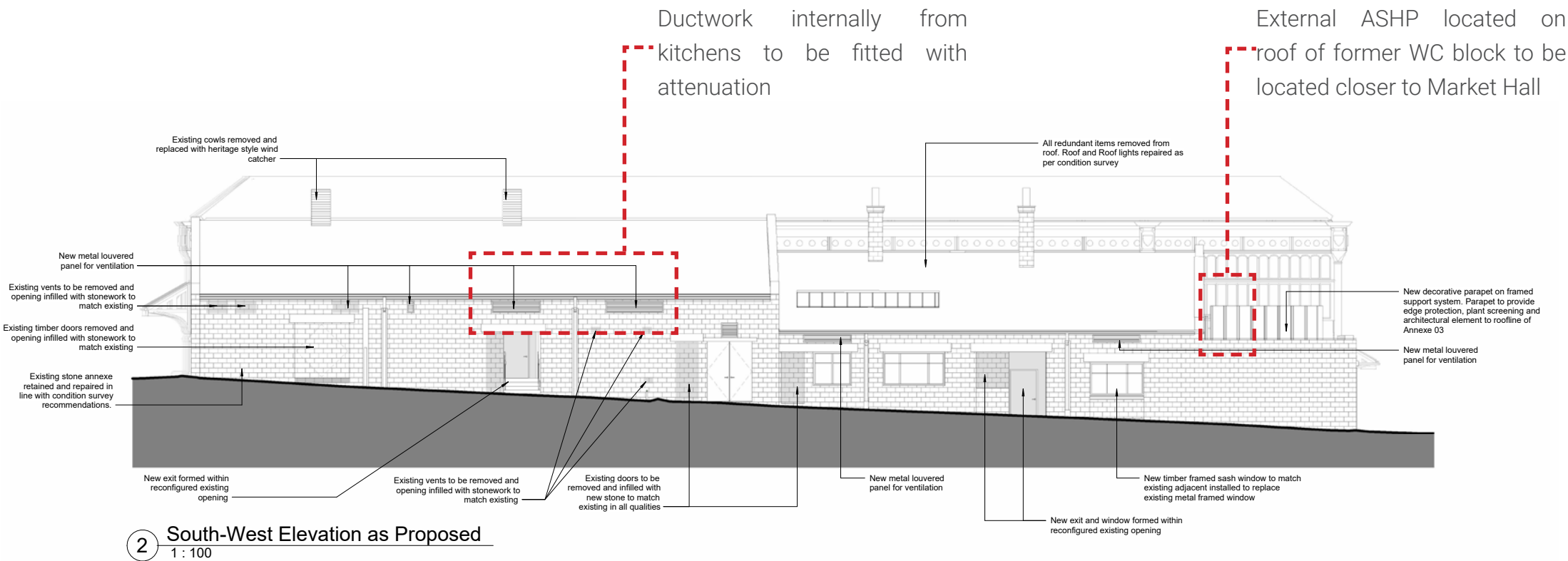
and at NSR 2 are 7 dB below background (day) and equal to background (night), therefore complying with Local Authority requirements.

Event noise from the proposed multifunctional space will comply with established criteria, with predicted Maximum Noise Levels remaining 3-10 dB below the relevant limits at both noise-sensitive receptors. The infrequent nature of events (4-12 per year) and operational restrictions (finishing by 22:00, never beyond 23:00) further minimise potential impacts.

Traffic noise impacts from the proposed development are negligible in magnitude, with

maximum increases of 1.1 dB well below DMRB thresholds for significant effects. The distributed access strategy and daytime operational focus ensure integration with the existing mixed-use commercial character of the area.

Considering the context of the existing acoustic environment, the assessment results indicate the likelihood of low impact on the basis of implementing the proposed noise control measures. This impact is considered to be below the LOAEL in alignment with the NPPF and NPSE aims.



5.4 Transport Assessment

The proposed development represents a small amount of change to the highways and movement across the site. The key changes are;

- Vehicles will no longer be permitted to enter the Market Hall and loading will be done from adjacent streets at Lord Street, Byram Street and Brook Street.
- The site has been designed to facilitate pedestrianisation of all of the area along Brook Street and Byram Street, including the area in front of Tesco (Market Yard). Pedestrianisation will be subject to a separate Traffic Regulation Order.
- Lord Street remains open to traffic as existing.
- Introduction of removable and fixed bollards to enforce and broaden the current TRO for pedestrianisation around the Market Site.
- Re-configuring of Brook Street car park to allow for trader drop-off and public parking. This will involve a net loss of 7no. parking spaces.
- Renewal of surface finishes to Lord Street and repair elsewhere.
- Removal of the public car parking along the Brook Street elevation 16no. spaces.

As part of this application a Transport Assessment has been prepared by AMNI Transportation. A Road Safety Audit is also underway as part of this application. Further details regarding the impact on highways can be found in the Transport Assessment.

Summary

The proposed redevelopment will increase the number of days that the market will open plus it will open later in the morning and have longer opening hours into the evening.

