



Sequential Test
4 Brian Street
Lindley HD3 3JW

Introduction

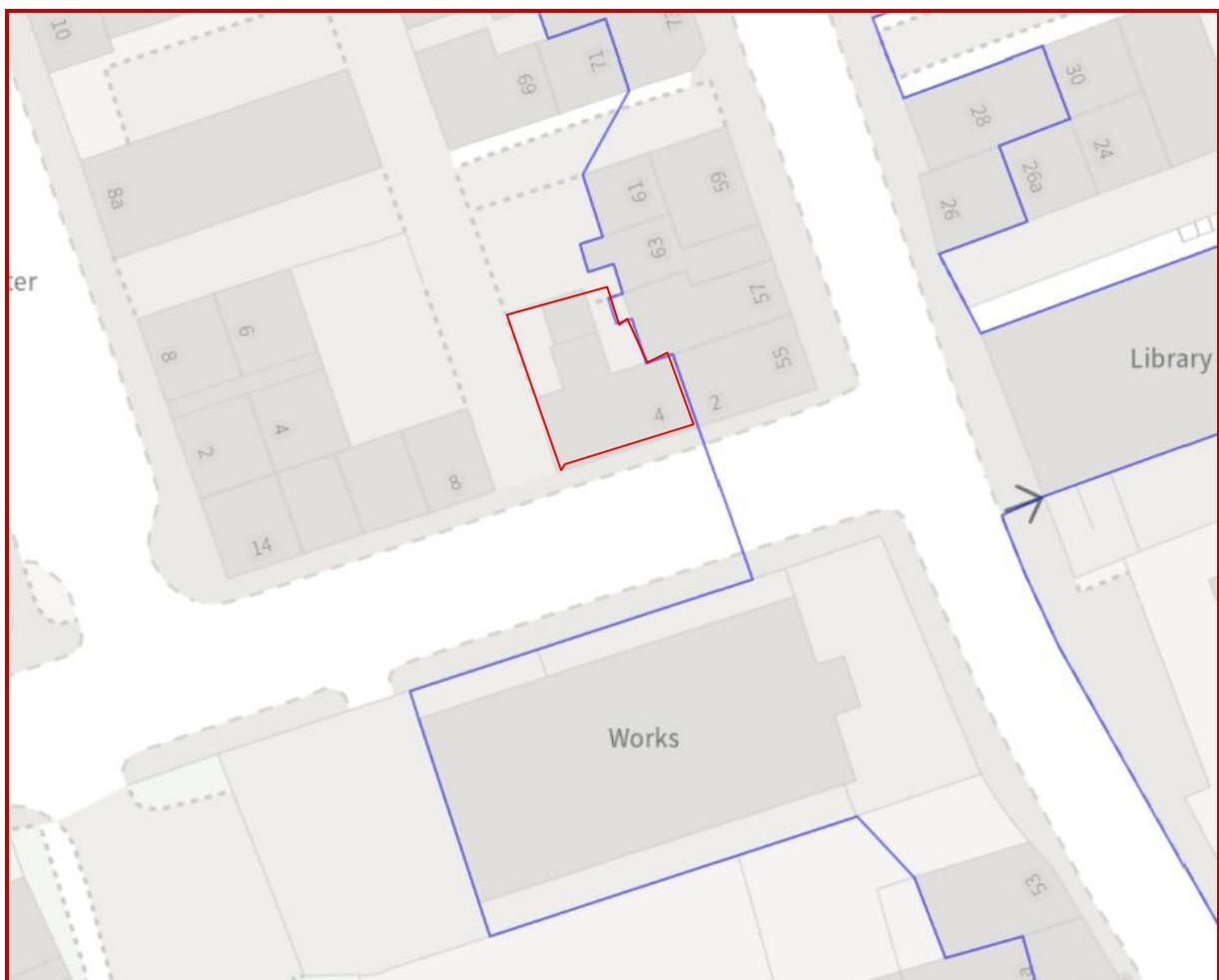
This report has been prepared by AKPlanning in support of a planning application for a change of use of dwelling to a commercial use (use Class E).

As the site lies outside any identified shopping centre a sequential test has been requested to comply with the relevant planning policy.

This requirement was put in writing to the agent via email and the search area for the test was identified as Lindley town centre.

Site Location and description

The site is shown in red below.





It is a two storey stone built semi-detached dwelling.

Planning Policy

The NPPF includes the following relevant planning policy.

