



Sequential Test
Enterprise Works
Long Lane
Honley

Introduction

AKPlanning Has been commissioned to produce this sequential test in relation to application number 2024/92819 at Enterprise Works, Long Lane, Honley, Holmfirth, HD9 6EA. The application is for the creation of cricket Nets (3 lanes) and supporting facilities.

The sequential test has been requested as sporting uses are considered to be town centre uses as defined in the National Planning Policy Framework (NPPF).

Main Town Centre Uses

The NPPF defines main town centre uses as: -

*Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and **more intensive sport** and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).*

It could be argued that the sequential test is not required as the proposed use as cricket nets is not a “more intensive sport”, however as this is open to interpretation the sequential test was carried out.

Policy

The NPPF states the following: -

91. *Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.*

Kirklees has an up-to-date Local Plan that also requires the sequential test.

An impact assessment is not required as the development is less than 2500m2 (320m2).

The Sequential Test

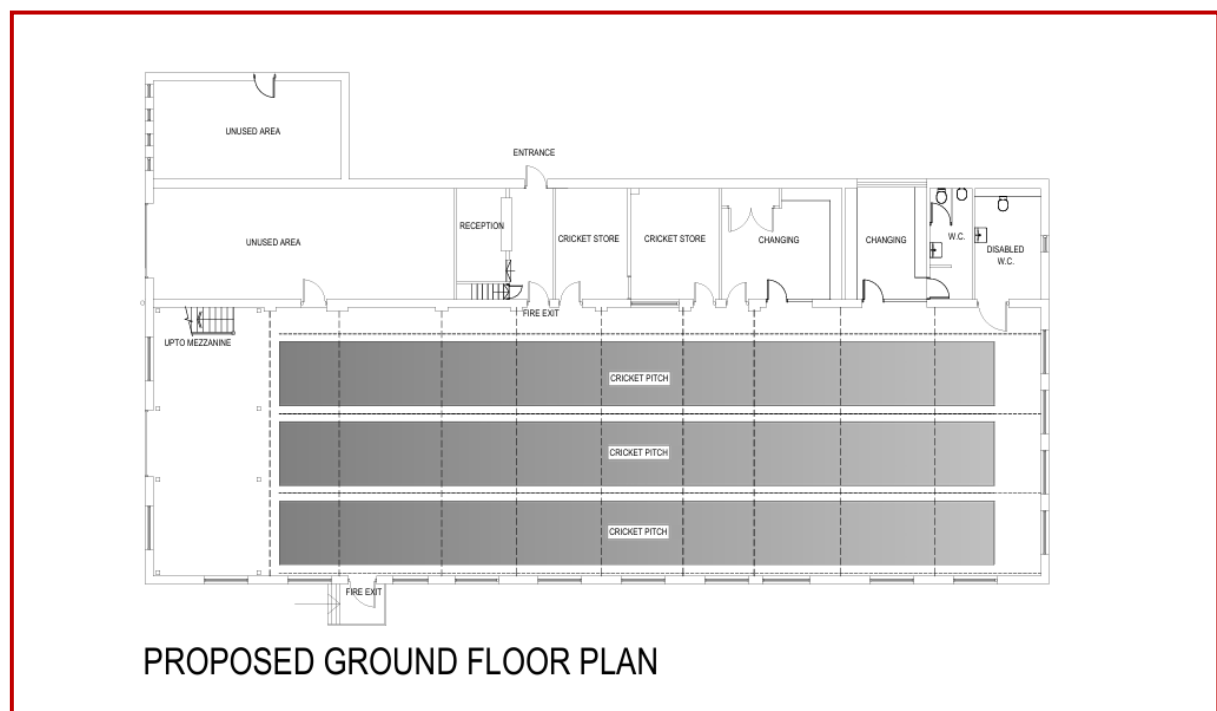
It was agreed (by email) that the test should be carried out on the two nearest town centres, Honley and Holmfirth.

The boundaries of the centres are defined by the Kirklees Local Plan.

The site requirements are a building of around 500m² (slightly smaller would be ok); parking available for visitors (private if possible). Cricketers carry a large amount of equipment with them, and training at nets can also require further equipment used solely in practice. Most users would arrive in a car to allow for the transportation of the equipment.

