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**PLANNING STATEMENT
FORMER COACH AND HORSES
INN EASTGATE HONLEY –
November 2025**

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Planning Statement – Former Coach and Horses Inn at Eastgate Honley

Background

1. This statement has been prepared to support a planning application for the rear extension, re-use and refurbishment of the former public house named Coach and Horses, Eastgate, Honley to create 9 self-contained 1- and 2-bedroom flats with associated car parking and access. Further details of the site and the conservation area are set out in the accompanying Heritage Statement.

Planning History

2. The premises was last used as a restaurant but ceased to operate as such approximately 14 years ago. The former Coach and Horses Inn had a previous planning application for the change of use and erection of extensions and alterations (Ref: 2016/62/92845/W) which was not implemented. The planning history for the site relates to the following:
 - 2007/92672 – Erection of Covered Pergola – Approved
 - 2007/92771 – Erection of Illuminated and non-Illuminated signs – Approved
 - 2016/92845 - Change of use of ground floor to Class A4 (drinking establishment) and first floor to A3 (restaurant) and the erection of extensions and alterations (Within a Conservation Area) – Approved
 - 2017/94209 – Change of use of first floor to (A4) wine bar with formation of new access to the building (within a Conservation Area) – Approved
 - 2020/92469 – Works to trees in a Conservation Area – Part Granted / Part Refused
 - 2025/91732 - Work to TPO trees within a Conservation Area – Granted 30th June 2025

Kirklees Local Plan Allocations & Designations (2019)

3. The site lies some 90m north-east outside the Honley Town Centre Boundary.

Heritage Designations

4. The site falls within the Honley Conservation Area – Please refer to submitted Heritage Impact Assessment. The building is not listed. However, the listed gateposts relevant to the adjacent site remain intact.

Relevant Planning Policy - Statutory Development Plan

5. Relevant aspects of the adopted statutory development plan for the area are below:

- Kirklees Local Plan Strategy & Policies (2019);
- Kirklees Local Plan Allocations & Designations (2019).

The key policies of the Plan are summarised below. Other policy requirements are dealt with in other supporting documents.

- a. Policy LP2: Place Shaping
- b. Policy LP3: Location of New Development
- c. Policy LP7: Efficient and effective use of land and buildings
- d. Policy LP11 Housing mix & Density
- e. Policy LP20: Sustainable Travel
- f. Policy LP21: Highways & Access
- g. Policy LP22: Parking
- h. Policy LP24: Design
- i. Policy LP35: Historic Environment
- j. PolicyLP48: Community facilities

National Planning Policy Framework

6. The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF is clear there should be a presumption in favour of sustainable development where there is no conflict with the development plan.
7. The NPPF identified three overarching objectives that contribute to achieving sustainable development at paragraph 8 as follows:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - ***a social objective*** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - ***an environmental objective*** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon'
8. At the heart of the NPPF is a presumption in favour of sustainable development set out at paragraph 11, in relation to decision taking, it states: -
- 'Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'*
9. The NPPF sets out guidance in relation to differing themes, a number of which are relevant to the proposed development. These are:
10. **Section 4** deals with 'Decision making', where paragraph 38 emphasises that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, and that decision takers at every level should seek to approve applications for sustainable development where possible.

11. **Section 5** relates to ensuring a supply of new homes. An important part of national policy is to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
12. **Section 6** seeks to build a strong, competitive economy and states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 81 states that significant weight should be placed on the need to support economic growth taking into account business needs and wider opportunities for development.
13. **Section 8** of NPPF relates to 'Promoting healthy and safe communities' and states that planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible and that enable and support healthy lifestyles.
14. **Section 9** deals with 'Promoting sustainable transport' and states that transport issues should be considered at the earliest stage of development proposals so that the potential impacts of development can be addressed and include appropriate mitigation against any adverse effects. Opportunities to promote walking, cycling and public transport should be identified and pursued.
15. Paragraph 111 onwards refer to the consideration of development proposals and states that applications should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe.
16. **Section 11** seeks to ensure that development makes effective use of land and promotes the development of under-utilised land.
17. **Section 12** deals with achieving well designed places and advises that good design is a key aspect of sustainable development and fundamental to the creation of high-quality places. Paragraph 130 sets out a number of criteria to be considered to achieve good design through the planning process:
 - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

18. **Section 16** sets out the approach to conserving and enhancing the historic environment. In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

These matters are dealt with in the associated Heritage Statement.

Housing Delivery in Kirklees

19. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. However, the Kirklees Local Plan identified a housing requirement of 31,140 homes (1,730 per year) between 2013 and 2031 to meet local needs.

