



# Retail Sequential Test

**Goldthorpe, Barnsley**

**Fortitudo Limited**

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## Basis of Report

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## Table of Contents

<b>Basis of Report .....</b>	<b>ii</b>
<b>1.0 Introduction .....</b>	<b>1</b>
<b>2.0 Site Description and Proposed Development .....</b>	<b>1</b>
<b>3.0 Planning Policy Context .....</b>	<b>3</b>
3.1 National Planning Policy Framework (December 2023) .....	3
3.2 National Planning Practice Guidance .....	3
3.3 Barnsley Local Plan 2019 .....	4
3.4 Barnsley Hot Food Takeaways Supplementary Planning Guidance .....	4
3.5 Barnsley Hot Food Takeaways Planning Advice Note .....	5
3.6 Case Law .....	5
<b>4.0 Methodology .....</b>	<b>5</b>
<b>5.0 Site Identification .....</b>	<b>8</b>
5.1 In Centre Sites .....	8
5.1.1 Site 1 – Former Goldthorpe Primary School, High Street Goldthorpe, S63 9NQ .....	11
5.1.2 Site 2 - Land Off Market Street, Goldthorpe, S63 9NQ .....	12
5.1.3 Site 3 - 31-35 Doncaster Road, Goldthorpe, S63 9HG .....	13
5.2 Edge of Centre Sites .....	14
5.2.1 Site 16 - Land South of Beever Street, Goldthorpe, Rotherham S63 9HT .....	16
5.2.2 Site 17 - Former Car Park, Fields End Road, Barnsley Road, Goldthorpe, Rotherham, S63 9LX .....	17
<b>6.0 Closure.....</b>	<b>18</b>

## Figures in Text

Figure 1 – Proposed Site Layout.....	2
Figure 2 – Goldthorpe District Centre (Source: Barnsley Local Plan) .....	7
Figure 3 – Bolton upon Dearne District Centre (Source: Barnsley Local Plan) .....	7
Figure 4 – Thurnscoe District Centre (Source: Barnsley Local Plan) .....	8
Figure 5 – Site 5 – Former Primary School .....	12
Figure 6 – Site 2 – Land off Market Street.....	13
Figure 7 – Site 3 – 31-35 Doncaster Road, Goldthorpe.....	14
Figure 8 – Site 16 – Land south of Beever Street Goldthorpe .....	17
Figure 9 – Site 17 - Former Car Park, Fields End Road, Barnsley Road Goldthorpe.....	18



## 1.0 Introduction

SLR Consulting Limited (SLR) has been appointed by Fortitudo Limited (Fortitudo) (the Applicant) to prepare a Retail Sequential Assessment for a hybrid planning application which seeks full planning approval for two hot food takeaways (sui generis), electrical vehicle charging (sui generis) and an outline approval for a convenience retail shop (Class E[a] Use).

The Proposed Development is located at land off Barnsley Road, Goldthorpe, S63 9LB (the Site).

The purpose of this report is to demonstrate that the sequential test has been correctly applied in line with the National Planning Policy Framework's Town Centres and Retail Guidance and that the principle of the Proposed Development should be considered acceptable and supportable from a sequential test perspective.

## 2.0 Site Description and Proposed Development

The Proposed Development is a hybrid planning application which seeks full planning approval for two hot food takeaways (sui generis), electrical vehicle charging (sui generis) and outline approval for a convenience retail shop (E[a]). McDonald's and Starbucks are the identified operators of the two Drive Thru units, whilst the 300m<sup>2</sup> convenience retail shop has yet to have its intended operator confirmed. Refer to **Figure 1** for the site layout of the Proposed Development.

The Site is located at land off Barnsley Road, Goldthorpe, S63 9LB and is situated wholly within the Barnsley Metropolitan Borough Council, which is the Local Planning Authority (LPA). The Site is located on the western outskirts of Goldthorpe, a Principle Town within the settlement hierarchy of the Barnsley Local Plan.

The Site benefits from its strategic location along the A635, which runs along the northern boundary of the Site and facilitates access to Barnsley, Doncaster, and the wider region. Directly west of the Site is an Aldi supermarket and associated carparking. The Proposed Development would seek to utilise the existing vehicular access to the south, off Barnsley Road, which the Aldi supermarket benefits from. Barnsley Road connects to the A365 via the roundabout intersection to the west. The nearest residential properties are located to the east of the Site, separated by an established treeline boundary.

The Site is currently an undeveloped parcel of land which contains grass fields and bunding from earthworks associated to the adjacent Aldi development, approved in 2014 (application reference 2014/1020). That planning consent included an outline approval for residential development on the current Proposed Development Site, which was never enacted.

Barnsley Council approved an outline application at the Site (planning reference 2010/0107) for the '*erection of hotel/bar/restaurant and two roadside restaurants*' in 2010, with subsequent extension of time applications approved up until 2013. Although this approval was never formally implemented, it demonstrated the Site's location was previously deemed appropriate for commercial use. Whilst this establishes a precedence for commercial uses in this location, this sequential test has been undertaken to examine if there are any sequentially preferable sites in the surrounding Goldthorpe area from a retail perspective (i.e. sites which are either in an 'in-centre' or 'edge-of-centre' location).

