

Lakeland Property

Land at Wombwell Lane, Stairfoot

Sequential Assessment



Revision Record:

Revision Reference	Date of Revision	Nature of Revisions	Author	Checked By

Checked By:

	Name	Date	Signature
Author	WM	08/05/12	
Checked By		08/05/12	

Report Author: Will Mulvany
 Report Date: 8 May 2012
 Project Number: 3649
 Document Reference: PO-TP-SPA-RP-P3649-0001-B
 Revision Letter: B

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Checked By: 2

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I. Introduction and Context

Spawforth's have been instructed by Lakeland Property to prepare a Sequential Assessment to support a planning application for a coffee shop/restaurant/café (a Town Centre use) on land at Wombwell Lane, Stairfoot, Barnsley.

The land is approximately 0.1 Ha in area and is located on the frontage of the A633 Wombwell Lane, some 850 metres to the south-east of the centre of Stairfoot.

The application seeks to provide a town centre use (coffee shop/restaurant/café) of 2034 sq ft (188 sq m).

The Assessment seeks to justify the location of the proposed development in the context of Stairfoot Centre and its surroundings.

The report considers the context of the site and surroundings, first in terms of its physical characteristics and then against the planning policy framework. The methodology is set out at Chapter 4, and the identification of potential alternative sites at Chapter 5. These are then assessed at Chapter 6.

It should be noted that whilst the report concentrates on the sequential test, as required by Planning Policy, it also considers general policy matters specific to the proposed use.

2. Site Location and Description

The application site is located on the western side of the A633 Wombwell Lane, Stairfoot, Barnsley. A site location plan is provided at Appendix 1.

It is approximately 0.1 Ha in area and comprises cleared previously developed land (a former garage) fronting Wombwell Lane. Permission has recently been granted to lay out the site as car parking.

The land is located immediately to the front of a large trade outlet operated by Jewson. To the north is a retail park occupied by a range of non-food operators. North of that is a Tesco Superstore.

To the east of the site is a Lafarge ready-mix concrete operation. To the immediate south, the land is being developed for trade units.

Further to the north is a McDonalds drive-through restaurant, close to a gyratory system at the eastern end of Stairfoot Centre. There are a range of uses surrounding the gyratory including a B&Q, wholesalers and public houses. There is also a hand car wash/garage as well as various industrial operations.

Stairfoot Centre is a linear centre based along the A635 Doncaster Road. It is dominated by small unit shops arranged in two sets of terraces on the northern side of the road. At the western end there is a furniture store and the units are dominated by hot food takeaways. There is a McColls newsagent and further to the east, a bakery and a pharmacy. There is a unit called Gun International (gun shop), but the shutters were down at the time of visiting the centre and it is not clear whether this is vacant. It clearly serves a local catchment with elements of passing trade. In the west, close to the gyratory is a Frankie & Bennys restaurant, a Travelodge hotel and a public house. An Aldi foodstore is located within the centre due south of the Frankie & Bennys, set at an elevated level above the gyratory.

To the east of Stairfoot are two areas on the edge of the residential area of Kendray identified as Local Centres in the UDP (the Core Strategy is silent on these). The first, fronting Doncaster Road is made up of a public house/club and flatted residential development. The second is located on the corner of Doncaster Road and Neville Avenue. This is made up of small unit shops including a fish and chip takeaway, a restaurant, a bookmakers, a dry cleaners and a One Stop convenience store. There is a small vacant unit on Neville Avenue.

3. Planning Policy Context

The Statutory Development Plan

The development plan for the area consists of the Barnsley Core Strategy (September 2011), and the 'saved' policies of the Barnsley Unitary Development Plan (UDP) (most have been replaced by the Core Strategy). The Regional Spatial Strategy for Yorkshire & the Humber currently remains part of the Plan, although may be revoked shortly following the Localism Act.

The scale of development proposed is such that the RSS Policies are of less relevance here and so local policies are referred to. The Government has recently published the National Planning Policy Framework, which carries material weight depending on how closely the adopted plan aligns with its requirements. Where a plan is out of date (pre-2004) and where the Policies differ significantly from the NPPF, then the Plan may be given less weight. In Barnsley's case, the UDP is largely out of date, but the adopted Core Strategy has replaced a significant number of Policies including those dealing with Town Centre uses.

Barnsley Unitary Development Plan (2000)

A number of UDP Policies remain as 'saved' until replaced by more detailed policies in due course. The level of weight that may be afforded any policy depends on how it aligns with National Policy. With regards to the application site, the UDP Proposals Map designates the site as part of a wider allocation for large scale comparison goods retailing ('saved' Policy BA26). Other relevant Policies relating to this proposal are within the Core Strategy.

Barnsley Core Strategy (September 2011)

The Barnsley Core Strategy was formally adopted by the Council in September 2011.

The Core Strategy sets out a broad development framework for the future of Barnsley up to 2026. More detailed Policies relating to specific proposals will follow in a Development Sites DPD which is yet to be adopted.

Policy CSP31 identifies Stairfoot as a Local Centre and allows development where this is of a scale where it will not adversely affect the vitality and viability of other centres. The Policy advocates a sequential approach to development.

There is no clear Policy on drive through restaurants, and whilst the centre of Stairfoot is considered to serve a local context, it is acknowledged that the Wombwell Lane Retail Park performs a wider role as a focus for retail warehousing to serve the Borough's needs. The document then confirms that the Council has set a threshold of 2,500 sq m for impact assessment for town centre uses that are not within a centre.

National Planning Policy Framework (NPPF)

The NPPF was adopted on 27 March 2012 and replace Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS) with a single document to set out the approach to planning at a national level. It has a 'golden thread' of a presumption in favour of sustainable development.

With regard to town centre uses it states:

"Local planning authorities should apply a sequential test to 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. They 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 planning authorities should demonstrate flexibility on issues such as format and scale."

4. Methodology

The proposed development is for a drive-through café/restaurant. The use is a Town Centre Use.

In considering whether there are any sequentially preferable sites, a methodology has been identified following discussions with Planning Officers at the Council.

The proposal will create an operation of 188 sq m, and so the area of search is focussed in and around the defined centre of Stairfoot (as well as other identified smaller centres in the locality).

The sequential approach requires identification of available and suitable sites, firstly within a defined centre, followed by edge of centre sites (within 300 metres of the centre) and then out of centre.

Alongside that approach, consideration must also be given to the characteristics of a particular development and its commercial requirements.