20. Local planning authorities are required to demonstrate five years supply of deliverable housing sites. However, the latest 2023 update of the five-year housing land supply position, carried out as part of the Authority Monitoring Report (AMR), now demonstrates 3.96 years supply of housing land. In addition, the Council currently stands at 67% for their housing delivery test (HDT) which is below the threshold required by central government.

21. In the absence of a five-year housing land supply and below standard HDT, it is therefore necessary to consider planning applications for housing in the context of National Planning Policy Framework (NPPF) (2025) paragraph 11 which triggers a presumption in favour of sustainable development (the tilted balance). This requires planning applications to be considered favourably subject to other policy tests and material considerations.

22. This is a very material consideration in the determination of this application and should be the starting point for determining this application. The Council have acknowledged this in their pre-application letter dated 6th August 2025 that it is considered that the presumption would be considered to be present where the proposal is considered to be acceptable in terms of impact upon heritage asset(s).

Relevant Local Plan Policy

23. The application site comprises an area of white land, situated around 90m to the northeast of the defined boundary of Honley District Centre. The site lies within the Honley Conservation Area.

24. Whilst the lack of a 5- year housing land supply and shortcomings of the HDT is key here the policies set out below would be of relevance to this application.

Place Shaping

25. In terms of Policy LP2 the development would make best use of a previously developed site with development sitting within the confines of the existing plot.

26. It would also respond to the place shaping strengths and opportunities identified for the Kirklees Rural sub-area which seeks to build on the attractive townscape of Honley. The development is an attractive and sympathetic addition to the townscape and would increase local housing supply as well as safeguard an important building within the conservation area.

Location of New Development

27. Policy LP3 indicates development should reflect the settlement size and function and place shaping strengths and opportunities. It is considered the proposal would be in full accordance with Policy LP3 given its location within a predominantly residential area away from the main village centre.

Efficient and Effective Use of Land and Buildings

28. Policy LP7 indicates development should make effective use of land through using previously developed sites in sustainable locations provided sites are not of high environmental value. The application site is an existing vacant building previously used as a restaurant; it is also surrounded by other residential uses. As such the proposal is appropriate to the location and would not considerably alter the existing context of the edge of centre area.

Design

29. This issue is addressed further in the accompanying design and access statement.

Housing mix and Density

30. Policy LP11 is most relevant here. Importantly the proposal would see the continued use of a building within the Conservation Area and is proposing a density of development that meets the density requirements. (met with the provision of 4 dwellings upon the site).

31. In terms of housing mix. It should be noted that this is in part a conversion of an existing building which lends itself more readily to smaller units. However, the introduction of smaller units assists in diversifying the mix of units in this part of the village which is more typically larger estate dwellings (River Holme Park). Or larger, older terraced properties as is evident on the lower parts of Eastgate and Magdale.

32. The introduction of flats is however not uncommon as those types of unit have been introduced into the former (now converted) Council buildings located only a short distance away.

Dealing with Waste

33. Provision is made for refuse storage to the north of the building as demonstrated by the submitted Site Plan and Floor Plans. We therefore consider the proposal would comply with Policy LP16.

Highways, Access and Parking

34. The site is easily accessible on foot due to its location close to local amenities and bus routes – 8 services run from Honley Bridge which is 196m from the site across a footbridge over the River Holme. In addition, Honley rail station is located within reasonable walking distance. This gives an hourly service to Sheffield and Huddersfield with forward Leeds and Manchester being forward destinations from Huddersfield.

35. The site has vehicular access onto Eastgate and will be via a one-way system this provided access for parking and servicing for the previous restaurant use and should therefore be adequate here. The proposal provides 12 on-site parking spaces and cycling facilities. Taken together with the high levels of access to public transport this is considered more than adequate to ensure that policies LP20, 21 and 22 are addressed.

Flood Risk

36. Policy LP27 deals with flood risk and directs development towards areas of lower flood risk. The application site is in Flood Zone 1 and is therefore at low risk of flooding. The development accords with Policy LP27. A suitable Drainage strategy accompanies this application.

Heritage Issues

37. Policy LP35 seeks to ensure development proposals affecting a designated heritage asset (in this case the Honley Conservation Area) preserves or enhances the significance of the asset. These matters are dealt with in both the Heritage and the Design and Access Statements. The final designs reflect comments from the pre-application submission response provided by the LPA in August 2025.

