



Sequential Test

Proposed Change of Use of Existing Industrial Unit to
Accommodate a High Performance and Community Taekwondo
Centre

at Martree Business Park, Kirkwood Close, Oxspring

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1. Introduction

- 1.1. This Sequential Test has been prepared to accompany the planning application as being made by Quest TEAM Ltd for the proposed change of use of a light industrial unit into a Taekwondo training facility at Martree Business Park, Kirkwood Close, Oxspring.
- 1.2. The assessment has regard to the National Planning Policy Framework (NPPF) and the Local Plan.
- 1.3. The application provides for the change of use creation of an existing unit with a gross floor space approximately 390sqm. The application site is currently vacant and has been for a number of months.
- 1.4. The application proposal has been considered against the key test laid down in the NPPF and the Local Plan. These tests relate to impact on Town Centre health and vibrancy, regeneration and employment, levels of accessibility and whether there are sequentially preferable sites available within or adjoining nearby Town Centres to accommodate the development proposed.
- 1.5. Section 2 of this statement sets out the context in which these proposals have been considered, and Section 3 sets out the sequential assessment that has been undertaken.

2. Context

2.1. The application site is located on the Martree Business Park, Kirkwood Close, Oxspring and is approximately 9.25km to the west of Barnsley Town Centre and approximately 1.5km SE of Penistone Town Centre.

2.2. Prior to the submission of this planning application, we submitted a pre-application enquiry to the Local Planning Authority and their response has indicated that, “The proposal is for a town centre use. Paragraph 24 of the NPPF requires a sequential test for planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan.”

2.3. The pre-application advice identifies Core Strategy Policy CSP19. This policy states;

“Core Strategy Policy CSP19, Protecting Existing Employment Land, states that existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs. The redevelopment of employment land and buildings for non-employment uses will only take place if:

- redevelopment would not result in a loss of existing jobs or employment potential; and
- there will still be an adequate supply of employment land in the locality

If the above criteria can be satisfied then redevelopment will be allowed where it can be demonstrated that:

- the buildings or land cannot satisfactorily support continued employment use.”

2.4. We successfully operate from Penistone Grammar School ALC Sport Centre due to demand for our services we wish to relocate (within the Penistone area) and expand our capacity to accommodate this. Over the last 6 years we have developed an affinity with Penistone and become part of the community supporting other local groups and charities. Relocating further afield would break this links. Quest Taekwondo is not your usual Taekwondo club. Quest not only caters for over 130 local members it also serves as a base to over 30 members who travel up to 2hrs in each direction to train up

to 3 times a week. Additionally, Quest has a national and international reputation of excellence regularly attracting visitors from other part of the UK, Europe and the rest of the world. Given the Site's out of centre location and in accordance with planning policy, it is considered in sequential terms in the forthcoming sections of this statement.

3 Sequential Test

3.1 The need to carry out the sequential test on this proposals is set out in Paragraph 24 of the NPPF which states that Local Authorities:

“Should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals preference should be given to accessible sites that are well connected to the town centre. Applicants and Local Authorities should demonstrate flexibility on issues such as format and scale.”

3.2 The requirement to undertake the Sequential Test is repeated in the pre-application advice received from the Local Planning Authority.

3.3 In carrying out the sequential approach it is first necessary to establish the status in sequential terms of the application site. The Local Planning Authority has confirmed the Site to be ‘out of centre’ they have suggested the use of a drive time isochrone to determine another suitable locations. The authority gave no guidance on drive time. We approached the Enterprising Barnsley Team who provided details of the 3 properties listed in Appendix 1. Additionally we plotted the postal codes of over two thirds of our membership and performed a Google Map search of commercial properties.

3.4 Appendix 2 (Catchment Area) shows the postcode locations of some of our current membership. Appendix 4 is the results of a RightMove search of Commercial properties within a 15Km radius of Penistone (Appendix 3), which covers majority of current membership.

3.5 Having consulted Enterprising Barnsley and conducting an Agent search for alternative sites only 3 alternatives were identified. The ones suggested by Enterprising Barnsley.

- New Street Barnsley
- Aldham Industrial Estate
- Capitol Park

3.6 Site visits to each of the properties were undertaken 26th June 2017. The observations of these visits are provided below: -

3.6.1 Aldham Industrial Estate

The site is approx 15km from our current location. This would have a negative impact on our current core membership who would be find it inconvenient and would be reluctant to travel. There is limited parking. There is a mix of heavy and light industry on the estate. The building appears to require significant investment to bring it up to the required standard to open as a training centre.

