



SEQUENTIAL ASSESSMENT

In Support of –

**Proposed redevelopment of site to
reinstate petrol filling station**

At –

**245, Barnsley Road, Wombwell
Barnsley, S73 8DT**

Date –

May 2018

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Introduction

This assessment is submitted alongside the full planning application in order to reinstate a former petrol station (Sui Generis use) with onsite retail convenience store (A1 use). As the site is more than 500m from Wombwell town centre this classifies the site as out of centre as defined by the National Planning Policy Framework (NPPF)

Petrol Filling Stations (PFS) are defined as being within Sui Generis use, and as such a site operating solely as a PFS would not require a sequential Assessment to be undertaken falling outside the Use Classes Order. However, the scheme incorporates an element of A1 retail in the form of an onsite retail convenience store. Although Sui Generis use should not be considered, A1 retail is considered as sequentially preferable to be located within town centres as per the NPPF.

We have undertaken the sequential assessment based upon the alternative sites within the vicinity of Wombwell town centre according to the district centre map showing Wombwell town centre. (See Appendix 2)

There are few premises / sites within the area classified as Wombwell town centre which are suitable in terms as size and location and none of these sites are currently available. The town centre high street is a busy, vibrant and almost full retail environment consisting of shops, pubs, cafés and other public buildings. There is little car parking available within the town centre and a strong emphasis on public transport with a bypass taking the majority of the traffic around the town centre suggesting the preferable location in practice for a petrol station would be on or close to this bypass.

At the time of this assessment (May 2018) there are currently very few vacant sites within the Wombwell town centre available for purchase. Wombwell has a low rate of vacancy which has been supported by the Small Centres Study (2010) citing a 7% vacancy rate in Wombwell town centre at the time of the study. This is below the national average.

The retail element of the proposed site is regarded in this assessment as an ancillary addition to the function of the main Petrol Filling Station (PFS). The site would only be considered A1 focussed in its own right if walk in trade from out of centre locations, such as houses on Roy Kilner Road, wish to visit the site for small grocery purchases (e.g. bread and milk) with greater convenience than walking into Wombwell town centre. Due to the small scale of this type of customer we conclude there would be no tangible negative impact upon the town centre.

This Sequential Assessment accompanies the full planning application for the proposed redevelopment of site to reinstate petrol filling station at 245 Barnsley Road, Wombwell, Barnsley, S73 8DT.

Application Proposal

The application includes the proposed uses of a petrol filling station with retail element. Full site requirements and proposal characteristics are therefore set out below and elsewhere within the planning submission to inform the basis of the sequential assessment.

The proposed site is expected to attract a range of customers. The majority will be standard personal road cars, however there is also the possibility for larger vehicles such as Heavy Goods Vehicles (HGVs) and essential fuel tanker deliveries to enter and exit the site safely. In order to adequately plan around this customer mix the plan proposes three standard petrol pumps, with an additional high speed diesel (HSD) pump close to the entrance of the site (See Appendix 1). This encourages the use of the site as a local community petrol filling station whilst also providing for safe access and exit for HGVs wishing to use the HSD pump.

As the majority of customers visiting the site will be members of the public; the peak hours of customers visiting the site are expected to conform closely to standard rush hour times: 7am-9am and 3pm-6pm. Barnsley Road (A633) passes the site and will provide access. Barnsley Road currently accommodates the amount of traffic passing the proposed site without significant delays. A full transport statement has been produced and accompanies this assessment in order to quantify any potential impact to traffic this site may lead to.

With respect to neighbouring residential properties the site is proposed with the opening hours of 6am to 11pm every day. There is no intention currently to operate the site throughout the late night.

The established brief for the development of the site is as follows:

(See Appendix 1)

- An onsite convenience store of 1,045 square feet general sales area with typical internal layout. Two proposed point of sale tills. Accessible WC located within the store.
- Adjoined stockroom to the convenience store. Space allocated within for private back office, sink for staff use, ATM, gauges and meters associated with maintaining the forecourt operation.
- Adjoined 1,085 square feet allocation for a food franchise. Company to be confirmed at a later date with area to be planned and fitted to their specifications.
- Forecourt – Three standard pumps facing store and visible by cashier staff. High speed Diesel pump close to entrance of site. Thirteen allocated parking spaces inclusive of one disabled space close to store entrance.
- Forecourt – Two jet washes for customer use. Two Electric vehicle charging points with allocated parking.