Community Facilities and Services

38. A statement setting out the applicant's case is attached as Appendix 1. This concludes that there is no loss of a valued community facility. Whilst part c of this policy is the most relevant other matters including the reducing demand for public houses nationally and the presence of a wide range of community facilities/uses in the village.

Kirklees Housebuilders Design Guide SPD – adopted June 2021

39. This is of relevance here. The following table sets out the key Principles and how the application has responded to each of the principles.

| Principle | Response |
|---|---|
| 1 Securing high-quality design through the planning process | The applicant has engaged at pre-application stage and taken on board feedback. This is set out in the design and access statement |
| 2. Context | Dealt with in both Heritage and Design and Access Statements |
| 3 Design Parameters | Dealt with in Heritage, Planning and Design and Access Statements |
| 4. Density | Density at approximately 75/hectare exceeds Local Plan minimum and is considered appropriate for this type of site within the conservation area |

| | |
|--|---|
| 5. Built Form and building line | Building line is maintained as it involves a conversion of the most prominent frontage building. In line with pre-app advice the massing at the rear has been reduced. |
| 6. Residential amenity | Residential amenity has been considered and any impacts of overlooking, overbearing or over shadowing irradiated by maintaining compliant separating distances or design solutions – in line with paragraph 7.2. |
| 7 Green Infrastructure and Open Space | Mature site trees are being retained in addition the site has access to Magdale which is situated 255m to the north via a footpath which is adjacent to the site. There is no requirement for on-site provision as the site is below the trigger for this type of development |
| 8 Landscaping and edges | Mature site trees are being retained. This assists with integration into the conservation area. The application is accompanied by an assessment of trees via the accompanying Tree Survey and Arboricultural Impact Assessment. |
| 9 Biodiversity | A full biodiversity appraisal has been undertaken and submitting as part of this application. |
| 10. Walking, cycling and road connections | <p>The site is easily accessible on foot due to its location close to local amenities and bus routes – 8 services run from Honley Bridge which 196m from the site across a footbridge over the River Holme. In addition, Honley rail station is located within reasonable walking distance.</p> <p>The proposal provides 12 on-site parking spaces and cycling facilities. Taken together with the high levels of access to public transport this is considered more than adequate to ensure that policies LP20, 21 and 22 are addressed.</p> |
| 11,12, 13, 14,15 & 16 - Street Design, Parking, Materials, Windows & Doors, Rooflines and Spaces Standards | These are covered in the Access and Design Statement. |
| 17 Outdoor Space | The site has access to Magdale which is situated 255m to the north via a footpath which is adjacent to the site. There is no requirement for on-site provision as the site is below the trigger for this type of development |
| 18 Energy | Referred to in Climate Change Statement |

| | |
|----------|---|
| 19 Waste | Provision is made for refuse storage to the north of the building as demonstrated by the submitted Site Plan and Floor Plans. This matter is also addressed in the Design and Access Statement. |
|----------|---|

Assessment

Matters of Principle

40. In essence this proposal presents an opportunity to bring forward much needed housing at a time when the Council cannot meet its overall 5-year housing land supply or achieve the required housing delivery test standard. As such it is therefore necessary to consider this application in the context of National Planning Policy Framework (NPPF) (2025) paragraph 11 which triggers the presumption in favour of sustainable development (the tilted balance). The Council have flagged in their pre-application letter dated 6th August 2025 that this will be specifically triggered once the proposal is considered to be acceptable in terms of impact upon heritage asset(s).
41. Weight should also be given to the fact that this a brownfield site and the proposal assists in bringing back into use a key building in the Honley Conservation Area.

Impact on Honley Conservation Area and Design

42. In terms of the impact on the Honley conservation area, a full assessment of this is provided in the accompanying heritage statement as well as the Design and Access Statement. The proposal in terms of design has now been simplified with advice being taken on board from the pre-application stage.
43. The design aims to enhance the overall appearance of the heritage asset by improving the current disused state. This will allow the building to be brought back into beneficial use, which will safeguard the future sustainability of the building and improve the aspect within the conservation area. It is therefore concluded that the design enhances the overall appearance of the heritage asset by improving the current disused state of the site and building. This will allow the building to be brought back into beneficial use, which will in turn safeguard the future sustainability of the building and helps preserve the importance of the conservation area. Furthermore, the reports the following positive aspects of the proposal:
- The proposal has minor or no impact on the street scene of the conservation area in this location.

