

# SEQUENTIAL ASSESSMENT REPORT

Britvic premises, Willow Lane, Birkby, Huddersfield, HD1 5EB

## 1. INTRODUCTION

### **Purpose of the Document:**

To justify Change of Use from Class D1(revoked) to Class E in accordance with National Planning Policy Framework (NPPF) and local planning policy requirements for main town centre uses.

### **Development Proposal**

The vacant site has been acquired by the Applicant for general development involving division and leasing of sections to separate companies. Marketing is about to commence so currently there are no specific uses planned.

In order to be able to accommodate all enquiries it was decided to apply for Class E (and F) and grant leases in accordance with subsequent Approval and associated Conditions.

## 2. DEVELOPMENT PROPOSALS

### **Size of Development**

The overall site area is approximately 7180 m<sup>2</sup> (inc external areas). There may be some demolition/re-building as part of the redevelopment.

### **Location**

The proposal will revitalise a substantial disused building improving visual amenity and Providing local employment.

The development is likely to be of interest to businesses on the north/west side of Huddersfield with a catchment area of 10 miles.

## 3. ACCESS

The Site is easily accessible.

For vehicles and cycles the principal access to the Site is from Bradford Road (A641) with secondary access from St John's Road. Additionally, access can be gained via Beck Road (through the Retail Park)  
Also an off road Cycle Route runs nearby.

Bradford Road is well served by Public Transport with bus no's X63 and 254 beyond Kirklees , and 327 and 328 running locally.

Operatives arriving from the Town Centre can easily walk or cycle as there is good provision of well-lit footpaths to the Site.

#### **4. SURROUNDING AREA**

Willow Lane has become a mixed development with terrace houses, building retail, vehicle storage and a brewery.

#### **5. EFFECT ON TOWN CENTRE**

As there are no occupants currently, the nature of the businesses and consequently the effect on the Town Centre is indeterminate. However, the scale of businesses probable mix of Tenants is unlikely to impact Town Centre development.

It is expected that any Approval will have some Conditions limiting the Usage and therefore future lettings will comply with these.

#### **6. FURTHER CONSIDERATIONS**

The Britvic Factory has basically stood empty for approx. 10 years but is still in reasonable structural condition. This Change of Use will bring the area back a robust life to the area with contribution to the economy, amenities and employment to Kirklees.

#### **7. CONCLUSION**

With the variety of buildings and usages in the vicinity of the former Britvic factory I cannot see why the most of E(a) to E(g) should not be permitted. However, if some exclusions are deemed necessary to protect current and future development in the Town Centre that Conditio would be acceptable.