



WORTLEY WAGYU

COTE GREEN FARM

SEQUENTIAL ASSESSMENT

SEPTEMBER 2023

CODA
Bespoke



SEQUENTIAL ASSESSMENT

Proposed Cafe, Farm Shop, and Public Amenities (Use Class E)
Wortley Wagyu, Cote Green Farm, Finkle Street Lane, Wortley,
S35 7DH

Prepared on behalf of Mr. J Tue of Wortley Wagyu
Date: September 2023.

1.0. INTRODUCTION & POLICY BACKGROUND

1.1. This Sequential Assessment has been prepared on behalf of Wortley Wagyu (the Applicant) in support of a planning application for the erection of shipping containers with associated works to create a new cafe, farmshop, and public amenities (Use Class E) (the Proposed Development) at Wortley Wagyu, Cote Green Farm, Finkle Street Lane, Wortley, S35 7DH (the Site).

1.2. The Sequential Assessment is a requirement as per Paragraph 87 of the NPPF which requires local planning authorities (LPAs) to 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.

1.3. Paragraph 88 goes on to state that, when considering out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. In addition, it states that applicants and LPAs 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.

1.4. Paragraph 89 then states that the sequential approach should not be applied to applications for small scale rural offices and other small scale rural development.

1.5. At a local level, Policy TC1 'Town Centres' sets out the hierarchy of centres within Barnsley and states that a sequential approach will be used to assess proposals for new retail and town centre development to aid in achieving the spatial strategy for the borough. Edge of centre and out of centre development will only be allowed where it meets the requirements of the NPPF. It also states that impact assessments will only be required as laid out in policy TC3.

1.6. Policy TC3 'Thresholds for Impact Assessments' states that proposals for retail and leisure uses will be required to provide an impact assessment if they are of a scale, role or function where they could have a negative impact on the vitality and viability of the centre. For sites outside of and within the catchment of a Local Centre, the threshold for an impact assessment is 500 sqm gross.

1.7. Main town centre uses are defined as being retail, leisure, entertainment facilities, more intensive sport and recreation uses, offices, arts, culture and tourism development. As the Proposed Development is for a retail use (in the form of the shop) and a leisure use (in the form of the cafe), the need for a sequential test is apparent. However, due to the proposed floorspace being under 500 sqm, a Retail Impact Assessment is not required.

2.0. PROPOSALS & REQUIREMENTS

2.1. The Proposed Development seeks the creation of a new building and terraced area for the use of a farm shop, cafe and toilets for Wortley Wagyu, a local business that started supplying high quality beef to restaurants and now wants to expand their direct to consumer model as well as diversify into the cafe business utilising their products as ingredients. In total, 252 sqm of space will be created.

2.2. The sequential assessment is required due to the Site being in an out-of-centre location and therefore it is necessary to look at nearby local centres to find sites that are suitable, available and viable in an in-centre or edge-of-centre location.

2.3. In order to do this, an appropriate and proportionate area for a search must be established. Due to the small nature of the cafe and the need for the farm shop to be located close to the farm where the produce is produced, it is considered that a 10 minute drivetime from the Site is appropriate. This results in the following centres being included:

- Barnsley LPA Area
 - Penistone District Centre (10 minute drivetime)
 - Hoyland Common Local Centre (9 minute drivetime)
- Sheffield LPA Area
 - Stocksbridge District Centre (8 minute drivetime)
 - Wortley Road, High Green Neighbourhood Centre (8 minute drivetime)
 - Potter Hill Lane, High Green Neighbourhood Centre (8 minute drivetime)
 - Greengate Lane, High Green Neighbourhood Centre (8 minute drivetime)
 - Cottam Road, High Green Neighbourhood Centre (9 minute drivetime)
 - Burncross Road, Chapeltown Neighbourhood Centre (9 minute drivetime)

2.4. In terms of the sites to look for, these must be of a similar size to the Proposed Development and be comparable in terms of car parking, space for storage, and space for deliveries. However, as per Paragraph 88 it is acknowledged that there should be a degree of flexibility in sites. For example, sites that do not have car parking but are close to on-street or a car park, or have good public transport access could also be suitable for the Proposed Development. The below numbered items set out the requirements for any site or unit:

1. Minimum floorspace of 250 sqm
2. Maximum floorspace of 300 sqm
3. Safe vehicular access from an adopted highway
4. Safe pedestrian access from an adopted highway
5. A surface level car park with a minimum of 10 car parking spaces
6. Space for safe servicing and deliveries
7. A generally flat site with no engineering challenges that could impact on construction or layout

3.0. THE SEQUENTIAL SEARCH

3.1. In order to carry out the sequential search exercise, a physical and online search was utilised. The physical search involved visiting the aforementioned centres to confirm if there were any vacant sites or units, whilst the online search involved looking at (but not limited to) the following websites for advertisements:

- Rightmove
- Zoopla
- Property Link
- On the Market
- Primelocation
- Agent Websites (such as Knight Frank and Savills)

3.2. Should any sites be found, they need to be suitable as per the eight criteria above, available for use, including any necessary works, in the next year, and be economically viable.

Penistone District Centre

3.3. A search of available commercial land in and near to Penistone District Centre was carried out and only two listings were found:

1. Shrewsbury Road, Penistone

Website: <https://www.onthemarket.com/details/12620406/?channel=commercial>

This unit is a stone built 2-storey unit in an in-centre location. A small amount of parking could be made available on site, and on-street parking is available nearby. However, the unit is only 110 sqm and therefore falls below the minimum requirement for the Proposed Development. This unit is therefore not suitable.

2. Sheffield Road, Penistone

Website: <https://www.onthemarket.com/details/12958567/?channel=commercial>

This unit is a stone built end terrace with basement space and a 1-bed apartment above; two car parking spaces are also available with on-street parking nearby. In addition to this, the unit is 64 sqm and therefore too small for the Proposed Development and is also in excess of 350 sqm from the District Centre. It is therefore not suitable nor in a sequential location.

Hoyland Common Local Centre

3.4. A search of available commercial land in and near to Hoyland Common Local Centre was carried out and only one listing was found:

1. Sheffield Road, Hoyland

Website: https://www.rightmove.co.uk/properties/133972850#/?channel=COM_BUY

This listing consists of a plot of land approximately 1 hectare in size. The land is surrounded by residential properties on all sides and lacks suitable access from the adopted highway for a commercial property. The listing also details that planning permission has been granted for a residential dwelling. As such, the site is not suitable or available.

Stocksbridge District Centre

3.5. A search of available commercial land in and near to Stocksbridge District Centre was carried out and only two listings were found:

1. Manchester Road, Stocksbridge

Website: https://www.rightmove.co.uk/properties/114290045#/?channel=COM_BUY

This unit is located within the District Centre however is only 59 sqm in size and therefore is discounted due to it being unsuitable.

2. Manchester Road, Stocksbridge

Website: <https://www.onthemarket.com/details/13123821/?channel=commercial>

This unit is located within the District Centre however is only 107 sqm in size and therefore is discounted due to it being unsuitable.

Sheffield Neighbourhood Centres

3.6. A search of available commercial land in and near to the five Sheffield Neighbourhood Centres was carried out however no listings were found.

4.0. CONCLUSIONS

4.1. As has been discussed, a Sequential Assessment has been carried out in order to fulfil the requirements of Paragraph 88 and policies TC1 and TC3 of the Barnsley Local Plan. A thorough online search has been carried out alongside physical visits to each centre.

4.2. No suitable vacant sites or units were found and therefore the sequential test is passed.

**This document has been produced
by CODA Bespoke on behalf of
Wortley Wagyu**

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