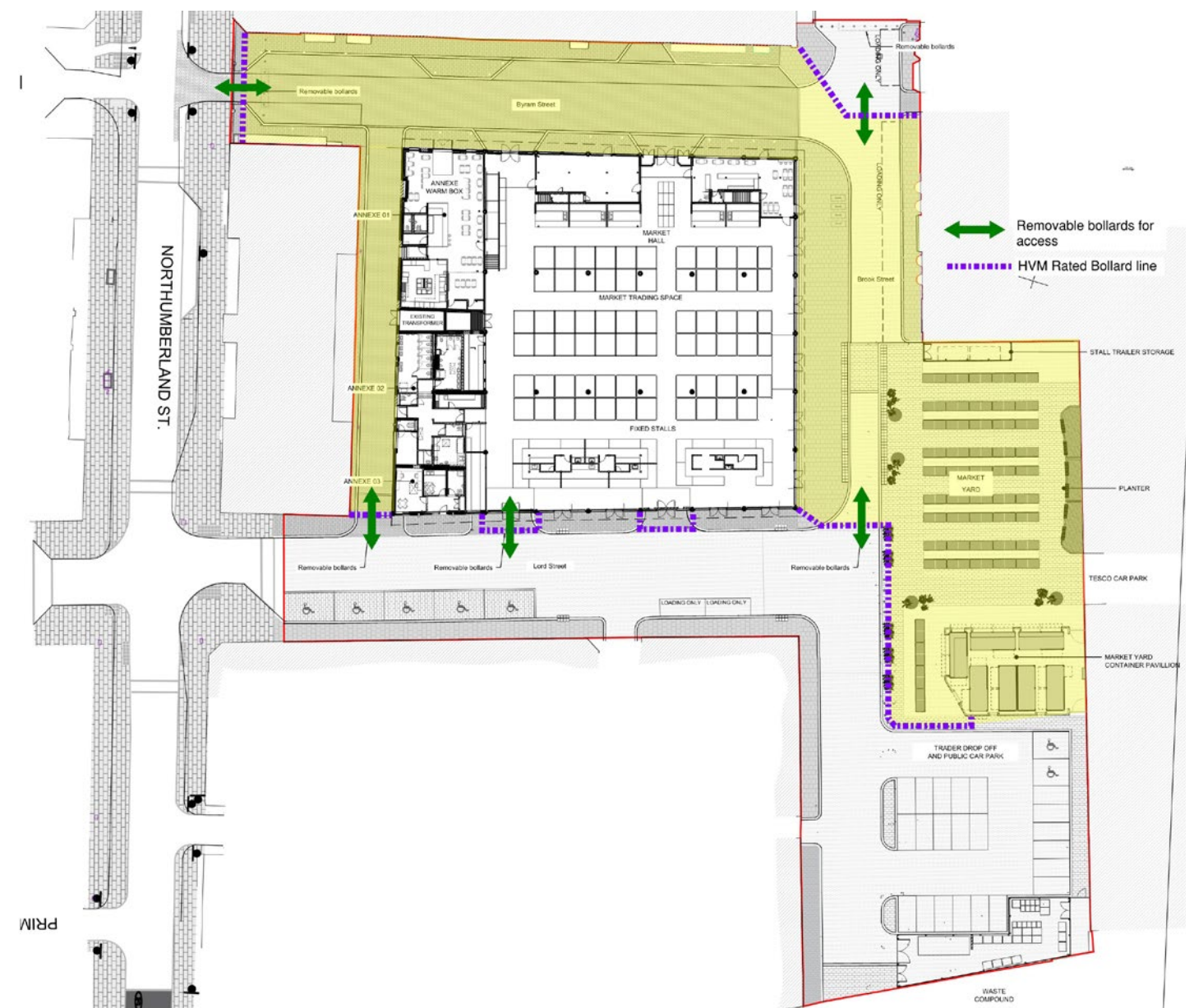
The Transport Assessment has undertaken a review of the road safety record and acknowledged injury accidents in the wider area but noted that there were no injury accidents within the streets adjacent to the market. The road safety record should not be a material concern for the proposed development.

The Transport Assessment has undertaken a thorough analysis of the anticipated traffic and parking demands for the proposed development of the HOM and whilst it was shown that the majority of days would see an increase in daily traffic levels and parking demands, it has been concluded that those demands would occur outside of the peak periods and would not have a significant effect on local traffic conditions.

The redevelopment will result in the loss of some parking spaces but the majority of these are lightly used and should not result in any adverse impacts. The Brook Street car park will have a reduction in capacity to 24 parking spaces arising from the siting of the Container Pavilion and increase waste compound. However, this is not anticipated to have an adverse impact as the on-street parking within Lord Street will be retained and could be used for short-stay parking.

The Transport Assessment has examined the loading demands for traders and also discussed the waste collection strategy. The demands for these are not expected to occur during the peak traffic periods so these serving and waste collection demands should not produce any significant impacts.

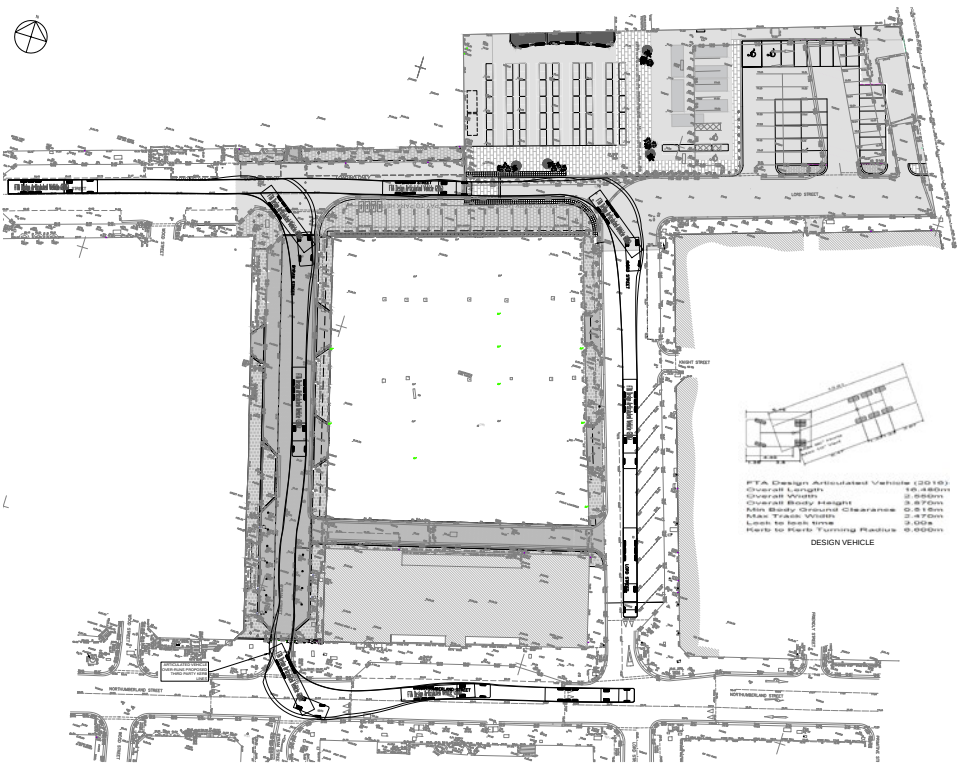
The scheme proposals are considered to be compliant with the NPPF and the Council's Policies LP21 and LP22. The scheme proposals are not anticipated to produce any unacceptable road safety impacts and are not forecast to produce any severe impact on the local network so it is hoped the Council will support the proposals in highway and transport terms.



