Sequential Assessment for the Change of Use of

17 Southfield Road, Almondbury,

Huddersfield (HD5 8RY)

March 2025

FAISAL BUILDING
SOLUTION

1. Introduction

This sequential assessment supports the application for the change of use of the building located at 17 Southfield Road, Almondbury, Huddersfield (HD5 8RY). The proposal seeks to repurpose the Almondbury Working Men's Club into a community-focused Event Hall with mixed-use Class E spaces for three shops (Shop No. 1 = 90.35 sqm, Shop No. 2 = 99.87 sqm, Shop No. 3 = 110 sqm). The development will cater to various community needs, including small business operations, recreational activities, and cultural events, while preserving the building's historical significance.
The assessment is necessary to comply with Kirklees Local Plan Policy LP13, which outlines the requirements for the location of main town centre uses outside town centre areas.

2. Policy Context – LP13 of the Kirklees Local Plan

Policy LP13 of the Kirklees Local Plan seeks to manage the location of main town centre uses to ensure they are provided in locations that are accessible to the public, especially by sustainable modes of transport. The policy specifically sets out the sequential test for retail and leisure developments to ensure that out-of-centre locations are only considered where no suitable sites are available within defined centres.

The hierarchy of centres within the Kirklees Local Plan includes:

- Principal Town Centres
- Town Centres
- District Centres
- Local Centres

Each of these categories has specific expectations regarding the proximity of developments to them, based on their level of retail and commercial activity.

2.Proposed Change of Use and Redevelopment of 17 Southfield Road, Almondbury, Huddersfield (HD5 8RY)

The proposal aims to transform the former Almondbury Working Men's Club into a community-cantered Event Hall with mixed-use Class E spaces, supporting small businesses, educational activities, and recreational

events. The redevelopment will revitalize the building while maintaining its historical and cultural significance. Since the closure of the club in 2023, the building has deteriorated due to neglect. The new owners are committed to restoring it to ensure its long-term sustainability. The project will retain the building's original layout and architectural features, while creating modern, flexible spaces for local businesses and community engagement. Additionally, it will provide employment opportunities and foster community involvement through public consultations, contributing to the social, cultural, and economic revitalization of Almondbury.

3. Location and Proximity to Centres

The site at 17 Southfield Road is located at the edge of the Almondbury District Centre (see Fig 02). To assess the suitability of the location for the proposed change of use, it is important to understand the travel distances to various designated centres within the Kirklees area.