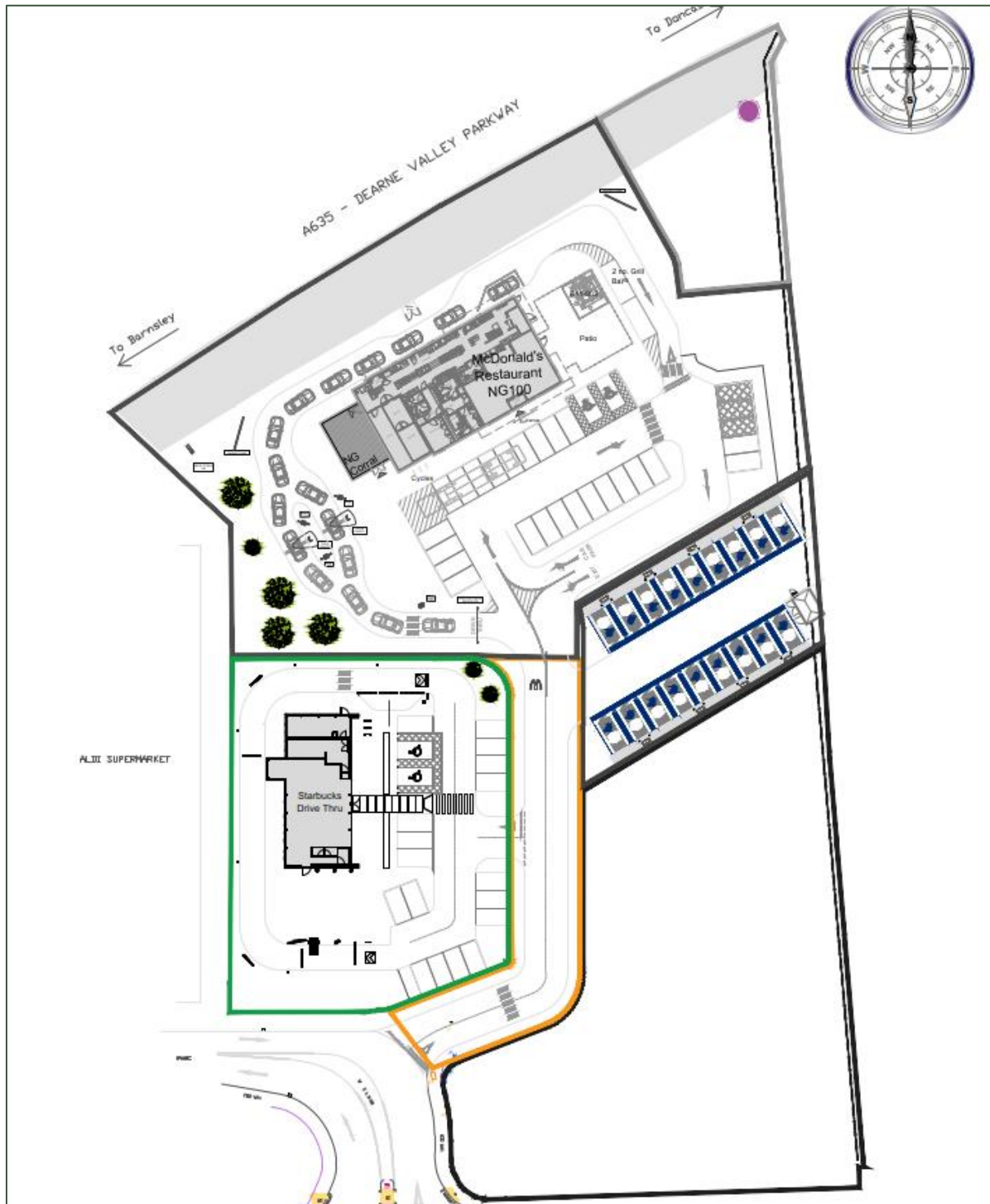
As the proposed electric vehicle charging facility is not a defined town centre use, it is not considered further in this sequential assessment. On this basis, the sequential test concentrates on the following elements of the broader proposals:

- Area 1 – 0.48hectare plot accommodating a 460m<sup>2</sup> drive thru unit (McDonalds);
- Area 2 – 0.2 hectare plot accommodating a 220m<sup>2</sup> drive thru unit (Starbucks); and



- Area 3 – 0.3 hectare plot accommodating a 300m<sup>2</sup> convenience retail unit.

**Figure 1 – Proposed Site Layout**



## 3.0 Planning Policy Context

### 3.1 National Planning Policy Framework (December 2023)

The National Planning Policy Framework (December 2023) (NPPF) provides guidance for Local Planning Authorities in England for the determination of planning proposals. The NPPF outlines the planning systems contribution to achieving sustainable development via three key objectives. One of the three objectives is an economic objective which seeks to have the planning system build a strong, responsive and competitive economy.

