Consultation Response from KC Town Centres		
2021/93983 775 Bradford Road, Batley, WF17 8NB		
Change of use from garage to shop		
Date Responded:	**Responding Officer:**	**Responding Ref:**

This application is for a change of use from a residential garage to a shop (Use Class E) at the rear of 775 Bradford Road, Batley, WF17 8NB. The site is located 900m away from the nearest Local Centre at Cross Bank, Carlinghow (LCB13) as designated in the Kirklees Local Plan, which was adopted on 27th February 2019.

Policy LP13 – Town Centre Uses

Part A

Part A of Policy LP13 states that the role and function of Local Centres like Cross Bank, Carlinghow is to provide for top-up shopping and local services, particularly food and drink. The proposed use would be appropriate in a Local Centre.

Part B – Sequential Test

Part B states that proposals which come forward for main town centre uses which are located outside of the defined centre boundaries will require the submission of a Sequential Test. Main town centre uses shall be first located in the defined centres, then edge of centre locations and only if there are no suitable sites shall out of centre locations be considered. The scope and content of any Sequential Test shall be agreed with the council and shall be reflective of the scale, role and function of the proposal. The NPPF defines edge-of-centre locations as being those within 300m of a centre. With the site being located 900m away from the nearest shopping centre, this site has to be considered as an out-of-centre location.

Paragraph 9.9 of the Kirklees Local Plan states that proposals for small scale local convenience shops (under 280 sq. m) which serve day-to-day needs and that do not have a local centre nearby are serving a local catchment and therefore meeting local needs and these will be supported. However, it is unclear from the application what the shop is intending to sell therefore the applicant needs to provide more detail on the business model for the proposed site.

Part C – Retail Impact Assessment

Due to the small scale of the proposal, a retail impact assessment will not be required from the applicant.