

Hannah Halstead

From: Emma Thompson
Sent: 09 May 2017 13:32
To: DCAdmin
Subject: FW: Fountains Court, Huddersfield Road, Roberttown - 2017/90481

From: Sarah Smith
Sent: 09 May 2017 13:27
To: Emma Thompson
Cc: John Buddle
Subject: RE: Fountains Court, Huddersfield Road, Roberttown - 2017/90481

Hi Emma

I have read through the Planning Statement supporting the above application.

In terms of the retail planning policy section - sequential and retail impact tests, the applicant has undertaken a sequential test within the catchment agreed for the original application as they make the case that the proposed uses are to serve a relatively local catchment area. However, it is considered that the proposed A3 unit (Restaurants, cafes) at 300 sq m of floorspace could serve a wider catchment and potentially include Heckmondwike Town Centre and Mirfield District Centre.

Our latest occupancy survey undertaken last year shows that there are three vacant units, one in Mirfield and two in Heckmondwike that could possibly accommodate the proposal. These are:

- 1) Within the retail development at FoX Driver House/Speight House, Huddersfield Road Mirfield. Gross Ground floor floorspace approx 217 sq m
- 2) 4 Westgate Heckmondwike Gross Ground floor floorspace approx 229 sq m
- 3) Vacant club, Croft Street, Heckmondwike Gross Ground floor floorspace approx 372 sq m

Therefore, it is considered that the sequential test not been passed for the A3 element of this proposal without further information from the applicant.

It should also be noted that the applicant makes the case that the Local Centres of Greenside and Old Bank should not be included as these are not on the UDP. These local centres are within the latest shopping centre hierarchy and are recognised in the draft Local Plan. However, our latest occupancy monitoring data shows that there are no vacant units within these two centres.

If you would like a chat about the above, please don't hesitate to contact me.

Kind regards

Sarah

Sarah Smith BSc (Hons) MA MRTPI
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Please note, I do not work on Mondays.

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From: Emma Thompson

Sent: 04 May 2017 14:05

To: John Buddle; Sarah Smith

Subject: FW: Fountains Court, Huddersfield Road, Roberttown - 2017/90481

Hi both

I've sent a consultation over for the above retail site...change of use. I'd appreciate a steer if I may as soon as is convenient!

Many thanks

Emma