3.6.2 New Street

The site is approx 10km from our current location. Again, the distance would have a negative impact on our current core membership who would be find it inconvenient and would therefore be reluctant to travel. There is limited dedicated parking, which would again be an issue to our members. The main entrance is onto a busy roundabout opposite a busy supermarket. We would have concerns about pedestrian safety, especially our younger members. The building appears have been empty for a while and in need of significant investment to bring it up to the required standard to open as a training centre. There is also evidence of anti social behaviour (graffiti and vandalism) which would not be conducive to the experience our members and visitors expect of a hi class training facility

3.6.3 Capitol Park

The site is approx 8km from our current location. Once again, this would have a negative impact on our current core membership who would be find it inconvenient and would therefore be reluctant to travel. There is ample parking. The building is relatively new and is in therefore good condition. The site is an out of town industrial park. The costs associated with this site are significantly higher than any of the other sites.

3.6.4 Other Sites

All the sites returned via the RightMove search were discounted for similar reason to the above.

- 3.7 The Sequential Test has only identified one available alternative site, this being a vacant unit on Capitol Park. Whilst it is less than 10km from our current base the distance would have a significant impact on our core memberships ability to attend. It would take us away from the area we have developed an affinity with meaning we would have to rebuild our identity and brand. Not a cheap financial option. Brands and reputation take years to develop and minutes to destroy. Finally the costs involved in running the unit are outside of our identified budget. Whilst the NPPF requires applicants to be flexible on issues including format and scale, it is considered that the identified vacant premises would be unsuitable for our purposes.
- 3.8 The relocation of Quest Taekwondo, in locational terms needs to remain in the immediate Penistone area therefore all the identified alternative premises would be unsuitable in terms of location.
- 3.9 We submit that the above demonstrates that the Sequential Test has been satisfied. We are also confident that the main body of the Planning Application process has addressed the Core Strategy Policy CSP19 regarding provision of employment.

Appendix 1- Enterprising Barnsley- Property List

From: **Johnson , Paul** PaulJohnson@barnsley.gov.uk
Subject: RE: Property
Date: 22 June 2017 at 12:34
To: Richard@questtaekwondo.org

JP

Hi Richard

Great to speak with you and also Mike earlier on today.

Please find attached alternative options, but these do not necessary fit your requirements and impact upon your current club mark status.



AVAILABLE: Industrial

Unit E, Upper New Street, Barnsley, S70 1LP

SIZE: 4,271 SqFt (396.78 SqM)

TENURE: Leasehold: £12,000 Per Annum



AVAILABLE: Industrial

Unit 8, Aldham Industrial Estate, Wombwell, Barnsley, South Yorkshire, S73 8HA

SIZE: 4,078 SqFt (378.85 SqM)

TENURE: Leasehold: £16,750 Per Annum



AVAILABLE: Industrial

Unit 3 Phase 1, Capitol Close, Capitol Park, Dodworth, Barnsley, S75 3TZ

SIZE: 4,000 SqFt (371.60 SqM)

TENURE:

Freehold: £425,000

I have sent a reply to Laura in our planning team who is the case officer for your application. She is not in work today, but back tomorrow. Unfortunately I am not in work tomorrow, but will chase her up on Monday and let you know how things progress.