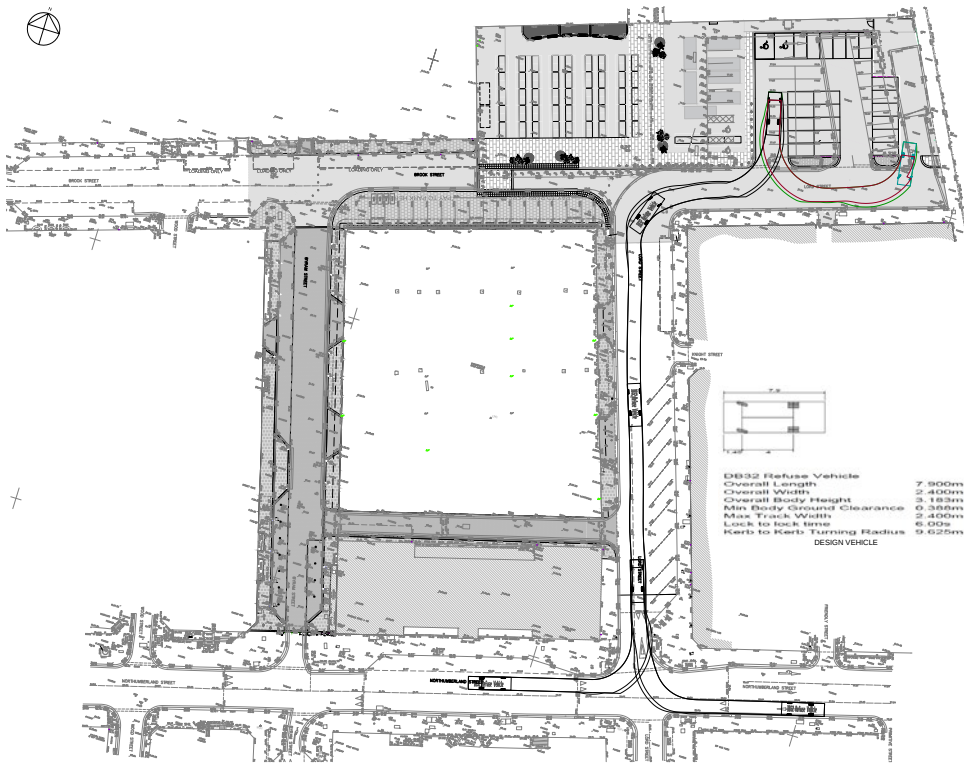
Area around market enclosed by new removable bollards

5.4 Transport Assessment

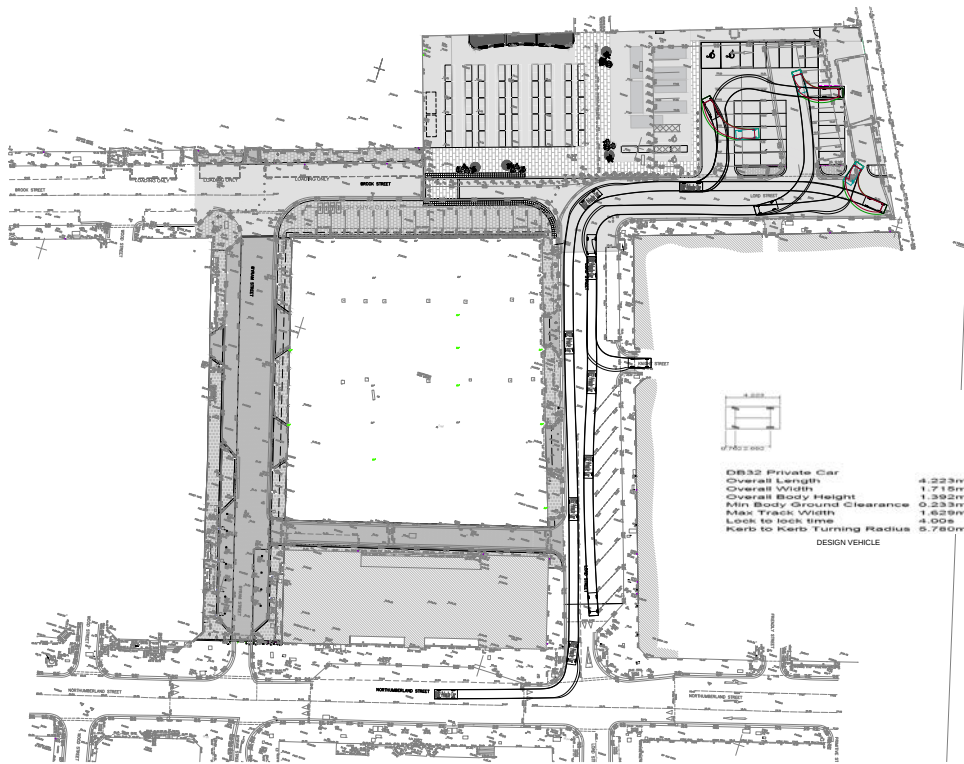
The following diagrams demonstrate the vehicle access around the site.



