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Appendix I – Sequential Test Analysis

7 Longwall Close

Mapplewell

Barnsley

S75 6NY

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1.0 Introduction

1.1 The test and assessment have been carried out with regard to the National Planning Policy Framework (NPPF) and the Local Plan.

1.2 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.

2.0 Context

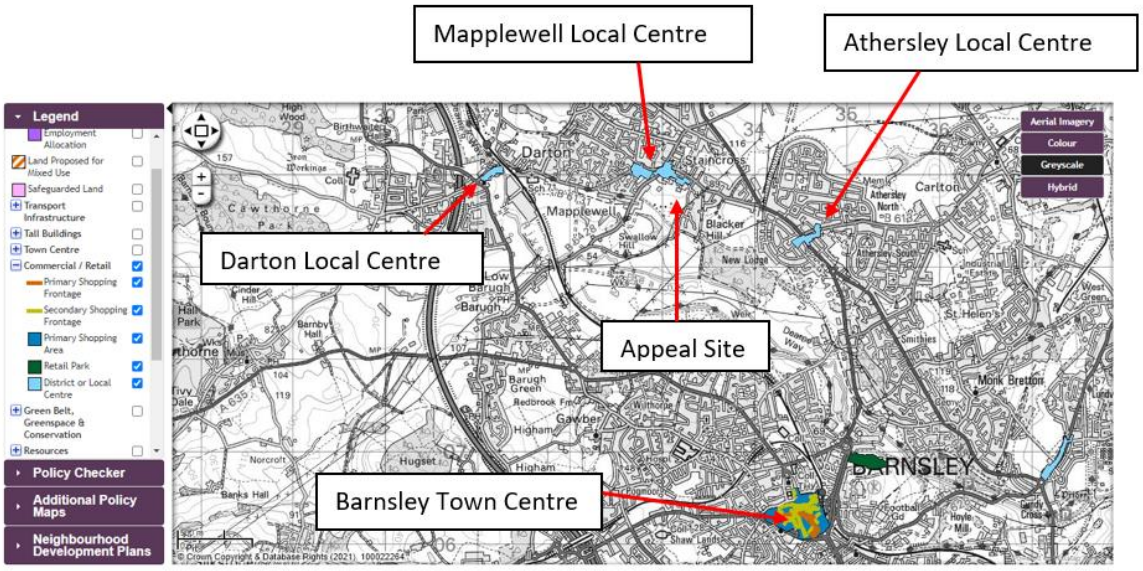
2.1 The proposal lies within urban fabric (no specific allocation) on the Local Plan Proposals Map, where development may be considered acceptable where, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents and where they are compatible with neighbouring land and will not prejudice the current or future use of land.

2.2 The site is located close to Mapplewell Local Centre this being located approximately 0.2km to the North of the application property. Further afield there is Athersley Local Centre located approximately 1.3km from the application property, also Darton Local Centre which is located approximately 2km from the site.

2.3 The Barnsley District Centres have been discounted from this sequential test due to their distance from the applicant's primary residence. The edge of Barnsley's main Town Centre is located approximately 3.1km from the application site.

2.3 The proposal for 7 Longwall Close would create a business premises of 17.87m^2 for use as a Beauty Salon. The business would not require to employ any staff and as a result the applicant will be the sole person working in the premises.