The proposed drive thru and convenience retail uses are defined as 'Main Town Centre uses' within Appendix 2 of the NPPF. Section 7 '*Ensuring the vitality of town centres*' of the NPPF, namely paragraphs 90-93, lays out the principles of the sequential test and impact tests for retail, leisure, and other town-centre uses. Paragraph 91 of the NPPF states that a sequential test should be applied to main town centre uses which are neither in an existing centre nor in accordance with an up-to-date development plan.

The tests are intended to promote the vitality and viability of town centres, directing such development to sustainable, central locations wherever possible. Paragraph 91 and 92 state:

*"...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.*

*92. 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."*

The NPPF states local authorities should require a retail impacts assessment if the Proposed Development exceeds 2,500m<sup>2</sup> of gross floor space. As the Proposed Development is under this threshold a retail impact assessment is not required.

### 3.2 National Planning Practice Guidance

The Town Centres and Retail Planning Practice Guidance provides further guidance on planning for retail and other town centre uses. The Guidance provides a checklist of considerations that should be taken into account when applying the sequential test, which include:

- *"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."*

The Guidance acknowledges that development in town centre locations can be expensive and complicated, therefore flexibility needs to be applied by planning authorities when applying the test.



### 3.3 Barnsley Local Plan 2019

The current local development framework for Barnsley is the Barnsley Local Plan, which was adopted in January 2019 and the Joint Waste Plan, adopted in March 2019.

Policy TC1 ‘*Town Centres*’ aims to maintain and enhance the vitality and viability of the existing Town, District and Local centres within Barnsley. Goldthorpe is identified as a District Centre, the role of which is to serve a localised catchment and meet more local needs, with retail and town centre development directed to the Goldthorpe District Centre. The Local Plan identifies that Goldthorpe is the town and shopping centre for the Dearn Towns, including the principal towns of Thurnscoe and Bolton on Dearne.

Policy TC1 states:

*“A sequential approach will be used to assess proposals for new retail and town centre development. This will help to achieve the spatial strategy for the borough and will focus development on identified centres in the first instance. Edge of centre and out of centre development will only be allowed where it meets the requirements of NPPF.”*

Policy TC2 ‘*Primary and Secondary Shopping Frontages*’ has an emphasis on retail development being the predominant development on the primary shopping frontages of the District Centres.

Policy TC 3 ‘*Thresholds for Impact Assessments*’ provides Council’s local thresholds for requiring a retail impact assessment. The Policy states that a retail impact assessment will be required when:

*“Located outside the Primary Shopping Area of a District Centre and are:*

- Within the catchment of a District Centre, and*
- Have a floorspace in excess of 1,000 square metres gross”*

### 3.4 Barnsley Hot Food Takeaways Supplementary Planning Guidance

The Barnsley Hot Food Takeaway Supplementary Planning Guidance (SPG) outlines a list of factors that need to be examined when determining a takeaway food and drink planning application. These factors include:

- Noise and disturbance to living conditions of nearby residents;
- Concentration of takeaway uses;
- Impact to residential amenity;
- The discharge of fumes and associated odour impacts from the takeaway food and drink premises;
- The location and storage of waste products;
- Customer traffic generation and delivery impacts on the local road network; and
- Operating hours

Whilst of relevance to the consideration of the broader planning application submission, the SPG does not contain any further information of relevance to the undertaking of this sequential test.





### 3.5 Barnsley Hot Food Takeaways Planning Advice Note

The Barnsley Planning Advice Note (PAN): Hot Food Takeaways, outlines Council's approach regarding takeaway food and drink premises in meeting Council's health and well being agenda.

The advice provides several considerations for Council to take into account when considering a take away food and drink premises planning application, including:

- 1) Over proliferation – to align with the NPPF in 'achieving a healthy, inclusive and safe places which enable and support healthy lifestyles', the number of existing takeaway operations will be considered.
- 2) Proximity to schools – If the proposed takeaway food and drink premises is located outside of a district centre it is recommended that it not be located within 400m of a secondary school
- 3) Location where there are high levels of obesity could conflict with the NPPF
- 4) Health Impact Assessment – Applications for takeaway food and drink uses will require a Health Impact Assessment

Again, whilst of relevance to the consideration of the broader planning application submission, the SPG does not contain any further information of relevance to the undertaking of this sequential test.

### 3.6 Case Law

The Supreme Court's decision in the *Tesco Stores Ltd v Dundee City Council* [2012] case established that the sequential test should be applied in a practical, real-world commercial setting. The judgement found that disaggregation is not a component of the sequential test provided the applicant has demonstrated flexibility in their assessment regarding format and scale. Furthermore, it was concluded that the site needed to be suitable from the operator of the development's commercial perspective.

The 2014 High Court Decision in *Warners Retail (Moreton) Ltd v Cotswold District Council* applied the guidance set out in the *Tesco v Dundee* judgement to England's National Planning Policy Framework (NPPF). The judgement concluded that findings applied to the Scottish Policy Statement carried through to the NPPF, with disaggregation not a consideration.