In this instance, the key requirements are:

- A prominent road frontage on a key route (generally 'A' road)
- Sufficient circulation and parking space (based on a site requirement of 0.4 Ha)
- Available land (no ownership constraints)

A range of sites have been considered following:

- A visit to the site and centre
- A review of the latest proposals map
- A review of emerging development plan evidence (e.g. the SHLAA)
- A review of available online aerial and street level photography

Sites considered include:

- Available undeveloped land
- Available previously developed land (cleared sites)
- Existing facilities that might relocate
- Vacant Centre units
- Car parking

A full list of sites and an assessment of these can be reviewed at Appendix 2. In summary, the following sites were considered:

Vacant Centre Units

Unspecified unit, Neville Avenue

SOS TV's and Aerials, Stairfoot Centre

'Guns International' unit, Stairfoot Centre

Available previously developed land (cleared sites)

Housing site at Leslie Road, Kendray

Housing site at Hoyle Mill Road, Stairfoot

Existing facilities that might relocate

Land and/or buildings at Bluemore Wholesalers, Bleachcroft Way

Land and/or buildings at Wilsons Carpets, Bleachcroft Way

Hand car wash/garage (Barnsley Tyre Shop/Super Splash), Wombwell Lane

Premises to the south of McDonalds, Wombwell Lane

Black Bull Hotel Public House

The Keel Public House

The Kendray Public House, Kendray

Available undeveloped land

Land at the Stairfoot Gyrotory

Land at Bleachcroft Industrial estate

Land adjacent to Tesco car park

Car parking

Car parking at Tesco Superstore

Car parking at Wombwell Road Retail Park

Car parking at B&Q Store, Bleachcroft Way

5. Assessment

Introduction

In assessing the appropriateness of locating the proposed unit at the application site each of the identified potential alternative sites are considered in turn. An overview plan of the sites and a more detailed assessment of each is contained at Appendix I. The following is a summary of each finding, broken down into each sub-category of site, as described in the methodology above.

Vacant Centre Units

Neville Avenue -

The unit is unsuitable as it relatively small and would not accommodate the proposed use. It also lacks prominence.

SOS TV's and Aerials, Stairfoot Centre -

The unit is unsuitable as it very small and would not accommodate the proposed use.

'Guns International' unit, Stairfoot Centre -

The unit is unsuitable as it is very small and would not accommodate the proposed use. It is not clear whether the unit is still in use and therefore if it is unavailable.

Available previously developed land (cleared sites)

Housing site at Leslie Road, Kendray -

The site is no longer available as it has been developed for housing (almost complete). It would in any case be unsuitable due to lack of prominence and residential amenity concerns.

Housing site at Hoyle Mill Road, Stairfoot -

The site is no longer available as it has been developed for housing (almost complete). It would in any case be unsuitable due to lack of prominence and residential amenity concerns.

Exisiting facilities that might relocate

Bluemore Wholesalers, Bleachcroft Way -

The operation remains in use and is not available for development. This includes its car parking. It is also considered unsuitable for the proposed use due to lack of prominence to the main highway network.

Wilsons Carpets, Bleachcroft Way -

The operation remains in use and is not available for development. This includes its car parking. It is also considered unsuitable for the proposed use due to lack of prominence to the main highway network. The operator has only recently occupied the unit and so it is not likely to be available in the short term.

Hand car wash/garage (Barnsley Tyre Shop/Super Splash), Wombwell Lane -

The operation remains in use and is not available for development. It is also considered unsuitable for the use due to the site size and layout.

Premises to the south of McDonalds, Wombwell Lane -

This is a scrap metal dealer's premises which we understand has recently been sold and site activities are due to commence shortly. The site is unavailable for this development.

Black Bull Hotel Public House -

The public house is still in use and is not available for development. It is also considered unsuitable for the use due to the site size.

The Keel Public House -

The public house is still in use and is not available for development. It is also considered unsuitable for the use due to the site size.

The Kendray Public House, Kendray -

The former pub is located within the main housing estate in Kendray. It appears to be available for development. However, it is unsuitable due to the site being too small for the proposed use, the location being peripheral and not on a key highway network. There might also be amenity concerns arising from the proposal.

Available undeveloped land

Land at the Stairfoot Gyratory -

There are 2/3 areas of land within the roundabouts of the gyratory. It is considered that whilst they are big enough to accommodate the development, there would be highways concerns in implementing such a proposal. This might be both in terms of access and potential for driver distraction. The area of land on the edge of the roundabout contains mature vegetation including trees and is not considered to be available.

Land at Bleachcroft Industrial Estate -

The land is considered to be unsuitable as it is not in a prominent location. It is currently available, but is allocated for employment uses. It is greenfield land, outside of the defined centre and is not considered to be sequentially preferable to the application site.

Land adjacent to Tesco car park -

The land has now been redeveloped to form additional car parking for the store and a 'click & collect' facility. The site is therefore required by the store (or they would not have provided it) and is unavailable in this regard.

Car parking

Car parking at Tesco Superstore -

The fact that the additional area has been developed, then parking is clearly required by the store and is unavailable for this use. The car park forms part of the same allocation as the application site and so is not sequentially preferable.

Car parking at Wombwell Road Retail Park -

Car parking at the retail park is even more constrained than at the Tesco store. The site is a retail warehouse park serving a wider catchment than Stairfoot and goods retailed are bulky in nature and require transport. It is not considered to be available. The park forms part of the same allocation as the application site and so is not sequentially preferable.

Car parking at B&Q Store, Bleachcroft Way -

The site is a retail warehouse unit serving a wider catchment than Stairfoot and goods retailed are bulky in nature and require transport. It is not considered to be available. The park forms part of an employment allocation (although out of date in terms of the store and adjacent units only). It is insufficiently prominent for the proposed use.

The Application Site

The application site is available in terms of ownership and developability in the immediate term. It is located on a prominent road frontage on an 'A' road. The site falls within a retail designation (albeit for bulky goods retail), and the proposed use is an accepted retail park (out of centre) format.

The site is considered to be sequentially preferable.

6. Conclusions

The Sequential Assessment has demonstrated that there are no sequentially preferable sites to accommodate the proposed development. The application site is therefore the most appropriate site for this development in that it is suitable and available for development immediately.

