

Planning Policy Consultation

Consultation on Application Number: 2018/93006

**Address: adj, 33, Greenhead Lane, Dalton,
Huddersfield, HD5 8PP**

Proposal: Erection of A1 unit (retail)

DM Officer: Sam Jackman

Policy Officer: Sarah Smith

Unitary Development Plan: Housing Allocation H7.28

Local Plan (in Examination in Public): Unallocated

Policy comments:

The proposed development is for the erection of a new retail unit of 37 sq m GIA. It is located within a residential area on Greenhead Lane, Dalton, Huddersfield. The site is currently a small piece of land remaining from housing allocation H7.28 in the UDP that has now been developed. The site is unallocated in the emerging Local Plan.

The site is located approx. 0.23 km south of Wakefield Road/Dalton Green Lane local centre, 0.7 km south east of Waterloo local centre and 0.77 km south east of Moldgreen district centre.

A1 retail development is a main town centre use and should be located within a town, district or local centre in accordance with UDP policy S1, Local Plan policy PLP 13 and NPPF paragraph 86. In this case, the proposal is in an out of centre location, therefore the applicant needs to undertake a sequential test to demonstrate that there are no suitable sites within or on the edge of centres that can accommodate the proposal as set out in local plan policy PLP 13 and NPPF paragraph's 86 and 87.

The scope and content of the sequential test should be agreed with council and be reflective of the scale, role and function of the proposal. At this stage it is unclear as to who the end user might be, however, due to the size of the proposed it could be assumed that the end occupier will be a business that either provides top up shopping or a local service e.g. hairdresser. It is suggested that the applicant needs to consider vacant land and units within the local centres of Wakefield Road/Dalton Green Lane and Waterloo and Moldgreen District Centre. However, the catchment

area for the proposal needs to be justified by the applicant and may include other centres.

As a starting point, the Council's latest occupancy survey undertaken May 2018 for Moldgreen District Centre shows there is one vacant unit within the centre.

Occupancy surveys undertaken in October 2018 for Wakefield Road/ Dalton Green Lane and Waterloo local centres shows that there is one vacant unit in Wakefield Road/Dalton Green Lane local centre that could be suitable for the proposal. There may be other units that have become vacant since the time of the survey that need to be considered.

If the application fails to pass the sequential test, it should be refused in line with NPPF para 90.