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## **Retail Statement and Sequential Test**

**Application site:** Hoyland Tap, The Parade, Clough Fields Road, Hoyland,  
Barnsley, S74 0HR

**Proposal:** Change of use of part of the ground floor to six commercial units (Use Class E) plus conversion of the front porch to a café seating area/ serving hatch  
(Hoyland Tap micro pub to be retained)



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### Site, Surroundings and The Proposal

The application site is allocated on Barnsley Local Plan proposals map as being urban fabric. It is outside of a designated retail centre.

The proposal is to convert part of a public house (sui generis) to six commercial units (Use Class E). The overall floorspace proposed for conversion is 150sqm. The size of the units is between 15m<sup>2</sup> and 22m<sup>2</sup>. Units 1-4 are proposed to be accessed from a single doorway on the side of the building. They do not have a shop front but have a window for light and promotional decoration. Units 5 and 6 are accessed at the rear of the building and do not have a shop front.

### Policy Tests

The National Planning Policy Framework sets out the national policy position for protecting the viability and vitality of town centres. The NPPF promotes a town centre first approach. To support this approach, a sequential test is required for main town centre uses which are not proposed in town centres or edge of centres.

Paragraphs 87 and 88 of the National Planning Policy Framework (NPPF) state:

87. Local planning authorities should 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.

88. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities 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.

When applying the sequential test, Planning Practice Guidance states the following considerations should be taken into account in determining whether a proposal complies with the sequential test:

- with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly.
- is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- if there are no suitable sequentially preferable locations, the sequential test is passed.



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### *Local Policy*

Policy TC1 of the Barnsley Local Plan identifies town, district and local centres. This includes Hoyland, which is a District centre and Hoyland Common, which is a local centre. Policy TC1 states that District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre, new retail and town centre development will also be directed to the District Centres. The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

Policy TC1 of The Barnsley Local Plan identifies that Hoyland is one of the smaller district centres. Its main retail and service offer is concentrated on High Street, King Street and Market Street radiating from the main square which includes the Town Hall and the Co-op supermarket. In terms of vitality and viability, Hoyland is slightly above average. Its main strengths are the number and type of shops, the absence of floorspace outside the centre, the market, the low vacancy rates, high pedestrian flows and good bus services and linked trips. The aims for the future of Hoyland are to improve movement for pedestrians, cyclists and the disabled. The strategic direction for Hoyland is to intensify.

For larger retail developments outside of town centres, an impact assessment is required. This proposal is below the national and local floorspace thresholds.

### Sequential Test Search Area

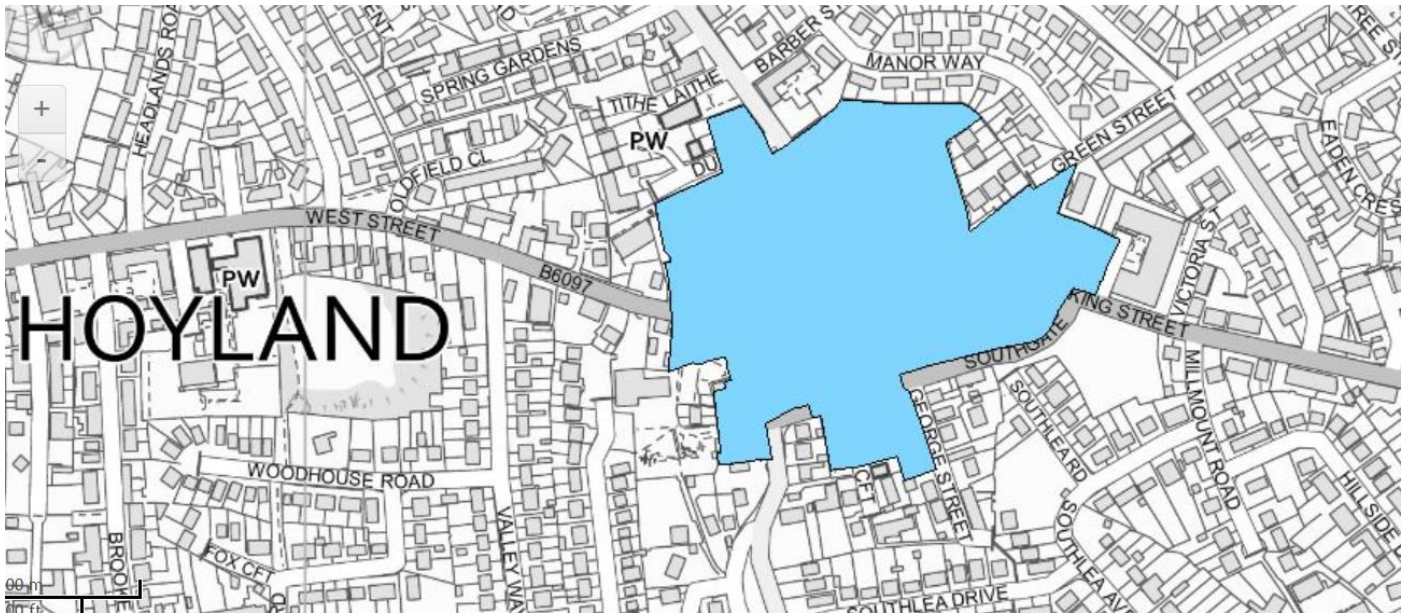
The proposed uses are for Class E, which are main town centre uses by definition.