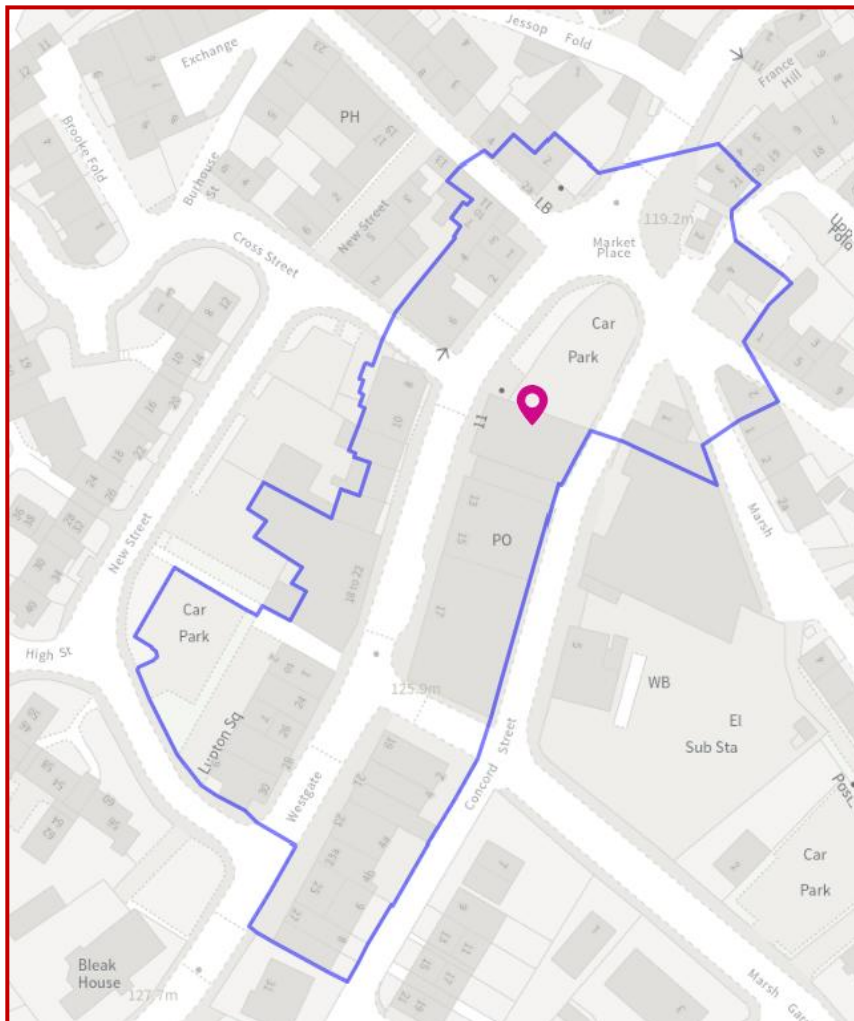
The size requirement cannot be split into smaller components as three cricket practice lanes have to be next to each other for practical purposes (they are often used to practice batting/bowling/fielding and wicket keeping all at the same time with users moving between nets).

The proposed layout is shown on the plan below.



Honley

The defined centre is shown below: -



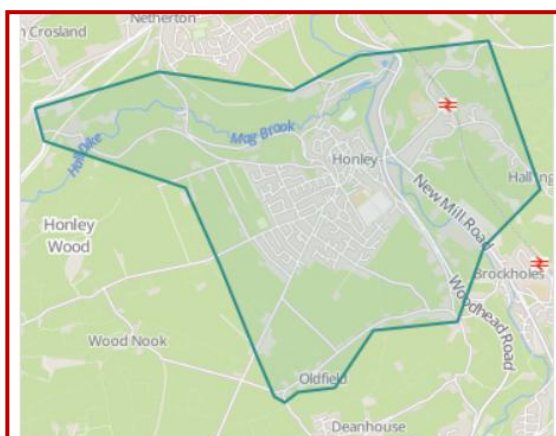
An examination of the adjacent plan reveals that the town centre buildings are small to medium in size and do not appear to have a sufficient size to house the proposed use.

It should be noted that the writer of this report also visits Honley centre relatively frequently and all observations are backed by this personal knowledge.

Nevertheless, a site visit was undertaken on Saturday 15th March to assess if any properties were for sale.

The centre is a busy local shopping area with several retail and restaurant units. The largest are the flooring shop and Co-op on the main street.

At the time of the visit no properties were available that would be suitable for the use.



A commercial online search was carried out on rightmove, the search covered ANY commercial properties available in "Honley". The search area is shown adjacent.

Three properties were found none of which are suitable (out of centre and too small), they are shown below.