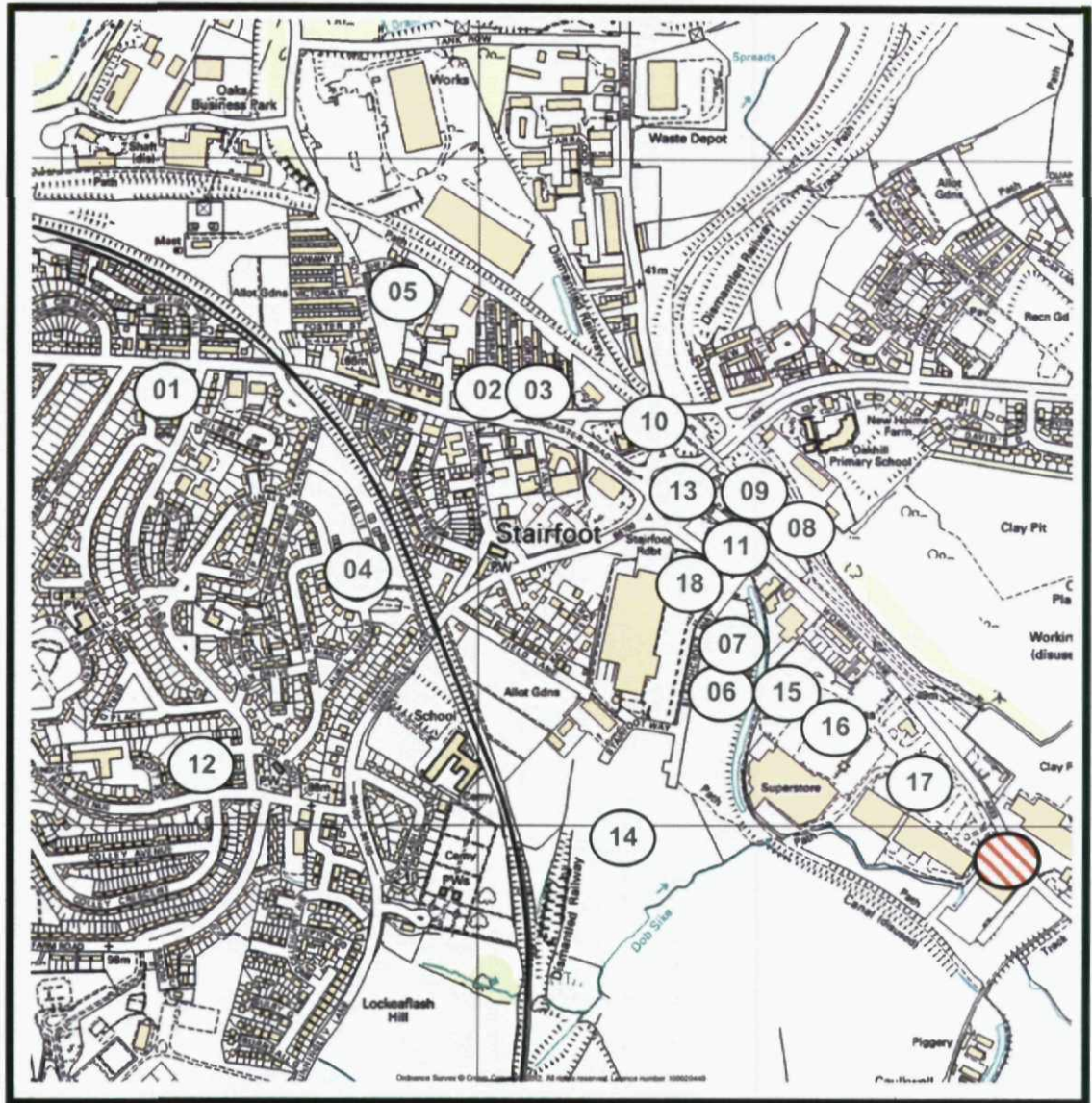
The development is small in scale and is relative to the size of the Stairfoot Centre and surrounding retail and service uses.

The site is on a prominent road frontage on a major routeway in a highly sustainable location.

The development is appropriate against Planning policy requirements and material considerations and permission should be granted accordingly.