To retain long term flexibility, the proposal is for a broad Class E use, but most units already have a let agreed. The businesses moving into the property would be a wax melts shop, baby sensory room, support group, hairdressers and beauty rooms. The customer base for these businesses is likely to be from residents living in Hoyland and other nearby settlements and it is expected that any future businesses would have a similar customer base. Therefore, it is considered that the retail sequential test should consider only units within the two nearest retail centres: Hoyland and Hoyland Common.

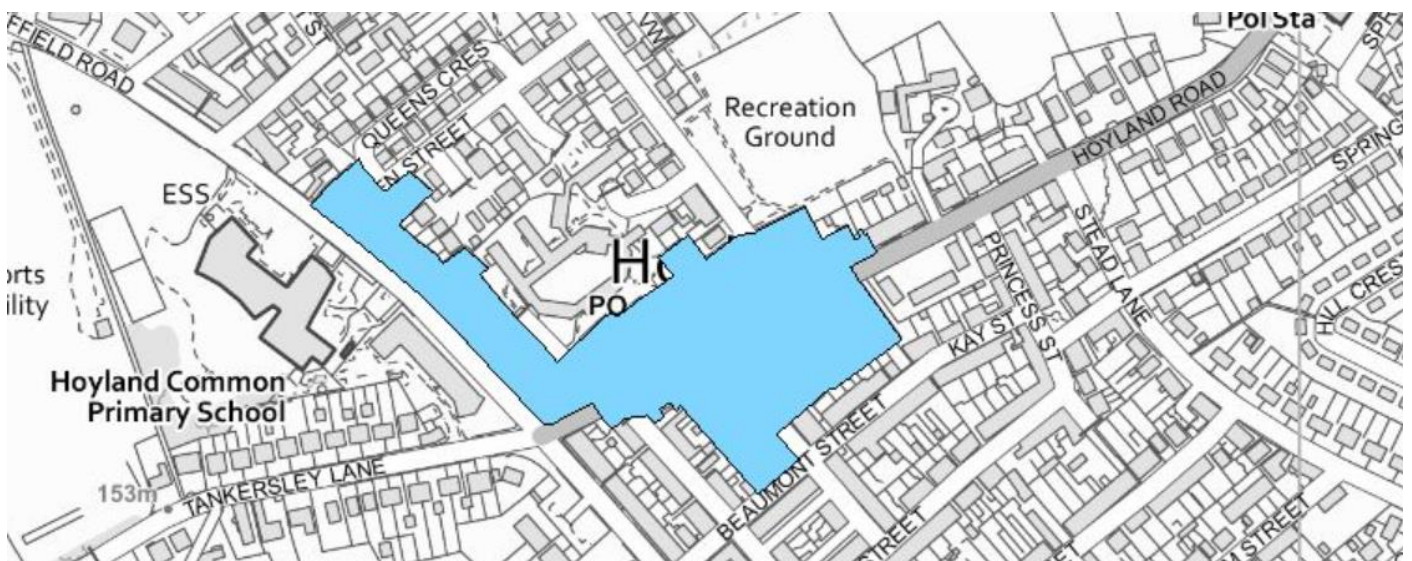
The defined limits of Hoyland and Hoyland Common centres are shown on the pictures below and coloured blue.



## Hoyland District Centre



## Hoyland Common Centre



The sequential test search has considered units within the two areas defined blue and up to 300m outside of these defined areas.