Fish & Chips, Honley, West Yorkshire
4 bedroom takeaway for sale

CLOSED FORMER CHIPPY AND FOUR BED HOUSE Closed but equipped former chip shop Suitable for other retail purposes Four

COMMERCIAL

£240,000

Contact Save

Additional commercial listings



Eastgate, Honley, Holmfirth
Commercial property for sale

BY WAY OF ONLINE AUCTION - UNDER TRADITIONAL AUCTION CONDITIONS - OPEN FOR 24 HOUR BIDDING ON THE 27TH TO

COMMERCIAL

£375,000 Guide Price

Contact Save



Jaggat Lane, Honley, Holmfirth
Commercial property for sale

Honley Socialist Club & Institute comprises a part brick part stone built part three part two storey club/licensed premises under a

COMMERCIAL

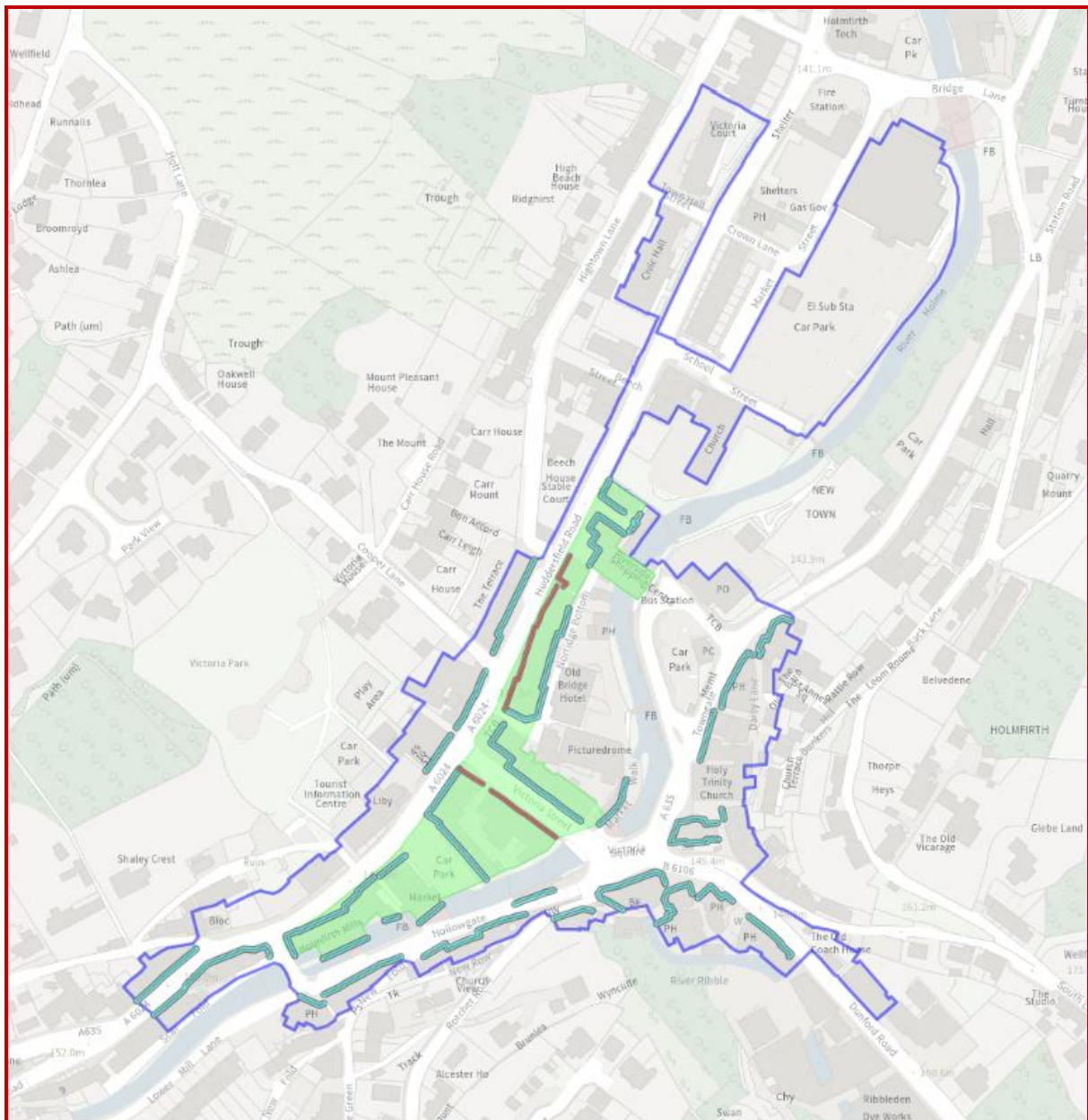
Offers Invited
5,310 sq. ft.

Contact Save

It is concluded that there are no suitable premises in Honley.

Holmfirth

The defined centre is shown below: -



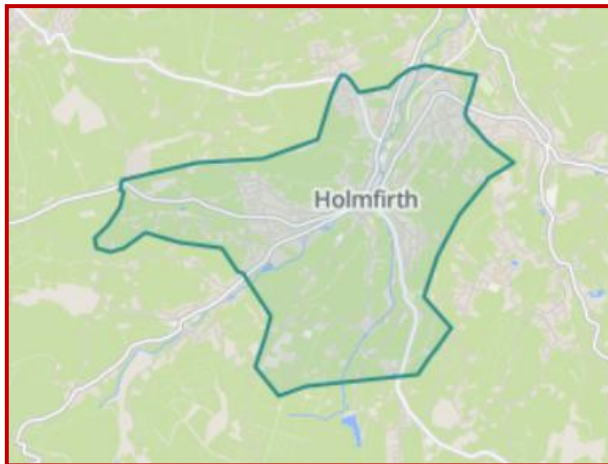
Holmfirth is a larger centre than Honley. It includes small retail units, restaurants and some larger buildings such as the picturedrome. There is also a large Co-op retail unit.