7. Appendices

Appendix I



Key



Site Reference

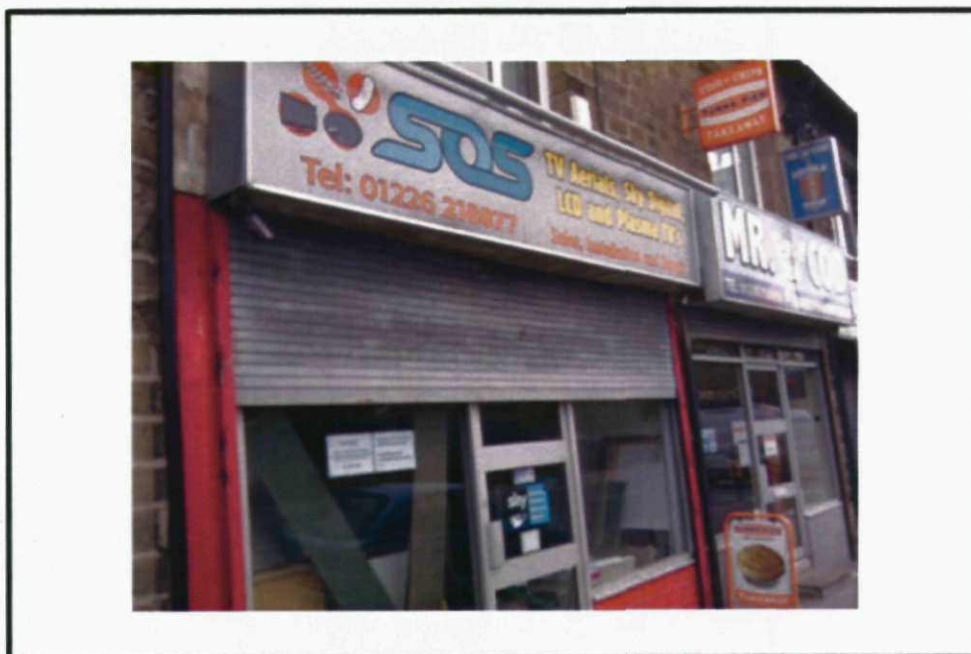


Application Site

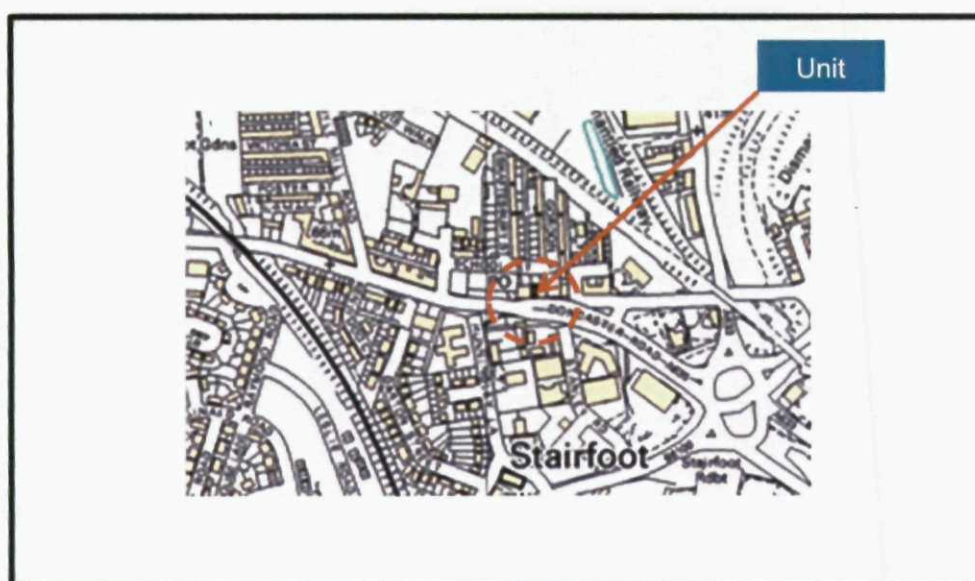
Site Name	Vacant Unit, Neville Avenue
Site Address	Neville Avenue, Kendray
Spawforths Reference	SPAW 01
Size	c. 75-100 sq m
Site Description	Shop unit adjacent to One Stop Shop (boarded up)
Planning Policy	UDP allocation is Other Shopping Area
Transport and Accessibility	The site is located close to the junction of Neville Avenue and the A635 Doncaster Road. Limited parking in front
Availability (Use / Ownership)	The unit is vacant and potentially available, but does not appear to be actively marketed
Suitability	The unit is on a secondary road frontage away from the primary highway network. It is very small and is clearly designed to serve a very localised area.
Summary	The unit is not considered to be sequentially preferable as it is unsuitable for the proposed development



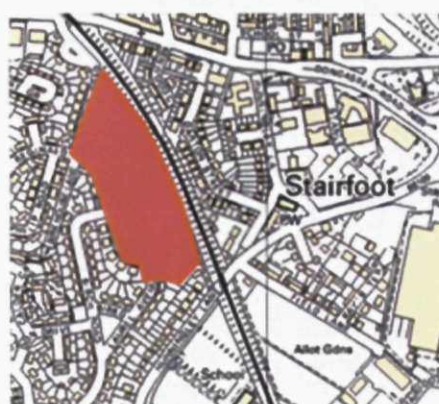
Site Name	Vacant Unit (SOS TV's and Aerials), Stairfoot Centre
Site Address	Doncaster Road, Stairfoot
Spawforths Reference	SPAW 02
Size	c. 50 sq m
Site Description	Small shop unit within a parade of units in Stairfoot Centre
Planning Policy	UDP allocation is Principal Shopping Centre. Core Strategy identifies Stairfoot as a Local Centre
Transport and Accessibility	The site is located on the A635 Doncaster Road. There is limited parking in front serving the entire centre
Availability (Use / Ownership)	The unit is vacant and potentially available, but does not appear to be actively marketed
Suitability	The unit is on a primary road frontage. However, it is very small could not accommodate the proposed development.
Summary	The unit is not considered to be sequentially preferable as it is unsuitable for the proposed development



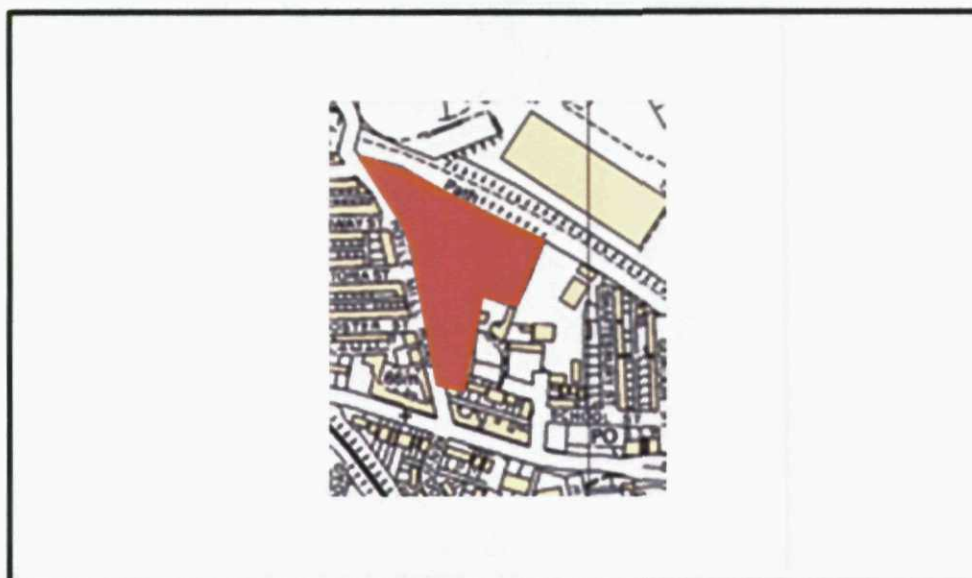
Site Name	'Guns International' Unit, Stairfoot Centre
Site Address	Doncaster Road, Stairfoot
Spawforths Reference	SPAW 03
Size	c. 50 sq m
Site Description	Small shop unit within a parade of units in Stairfoot Centre
Planning Policy	UDP allocation is Principal Shopping Centre. Core Strategy identifies Stairfoot as a Local Centre
Transport and Accessibility	The site is located on the A635 Doncaster Road. There is limited parking in front serving the entire centre
Availability (Use / Ownership)	The unit appears to be vacant (at time of visit) and might potentially be available. However, it does not appear to be actively marketed and so availability is questionable
Suitability	The unit is on a primary road frontage. However, it is very small could not accommodate the proposed development.
Summary	The unit is not considered to be sequentially preferable as it is potentially unavailable, but is otherwise unsuitable for the proposed development