## 4.0 Methodology

The methodology for the Retail Sequential Test is outlined in the following Section and is in accordance with the National Planning Policy Framework, Planning Practice Guidance and Barnsley Local Plan.

This assessment will be undertaken per the Sequential test hierarchy, as outlined in paragraph 91 of the NPPF. Therefore, sites will be identified and prioritised in the following order:

- **In-Centre (Town Centre) Locations:** Sites within designated town centres or primary shopping areas (i.e. district or local centres, defined retail frontages or alike).
- **Edge-of-Centre Locations:** Locations within 300 meters of the designated town centre boundary or primary shopping areas.





In undertaking the first stage of the site identification process for the sequential assessment, the area of search will be refined to the designated centres of Goldthorpe, Bolton on Dearne and Thurnscoe (refer to **Figures 2 – 4** below).

This search area has been developed on the basis that the Proposed Development seeks to serve the local community of Goldthorpe and therefore subsequently the Dearne Towns of Bolton on Dearne and Thurnscoe. This is in accordance with Barnsley Local Plan Policy TC1 Town Centres. In the second stage of this sequential test, edge of centre, sites will be considered that are within 300 metres of the retail centres identified.

While disaggregation of individual units does not need to be considered within the sequential test (i.e. removing the drive-thru component of the takeaway food and drink premises), flexibility in terms of the format and scale of the development is required. Therefore, the site size criteria will vary to account for a single-store development or a larger scale which the Proposed Development could be a part of. On this basis, disaggregation of the individual units within the development proposal has been considered (i.e. an individual drive-thru unit) rather than the entire development.

The Proposed Development site is approximately 1.1 hectares (ha) in its entirety and, as identified above, the minimum site area for a single operation (E[a] use) would be 0.03 hectares (the convenience retail unit excluding any parking or supporting infrastructure), while the maximum site area for the search identification will be 1.2 ha.

Nevertheless, given its size, it should be duly acknowledged that a 300m<sup>2</sup> convenience retail foodstore would be reliant upon some level of parking provision which may result in individual retail units being either unsuitable or unviable in this respect.

For the sui generis use of takeaway food and drink the site will need to accommodate a drive-thru component. As such their site areas would need to allow for the accommodation of a drive thru facility, parking and access to a suitable highway network (i.e. not in a remote or sensitive area).

The identification of sites for the sequential test is proposed as follows:

- Identify sites that have been allocated within a district or local centre, primary shopping area, primary shopping frontage or secondary shopping frontage in the adopted Barnsley local plan and are potentially suitable for the Proposed Development based on the above criteria;
- Identify sites that have extant planning permission for the sui generis use of take away food and drink and/or shop; and
- Identify any sites which are being actively marketed for development or disposal.

The site investigation process will utilise the following resources to identify potential alternative sites:

- The Barnsley Local Plan
- Barnsley Brownfield Land Register
- Barnsley Smaller Centre Study
- Land publicly available on the following websites:
  - Rightmove
  - OnTheMarket
  - Colliers
  - Savills
  - LoopNet