Assessment Methodology

In accordance with the terms of the NPPF, given the out of centre location of the application site, it must be shown that there are no more suitable, available and viable sites (either in-centre or edge of centre), since these would be regarded as sequentially preferable locations.

Regarding geographical area, this assessment is focused upon the centre of Wombwell. The extent of the town centre was taken from the Small Centres Study – Extract of District Centre Maps Showing Wombwell Town Centre. (See Appendix 2)

A key element in the site search process is an understanding of Dove Retail Ltd.'s site suitability criteria. While considering the spatial requirements for a safe and operational forecourt with onsite A1 retail use, other important considerations that need to be taken into account include:

- Located on a main road to alleviate traffic concerns, increase safety and visibility.
- Ease of vehicular access for servicing.
- Approximately half an acre of level ground.
- Not on multiple floors

In accordance with NPPF, the criteria used in assessing the suitability of identified sites can be defined as:

- Sequentially preferable to application site.
- Viability.
- Availability.
- Location outside of flood plain.
- Consideration of noise impact on neighbouring properties.

For prudence we have also considered an additional group of sites located just outside the town centre as defined by the small centres study. In this section, we have considered sites based upon their suitability to accommodate the complete proposal including forecourt and on site retail space.

A full list of both in centre and additional edge of centre sites, including page numbers, can be seen in the contents page.

Town Centre Site Assessments

The following sites have been allocated within the Wombwell Town Centre as defined by the Small Centres Study map (See Appendix 2) for the proposed retail development.

Site 1 – BT Site, Snowden Terrace, Wombwell. S73 0HG



Availability – Not Available. Currently in active use

Suitability – Presents suitable size to accommodate the proposed site. Set back from Wombwell high street on Snowden Terrace would lead to far less passing trade. Site is currently in active use by BT with no indication of selling.

Site 2 – Old post office, 34 High St, Wombwell, Barnsley. S73 8AA



Availability – Not Available. Disused, not marketed

Suitability – Site does not have the required space in order to accommodate the entire proposed retail element. Site currently disused however not publicly marketed for sale.

Site 3 – Disused Retail Site, 23 High St, Wombwell, Barnsley S73 8HB



Availability – Not Available. Disused, not marketed

Suitability – Site does not have the required space in order to accommodate the entire proposed retail element. Currently disused however not publically marketed for sale.

Site 4 – Poundstretcher, 89 High St, Wombwell, Barnsley S73 8HS



Availability – Not Available. Currently in active use

Suitability – Site does not have the required space in order to accommodate the entire proposed retail element. Sign on site advertises an investment for sale with the business to be unaffected.

Site 5 – Old Bank Site, High St, Wombwell, Barnsley S73 0AB



Availability – Not Available. Currently in active use

Suitability – Site does not have the required space in order to accommodate the entire proposed retail element. Site has recently been vacant with the site being purchased and opened for business as a tattoo parlour in 2018. Currently in active use by the Tattoo parlour with no public indication of selling.

Site 6 – Wombwell Working Men’s Club, 25 Station Rd, Wombwell, Barnsley. S73 0AY



Availability – Not Available. Currently in active use

Suitability – Located in very close proximity to a roundabout. Demolition of the Working Men’s Club would be essential in order to facilitate proposed use of a PFS with onsite retail space however due to the following this is unlikely to be approved: The Working Men’s Club is expected to be protected by covenants regarding future use of the site. The property is connected to privately owned buildings at the top of the site. Proximity to roundabout complicates highways access and traffic flow passing site. Currently in active use by the Working Men’s Club with no public indication of selling.

Site 7 – Wombwell Library, Station Rd Wombwell, Barnsley. S73 0BA



Availability – Not Available. Currently in active use

Suitability – Reasonable area for site when considering parking space to the rear of the property. It is currently being used as a community library and is a beautiful period building. Unsuitable due to one way traffic system passing the site in addition to currently joint entrance and exit. Site planning would be massively complicated due to highway constraints. Currently in active use by the Wombwell Library with no public indication of selling.

Site 8 – Wombwell Police Station, Park St, Wombwell, Barnsley. S73 0HF



Availability – Not available. Currently in active use

Suitability – Substantial plot of land subject to demolition consent. Reasonable access despite joint entrance and exit due to traffic light system in place at site entrance. Size of land far exceeds currently planned PFS with retail space. Would redirect traffic directly into Wombwell town centre due to the location on Park Street which continues onto Wombwell High Street. Currently in active use by the South Yorkshire Police as a Police station.