Figure 1. Barnsley Local Plan Map



3.0 Sequential Test Analysis

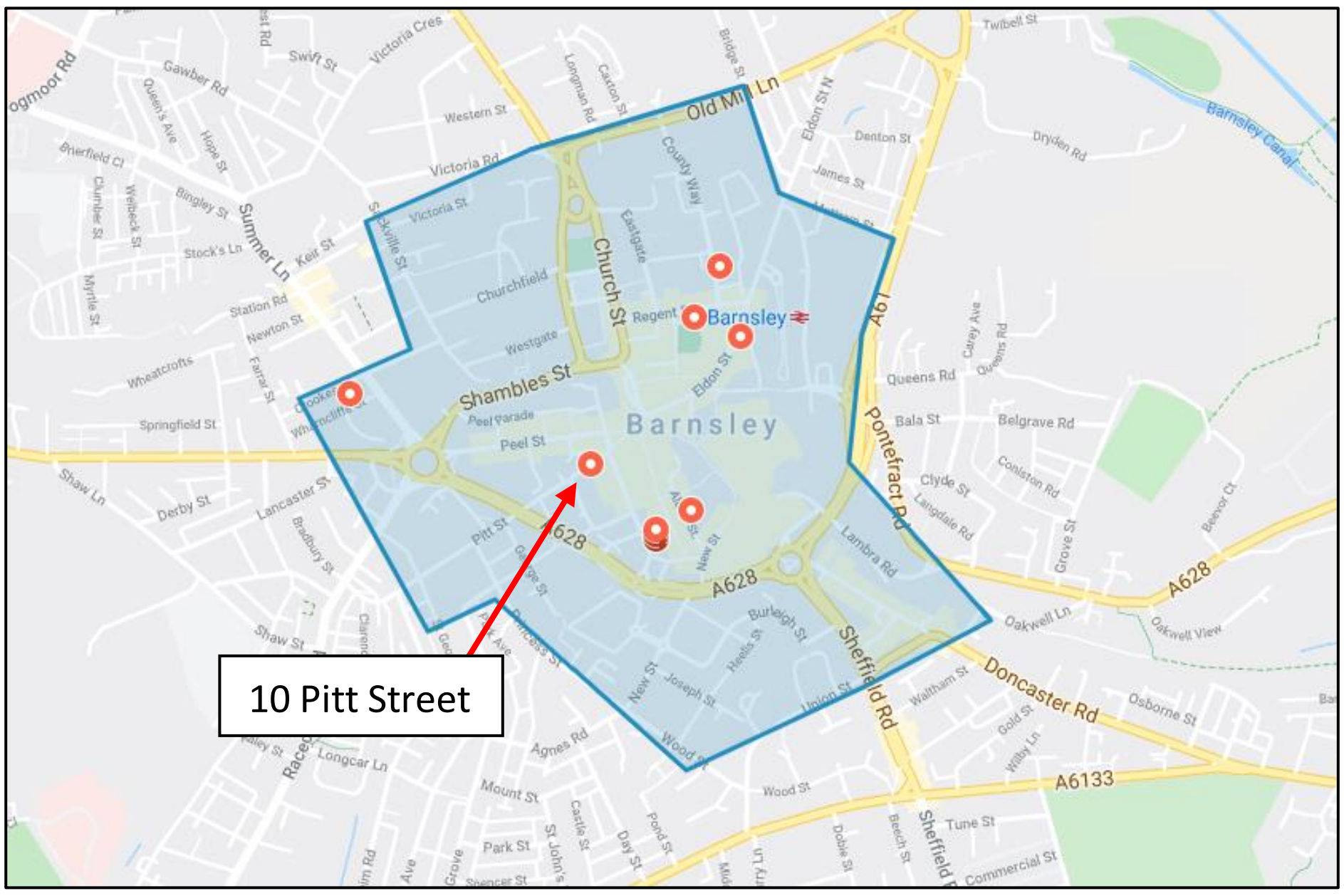
3.1 This sequential test has included a search of the following areas as defined by the Barnsley Local Plan Map shown in figure 1:

- Barnsley Town Centre
- Mapplewell Local Centre
- Athersley Local Centre
- Darton Local Centre

3.2 The appellant requires a workspace of approximately $18m^2$ therefore a search of commercial properties between $10m^2$ and $50m^2$ has been undertaken.