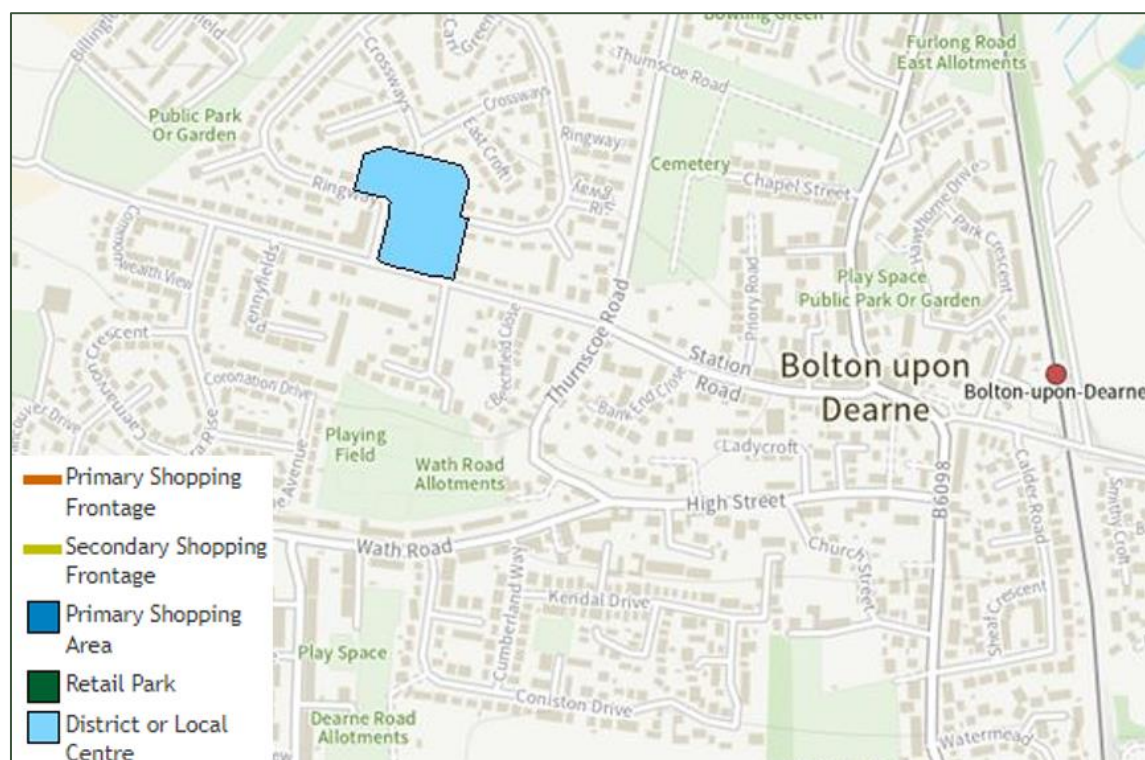


- Knight Frank
- NovaLoca
- Daltons Business

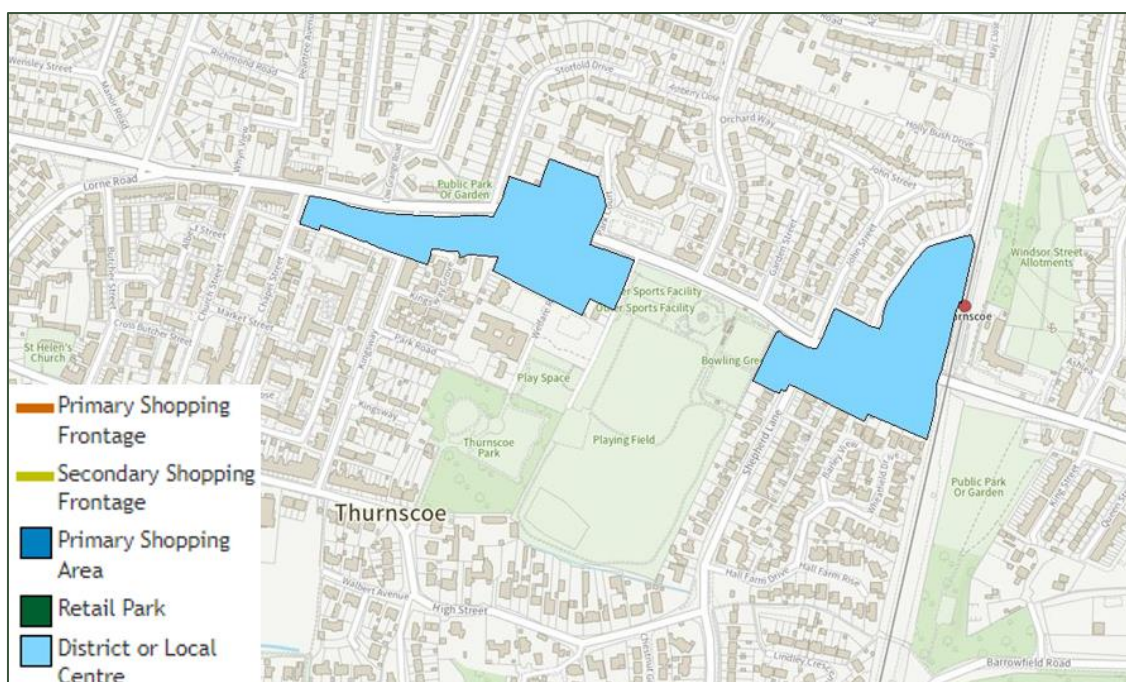
**Figure 2 – Goldthorpe District Centre (Source: Barnsley Local Plan)**



**Figure 3 – Bolton upon Dearne District Centre (Source: Barnsley Local Plan)**



**Figure 4 – Thurnscoe District Centre (Source: Barnsley Local Plan)**



## 5.0 Site Identification

Below provides an overview of the sources reviewed for the site investigation and the sites identified as potentially suitable for the Proposed Development. The tables outline the site area, factors affecting the consideration of the site and the source where the site has been identified.

### 5.1 In Centre Sites

Site Number	Site Address	Area (hectares)	Consideration of Site	Source
<b>Goldthorpe</b>				
1	Former Goldthorpe Primary School, High Street, Goldthorpe, S63 9NQ	0.98	This site is located within the Goldthorpe District Centre.  A planning application was approved in January 2022 for a Lidl supermarket and associated carparking.  Planning reference <b>2022/0056</b>	Smaller Centre studies report
2	Land Off Market Street, Goldthorpe, Rotherham, S63 9NQ	0.22	This site is located within Goldthorpe District Centre and adjacent to an ASDA store  The site is currently undeveloped, however, had outline approval for residential development of up to 7 dwellings	Smaller Centre studies report