Out of Centre Site Assessments

The following sites are considered for prudence despite being located just outside Wombwell town centre as outlined in the Wombwell Town Centre Wide SPD.

Site 1 – Potters of Barnsley, Barnsley Rd, Wombwell. S73 8DJ



Availability – Not available. Currently in active use

Suitability – Small size for a PFS with onsite retail space. Good access to busy road however unrestricted parking outside and opposite site would require alteration to highways to allow safe HGV entry and exit to site. Currently in active use by a successful meat company with no public indication of selling.

Site 2 – Kirby’s Kitchen + Vehicle Sales, Barnsley Rd, Wombwell. S73 8DJ



Availability – Not Available. Currently in active use

Suitability – Irregular shape for a PFS with onsite retail space, built upon uneven ground, would pose an issue at the site design stages. Good access to busy road however unrestricted parking outside and opposite site would require alteration to highways to allow safe HGV entry and exit to site. Currently joint entrance and exit would require further alteration to highways. Currently in active use by a successful kitchen and vehicles sales business with no public indication of selling.

Site 3 – Car park, Park Street, Wombwell, Barnsley. S73 0HF



Availability – Not available. Currently in active use

Suitability – Currently being used as a busy Barnsley Council owned carpark providing access to Chapelfield Medical Centre.

Site 4 – Land at Junction Mitchell’s Way / Barnsley Rd, Wombwell



Availability – Not available – Planning application in consideration

Suitability – This site is un-suitable for a petrol filling station due to its location to the roundabout, at busy times it could cause congestion to back up onto the roundabout which would have knock on effects on the other roads. There is a bus stop located on the entrance /exit of the site, it is not obvious where this bus stop could be re located. The site itself is an irregular shape for a PFS therefore it is unclear how a filling station could be accommodated on the site without cars and delivery vehicles making dangerous manoeuvres on site.

Conclusion

From the in depth analysis undertaken there are currently no sites within the Wombwell town centre which are both suitable and available for locating the proposed development. In this assessment we have also considered the possibility of sequentially preferable out of centre sites, which we can also conclude there are currently none which are both suitable and available.

The proposal is well equipped to facilitate the needs of both the local customers and passing trade without any tangible negative impact on the Wombwell town centre (As defined by Appendix 2). A regular bus route provides direct access to the site encouraging non-car access to the site.

The Transport Assessment submitted as part of the full planning application supports the conclusion that the proposed site is ideally located to allow for safe and efficient vehicular access to the site. This level of suitability cannot be found within any of the assessed town centre locations.