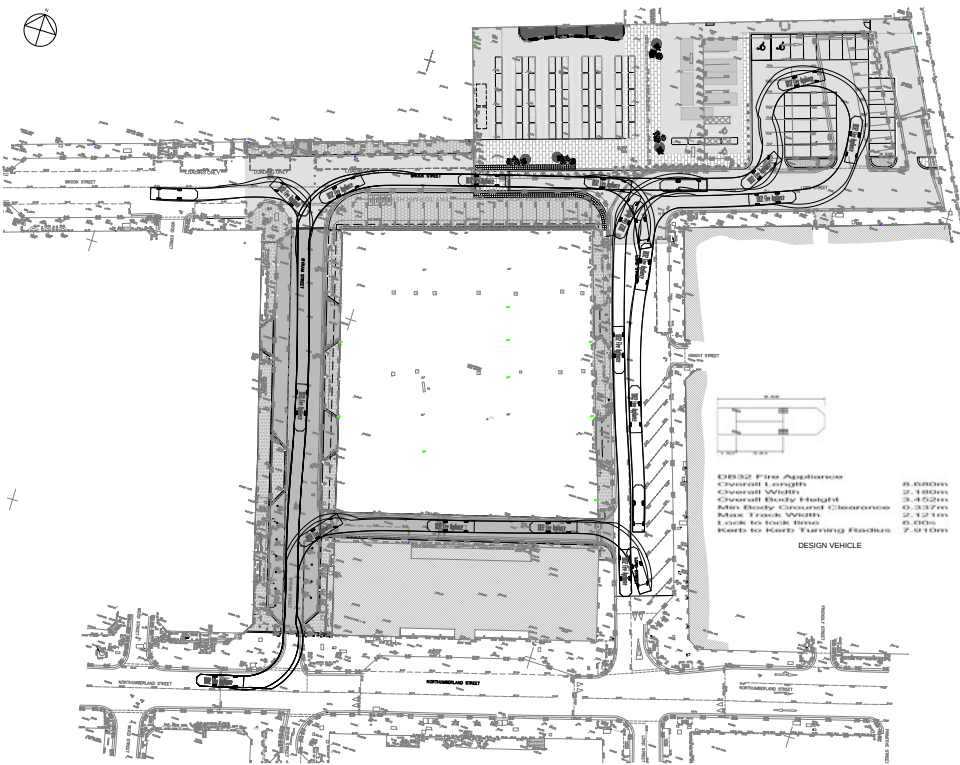
Articulated Lorry



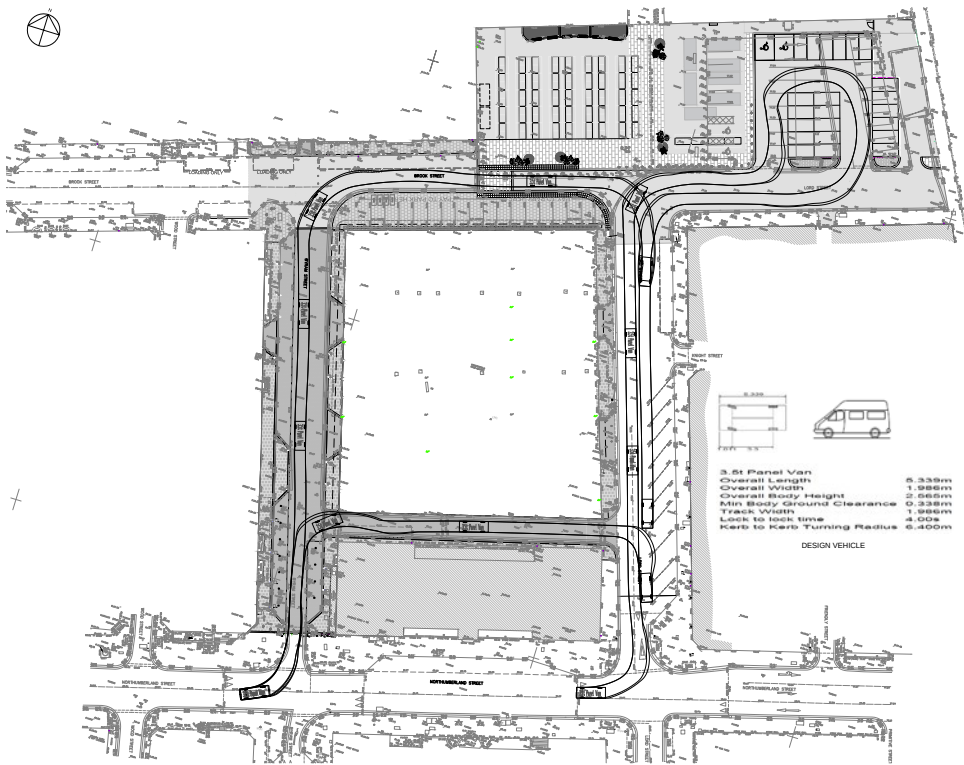
Refuse Vehicle



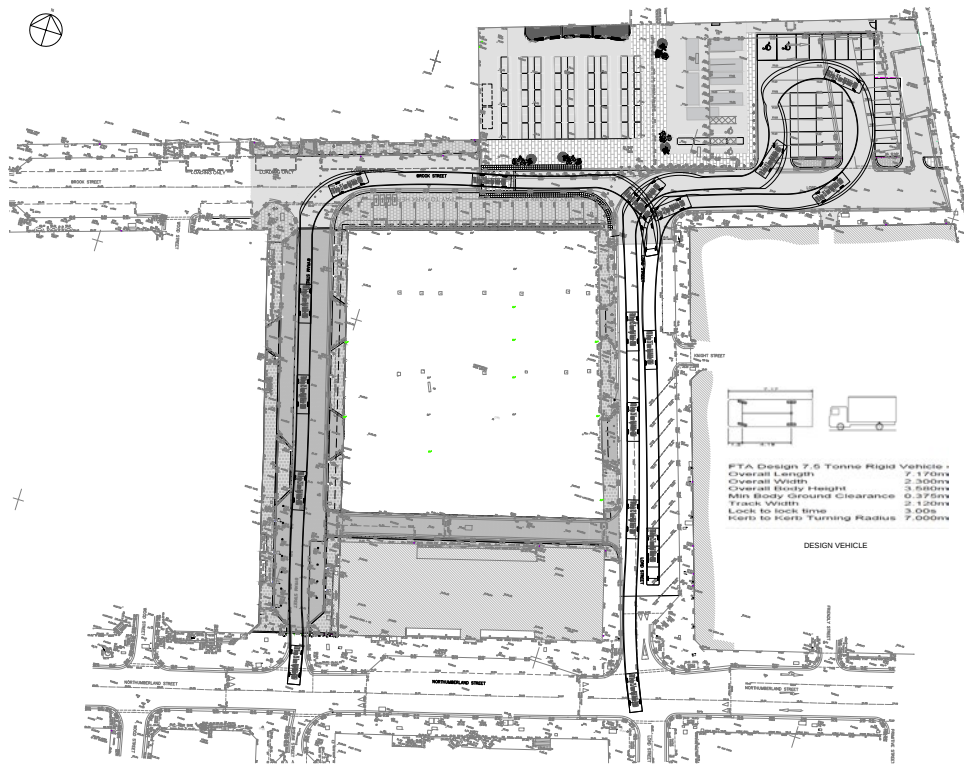
Private Car



Fire Appliance



3.5T Panel Van



7.5T Rigid Lorry

5.5 Sustainability and Energy Use

Sustainability Strategy

Kirklees Council have declared a climate emergency in 2019 and has set the target of achieving 'net zero' carbon emissions by 2038. The Kirklees Local Plan adopted February 2019 sets out the policies that guide decisions on planning applications.

The following policies are relevant to this Energy Strategy.

- *Policy LP1: Presumption in favour of sustainable development*
- *Policy LP24: Design.*
- *Policy LP26: Renewable and low carbon energy*

A holistic approach to sustainability is to be adopted focusing on energy use and renewables, measured against targets set out in current Approved Document L.

Given the Grade II* listing of the market hall, there are constraints as to what measures can be taken to improve energy use and environmental sustainability. The floor area and scope of work to the Market Hall deems consequential improvements to be provided, however its is required that these do not unduly impacting the character of the building. Other considerations must be made such as changing the way external fabric performs and increase in condensation risk etc.

The following approach of the proposals and opportunities for improvement in terms of thermal performance and energy use has been agreed with building control prior and is as follows;