Site Number	Site Address	Area (hectares)	Consideration of Site	Source
			Planning Reference <b>2017/1605</b>	
3	31-35 Doncaster Road, Goldthorpe, Rotherham, South Yorkshire, S63 9HG	0.035	<p>The site meets the minimum site size criteria for the Shop use.</p> <p>The only available planning records for the site is regarding the installation of an ATM machine and shopfront works</p> <p>Planning reference <b>2014/1265</b></p> <p>The cost of the site is £200,000..</p>	Rightmove
4	43-45 Barnsley Road Goldthorpe, Rotherham S63 9LT	.005	This site does not meet the required size criteria.	Savills
5	51-53 Doncaster Rd, Goldthorpe, Rotherham S63 9HJ	0.014	This site does not meet the required size criteria	LoopNet
6	39-41 Barnsley Rd, Goldthorpe, Rotherham S63 9LT	0.014	<p>The site is an existing takeaway food and drink premises within the Goldthorpe District Centre.</p> <p>The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.</p>	Goldthorpe China Kitchen
7	31-33 Barnsley Rd, Goldthorpe, Rotherham S63 9LS	0.015	<p>The site is an existing takeaway food and drink premises within the Goldthorpe District Centre.</p> <p>The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.</p>	Papa Gino's Pizza
8	23 Barnsley Rd, Goldthorpe, Rotherham S63 9LS	0.008	<p>The site is an existing takeaway food and drink premises within the Goldthorpe District Centre.</p> <p>The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.</p>	Pizza Palace



Site Number	Site Address	Area (hectares)	Consideration of Site	Source
9	37 Doncaster Rd, Goldthorpe, Rotherham S63 9HG	0.009	The site is an existing takeaway food and drink premises within the Goldthorpe District Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Kings Fried Chicken
<b>Thurnscoe</b>				
10	Thurnscoe Hotel and Pub, Houghton Road, Thurnscoe, Rotherham, S63 0JX	0.22	The site is the location of the former Thurnscoe Hotel.  Council approved a planning application in 2022 for the <i>Demolition of existing hotel/pub and development of new petrol station with jet washes (sui generis) and retail units (class E)</i> – This consent has been enacted and construction is underway  <b>Planning reference 2021/0104</b>	Barnsley Local Plan
11	19 Station Rd, Thurnscoe, Rotherham S63 0JR	0.015	The site is an existing takeaway food and drink premises within the Thurnscoe Local Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Chop Suey House
12	4 Shepherd Ln, Thurnscoe, Rotherham S63 0JS	0.009	The site is an existing takeaway food and drink premises within the Thurnscoe Local Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Dragon House
13	Unit 7 Shepherd Ln, Thurnscoe, Rotherham S63 0JS	0.009	The site is an existing takeaway food and drink premises within the Thurnscoe Local Centre.  The site does not meet the site size criteria and would not	The Galleon



Site Number	Site Address	Area (hectares)	Consideration of Site	Source
			be able to cater for the Drive-Thru operation.	
14	46 Houghton Rd, Thurnscoe, Rotherham S63 0JY	0.011	The site is an existing takeaway food and drink premises within the Thurnscoe Local Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Wards Fish Bar
<b>Bolton upon Dearne</b>				
15	4 St Andrew's Square, Bolton upon Dearne, Rotherham S63 8BA	0.005	The site is an existing takeaway food and drink premises within the Bolton upon Dearne Local Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Bite Me Sandwich Bar
16	Superb Chinese Takeaway	.005	The site is an existing takeaway food and drink premises within the Bolton upon Dearne Local Centre.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation.	Superb Chinese Takeaway

#### 5.1.1 Site 1 – Former Goldthorpe Primary School, High Street Goldthorpe, S63 9NQ

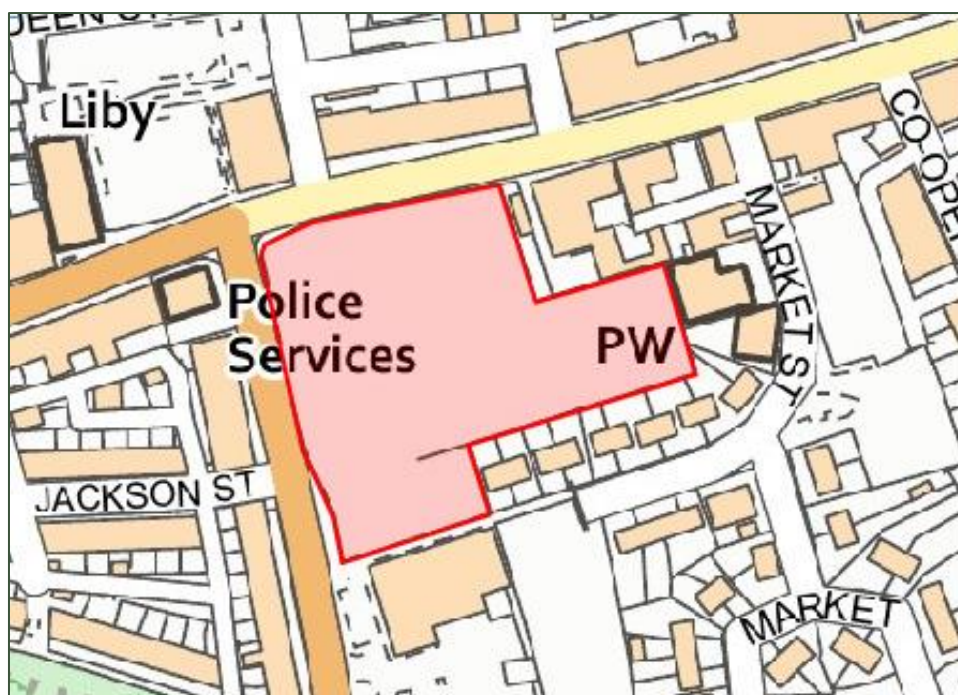
The former Goldthorpe Primary School is located at High Street, Goldthorpe, S63 9NQ, within the Goldthorpe District Centre. The site was identified in the Barnsley Smaller Centre Studies Report as an area for development opportunity.