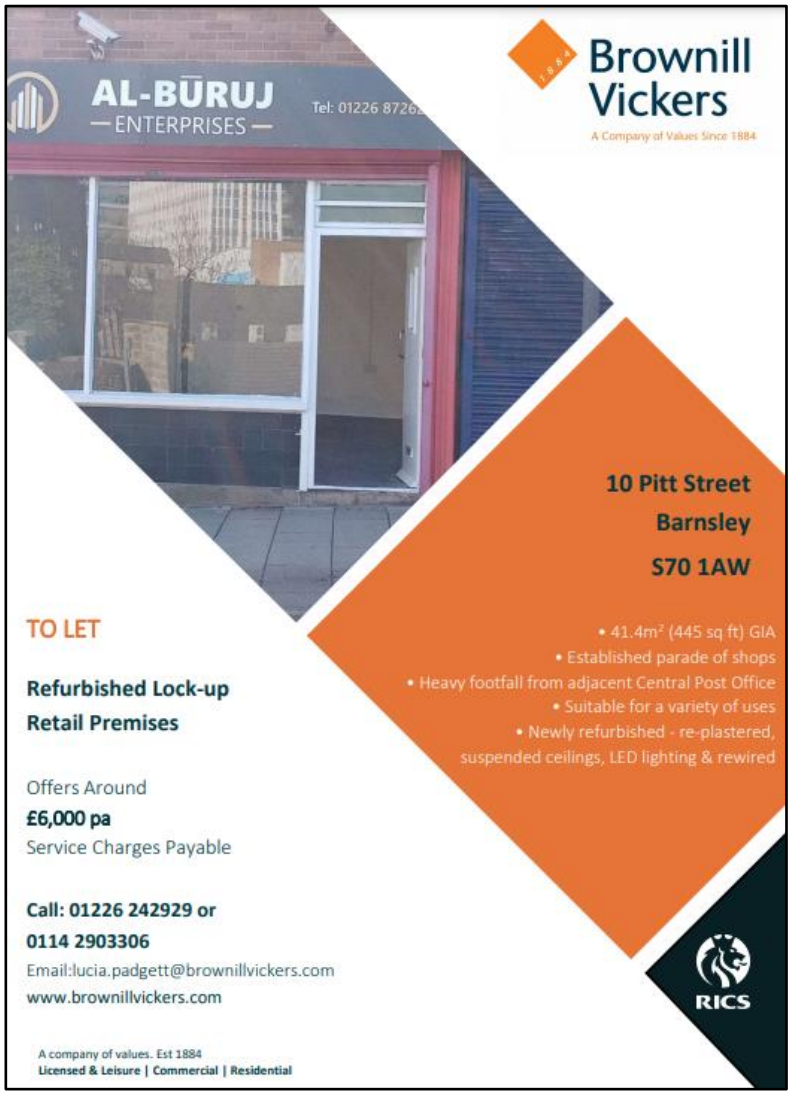
3.3 Searches indicate that there are currently 2 commercial properties (as of 11/02/2022) available to rent in the main Town Centre of Barnsley between $10m^2$ and $50m^2$. Of these properties, 1 is listed as storage and 1 as a retail unit. All available properties would require necessary permission for change of use to the proposed Sui Generis use.

Figure 2. Barnsley Town Centre



3.4 The available retail unit is located at 10 Pitt Street of the fringe of the Town Centre with passing footfall from pedestrians using the nearby Central Post Office. It comprises a 34.5m^2 retail sales area with a further 6.8m^2 of storage space. This unit is available at around £6000 per annum (£500pcm).

Figure 3. 10 Pitt Street



3.5 At 41.4m^2 the space on offer is 130% larger than the Appellant requires and so represents an inefficient use of commercial space. Effectively this would force the Appellant to pay for space that is not needed. The additional space is not required as the business is a sole trader enterprise with no other employees and as a beauty salon, would not require storage space for a large amount of equipment or products.

3.6 The appellant would operate on an appointment only basis there would be no need for the business to be located in a high traffic area as it would not be reliant on passing footfall. Walk in appointments would not be taken and when this occurs, would interrupt the applicant's ability to give sole attention to clients.

The offering of the business would include intimate procedures and therefore the lack of a private treatment rooms would not be appropriate for the applicant and the provision of these would incur large costs and would leave areas of the premises unmanned during treatments and therefore at an increased security risk.