### Sequential Test

A search for sites was undertaken on 24<sup>th</sup> September 2023. The search relied on an internet search and checked websites including Rightmove, Prime Location and Zoopla. The search considered properties for both for sale and for rent. Evidence of the search are attached as separate documents and labelled as Appendix 1-4.

No properties were identified as being 'for rent'.



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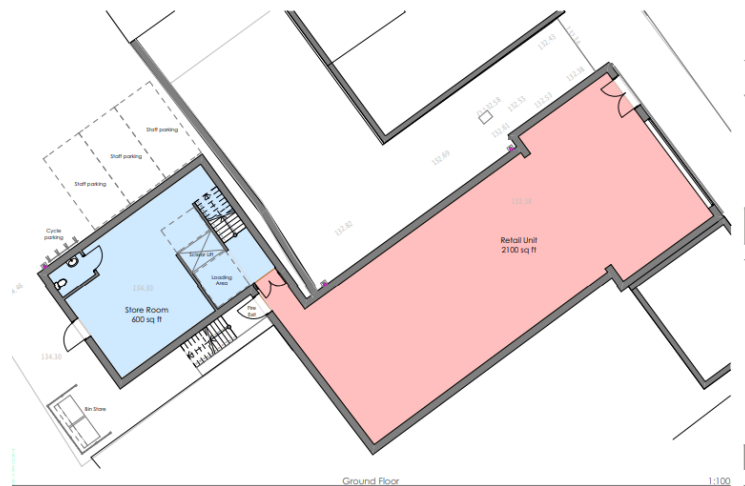
The search found no available properties 'for sale' in Hoyland Common centre.

There are three properties 'for sale' in Hoyland. These are former Fulton Foods, former Bargain Booze and a pair of retail units.

The Bargain Booze property is now under offer and is therefore considered as unavailable at the time of application.

The pair of retail units are for sale but not available. They are being sold with tenants in situ.

Fulton Foods is the only property that is currently being actively marketed as available and vacant. The retail floorspace is 210sqm, but 310sqm overall (250sqm ground floor, 60sqm upper floor). A floor plan of this property is below:



The Fulton Foods building could be divided into smaller commercial units, subject to the necessary consents being obtained. The conversion could consist of a single shop unit alongside Market Street and smaller units to the rear served off a single doorway from Market Street. However, it is a long building with no windows in the rear area, which would make the rear units less desirable for being tenanted. This building is better suited as one or two larger units.

The floorspace of Fulton Foods is more than double the size of the floorspace proposed for change of use at Hoyland Tap, therefore not comparable in size.

The asking price of Fulton's Foods is £325,000 with a passing rent of £42,500 per annum and a potential first floor residential conversion. This property would appeal more as an investment opportunity. The applicant is not looking for an investment opportunity at the cost of £325,000 plus conversions costs. The applicant does not want to commit to buying a property either.

In summary, the Fulton's Food property has been discounted due to floor size, viability and unsuitable layout.





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## Conclusion

The proposal creates commercial units outside of the defined centres of Hoyland and Hoyland Common, which conflict with the town centres first policies of the NPPF and the Barnsley Local Plan, unless a sequential test is applied and passed.

The sequential test has been applied and has been flexible and broad in its approach by considering all available properties in the two local centres, irrespective of floorspace or whether they are for rent or sale. It has therefore complied with Planning Practice Guidance in respect of demonstrating flexibility with finding alternative sites.

The results of the sequential test found only one available property: Fulton's Foods. This property was discounted as it is more than double the size of the floorspace proposed for change of use at Hoyland Tap, its long floor layout with no windows is a disadvantage and it is aimed at buyers who are seeking an investment opportunity. The Fulton's Food building has therefore been discounted for several reasons. This would also mean that the sequential test is passed.

The applicants are proposing to convert vacant floorspace of a public house to small units falling within Use Class E. The proposed commercial units have a small floorspace and aimed at new businesses who need a small start-up space with an affordable rent. The customer catchment would be principally the local community of Hoyland and surrounding settlements. Whilst outside of a defined centre, the location of the property is not in an alien location for commercial units as it is alongside a small shopping parade and adjacent to a school and community centre.

In conclusion, the proposal does not conflict with the town centre first policies of the NPPF and Barnsley Local Plan and the location of the application site is a suitable out of centre location for additional commercial units, which would be limited in their size and number. Further, given the limited availability of vacant units in the centre and the small-scale nature of the application, the proposed change of use is unlikely to materially affect the vitality and viability of existing centres.