In July 2022 Council approved a planning application for a Lidl supermarket with the *'erection of a 1,979 sq.m (gross) retail unit (Use Class E) with vehicular and pedestrian accesses; parking; hard and soft landscaping; boundary treatments; trolley bay; electricity substation and associated works'*.

Given the recent approval it is considered extremely unlikely that Lidl would make land available. Furthermore, in the Delegate Report, the Council officer noted that the proposed car parking would assist the District Centre, as car parking in the Centre has reduced. To develop a Drive-Thru or Shop operation it would require a reduction in the approved car parking spaces, which would be considered to harm the District Centre. Therefore, this site is not viable for the Proposed Development as a whole or for the individual components of a Drive Thru or shop.



**Figure 5 – Site 5 – Former Primary School**



#### **5.1.2 Site 2 - Land Off Market Street, Goldthorpe, S63 9NQ**

Site 2 is located at Land Off Market Street, Goldthorpe, S63 9NQ, within the Goldthorpe District Centre. The site is adjacent to an ASDA supermarket and is to the south of the Former Goldthorpe Primary School.

The most recent planning approval on the site is from March 2018, with the planning application 2017/1605 for the residential development of up to 7 dwellings. This consent was not enacted, and the site remains undeveloped.

Access to the site is via Market Street and customers would utilise the local road network, which supports the surrounding residential properties. The traffic generation from the Proposed Development would potentially impact on the amenity of these residents, and there is no visibility of the site from a classified road. Furthermore, residential properties border the site to the north, east and south and are not compatible with the Drive Thru operation. Therefore, this site is not suitable for the business model of the Drive-Thru.

As the site is not suitable for a Drive Thru, only the retail convenience shop component of the Proposed Development has the potential to be developed at this site. The site is over 2,000m<sup>2</sup> which is significantly larger than the 300m<sup>2</sup> size criteria. Therefore, this site is not suitable for the shop as it is too large, and development of this site for the single use of the shop would not maximise the site's potential offering.

. As such, the site is not considered to be suitable for the development.





**Figure 6 – Site 2 – Land off Market Street**



### **5.1.3 Site 3 - 31-35 Doncaster Road, Goldthorpe, S63 9HG**

Site 3 is located at 31-35 Doncaster Road, Goldthorpe, S63 9HG, and is within the Goldthorpe District Centre. The site is identified in the Barnsley Local plan as being within Goldthorpe's Primary Shopping Frontage.

The only planning records for the site on Council's online planning application was the approval for the installation of an ATM machine and shopfront works in 2014 (planning reference 2014/1265).

This central location along the Primary Shopping Frontage, along with the size, makes the site not suitable for a Drive Thru operation.

The convenience retail shop, although smaller than the Drive Thru, will require an area for parking spaces, as outlined in the site identification criteria in Section 4. The inability to provide on-site car parking spaces will impact the offering the store can provide to the customer. This would create a negative economic impact and make the store not viable. Therefore, as this site cannot cater for the 300m<sup>2</sup> floor space and carparking, it is not suitable for the proposed development of the convenience retail store



**Figure 7 – Site 3 – 31-35 Doncaster Road, Goldthorpe**



No sites have been identified within the District Centre of Goldthorpe or the Local Centres of Thurnscoe and Bolton upon Dearne that are suitable for the Proposed Development. Therefore, as per the NPPF guidance the next stage of this sequential assessment will review sites within edge of centre locations.

## 5.2 Edge of Centre Sites

Site Number	Site Address	Area (hectares)	Consideration of Site	Source
<b>Goldthorpe</b>				
16	Land South of Beaver Street, Goldthorpe, Rotherham S63 9HTt	0.9	<p>This site is located approximately 120m south of the Goldthorpe District Centre.</p> <p>The site is part of a larger housing allocation within the Local Plan.</p> <p>The site currently contains a scrap metal operation and a telephone exchange building.</p>	Brownfield register
17	Former Car Park, Fields End Road, Barnsley Road, Goldthorpe, Rotherham, S63 9LX	.09	<p>The cost of the site is £175,000 and it is located on the edge of the Goldthorpe district centre.</p> <p>Approval was granted in 2021 for the erection of 6 dwellings and associated access and parking.</p>	Rightmove