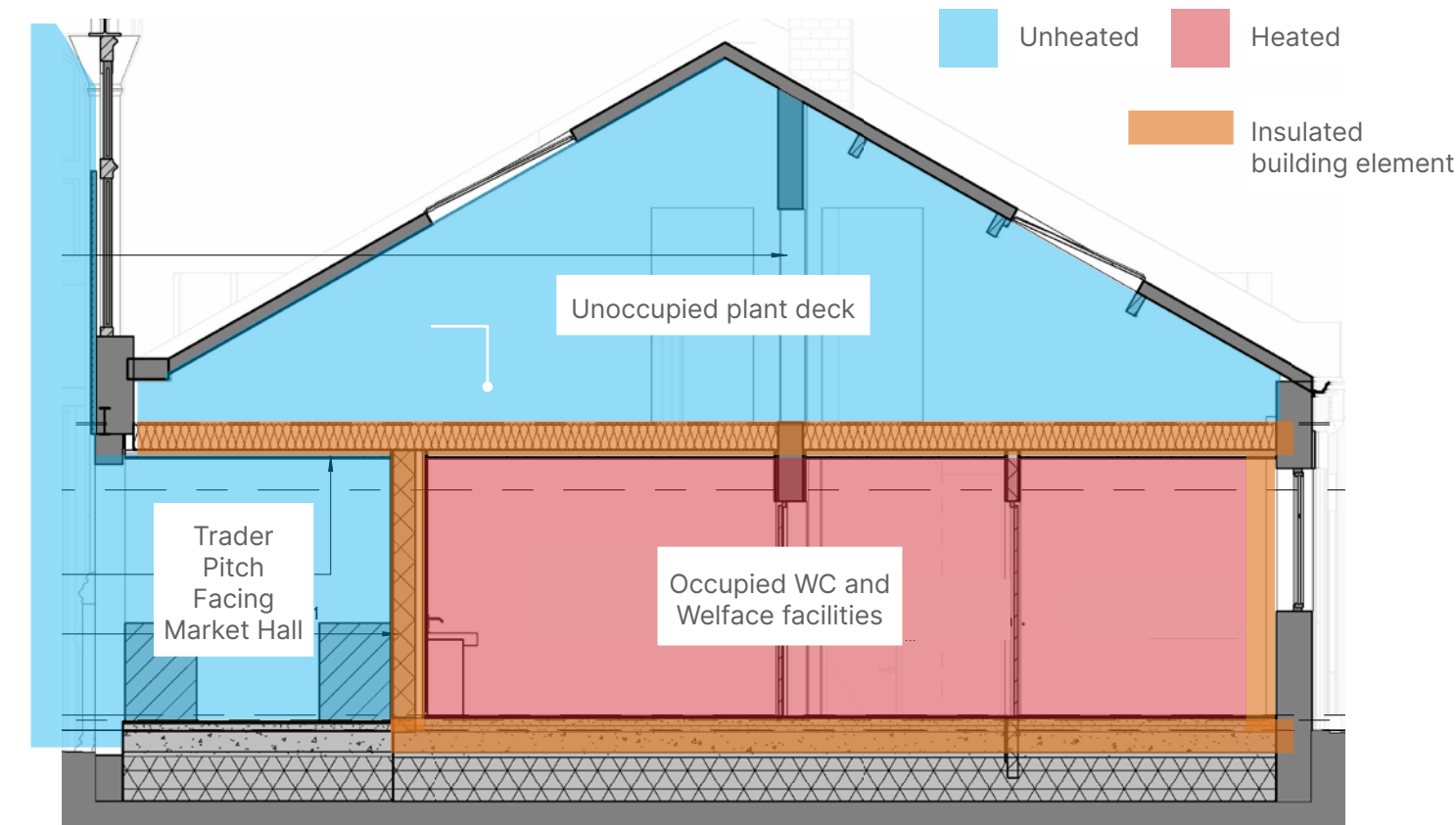
- New elements are to be in line with new energy efficiency requirements.
- Where new fixed building services are provided, thermal upgrades to the existing fabric are to be made as far as is reasonable practicable, without impacting the heritage character. This approach is iterative to be assessed on a case-by-case basis. This will be agreed with the conservation officer.
- Opportunities to insulate new thermal elements within the market annexe. This includes areas of new floors, linings to existing walls and new walls, new fabric components such as new windows and doors and screens. New elements are to achieve the limiting thermal performance required by building regulations, which can vary varies depending on whether the element is new or existing.
- Insulation to be provided to the plant deck above the occupied and heated spaces within the annexe.
- Natural ventilation provided to the Market Cafe via wind catchers installed to replace the existing roof cowls.

- low energy water and space heating solutions have been implemented such as the use of Air Source Heat pumps to the new environmentally conditioned spaces in the annexe and self contained units in the market hall
- Insulation to be provided to the plant deck above the occupied and heated spaces within the annexe.
- No heating to be provided within Market Hall due to poor thermal performance of the cast iron and glass structure. Instead new glazed screens introduced to reduce draughts and improve thermal comfort passively.

- Low energy LED lighting which are highly energy efficient.



Typical air source heat pump unit



Typical section through Annex 02 to illustrate the thermal line approach

5.6 Environmental

As part of the proposals a Preliminary Environmental Assessment (PEA) was carried out by AECOM. This demonstrated that the existing site has no ecological value and the loss of this habitat would not require specific habitat mitigation.

The PEA did identify a low constraint for nesting birds and a moderate suitability for bat roosting within the Annexe building and recommended an emergence survey be carried out. This was subsequently carried out by JCA and it was confirmed that no bat mitigation was required.

Biodiversity Net Gain

All developments post April 2024 are subject to Biodiversity Net Gain (BNG) policy. BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development may be considered to benefit from the de-minimus exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is no required for BNG to be provided in respect of the aforementioned legislation.

The reasons for exemption are set out in the application forms.

Bats

In 2019, AECOM (2020) was commissioned by Kirklees Council to undertake a Preliminary Ecological Appraisal (PEA) of a site located at Huddersfield Open Market.

The PEA survey identified two buildings on site with moderate bat roost potential that would be disturbed as part of the proposed work.

A walkover of the site to identify any significant changes since the production of AECOM’s report was carried out by JCA on 10/04/2025. This survey found that netting was present on the access points to the market hall and this would prevent bats accessing the interior of the market hall. This building was reassigned the roosting potential category of negligible. Inspection of the market offices found that no changes had occurred, and the roosting potential category of low was endorsed.

A bat emergence survey was carried out and no bats were observed emerging from the surveyed building. The number of commuting passes recorded during the survey suggests a very low activity level in this area of the site.

Recommendations

As bats have not been confirmed to be roosting at Huddersfield Open Market, a Bat Mitigation Licence from Natural England, is not required. Bats do not pose any constraint to the development of the market.

In the unlikely event a bat is found within any of the trees or buildings on site at any time of year, either prior to or during the scheme, works should cease immediately, and the advice of an appropriately qualified, experienced and licensed ecologist should be sought.

Drainage

The proposed works will require connection to the existing mains surface / foul drainage. Further details can be found within the drainage strategy and drainage proposal drawings by SWA that accompany this application. A preliminary application has been made to Yorkshire water, the response has been included in the application documents.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should preferably extend to the public sewer. Foul water domestic waste can discharge to the 300 mm diameter public combined sewer recorded in Brook Street, crossing the site.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2010. This establishes a preferred hierarchy for surface water disposal.

If other methods of surface water disposal are not viable, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the

existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present use of the site, along with the calculations that show the existing discharge rate from the site to the public sewer.