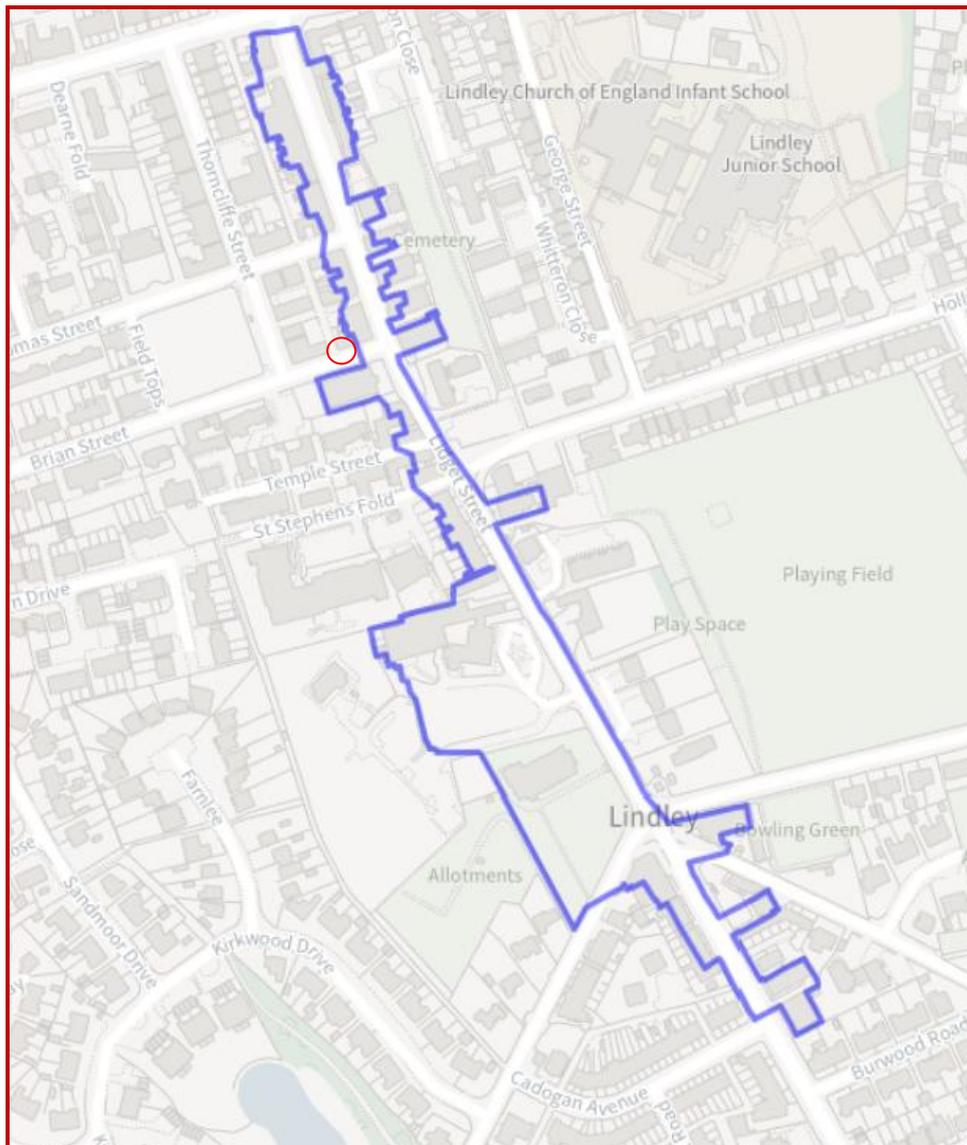
91. *Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable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

92. *When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.*

We consider that the site is edge of centre which is defined in the following way: -

Edge of centre

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances



The map above is from the Kirklees Local Plan and shows the boundary of Lindley Town Centre in blue. The site is just outside the centre (red circle). Class E is main town centre uses (retail/offices etc.). As the site is edge of centre a sequential test is required.

The Sequential Test

Lindley town centre was visited on the 15th of October and a walking survey of the whole area undertaken.

There were no for sale or to let estate agent notice boards. There was a single notice board (from Bramleys) close to the site indicating that a property on Lidget Street had been let.

Lindley is a very successful town centre with a large variety of shops and services. Properties are very much in demand and it not surprising that no vacant properties were found.

To complete the sequential test an online (Rightmove) search for any vacant commercial premises (all sectors) for sale in Lindley (a much larger area than just the town centre) was carried out.

The results revealed a single plot of land which is not relevant to this test.

Commercial Properties For Sale in Lindley, Huddersfield, West Yorkshire > ☆ Save Search 🔔 Create Alert

1 results Sort: Relevance Map view

Prioritise properties with... + Add keyword

Additional commercial listings

Birchcliffe Hill Road, Birchcliffe, Huddersfield Land

A parcel of land well situated for the amenities in and around the suburb of Lindley, and sitting strategically on the outskirts of this popular village. Amounting to around 1.7 acres (scaled off plan/pr...

Marketed by Boultons, Huddersfield

£600,000
Offers in Region of

01484 627605
Local call rate

Contact Save

Edit this area

See commercial properties to let in Lindley >

Conclusion

The results of the physical and online search revealed that there were no similar properties within Lindley town centre, therefore the sequential test is passed.

*AKPlanning
147 Lane Top
Linthwaite
Huddersfield HD7 5SG*

*Contact: Andrew Keeling
E-mail: andrew@akplanning.co.uk
Mobile: 07500965645*



RTPI

Chartered Town Planner