

PLANNING STATEMENT AND SEQUENTIAL ASSESSMENT

Change of Use from C3 Dwellinghouse to E(e) Medical / Health Services

9 New Hey Road, Huddersfield, HD3 4AQ

Prepared in response to Kirklees Council validation request – March 2026

1. Introduction

This Planning Statement and Sequential Assessment has been prepared in response to a validation request issued by Kirklees Council (Business Support Officer, Gill Meehan) in respect of the planning application for change of use of the property at 9 New Hey Road, Huddersfield, HD3 4AQ from a residential dwellinghouse (Use Class C3) to a podiatry clinic (Use Class E(e) – Medical or Health Services).

The Council has requested that the following matters be addressed in order to validate the application:

- A sequential assessment addressing sequentially preferable and available sites, in accordance with Policy LP13 of the Kirklees Local Plan;
- The impact of the proposal on housing land supply, given the Council's current shortfall (4.18 years against a 5-year requirement);
- The proposed hours of operation and appointment arrangements;
- The number of staff employed at the premises.

Each of these matters is addressed in turn below.

2. Sequential Assessment – Policy LP13

2.1 Policy Context

Policy LP13 of the Kirklees Local Plan applies to main town centre uses proposed in locations outside of a defined town centre. The policy requires applicants to demonstrate that no sequentially preferable sites are available in more central locations before a proposal in an edge-of-centre or out-of-centre location can be considered acceptable.

The proposed use – a small-scale podiatry clinic – falls within Use Class E and is therefore considered a main town centre use for the purposes of the sequential test. The site at 9 New Hey Road is located in the Marsh suburb, approximately 1 mile (1.5km) west of Huddersfield town centre, and is not identified as being within a defined town centre boundary.

2.2 Nature and Scale of the Proposal

It is important to note that the proposal is for a very small-scale, single-practitioner podiatry clinic operating from an existing semi-detached residential property. The clinic will serve local residents

on an appointment-only basis. The modest scale and highly specific nature of the use is a material consideration when applying the sequential test, as the National Planning Policy Framework (NPPF, December 2024) makes clear that the sequential test should be applied flexibly, taking into account the specific requirements of the proposed use, including format and scale.

2.3 Sequential Search

A sequential search of sequentially preferable locations has been undertaken, considering sites within Huddersfield town centre, followed by edge-of-centre locations, before reaching the application site. The search considered the following areas and findings:

Huddersfield Town Centre (Most Preferable)

Town centre commercial units were considered. However, available units within the defined town centre are predominantly larger retail or office floorplates that are not suitable or available for a single-room, appointment-only podiatry clinic of this nature. The associated fit-out costs, lease terms, and building configurations make town centre premises unsuitable for a sole practitioner health service operating at this small scale. No suitable, available, and viable town centre premises were identified.

Edge-of-Centre Locations

Edge-of-centre locations, including premises along Westbourne Road and the immediate Marsh local centre, were also considered. Existing commercial units in these areas are either occupied, unsuitable for clinical use (lacking appropriate room configuration, accessibility, and parking), or are not available on terms appropriate for this type of use. No suitable edge-of-centre alternative was identified.

The Application Site – 9 New Hey Road (Out-of-Centre)

The application site at 9 New Hey Road is well-suited to this specific use by virtue of its existing layout (ground floor treatment room, waiting area, and reception), off-street parking for two vehicles, accessible entrance, private rear garden, and location within an established mixed residential and small commercial area. The property has been specifically chosen because it meets the functional requirements of a podiatry clinic in a way that available town centre and edge-of-centre premises cannot.

2.4 Sequential Assessment Conclusion

Having regard to the sequential search above, and applying the flexibility required by the NPPF in respect of the scale and specific requirements of the proposed use, it is concluded that there are no sequentially preferable sites that are suitable, available, and viable for this proposal. The application therefore satisfies the requirements of Policy LP13 of the Kirklees Local Plan.

3. Housing Land Supply

3.1 Context

The Council has confirmed that the 2025 update of the five-year housing land supply position for Kirklees identifies 4.18 years of housing land supply, which falls below the required five-year supply. The Council has raised concern that the proposal would result in the loss of one residential dwelling

(Use Class C3), further contributing to the housing land supply shortfall.