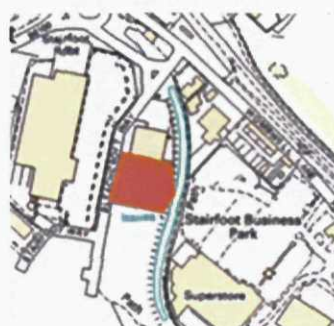
Site Name	Land at Leslie Road
Site Address	Leslie Road, Kendray
Spawforths Reference	SPAW 04
Size	c. 2.5 Ha
Site Description	Cleared site in the east of Kendray, based around Leslie Road
Planning Policy	UDP allocation is Housing Policy Area
Transport and Accessibility	The site is located a little off the A635 Doncaster Road within the Kendray housing area
Availability (Use / Ownership)	The site has been redeveloped for housing and is unavailable
Suitability	The site is not on a prominent road frontage
Summary	The site is not considered to be sequentially preferable as it is unavailable and would otherwise have been unsuitable for the proposed development



Site Name	Land at Hoyle Mill Road
Site Address	Hoyle Mill Road, Stairfoot
Spawforths Reference	SPAW 05
Size	c. 1.7 Ha
Site Description	Cleared site to north of Stairfoot, off Hoyle Mill Road
Planning Policy	UDP allocation is Mixed Use
Transport and Accessibility	The site is located off the A635 Doncaster Road behind the Shopping area
Availability (Use / Ownership)	The site has been developed for housing and is unavailable
Suitability	The site is not on a prominent road frontage
Summary	The site is not considered to be sequentially preferable as it is unavailable and would otherwise have been unsuitable for the proposed development



Site Name	Bluemore Wholesalers
Site Address	Bleachcroft Way, Stairfoot
Spawforths Reference	SPAW 06
Size	c. 0.5 Ha
Site Description	Wholesalers unit adjacent to B&Q, including large dedicated car parking area
Planning Policy	UDP allocation is Employment use
Transport and Accessibility	The site is located to the south-east of A635 Wombwell Lane. It has a large area of dedicated parking in front, which could in theory accommodate development
Availability (Use / Ownership)	The building is in active use and there are no indications that it may relocate. The parking area appears to be required by the unit and is unavailable.
Suitability	The unit is out of centre and not on the main road frontage and is too large for the proposed use. It is unsuitable.
Summary	The unit is not considered to be sequentially preferable as it is unavailable and is unsuitable for the proposed development



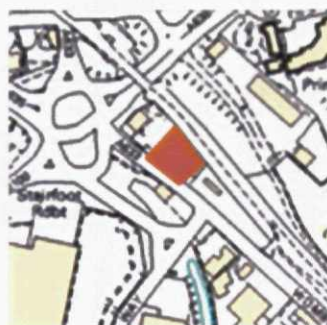
Site Name	Wilsons Carpets
Site Address	Bleachcroft Way, Stairfoot
Spawforths Reference	SPAW 07
Size	c. 0.3 Ha
Site Description	Retail Warehouse unit adjacent to B&Q
Planning Policy	UDP allocation is Employment use
Transport and Accessibility	The site is located to the south-east of A635 Wombwell Lane. It has a large area of dedicated parking in front
Availability (Use / Ownership)	The building is in active use and there are no indications that it may relocate (it appears to have been re-let only in the last couple of years). The parking area appears to be required by the unit and is unavailable.
Suitability	The unit is out of centre and not on the main road frontage and is too large for the proposed use. It is unsuitable.
Summary	The unit is not considered to be sequentially preferable as it is unavailable and is unsuitable for the proposed development



Site Name	Hand car wash/garage (Barnsley Tyre Shop/Super Splash),
Site Address	Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 08
Size	0.2 Ha
Site Description	Car wash/tyre sales operation on the north-eastern side of Wombwell Lane
Planning Policy	UDP allocation appears to be Mixed Use (the online map is difficult to read)
Transport and Accessibility	The site is located on the A633 Wombwell Lane
Availability (Use / Ownership)	The operation is in full active use and does not appear to be actively marketed. It can only be concluded that the site is unavailable both now and the near future at least
Suitability	The site is in a prominent position, but is very narrow. Whilst the size requirement for the proposed development is met, the lack of depth severely constricts unit size and orientation and is unsuitable. It would also appear to be out of centre and performs no better than the application site
Summary	The unit is not considered to be sequentially preferable as it is unavailable and unsuitable for the proposed development



Site Name	Premises south of McDonalds unit, Wombwell Lane
Site Address	Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 09
Size	c. 0.1 Ha
Site Description	Scrap dealers with main building, external storage and parking
Planning Policy	UDP allocation appears to be Mixed Use (the online map is difficult to read)
Transport and Accessibility	The site is located on the A633 Wombwell Lane
Availability (Use / Ownership)	The operation is was inactive at the site visit, but it is understood that it has recently been sold and activity will resume shortly. The site is unavailable.
Suitability	The site is in a prominent position, and of comparable size to the application site. The site would appear to be out of centre and performs no better than the application site
Summary	The unit is not considered to be sequentially preferable as it is unavailable and unsuitable for the proposed development



Site Name	Black Bull Hotel Public House
Site Address	A633 Grange Lane, Stairfoot
Spawforths Reference	SPAW 10
Size	<0.1 Ha
Site Description	Public House to the north of the Stairfoot Gyratory
Planning Policy	Stairfoot Centre
Transport and Accessibility	Located at the end of the centre set at a lower level to the main shopping area. Dedicated parking
Availability (Use / Ownership)	The unit in active use and is not considered to be available
Suitability	The unit is within the defined centre and falls with the 'A' Use classes . Re-use would depend on safe highways access, especially if more frequent use of the access point is required. Site may be too small
Summary	The unit is not considered to be sequentially preferable as it is unavailable and potentially unsuitable



Site Name	The Keel Public House
Site Address	A633 Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 11
Size	<0.1 Ha
Site Description	Public House to the south of the Stairfoot Gyratory
Planning Policy	UDP allocation appears to be Mixed Use (the online map is difficult to read)
Transport and Accessibility	The site is located on the A633 Wombwell Lane
Availability (Use / Ownership)	The unit in active use and is not considered to be available
Suitability	The unit is away from the defined centre and falls with the 'A' Use classes. Re-use would depend on safe highways access, especially if more frequent use of the access point is required. Site may be too small
Summary	The unit is not considered to be sequentially preferable as it is unavailable



