Planning

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Ref: AB YK7427P
Date: 9th November 2026

Planning Services
Kirklees Council
Civic Centre 3
High Street
Huddersfield
HD1 2TG

Dear Sir / Madam,

Re: Application to discharge Condition 4 (phasing plan) of approved outline permission 2021/60/91544/W at Southgate / Leeds Road, Huddersfield, HD1 1TW.

This supporting letter has been prepared by DLP Planning on behalf of the University of Huddersfield. In relation to the submission of a reserved matters application seeking approval for Plot 3 of the wider NHIC Masterplan, Condition 4 of the approved outline permission 2021/60/91544/W needs to be re-discharged to reflect the required alterations to the phasing plan.

The NHIC site received outline permission on the 8th October 2021 for the following description of development:

> *Outline application for erection of health and research innovation campus comprising: Class F1(A)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness.*

Two reserved matters applications have been submitted for Plot 1 and Plot 2 as follows:

Application Reference	Proposal	Decision
2023/61/93655/W	Reserved matters application pursuant to (Phase 2 of) outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness and the discharge of conditions 5 (masterplan), 6 (design code), 9 (internal access per phase) and 19 (BEMP per phase).	3rd December 2024 – Approval of reserved matters subject to Section 106.
2022/61/91456/W	Reserved matter application pursuant to outline permission 2021/91544 for erection of health and research innovation campus comprising: Class F1(a)-education; Class E(e)-medical/health services; Class E(g)(i)-offices; Class E(g)(ii)-research/development of products/processes; multi storey car park; Class E(a)-display/retail of goods; Class E(b)-sale of food/drink; Class E(d)-indoor sport/recreation/fitness, and the discharge of conditions 5 (masterplan), 6 (design code), 8 (access), 9 (internal access) and 19 (BEMP).	20th September 2022 – Approval of reserved matters subject to Section 106.

Table 1: Reserved Matters Planning History.

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A reserved matters application for a multi-storey car park, as included within the description of the outline consent, has been submitted and validated by the LPA on the 22nd October 2026.

Condition 4 of the outline consent states as follows:

> *A plan showing the phases of development shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of any application for the approval of Reserved Matters. The phases of the development thereafter shall be carried out in accordance with the submitted phasing plan and any references to phase or phases in the following conditions shall refer to the phases detailed in the plan thereby approved.*

A revised Phasing Plan has been submitted under reference: 2026.10.25 Volume 2 - Phasing - Building 3 MSCP, to re-discharge this condition. The updated phasing plan drawing has also been included in the updated Masterplan, submitted with the Phase 3 Reserved Matters submission. The Phasing Plan identifies Plot 5 is to be developed out as Phase 3 of the NHIC.

I trust the information provided is sufficient in discharging Condition 4 of outline permission 2021/60/91544/W, and if there are any questions or if further information is required, please do not hesitate to contact me.

Yours faithfully,

Abigail Baker BA (Hons) MA AssocRTPI
Associate Planner