Regards

Paul Johnson

Business Investment Coordinator
Enterprising Barnsley Team

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pauljohnson@barnsley.gov.uk

Award winning business support

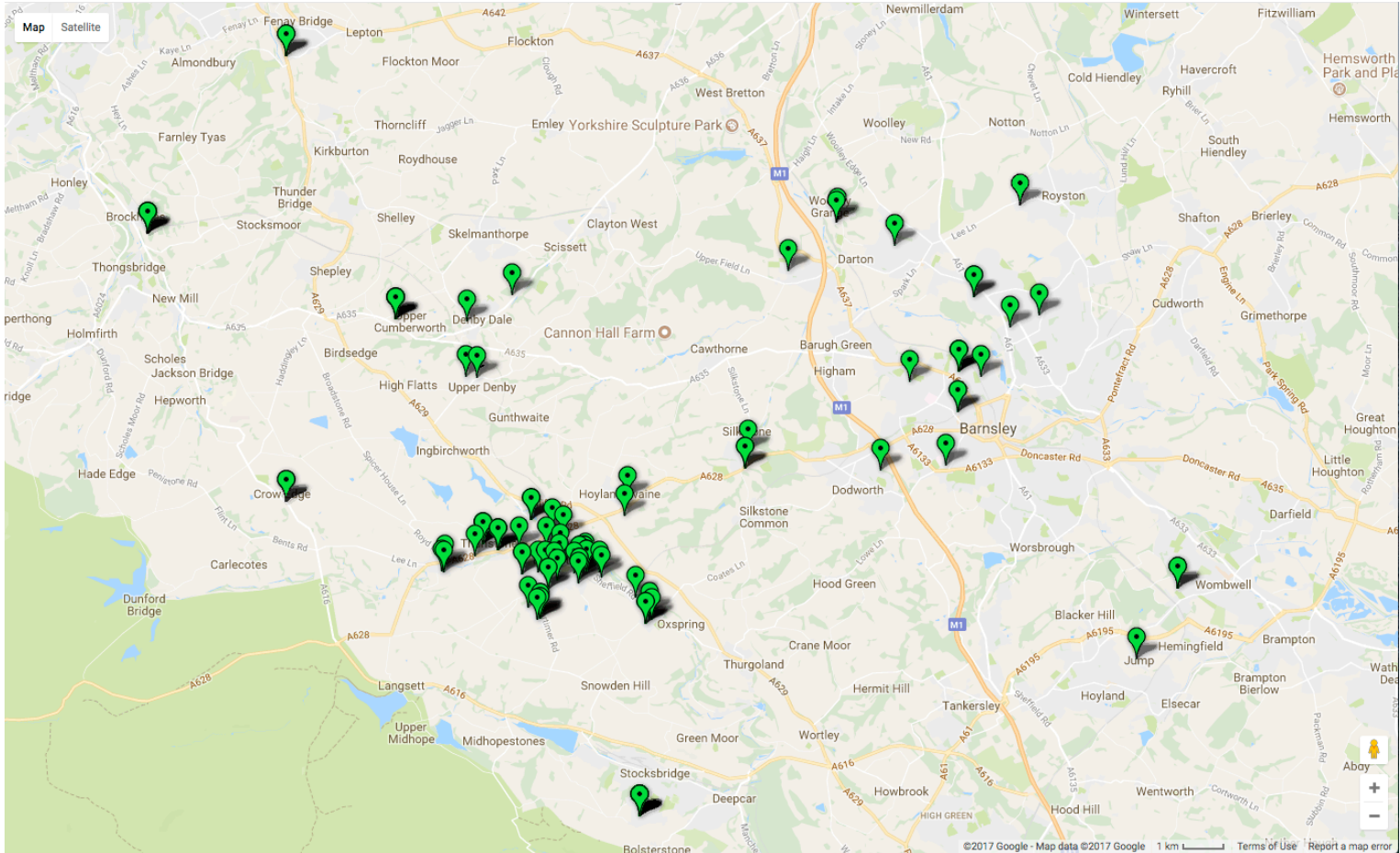
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Appendix 2- Catchment Area



Appendix 3- 15km from Penistone



Appendix 4- Commercial Properties To Let in Penistone - RightMove



Search Results



Penistone



+ 10 miles

Filters

Commercial Properties To Let in Penistone, Sheffield, within 10 miles, 5 property types

20 results

Relevance

8



POA

382–6,993 sq. m.

Distribution warehouse

Helix, Gateway 36, Junction 36, M1, Barnsley, S70 5SZ



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POA

482–2,521 sq. m.

Light industrial

The Ringway, Huddersfield, HD1 5DG



12



POA

850 sq. m.

Light industrial

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2



£2,708 pcm
750 sq. m.

Light industrial
Sandybridge Lane Industrial Estate, Sandybridge Lane, Shafton, Barnsley, South Yorkshire, S72 8PH



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£1,333 pcm From
743 sq. m.

Light industrial
12 Carlton Industrial Estate, Albion Road, Carlton, Barnsley, S71

Hansteen



2



POA
743 sq. m.

Light industrial
Unit 12, Carlton Industrial Estate, Barnsley, S71



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£2,333 pcm
650 sq. m.

Light industrial
Unit 3 Claycliffe Business Park, Barugh Green, Barnsley, S75 1JU



12



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POA
644 sq. m.

Light industrial
Unit N10, Meltham Mills Industrial Estate, Meltham, Holmfirth, HD9 4DS



POA
639 sq. m.

Distribution warehouse
Parkwood Industrial Estate, Oakham Drive, Sheffield, S3



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