



**Headfield Mills Unit 19-20**

**Savile Road**

**Dewsbury**

**Sequential Test**

## Introduction

This statement has been commissioned by Nafees Bakers Limited (The applicants) in response to a request from Kirklees Planning Department (The Local Planning Authority (LPA)) for a retail sequential test.

The application is for: -

*Proposed single storey extension, external alterations to shopfront to front and side elevation including change of use of part vacant area into class E Café*

The sequential test is required in connection with the change of use to café.

## Site Location and Description

The aerial view below shows the site's location and surroundings.



Adjacent to the application site are a number of commercial uses which include some retail operations and a petrol filling station.

The building currently consists of a retail unit at the front on Savile Road and vacant space to the rear.

The proposal retains the retail space to the front and changes the use of the vacant space to a café.

It is important to note at this stage that the retail space has been used for the sale of baked goods and sweets for over 15 years and that the proposed cafe will sell the items that are available within the retail unit.

## Planning Policy

National planning policy is contained in The National Planning Policy Framework (NPPF) and this states: -

*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.*

Local policy is contained in the Kirklees Local Plan (2019) and this states: -

*Within Kirklees, main town centre uses shall be located within defined centres (principal town centres, town centres, district centres, and local centres), as shown on the Policies and Town Centre Maps, and as detailed in the shopping centre hierarchy and then in accordance with the sequential test*

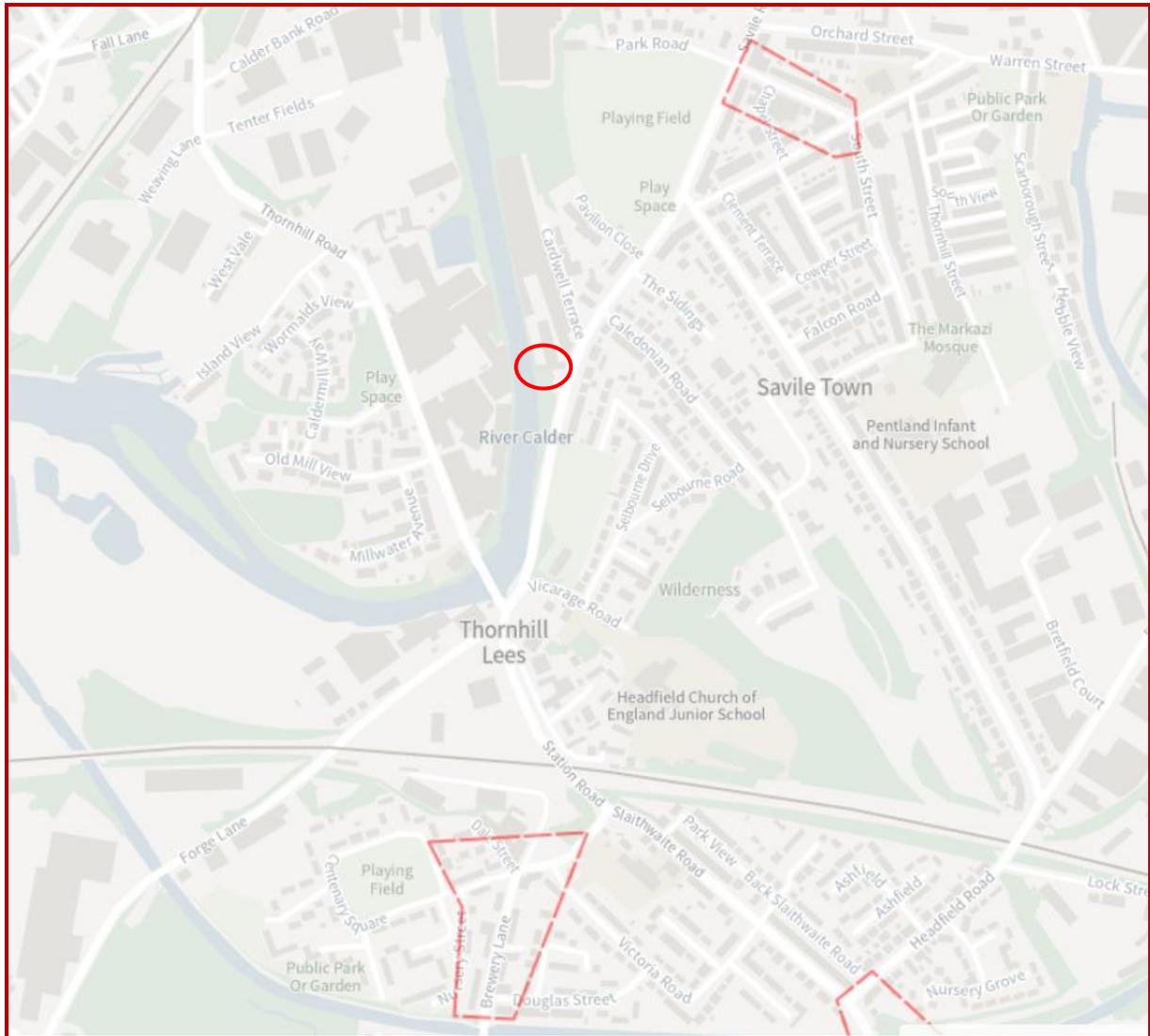
Both local and national planning policy require a sequential test for main town centre uses are located outside of identified shopping centres.

Main town centre uses are defined as: -

*Main town centre uses: 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).*

A Class E café falls within this definition.

Shopping centres are defined areas as shown on the Kirklees Local Plan, as can be seen below the site lies outside any of these areas. The site is shown circled, and shopping centres are shown with the red dotted lines.