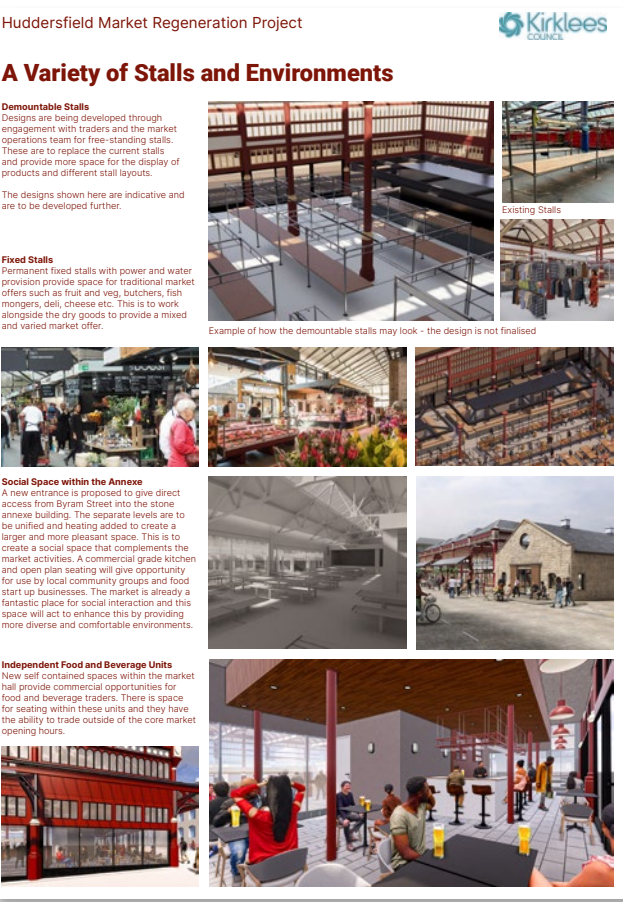
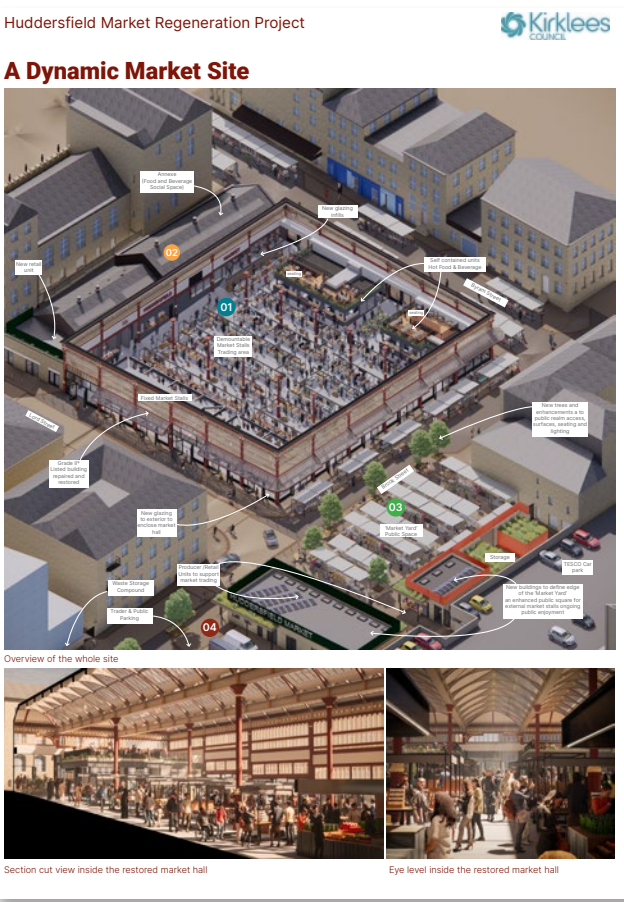
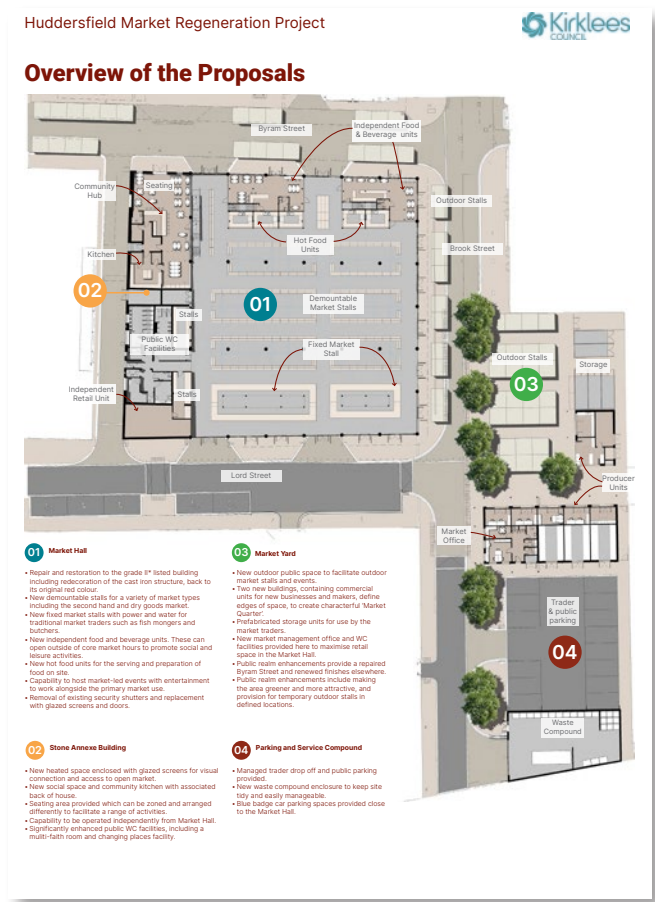
Other Observations

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network or interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

5.0 STATUTORY APPROVALS AND ENGAGEMENT

5.7 Trader and 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. The following page summarises some of the recurring themes with a response from the design team.



Sample of the boards used in the consultation

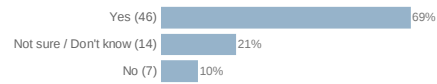
5.0 STATUTORY APPROVALS AND ENGAGEMENT

5.7 Trader and Community Engagement

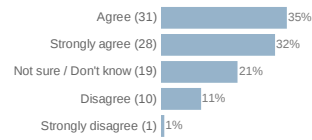
The questionnaire received 108 respondents and included multiple choice questions and space for free text or comments. Here, the results of the multiple choice questions are summarised.

The general consensus was that the current market is in need of 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.

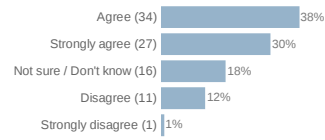
Would you visit Huddersfield market more often if it was more comfortable? (This would include places to sit, socialise and include some internal, enclosed spaces that are heated.)