3.7 There is also a safety aspect to be considered of the applicant working on her own in a Town Centre location. The applicant would have to open and close the premises, potentially in the hours of darkness without another person present, which would not be considered safe or appropriate in a location such as this.

3.8 At a cost of £6000/annum, the unit is also not suitable from a business viability perspective. On top of the rental cost and business rates would be the additional cost of services as well as reconfiguring the premises in order for it to function for the proposed use. Additional costs, especially when unnecessary (as in this case) cannot be withstood by a fledging start up business.

3.9 The available unit is more suited to Class E use and more benefit would be gained to the Town Centre from this. The proposed business would have only one person working from the premises and as such would not provide employment opportunities for the area. This would reduce the opportunity for a more suitable business to be located here which would bring much greater benefit to the Town Centre.

3.10 No Commercial Properties were found to be available between $10m^2$ and $50m^2$ in either Athersley, Darton or Mapplewell Local Centres.

Figure 4. Mapplewell Local Centre



Figure 5. Athersley Local Centre

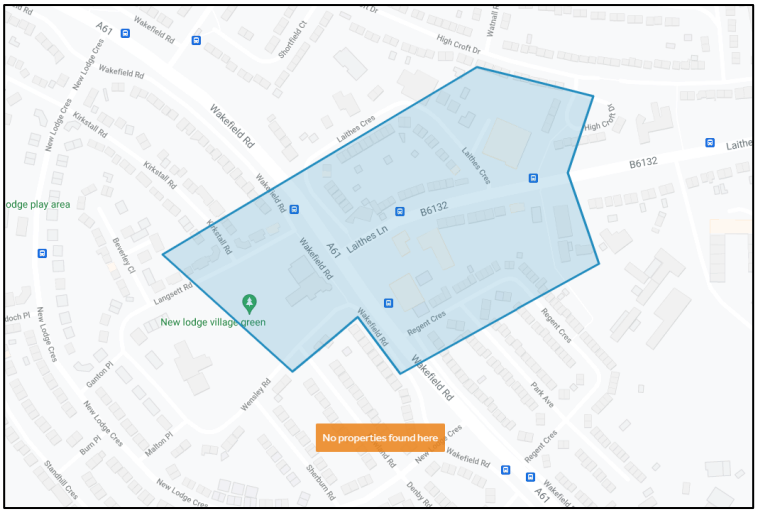
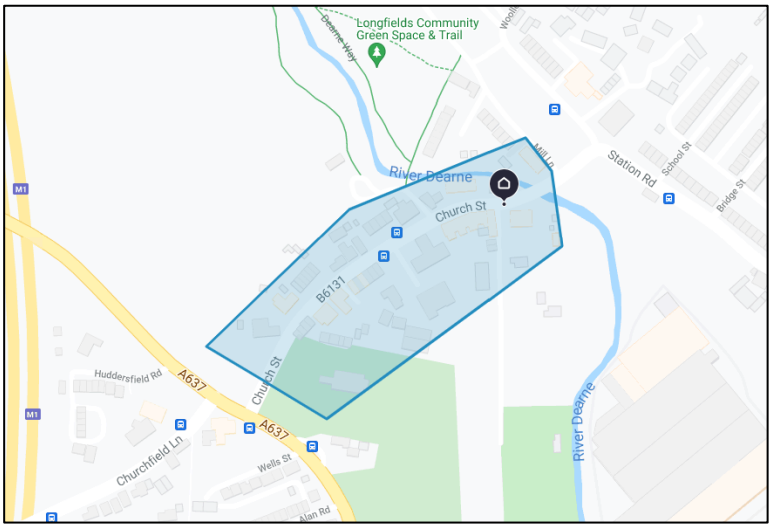


Figure 6. Darton Local Centre



4.0 Conclusion

4.1 It is considered that the Test has been carried out in accordance with the requirements of the NPPF. It has suitably identified all other potential available sites within the Centres Identified by the Local Planning Authority and constructively discounted possible use.