Although the site is contiguous to several shops and commercial uses it is not within a defined local centre. Therefore a sequential test is required to show that no other suitable premises are available within any nearby Local centres.

## The Sequential Test

Before commencing a sequential test, it is important to know which local centres are considered to be within the catchment of the proposed use.

In this case the following matters are relevant to that consideration: -

1. The size of the café. The space is relatively small with a maximum number of 32 seats
2. The cafe is linked to an existing established retail business that is retained at the front of the building facing onto Savile Rd. The café will sell the same goods that are for sale in the retail unit which are baked goods and sweets.
3. The business plan behind the café involves mainly sales to local residences and commercial operators who are working in the several businesses adjacent the proposal.

Having taken into account these factors it has been decided that the search area for the sequential test can be restricted to the nearest two local centres which are Savile Town and Thornhill Lees. These are the two centres that are shown on the map on the previous page.

The sequential test consists of two elements. Firstly, a site visit to physically identify any available sites and secondly, an online search through Internet estate agencies.

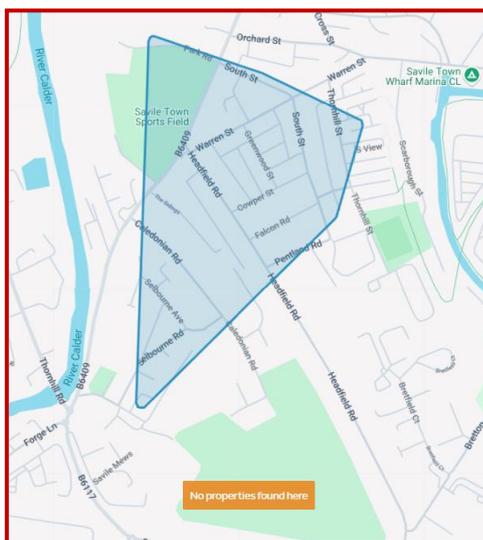
## The Search

### Savile Town



A site visit was undertaken on the 6th of February 2025 and there were no commercial units advertised for sale or to rent.

The centre contains very few retail units with South Street being residential (north side) and community uses (South side). There were some scattered small units and a larger convenience store on Warren Street but all are fully occupied with no signs of empty units.



The online search revealed no properties available in Savile Town for rent or sale.

The plan adjacent is from rightmove and shows the area searched as well as the result of no properties.

## Thornhill Lees

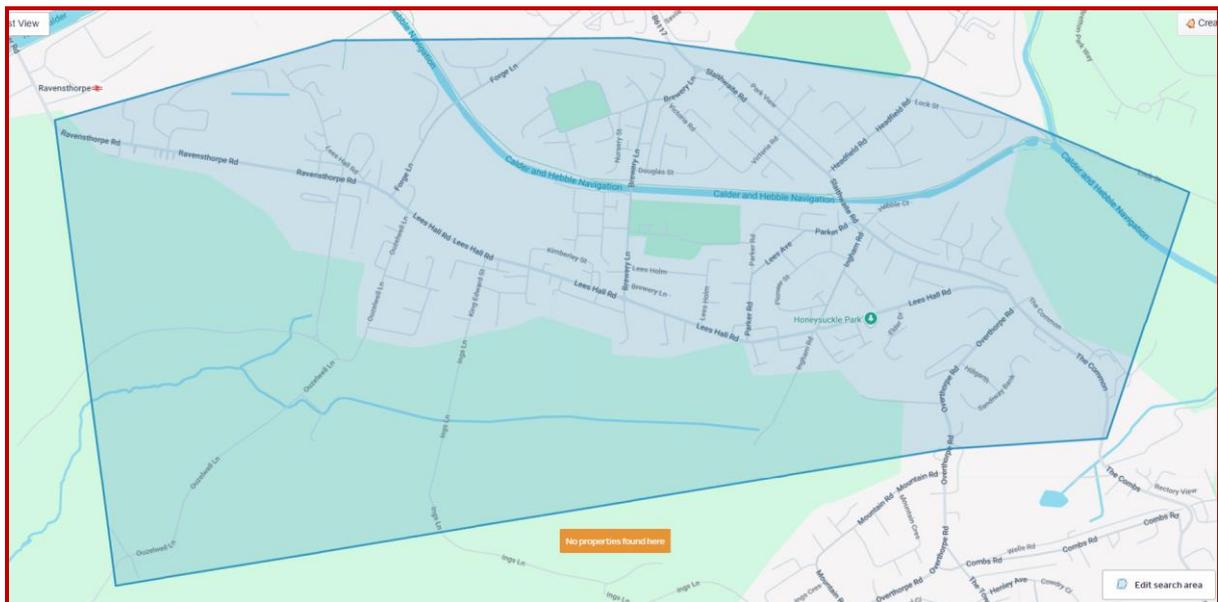


A site visit was undertaken on the 6<sup>th</sup> February and no properties were advertised on site for sale or to rent.

Thornhill Lees centre is similar to Savile Town in some ways as it has a lot of residential properties within its boundaries as well as community uses.

At the time of the site visit some properties were shuttered up but these were hot food takeaways so it is assumed that they opened later in the evening.

An online search for “Thornhill Lees” was carried out and no properties were found.



The map above shows the search area on rightmove and the result of no properties found.

It is our conclusion that there are no properties currently available within the identified local centres that could be used for the purposes proposed within this planning application.

## Conclusion

The Local Planning Authority has, in accordance with planning policy, requested a sequential test to support the planning application that includes the cafe use. They identified the two relevant local centres. AKPlanning has carried out the necessary sequential test and no properties have been identified as being for rent or for sale within those local centres. It is therefore concluded that the sequential test is passed, and planning policy is complied with.

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**RTPI**

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