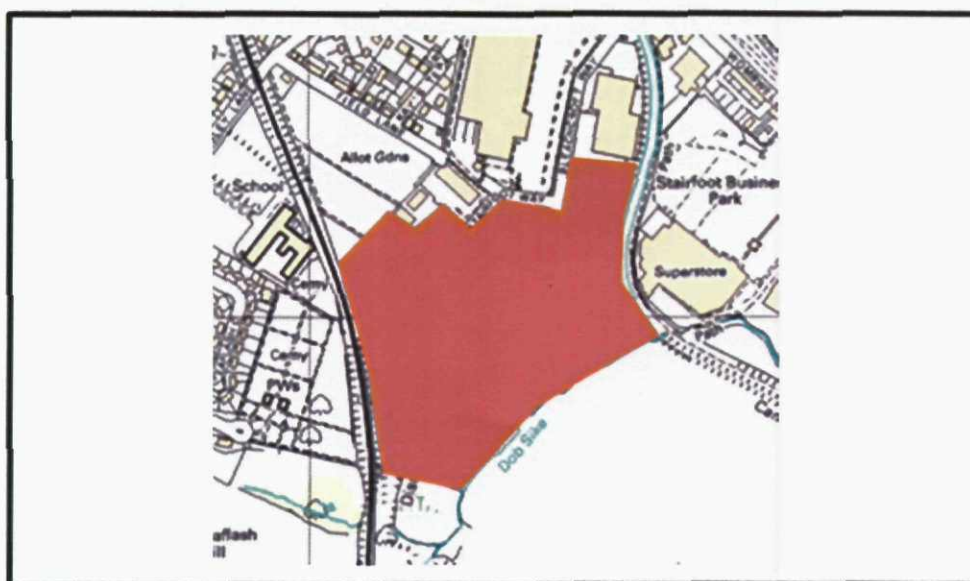
Site Name	The Kendray Public House
Site Address	Birk Avenue, Kendray
Spawforths Reference	SPAW 12
Size	<0.1 Ha
Site Description	Former Public House within the Kendray housing area
Planning Policy	UDP allocation is Housing Policy Area
Transport and Accessibility	The site is within the Kendray area which is served by bus routes. There is limited parking associated with the building
Availability (Use / Ownership)	The unit is vacant and potentially available
Suitability	The unit is on a secondary road frontage well away from the primary highway network. It is small and in a small parade designed to serve a very localised area. It is out-of-centre and performs no better than the application site
Summary	The unit is not considered to be sequentially preferable as it is unsuitable for the proposed development



Site Name	Land at Stairfoot Gyratory
Site Address	Stairfoot Gyratory
Spawforths Reference	SPAW 13
Size	2 or 3 areas of <0.1 Ha
Site Description	Undeveloped land in and around the gyratory
Planning Policy	Strategic Highway Network
Transport and Accessibility	Adjacent to the centre and at the confluence of major roads. Linked by pavements with crossing points
Availability (Use / Ownership)	The land is unused and potentially available, but some of the land has mature vegetation including trees
Suitability	The land is too small and development would be impractical and would give rise to highways concerns
Summary	The unit is not considered to be sequentially preferable as it is probably unavailable, but is certainly unsuitable for the proposed development



Site Name	Land at Bleachcroft Industrial Estate
Site Address	Bleachcroft Industrial Estate, Bleachcroft Way
Spawforths Reference	SPAW 14
Size	c. 9.5 Ha
Site Description	Undeveloped land south-east of B&Q
Planning Policy	Employment proposal
Transport and Accessibility	Away from the main road network, but adjacent to other facilities.
Availability (Use / Ownership)	The land is unused and potentially available, although has not been developed since adoption of the UDP (2000)
Suitability	The land is not sufficiently prominent, and might only be acceptable if developed alongside a more comprehensive development. The land is allocated for employment uses and is out-of-centre. It performs no better than the application site and is not sequentially preferable
Summary	The unit is not considered to be sequentially preferable as it is probably unavailable, but is certainly unsuitable for the proposed development



Site Name	Land adjacent to Tesco car park
Site Address	Tesco, Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 15
Size	c. 0.9 Ha
Site Description	Land north of Tesco store
Planning Policy	Other Shopping Area
Transport and Accessibility	Adjacent to Tesco and only accessible from the existing car park
Availability (Use / Ownership)	The land is unavailable having been developed by Tesco for additional parking and their 'Click & collect' facility. <i>The parking is clearly required.</i>
Suitability	The site is off the main road, although is within a retail park. It carries the same designation as the application site and so is equal sequentially
Summary	The unit is unavailable. It is not sequentially preferable



Site Name	Car parking at Tesco Superstore
Site Address	Tesco, Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 16
Size (Ha)	>0.1 Ha
Site Description	Car parking serving the Tesco store
Planning Policy	Other Shopping Area
Transport and Accessibility	Part of retail park with dedicated parking and good accessibility within the site
Availability (Use / Ownership)	The land is unavailable as the store serves a wide catchment and the parking is clearly required (hence the need for additional parking).
Suitability	The site is off the main road, although is within a retail park. It carries the same designation as the application site and so is equal sequentially
Summary	The unit is unavailable. It is not sequentially preferable



Site Name	Car parking at Wombwell Road Retail Park
Site Address	Wombwell Road Retail Park, Wombwell Lane, Stairfoot
Spawforths Reference	SPAW 17
Size (Ha)	>0.1 Ha
Site Description	Car parking serving the retail park
Planning Policy	Other Shopping Area
Transport and Accessibility	Part of retail park with dedicated parking and good accessibility within the site
Availability (Use / Ownership)	The land is unavailable as the retail park serves a wide catchment and the parking is clearly required.
Suitability	The site is off the main road, although is within a retail park. It carries the same designation as the application site and so is equal sequentially
Summary	The unit is unavailable. It is not sequentially preferable