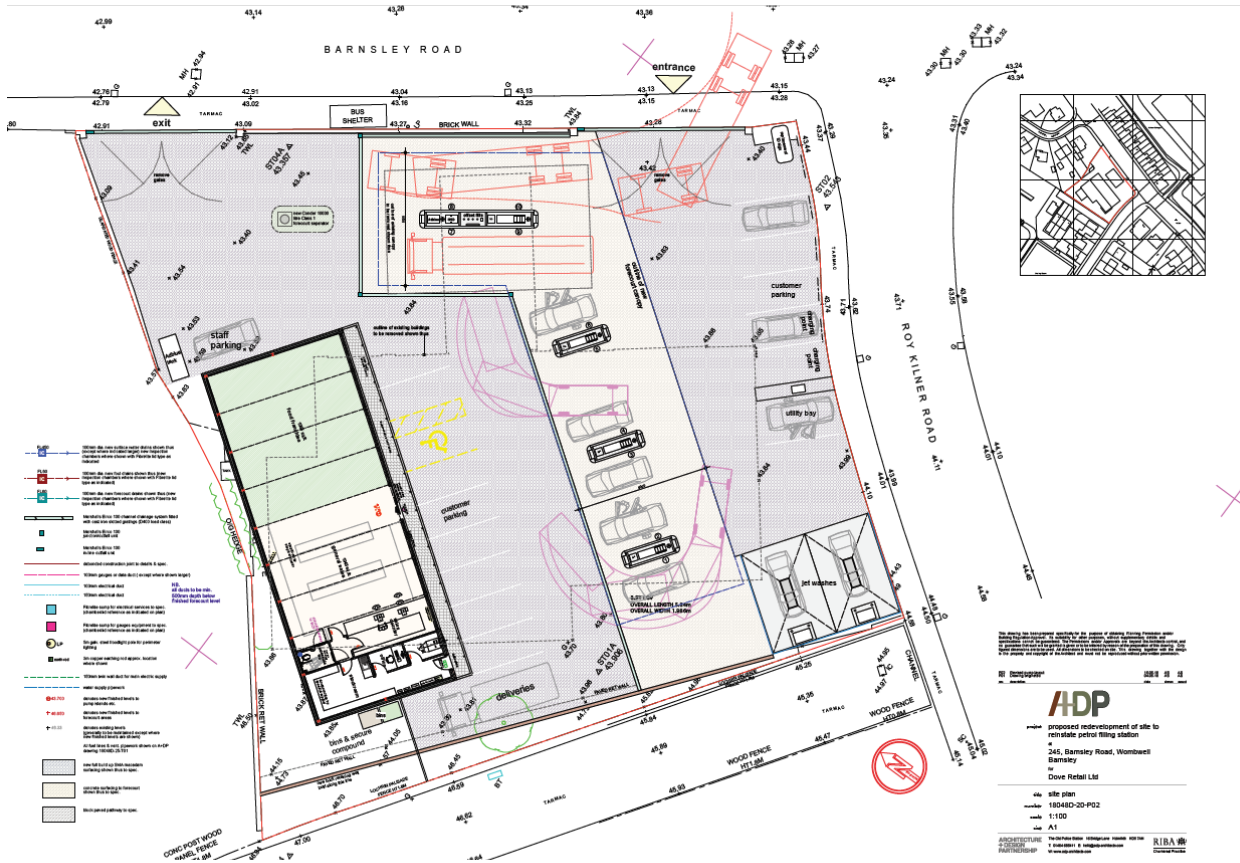
Considering all within this assessment we conclude that this sequential assessment is passed due to no sequentially preferable sites being found in this case.

Dove Retail Ltd

May 2018

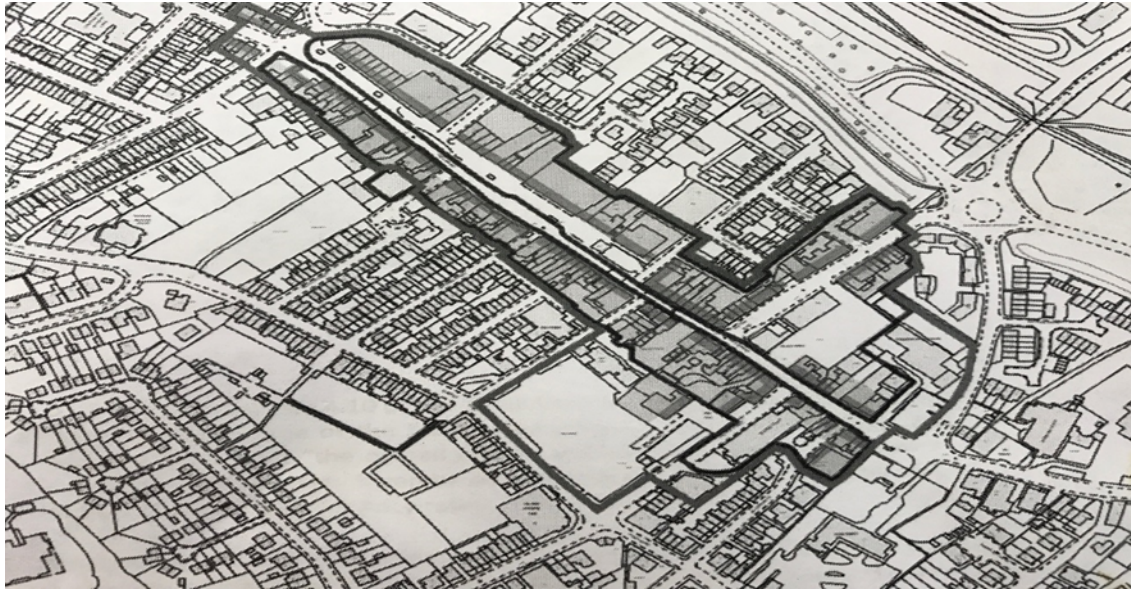
Appendices

Appendix 1 – Proposed site plan



A full plan, to scale, accompanies the complete planning application.

Appendix 2 – Small Centres Study Map



Small Centres Study – Extract of District Centre Maps Showing Wombwell Town Centre