3.2 Consideration of the Housing Land Supply Impact

It is acknowledged that the proposal involves the change of use of an existing three-bedroom semi-detached dwellinghouse from residential use (C3) to a podiatry clinic (E(e)), and that this represents the loss of one residential unit. However, the following material considerations are relevant to this issue:

- Scale of loss: The proposal involves the loss of a single residential unit. In the context of the overall housing land supply shortfall across the Kirklees metropolitan borough, the loss of one dwelling is of minimal quantitative significance.
- Existing use: The property is an existing dwelling that has been brought forward for a specific, locally-needed healthcare use. It is not part of a housing allocation, nor does it contribute to the supply of new housing identified in the Local Plan.
- No alternative residential development: The change of use is not displacing a committed housing scheme or preventing the delivery of new homes. The property is an existing C3 dwelling, and its conversion to a health use does not reduce the pipeline of new housing delivery.
- Public benefit: The proposal delivers a tangible community benefit in the form of accessible, local podiatry services in the Marsh area of Huddersfield, consistent with NPPF Paragraph 96 (promoting healthy and safe places).
- Policy LP13 and LP1 support: As demonstrated in Section 2, the proposal satisfies the sequential test and supports Policy LP1's objectives around community facilities and health services. The public benefit of the healthcare provision is a material consideration that weighs in favour of the proposal.

3.3 Conclusion on Housing Land Supply

While the loss of one residential unit is a material consideration and the Council's housing land supply position is noted, it is considered that the very modest scale of residential loss, combined with the clear public benefit of delivering accessible local healthcare provision, represents a proportionate and justified outcome. The harm to housing land supply is minimal and is outweighed by the benefits of the proposal.

4. Hours of Use and Operational Arrangements

4.1 Proposed Hours of Operation

The podiatry clinic will operate during the following hours:

- Monday to Friday: 9:00am to 5:00pm
- Saturday, Sunday and Bank Holidays: Closed

These hours are consistent with standard professional health service operating hours and reflect the appointment-only nature of the clinic. The clinic will be closed at weekends and on bank holidays. There will be no evening or late-night opening. The hours proposed are considered to cause no material harm to the amenity of neighbouring residents.

4.2 Appointment Arrangements

The clinic will operate on a strictly appointment-only basis. All appointments will be pre-booked either by telephone or via an online booking system. There will be no walk-in service.

Appointments will be scheduled at regular intervals (typically 30 to 60 minutes per patient) to ensure that there is no overlap of patients attending the premises at the same time. This means that at any given time, there will be a maximum of one patient present in the waiting area and one patient in the treatment room. This arrangement ensures that patient flow is carefully managed and that the level of activity at the property remains low and discreet, consistent with the residential character of the surrounding area.

As confirmed in the pre-application neighbour consultation, neighbouring residents have raised no concerns regarding the proposed use, noting that the podiatry clinic would generate lower levels of footfall and activity than a three-bedroom family dwelling.

4.3 Overlapping Appointments

Appointments will be managed to avoid overlap wherever possible. In the event that a patient arrives early or a consultation runs slightly over time, the waiting area has been provided on the ground floor to accommodate one patient comfortably. The scheduling system will ensure that no more than two patients are present on the premises at any one time (one in treatment, one waiting). This arrangement is consistent with the small-scale, low-impact nature of the proposal.

5. Staff Numbers

The podiatry clinic will initially operate as a sole practitioner business. The anticipated staffing arrangements are as follows:

- 1 x Podiatrist (principal practitioner / business owner) – full time

The clinic will be operated solely by the podiatrist, with no additional members of staff. Only one person will be present at the premises at any one time in a professional capacity. This reflects the small-scale nature of the proposal and is consistent with the level of activity described in the operational arrangements above. There will be no increase in vehicle movements or parking demand beyond the two off-street parking spaces already available at the property.

6. Conclusion

This Planning Statement and Sequential Assessment has been prepared in direct response to the Kirklees Council validation request and addresses all four matters raised by the Team Leader.

In summary:

- Sequential Assessment: A sequential search has been undertaken in accordance with Policy LP13 of the Kirklees Local Plan. No suitable, available, or viable sequentially preferable sites have been identified in Huddersfield town centre or edge-of-centre locations. The application site is the only location that meets the specific functional requirements of this small-scale, single-practitioner podiatry clinic.
- Housing Land Supply: The loss of one residential unit is acknowledged but is of minimal quantitative significance in the context of the borough-wide shortfall. The public benefit of delivering accessible local healthcare services outweighs this limited harm.

- Hours of Use and Appointments: The clinic will operate Monday to Friday 9:00am–5:00pm, closed at weekends and bank holidays, on an appointment-only basis. Appointments will be managed to avoid overlap, with a maximum of two patients on the premises at any one time.
- Staff Numbers: The clinic will be operated solely by 1 podiatrist. No additional staff will be employed.

It is respectfully submitted that the proposal accords with Policy LP13 of the Kirklees Local Plan, relevant provisions of the NPPF, and is acceptable in planning terms. The application is recommended for validation and subsequent approval.

Prepared by: UHDesign Architectural Services

On behalf of the Applicant

March 2026