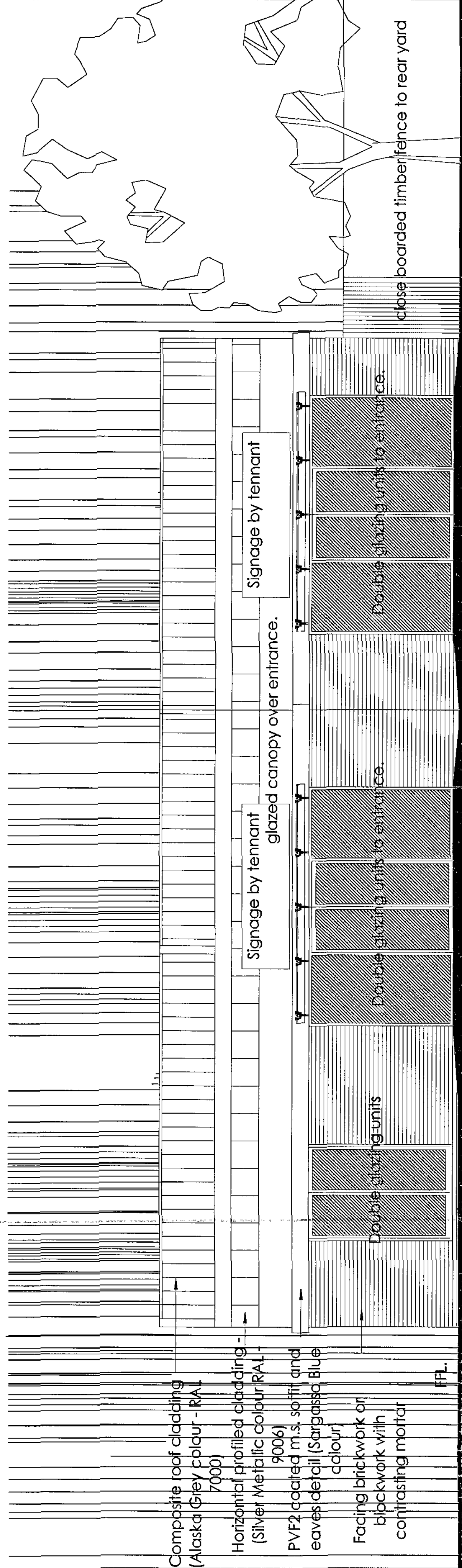


Site Name	Car parking at B&Q Store
Site Address	Bleachcroft Way, Stairfoot
Spawforths Reference	SPAW 18
Size (Ha)	>0.1 Ha
Site Description	Car parking serving B&Q
Planning Policy	Employment uses
Transport and Accessibility	Part of store operation with dedicated parking and good accessibility within the site
Availability (Use / Ownership)	The land is unavailable as the store serves a wide catchment and the parking is clearly required.
Suitability	The site is off the main road, although is part of a store operation. It is edge or possible out-of-centre and allocated for employment uses (although clearly not in that use)
Summary	The unit is unavailable. It is not sequentially preferable



Site Name	Application Site
Site Address	A633 Wombwell Lane, Stairfoot
Spawforths Reference	N/A
Size (Ha)	0.1 Ha
Site Description	Vacant land in front of Jewson unit
Planning Policy	Other Shopping Area
Transport and Accessibility	On main road network with bus stops close by
Availability (Use / Ownership)	The land is available and in the control of the applicant for development.
Suitability	The site is on a prominent road frontage
Summary	The unit is available, suitable and is considered to be sequentially preferable against the other identified sites