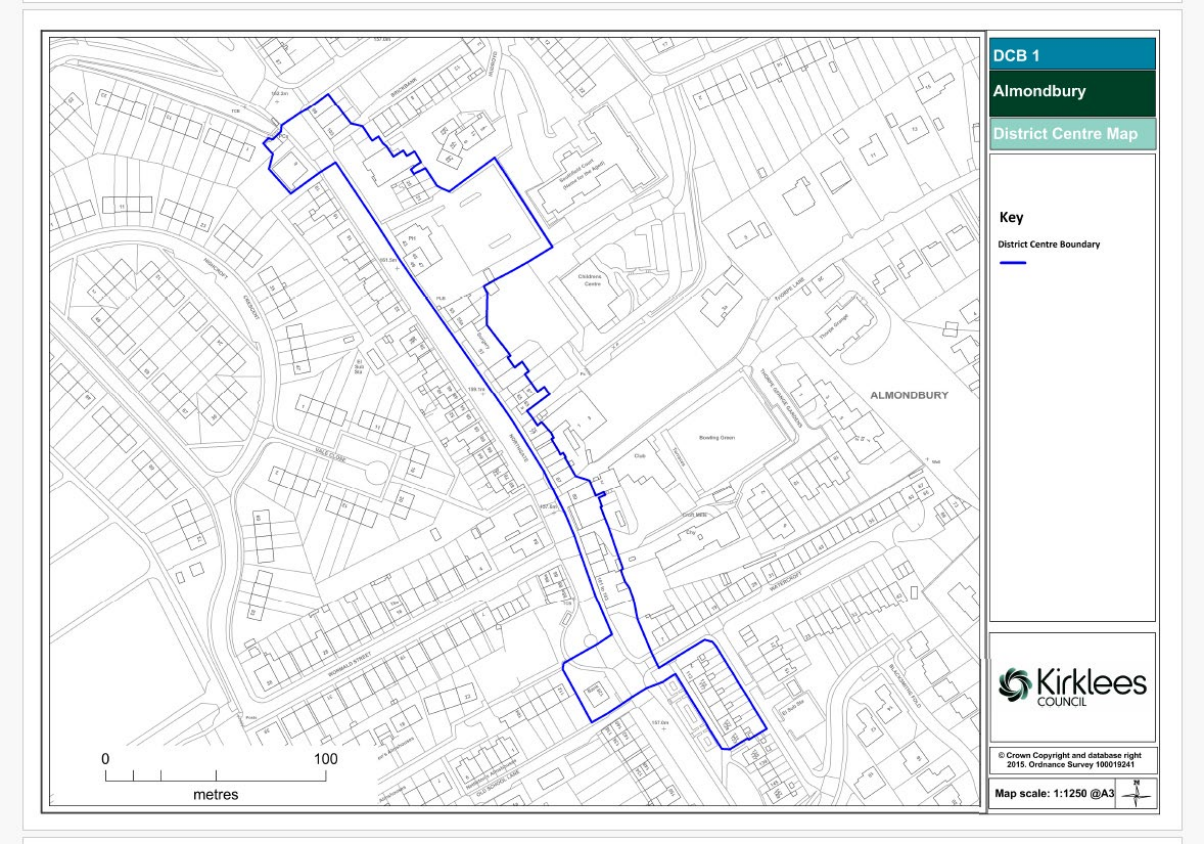


Figure 1: Almondbury District Centre Map



Figure 2: Proximity of Site from Almondbury Centre

4. Sequential Test Analysis

In line with Policy LP13 of the Kirklees Local Plan, a Sequential Test is required for developments located outside town or district centers. Main town center uses shall be first located in the defined centers, then edge of center locations, and only if there are no suitable sites shall out of center locations be considered. The site at 17 Southfield Road is an existing building lies on the edge of the Almondbury District Centre, approximately 50m away from Almondbury District center.

The proposed change of use of 17 Southfield Road from a Working Men's Club to an Event Hall and Class E spaces offers a unique opportunity to restore a historically significant building.

In early 2023, the closure of the Almondbury Working Men's Club resulted in the loss of a vital community asset. The closure created a noticeable gap in the local social and recreational infrastructure, leaving residents without a central space for events, socializing, and engagement. The absence of this community venue has contributed to a sense of isolation, particularly among those who relied on the club as a place of connection and cultural participation. Additionally, the closure has impacted local employment opportunities and diminished the vibrancy of the area.

Since its closure in 2023, the building has experienced significant deterioration due to neglect, with unauthorized intruders vandalizing the property. It has been boarded up, and the first-floor roof and skylight are leaking, causing water damage to the internal floors and walls. The electricity has been disconnected, and the building lacks commercial heating. If the building continues to deteriorate, restoring it will require substantial financial investment.

Considering all the above it is important to bring back this important building for the community and new owners recognize the importance of this building. However, to make this financially viable in current challenging economic conditions they need a support from local council.

By allowing them to use this building under class E will provide them with more opportunity to find suitable tenants to occupy their premises. In addition to this the location is also on the edge of Almondbury town center. Hence it will not make any impact on the local businesses within Almondbury district center.

The proposal to repurpose the building into an Event Hall with integrated Class E spaces will provide flexible spaces for small businesses, educational purposes, and recreational activities, supporting local business growth and job creation.

Given these circumstances, the site at 17 Southfield Road is considered the most appropriate location, fulfilling the requirements of the Sequential Test. The development will complement the Almondbury District Centre by providing additional community spaces and small business opportunities, enhancing the area without detracting from the vitality of the town center.