Site Number	Site Address	Area (hectares)	Consideration of Site	Source
18	58 Doncaster Rd, Goldthorpe, Rotherham S63 9HU	0.08	The site is an existing takeaway food and drink premises within the edge of centre of Goldthorpe.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation	Smalleys Fish Shop
<b>Thurnscoe</b>				
19	28-30 Merrill Rd, Thurnscoe, Rotherham S63 0NS	0.07	The cost of this site is £100,000 and is located on the edge of Thurnscoe Local Centre.  The site is highly constrained being surrounding be residential development and would not be an appropriate location for the Proposed Development.	LoopNet
20	Land at Holly Bush Drive, Thurnscoe, Rotherham, South Yorkshire, S63 0LU	0.2	This site is located on the edge of the Thurnscoe Local Centre.  The site has a 2011 consent for a residential development of seven dwellings, however, it was not enacted, and the site is currently undeveloped.  The site does not have direct access to a classified road and is surrounded by residential development.	Brownfield register
21	105 Houghton Rd, Thurnscoe, Rotherham S63 0NG	0.0015	The cost of this site is £280,000 and is located on the edge of the Thurnscoe Local Centre.  The site is currently a mixed use development with three 2 bedroom flats above the ground floor.  It is considered the Proposed Development would not be compatible with the above ground residential and the retail	Red Roots



Site Number	Site Address	Area (hectares)	Consideration of Site	Source
			floor space does not meet the site size criteria.	
22	121 Houghton Rd, Thurnscoe, Rotherham S63 0NJ	0.015	The site is an existing takeaway food and drink premises within the edge of centre of Thurnscoe.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation	Marantos Thurnscoe
23	3 Lorne Rd, Thurnscoe, Rotherham S63 0RQ	0.006	The site is an existing takeaway food and drink premises within the edge of centre of Thurnscoe.  The site does not meet the site size criteria and would not be able to cater for the Drive-Thru operation	Massimo Pizza
<b>Bolton upon Dearne</b>				
24	Hall Gates, Carr Head Lane, Bolton Upon Dearne, Rotherham, S63 8DA	1.2 hectares	This site is in the edge of Bolton upon Dearne local centre.  An outline planning application (2016/0926) was approved for the demolition of existing building and erection of 28 no. dwellings with associated external works.  This consent has been enacted and dwellings developed and therefore is not available.	Brownfield register

### 5.2.1 Site 16 - Land South of Beaver Street, Goldthorpe, Rotherham S63 9HT

Site 16 is located at Land South of Beaver Street, Goldthorpe S63 9HT and is within 300m of the Goldthorpe District Centre area. The Site is identified as area HS49 within the Barnsley Brownfield Register and is a part of a larger housing allocation.

The surrounding housing allocation area has been approved and developed for residential dwellings under the outline planning application 2019/1274. This development has resulted in the site bordering residential properties to the north and east.

Existing access is via the local road network, with no access from the classified roads. The Proposed Development would increase the traffic volume along the local residential road network and reduces the efficiency of the roads to an unacceptable level.



Furthermore, the site lacks any visibility, which is an integral component for the type of operation proposed as it caters to the passing motorist. The site is also in close proximity to several residential receptors, therefore this site is not suitable for a Drive Thru operation.

Site 16 is approximately 0.9 hectares and currently contains several buildings. To develop the site, these buildings would need to be demolished, and amendments made to the local road network. The cost to undertake this work would be significant and of a scale that would make the proposed retail convenience store economically unviable. Therefore, this site is not suitable for a retail convenience store.

**Figure 8 – Site 16 – Land south of Beaver Street Goldthorpe**



### **5.2.2 Site 17 - Former Car Park, Fields End Road, Barnsley Road, Goldthorpe, Rotherham, S63 9LX**

Site 17 is located at land of the former car park at Fields End Road, Barnsley Road, Goldthorpe S63 9LX and is located on the edge of the Goldthorpe District Centre.

Planning approval was granted at the site in April 2021 for '*erection of 6 dwellings and associated access and parking*'. A subsequent Discharge of Conditions (DoC) application was submitted in 2022, however, remains under consideration.

The site currently is for sale, however, with the DoC application in with Council, the intent is for the site to remain for residential purposes.

The site size would not facilitate the entire Proposed Development and only a component of the development could be constructed, i.e. one Drive Thru or one shop. Taking into account the smaller nature of the development available and the listing price of the site, the economic impacts would make the development undeliverable. Therefore, the site is not suitable for the proposed development of either the Drive Thru or shop.





**Figure 9 – Site 17 - Former Car Park, Fields End Road, Barnsley Road Goldthorpe**



## 6.0 Closure

This retail sequential test has assessed the reasonably available sites within the 'area of search' outlined with the methodology in Section 4 of this report. Through analysing Council's Brownfield Land Register, the Local Development Frameworks, land publicly advertised and existing take away food and drink premises, this Sequential Test has concluded that there are no sites that are sequentially preferable for the Proposed Development within the District Centre and edge of centre of Goldthorpe, Thurnscoe and Bolton upon Dearne.

The application site is located in an area which is compatible with the Proposed Development, with it being located on near a classified road and adjacent to an Aldi supermarket. As a result, it is considered that the sequential test is passed.

Regards,

**SLR Consulting Limited**

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Senior Planner