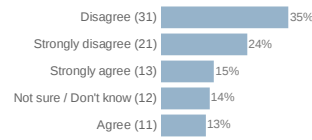
To what extent do you agree or disagree with the following statements? (I feel safe in the market)



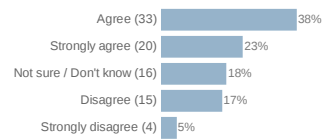
To what extent do you agree or disagree with the following statements? (The market offers me good value as a customer)



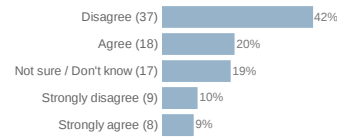
To what extent do you agree or disagree with the following statements? (The market is a place I come to socialise with others)



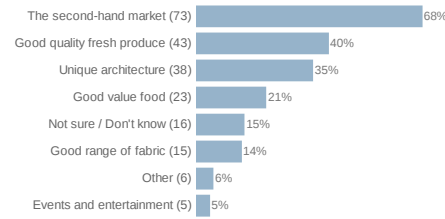
To what extent do you agree or disagree with the following statements? (I enjoy shopping at the market)



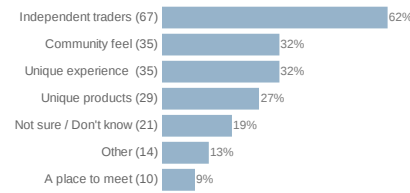
To what extent do you agree or disagree with the following statements? (The current market hall and its surroundings are a pleasant place to be)



In your opinion, what is Huddersfield market best known for? (Please select all that apply)



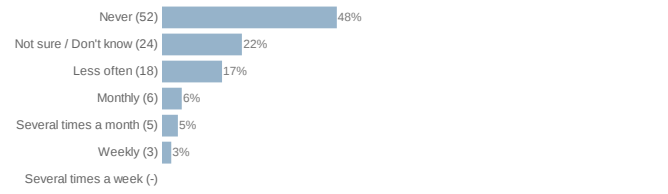
In your opinion, what makes the market different to other parts of the town centre? (Please select all that apply)



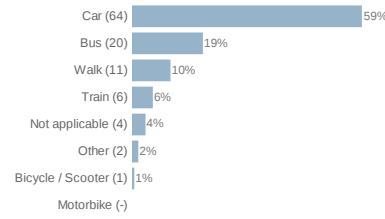
Are you aware of current market's programme of events that are in addition to normal market days?



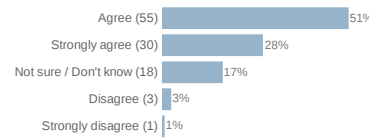
If click and collect lockers (pre-ordering produce from market traders and collecting at your convenience) were provided, how often would you use them?



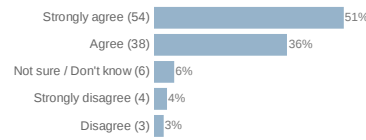
What kind of transport do you use to visit the market? Please select the method you would usually use.



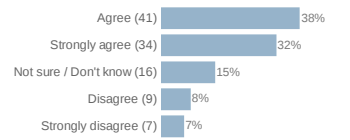
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (More opening days)



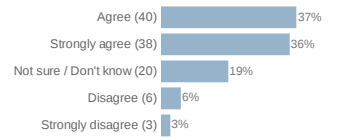
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (A greater mix of trader types)



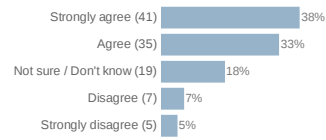
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (The inclusion of spaces for meeting people and socialising)



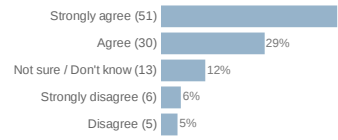
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (Capability to host more market-led events to compliment the core market)



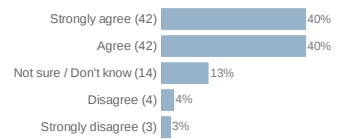
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (Consideration of sustainability and energy use)



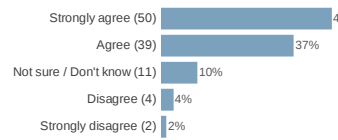
To what extent do you agree or disagree with the following proposals for the new Huddersfield Market? (The look and feel of the new market)



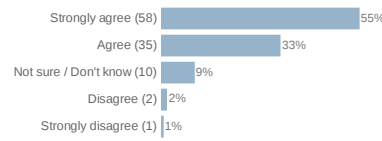
To what extent do you agree or disagree with the following proposals for the new Market Hall? (The new glazing to the Market Hall)



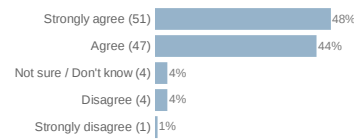
To what extent do you agree or disagree with the following proposals for the new Market Hall? (Inclusion of heated warmer spaces)



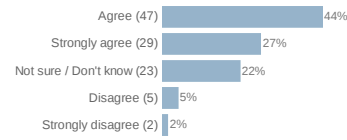
To what extent do you agree or disagree with the following proposals for the new Market Hall? (Redecoration of the listed market hall)



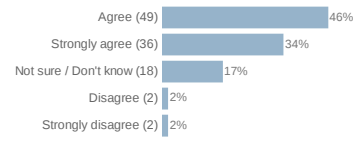
To what extent do you agree or disagree with the following proposals for the new Market Hall? (More use will be made of the building including additional trading times)



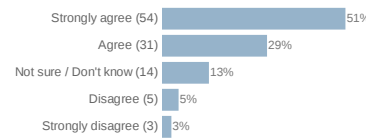
To what extent do you agree or disagree with the following proposals for the new Market Hall? (The new fixed stalls)



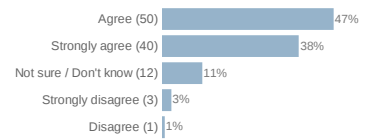
To what extent do you agree or disagree with the following proposals for the new Market Hall? (New entrances from Byram Street and Lord Street into the stone annexe building)



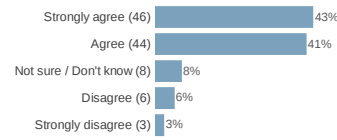
To what extent do you agree or disagree with the following proposals for the new Market Hall? (The second hand market is retained)



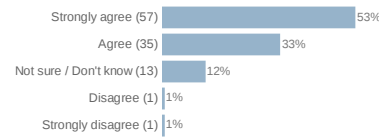
To what extent do you agree or disagree with the following proposals for the new Market Yard? (The Market Yard space for outdoor traders)



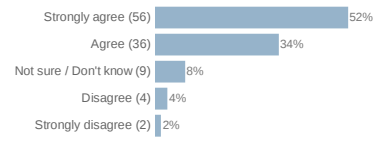
To what extent do you agree or disagree with the following proposals for the new Market Yard? (The inclusion of a variety of trader pitches including new spaces for producers and start ups)



To what extent do you agree or disagree with the following proposals for the new Market Yard? (Focus for safe pedestrian use of spaces around the market during trading)



To what extent do you agree or disagree with the following proposals for the new Market Yard? (Provision of new trees and improved outdoor seating)



5.7 Trader and Community Engagement Key Themes

COMMENTS REGARDING THE EXISTING OFFER

POOR EXISTING CHARACTER OF SPACE

Adjectives used to describe the market included the following: dirty, littered, unwelcoming, unattractive, grim, run down, rough, old fashioned, scruffy, uncomfortable, cold, windy, unsafe

POOR EXISTING FOOD OFFER

The cafes are not very good / there's no healthy options / no vegetarian options / no 'sit down' food and drink places