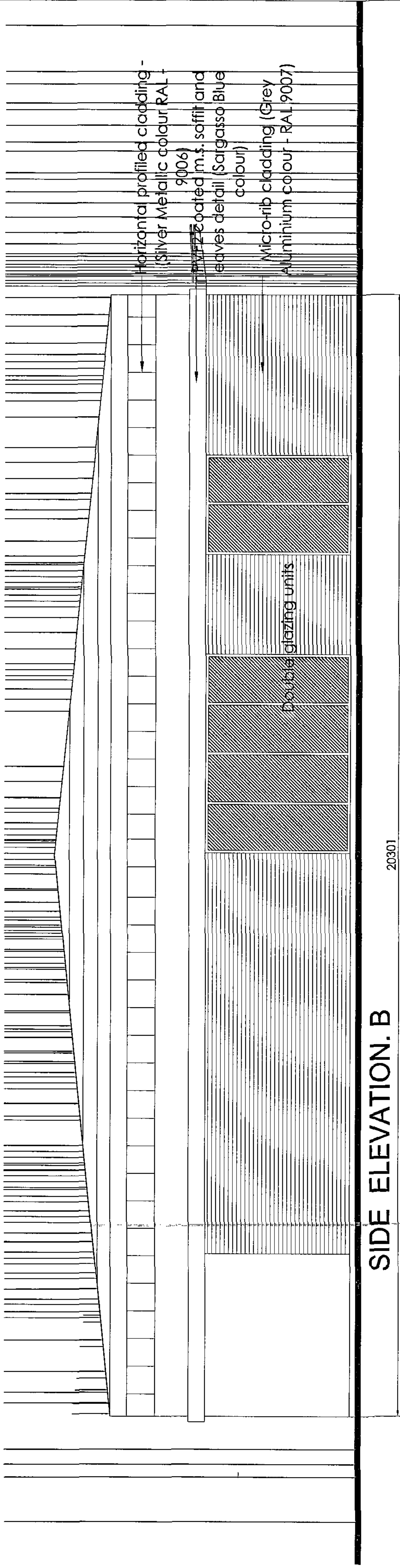




FRONT ELEVATION. A

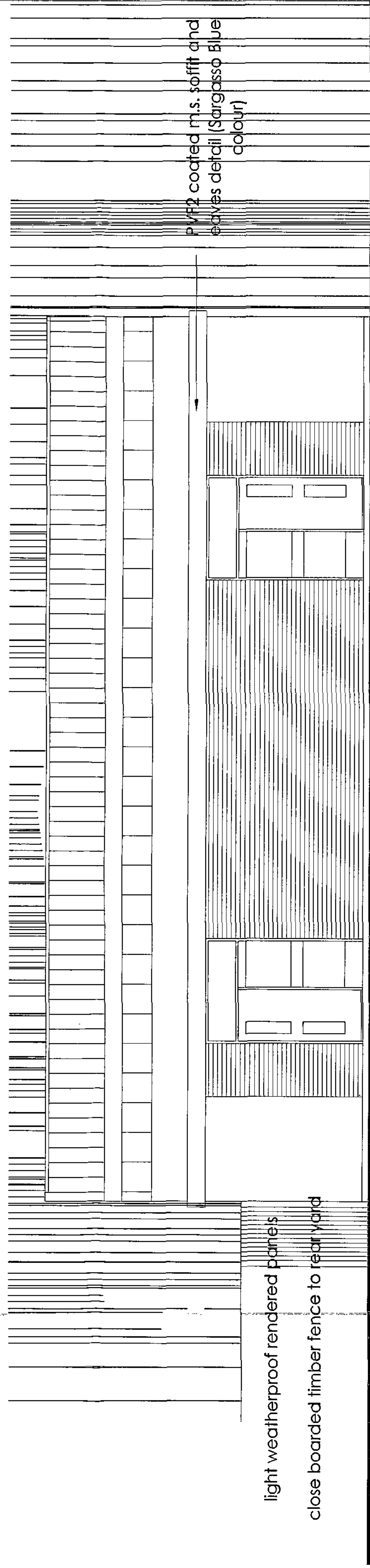
18008

close boarded timber fence to rear yard



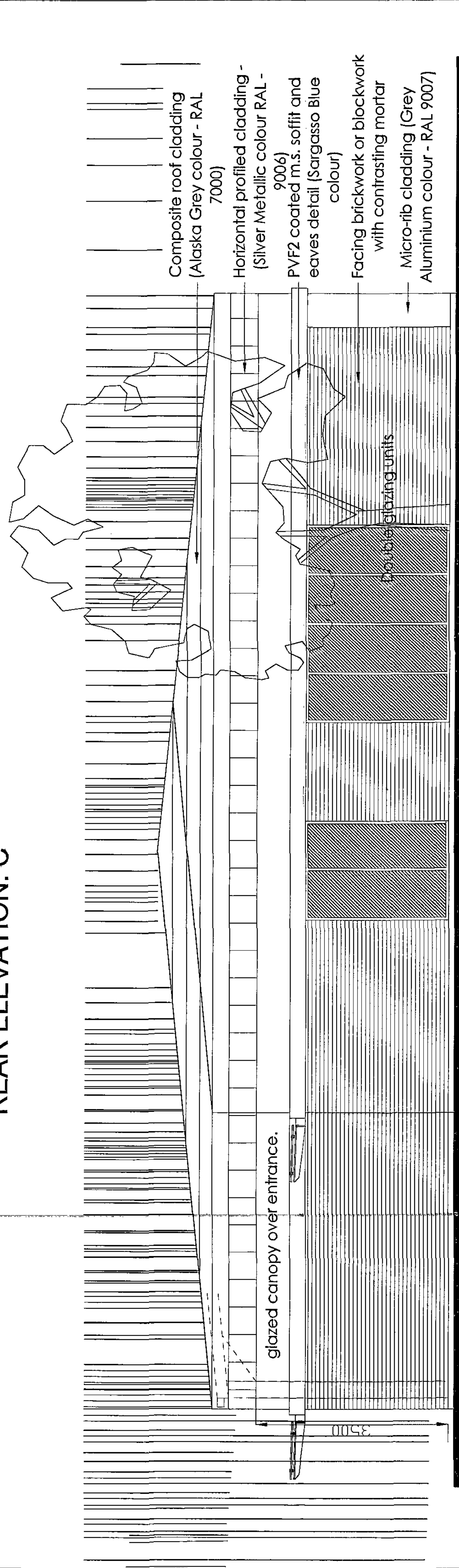
SIDE ELEVATION. B

20301



REAR ELEVATION. C

light weatherproof rendered panels
close boarded timber fence to rear yard



REAR ELEVATION. D

Proposed development, Wombwell Lane, Barnsley For G.N Properties Ltd.

Rev	Date	Description	Rev	Date
1	02.07.12	Revision A adjusted to suit clients requirements 7/7/12	1	02.07.12
2	02.07.12	Revision A	2	02.07.12
3	02.07.12	Revision A	3	02.07.12
4	02.07.12	Revision A	4	02.07.12
5	02.07.12	Revision A	5	02.07.12
6	02.07.12	Revision A	6	02.07.12
7	02.07.12	Revision A	7	02.07.12
8	02.07.12	Revision A	8	02.07.12
9	02.07.12	Revision A	9	02.07.12
10	02.07.12	Revision A	10	02.07.12
11	02.07.12	Revision A	11	02.07.12
12	02.07.12	Revision A	12	02.07.12
13	02.07.12	Revision A	13	02.07.12
14	02.07.12	Revision A	14	02.07.12
15	02.07.12	Revision A	15	02.07.12
16	02.07.12	Revision A	16	02.07.12
17	02.07.12	Revision A	17	02.07.12
18	02.07.12	Revision A	18	02.07.12
19	02.07.12	Revision A	19	02.07.12
20	02.07.12	Revision A	20	02.07.12
21	02.07.12	Revision A	21	02.07.12
22	02.07.12	Revision A	22	02.07.12
23	02.07.12	Revision A	23	02.07.12
24	02.07.12	Revision A	24	02.07.12
25	02.07.12	Revision A	25	02.07.12
26	02.07.12	Revision A	26	02.07.12
27	02.07.12	Revision A	27	02.07.12
28	02.07.12	Revision A	28	02.07.12
29	02.07.12	Revision A	29	02.07.12
30	02.07.12	Revision A	30	02.07.12
31	02.07.12	Revision A	31	02.07.12
32	02.07.12	Revision A	32	02.07.12
33	02.07.12	Revision A	33	02.07.12
34	02.07.12	Revision A	34	02.07.12
35	02.07.12	Revision A	35	02.07.12
36	02.07.12	Revision A	36	02.07.12
37	02.07.12	Revision A	37	02.07.12
38	02.07.12	Revision A	38	02.07.12
39	02.07.12	Revision A	39	02.07.12
40	02.07.12	Revision A	40	02.07.12
41	02.07.12	Revision A	41	02.07.12
42	02.07.12	Revision A	42	02.07.12
43	02.07.12	Revision A	43	02.07.12
44	02.07.12	Revision A	44	02.07.12
45	02.07.12	Revision A	45	02.07.12
46	02.07.12	Revision A	46	02.07.12
47	02.07.12	Revision A	47	02.07.12
48	02.07.12	Revision A	48	02.07.12
49	02.07.12	Revision A	49	02.07.12
50	02.07.12	Revision A	50	02.07.12
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75	02.07.12	Revision A	75	02.07.12
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77	02.07.12	Revision A	77	02.07.12
78	02.07.12	Revision A	78	02.07.12
79	02.07.12	Revision A	79	02.07.12
80	02.07.12	Revision A	80	02.07.12
81	02.07.12	Revision A	81	02.07.12
82	02.07.12	Revision A	82	02.07.12
83	02.07.12	Revision A	83	02.07.12
84	02.07.12	Revision A	84	02.07.12
85	02.07.12	Revision A	85	02.07.12
86	02.07.12	Revision A	86	02.07.12
87	02.07.12	Revision A	87	02.07.12
88	02.07.12	Revision A	88	02.07.12
89	02.07.12	Revision A	89	02.07.12
90	02.07.12	Revision A	90	02.07.12
91	02.07.12	Revision A	91	02.07.12
92	02.07.12	Revision A	92	02.07.12
93	02.07.12	Revision A	93	02.07.12
94	02.07.12	Revision A	94	02.07.12
95	02.07.12	Revision A	95	02.07.12
96	02.07.12	Revision A	96	02.07.12
97	02.07.12	Revision A	97	02.07.12
98	02.07.12	Revision A	98	02.07.12
99	02.07.12	Revision A	99	02.07.12
100	02.07.12	Revision A	100	02.07.12