Again a look at the above map reveals that there are very few buildings capable of housing the proposed unit.

It should be noted that the writer of this report also visits Holmfirth centre relatively frequently and all observations are backed by this personal knowledge

A site visit was undertaken on Saturday 15th and no buildings (of sufficient size) were noted as available for sale.

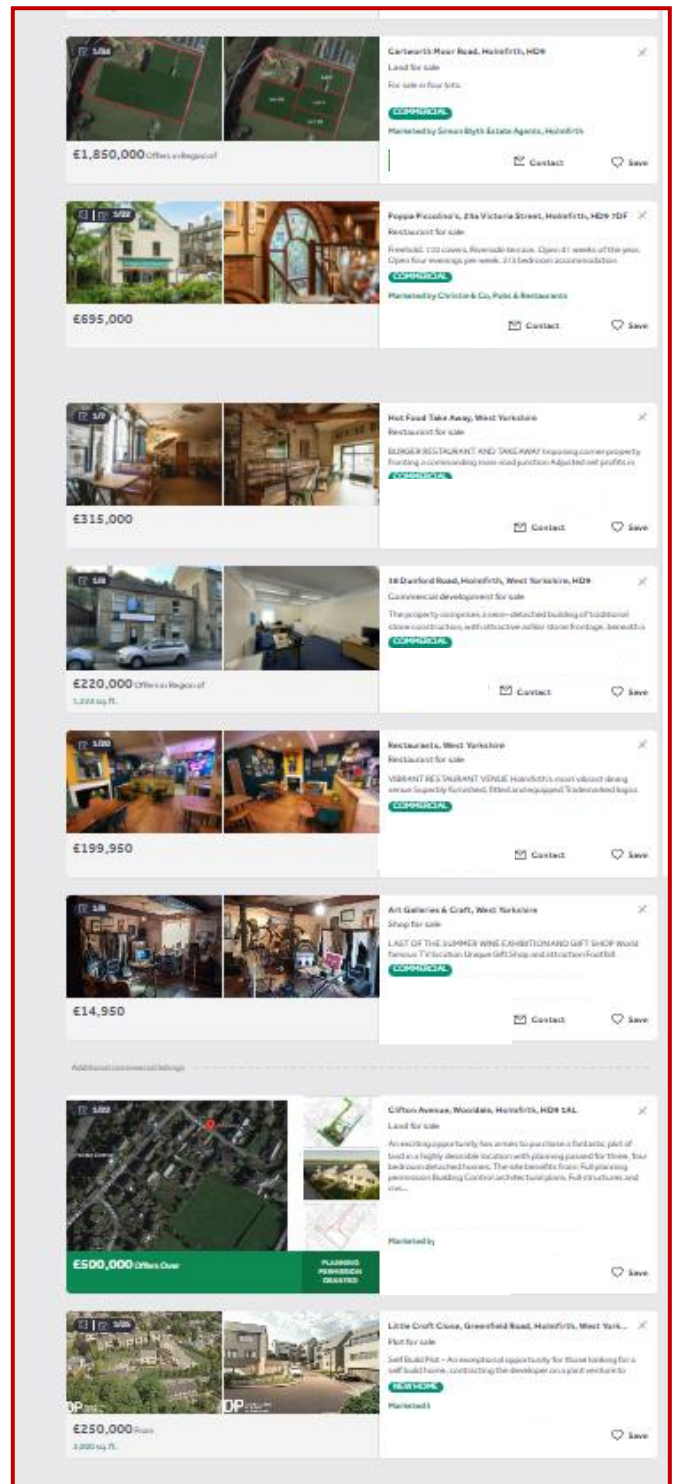
An online search has been carried out on Rightmove for commercial premises with all filters left open, the search area is shown below: -



The search returned 8 results, none of which are suitable for the proposed use and most of which are outside the defined centre.

Piccolos restaurant was the closest but this is for sale as a restaurant and does not have sufficient floorspace.

It is therefore concluded that Holmfirth does not have any properties available within the town centre to accommodate the cricket training facility.



Conclusions

It was agreed with the LPA that Holmfirth and Honley were the appropriate centres to carry out the sequential search. An online and on-site search has been carried out and no properties were found that would be suitable for the proposed cricket training facility.

It is concluded that the sequential test is passed, and planning policy complied with.

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RTPI

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