- The gate posts attached to the listed Honley House will be undisturbed under alterations upon the site.
- Efforts have been made to protect the historic grain of the building whilst accommodating future user provisions through a balanced approach of proposed change and restorative design. The proposal for the building provides a sympathetic solution to appropriately contribute to the integrity and longevity of the building and surrounding conservation area.
- Because the existing rear blocks contribute to clutter on site the uniformity of the proposed extension grants a polite resolution for the site and remains subservient to the existing frontage
- Areas of glazing are designed to be discrete on the street scene and deferential to the new sash window arrangement which is appropriate with the character of the area.

Implications for Community Assets

44. Policy LP48 has been considered in the preparation of this application. Whilst the tilted balance assessment remains the key consideration the attached statement clearly shows that there is a clear and compelling argument that the proposal complies with Policy LP48 part c. This is largely because Honley is well served by other food and drink outlets and community facilities. The loss of this vacant public house/restaurant will not undermine the provisions of this policy.

Conclusion

45. This statement should be read in conjunction with other supporting documents show clearly that this proposal represents a sustainable form of development.

46. In the absence of a five-year housing land supply and a below standard HDT, the local planning authority are respectfully requested to approve this application in line with NPPF paragraph 11 which triggers a presumption in favour of sustainable development (the tilted balance) requiring planning applications to be considered favourably where, as in this case, other policy tests and material considerations have been successfully shown to be dealt with.

APPENDIX 1

APPENDIX 1 – Statement relating to Policy LP48 of the Kirklees Local Plan (and relevant to Policy 9 of the Holme Valley Neighbourhood Plan)

Policy LP48 - Community Facilities and Services

1. The pre-application note has raised the issue of a statement to deal with Policy LP48. This section of our planning statement sets out the Policy and the case to show that the current proposal does not undermine the objectives of this policy
2. The policy seeks to protect the loss of valued community facilities such as shops, public houses and other facilities of value to the local community. Furthermore, community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.
3. Specifically, LP48 states:

Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:

- a) there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; **or***
- b) its current use is no longer viable; **or***
- c) there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location **or***
- d) an alternative facility of equivalent or better standard will be provided, either on-site or equally; accessible; and*
- e) any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.*

Matters of principle relating to Policy LP48

4. Of importance here are a few key factors. These are:
 - this building is not listed on any Community Asset register
 - It has been vacant since 2019.
 - The site also lies outside the designated Town Centre boundary for Honley which is listed in the Local Plan as a Local centre.

Previous and Existing Food and Drink Outlets in Honley Village

5. Up until 2011 the premises was used as a public house – The Coach and Horses. It was one of a number in the village together with 3 working men’s clubs providing traditional drinking establishments. The total number of drinking establishments at that time was at that time was 8.
6. Since 2011 this overall number has reduced to 5 with the closure of the Socialist Club, The Railway (now Dominos) and the Coach and Horses. The others: The Foresters Arms, The Allied, The Jacobs Well, The Conservative and the Liberal Club remain open.
7. Whilst there have been some closures the village has seen a rejuvenation of its food and drink offer with newer but smaller outlets becoming established in the village centre itself. This includes the introduction of bars such as Krafty, Braise, Banacha and the Honley Wine Bar. This introduction has expanded the choice, reflecting modern demands with a focus on smaller units with lower overhead costs.
8. In number terms, the village, including cafes and restaurants, has 18 outlets dedicated to food and drink either within the centre or very close to it. Overall, the village displays an excellent mix of food and drink outlets in a more central (and arguably more accessible) location catering for village residents with some established destination venues also in place.

National Trends on Public Houses

9. A variety of national sources report a decline in the numbers of public houses across Great Britain. The key statistics to consider are:
 - Pub Closures: Nearly 300 pubs closed in England and Wales in 2024, with a similar rate of over 100 pubs per year since 2005 in Ireland.
 - Operational Costs: Pubs are facing rising operational costs, including increased National Insurance contributions and a higher minimum wage.
 - Consumer Preferences: There is a growing demand for no and low-alcohol beverages, with the UK market projected to reach £800 million by 2028.

- **Experiential Offerings:** Pubs are expanding their menus to include food-led events and social, experience-based formats like brunches and bingo.
- **Labour Shortages:** The industry is facing challenges with labour shortages, with 78,000 vacancies remaining unfilled according to the ONS.