POOR EXISTING PUBLIC FACILITIES

Poor toilets and lack of facilities
Lack of seating and tables

LIMITED VARIETY IN OFFER

Issues with the market stalls – no variety, no consistency, not enough stalls, poor choice of goods, no entertainment

POSITIVE ASPECT OF EXISTING MARKET OFFER

The stalls – individual preference for specific stalls i.e. fruit & veg, flowers & plants, butchers, fabric / good variety of stalls

UNIQUE SETTING

the Victorian building and architecture / the open archway / the history and tradition / nostalgia / takes you back in time / the attractive and characterful setting

CHARACTER

The market 'feel' - comfortable / independent / friendly / community environment / the 'hub-bub' on market days / interaction with traders / the friendly people

SECOND HAND MARKET

the used goods stalls / vintage items / the benefits to the environment of buying second-hand / brings different cultures and communities together

Keep Tuesdays and Saturdays just for the second-hand market - prioritise space and capacity for used goods due to high demand

LOCATION AND BUILDING

near to safe parking / on the edge of town away from one-way systems / easy to get to from the town centre / near the train station

Undercover from the elements

COMMENTS AND SUGGESTIONS FOR PROPOSALS

SUGGESTIONS FOR THE PROPOSALS

Children's playground area / craft stalls / maker space / cultural and community events / focus on families / use a quality restaurant operator / improve toilet facilities / offer a good range of healthy food options / big TV screen / world food stalls / things you can't get in supermarkets / promote and signpost the new market to make it a visitor destination / ensure the market keeps its character and authentic feel / work should be done quickly - don't close the market while the work is going on / all plans need to be environmentally friendly

SUPPORT FOR THE PROPOSALS

love the designs / would go back immediately / this is long overdue / looking forward to visiting / great to see this iconic building preserved and used / good location as it is close to rail and bus links

MAINTENANCE

Concerns over tidiness & cleanliness – please ensure the new market is well maintained

EXISTING TRADERS

Don't push the traders out / consult with the traders / provide parking spaces for traders / make it easier, cheaper and fairer for the traders / traders don't want to trade outdoors due to weather / it's important for the market to be busy with traders & regular events

ACCESSIBILITY

Lack of car parking and accessibility concerns – disabled access and parking needed / safe and covered bike parking / it will fail because of lack of parking

SAFETY AND ASB

The market will attract more people if it feels safe / install CCTV / self-contained units that can be locked up for safety / keep the shutters in place so the glass is not smashed / better lighting required / need to improve safety in the wider area

FOOD HALL

Don't include / increase the food stalls - local cafés will lose out / it doesn't need a food hall

CRITICISM OF THE PROPOSALS

The trees are too close to the seating / the location is too 'out of the way' / don't like the name 'Yard' / scrap the social space / it doesn't look warm and welcoming / the lighting is cold and harsh / we don't need gentrification / you're trying to fix what isn't broken / don't want the market to change

BUDGET AND FUNDING

The council shouldn't be spending funds on the market / stop wasting money in the current economic climate

5.7 Trader and Community Engagement Key Themes

PROJECT TEAM RESPONSE TO THEMES RAISED

GENERAL SHOW OF SUPPORT

The responses from the questionnaire demonstrate that the majority of the respondents generally support the proposals and recognise the need for works to be carried out to the market.

There were recurring comments about specific details to be considered by the proposals, such as parking amount, general attractiveness and safety. Other concerns were focussed on the ongoing management of the site and type of offer and traders.

ACCESSIBILITY AND PARKING

The proposals include 24no. spaces for trader drop off and public parking (during non-loading periods). The parking along Lord Street will also remain as the existing provision. Adjacent to the site is an existing multi-storey car park with 90mins free parking managed by Tesco.

During the design development an access and loading strategy has been developed into the main market hall. This follows best practice and creates a hierarchy of entrances, whereby the public entrances are the most accessible.

SECOND HAND MARKET

The market layouts have been designed to accommodate the second hand market. New demountable stall frames provided enhanced provisions for traders, which allow for several stall layouts including 'over the counter' and walk in stall types. Designated pitches outside are also provided.

The number of stalls inside the market was increased following the public engagement to better suit the peak days anticipated when the second hand market is on.

SAFETY AND ANTISOCIAL BEHAVIOUR

The new glazing forms the secure line of the market hall - **currently there is no provision for security shutters.** Most of the surrounding buildings do not have shutters. The arrangement of the new Market Yard building is such to increase natural surveillance along Brook Street.

The public WCs are moved to inside the market hall to control antisocial behaviour along Lord Street and make it easier to manage inside.

BUDGET AND FUNDING

The project is entirely funded by central government grant funding. This is an investment in Huddersfield Town centre which will directly benefit local businesses and the community. The grant funding will cover essential repairs and enhancements which will reduce the ongoing cost burden to the council of running and maintaining the market.

FOOD HALL AND EVENTS

The proposals are first and foremost to enhance the existing traditional market offer in Huddersfield. The proposals include a supplementary hot food and beverage offer (5no. hot food units), but are not such that they create a 'food hall'. This is to increase the diversity and strengthen the offer and footfall within the market.

Provisions are made so that the Market Hall can continue to host market-led events. These are in addition to the primary market function and take place outside the core trading hours.

NEED FOR CHANGE AND ENHANCEMENT

The listed building requires necessary repairs and redecoration. This includes items such as fixing leaking roofs and rainwater goods. The public facilities such as the WCs and seating areas are also at end of life and in need of renewal.

The investment in the market is an opportunity to remedy defects, but also to enhance the market so that it is a safe, clean and attractive place for visitors to Huddersfield Town Centre. It is essential for the prosperity of the wider area that the market is thriving and well looked after.

EXISTING TRADERS

Increased engagement with traders has been made since the confirmation of funding from the government. The proposals have been adapted in response to feedback, such as increasing the amount of demountable stalls and also development of the stall design itself so that different trading modes are accommodated.

Proposals for the temporary market are being developed to mitigate impact on their businesses during the works. This has included work by the markets team to establish the number of traders anticipated to return and their infrastructure requirements.

6.0 CONCLUSION

6.0 Summary

The development proposals described within this access statement look to enhance and improve the existing Huddersfield Market building and surroundings to secure the ongoing future use and market presence within the town centre.

The proposal centres the listed building at the focus of the investment, re-enforcing its prominence within the site and wider area. New commercial and retail opportunities are introduced to maximise the potential of the public asset, without losing the existing market use for which it has a strong and much loved local reputation.

Essential repair and cleaning works and proposed which will safeguard the listed building and improve the conditions for traders and efficiency for the market staff. Public benefits are provided in a rejuvenated public asset with better and safer welfare facilities and low energy services. The setting of the building is enhanced with new public realm works and inclusion of better infrastructure including waste and goods storage. Public safety is also increase through the new traffic management and loading arrangements.

The development team have engaged with relevant parties including the public, traders and operational staff. New interventions have been done so sensitively and always with a focus on improving the ability for the building to operate as a successful market.