Sources:

<https://www.statista.com/topics/6222/pubs-in-the-united-kingdom-uk/>

<https://resdiary.com/industry-insights/pub-industry-report-uk-pub-bar-statistics-2025>

<https://store.lumina-intelligence.com/wp-content/uploads/2025/08/UK-Pubs-Bars-Market-Report-2025-brochure.pdf>

Food and Drink Trends in Honley

10. Whilst Honley village has a low vacancy rate across the local centre units larger more traditional drinking establishments have declined in numbers in line with national trends.
11. Whilst existing food and drink outlets are stable at the moment, the village has seen regular changes in management/operator particularly two of the larger units in the local centre where operators have changed three times in the space of two years for both units. To add to this a further takeaway unit has been presented for sale and has been vacant for some time.
12. In this context it shows that whilst the range of offer in the village has widened the food and drink offer is not completely protected from external factors. Larger units, in particular, seem more difficult to make into a going concern.

Community Activity and Assets in Honley

13. Also helpful is to outline the level of community activity in Honley village. The 'Ask Honley' place standard exercise was carried out in 2019 by the Council in conjunction with the local community. The strength of community involvement is reflected in that document. This states:

'Honley is very well cared for, with a lot of work having been done by community groups to improve the village'... and

"Honley is very community orientated and the community page on Facebook keeps us linked to businesses and workers."

14. These statements and the evidence below help to demonstrate that there is already sufficient community presence with associated building capacity that is providing a contribution to village life. An aspect that the policy is seeking to protect.

15. At the present time there is a range of community outlets and assets offering services to the wider Honley community. These are as follows:

| | |
|--|---|
| St. Mary's Church – Church Street | A variety of functions and events offered and community rooms for hire |
| Trinity Church – Moor Bottom/Meltham Road | Similar to above |
| Village Hall – Moor Bottom | Managed by Honley Village Community Trust – A CIC offering a hall and facilities as well as a wide range of events and space for a monthly indoor market. |
| Honley Community Centre | Managed by Kirklees Council - consists of a large multipurpose room with stage, dressing rooms and a recently refurbished kitchen. The hall is ideal for small meetings, fitness classes, functions and other community activities. The hall can hold up to 120 theatre style. The fully licensed building can offer bar facilities on request. |
| Magdale | Open land and conservation area managed by Honley Village Community Trust. See below: https://www.honleyvillagetrust.org.uk/about-us/ |
| Honley Library | Transferred from Kirklees Council in 2022 to the Friends of Honley Library helping to manage the building and deliver a range of facilities and events to the community. See below: https://friendsofhonleylibrary.org.uk/about-us/ |
| Southgate Theatre | Community based theatre with rentable space for meetings etc. Run by Honley Players with a programme of events and shows. See below: https://southgatetheatre.org/about/ |

16. The above is a full list excluding sports clubs of which there are several but notably Honley Cricket Club and Holmfirth Harriers. Both are mentioned as they are housed in purpose-built premises of their own.

17. The purpose of the list above is to demonstrate the range of community-based venues and facilities on offer to the local community. It demonstrates a wide range of interests from theatres, conservation, events, markets, education, sport and rentable space for like-minded organisations to meet. Given this wide range and number, the use of a now defunct public house for housing is unlikely to leave a noticeable gap in that specific community.

Commentary on Policy LP48

18. Policy LP48 requires that one of the 5 aspects of the policy need to be demonstrated. In this case it is clear that that there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location is of most relevance here both in terms of food and drink offers but also community facilities (part c of the policy).

19. Weight should also be given to the desirability of introducing a new, relatively large, food and drink offer into the village at a time when such outlets are struggling nationally and that locally there is some evidence that the larger units are already struggling.

20. A further issue here is the impact already established food and drink businesses and the sustainability of another unit at this difficult time and consider whether there is a small village centre.

21. Paragraphs 17.17 and 17.18 are also noted. In this instance the overriding factors to take into account in this instance are:

- a) The fact that this premises has not been used as a public house for almost 15 years and the fact that the premises has been vacant and empty for 6 years.
- b) That there is a national trend of public house closures across the UK reflecting not only lower demand but also issues relating to basic cost.
- c) There is evidence, as set out above, that there is already a range of food and drink offers within the designated local centre which are better located and better suited to the needs of the village and surrounding area.
- d) That within Honley centre there is evidence to suggest that whilst food and drink outlets have increased these are into much smaller units than the application premises and that the larger ones show evidence of changing concept and management frequently.
- e) There is a high community level of community-based building already functioning with the village offering a high level of community cohesion.

22. Given the fact that this has not been a going concern for more than 6 years and not in a public house use for nearly 15 years it is not possible to provide the trading accounts or licensee details

Conclusion

23. The overall conclusion is that there is no loss of a valued community facility. Whilst part c of this policy is the most relevant, and is satisfied due to the reducing demand for public houses nationally and the presence of a wide range of other similar outlets and community facilities/uses in the village.