

Sequential Test Addendum

**Land off Dearne Valley Parkway,
Barnsley, S70 5SZ**

Hartwood Estates Ltd

October 2019

Our reference: 522

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1 Introduction

- 1.1 This Sequential Test Addendum has been prepared by Smith Jenkins Ltd on behalf of Hartwood Estates Ltd, the applicant. The Sequential Test Addendum supports application ref. 2019/0449 for:

“Outline application for employment led, mixed use development comprising of Employment Units (B1c/B8), a Hotel (C1) and Food and Drink units (A3), with all matters reserved other than Access.”

- 1.2 This report has been prepared to address the written comments made by the Planning Policy team (dated 5th June 2019) on the Sequential Assessment included in the Planning Statement by Smith Jenkins, submitted in support of the application.

- 1.3 The matters relating to the Sequential Test raised within these comments relate to:

- Catchment area for Sequential Test; and
- Disaggregation of development for the Sequential Test, to only include Town Centre uses.

- 1.4 Prior to production of this report conversations have also been held with Planning Policy in order to clarify a number of matters and to generally discuss the approach of this addendum.

- 1.5 It is considered that the addendum report provides sufficient information in order to allow Barnsley Metropolitan Borough Council to properly consider the application.

a) Catchment Area

- 1.6 A Sequential Test was previously undertaken as part of the approved outline permission for the site (ref. 2014/1452). The Sequential Test for this application set out a 10 minute drive time catchment which was agreed with the Council during pre-application discussions, and was considered acceptable for the purposes of the Sequential Test.

- 1.7 The Sequential Test submitted with the current application also used a 10 minute drive time catchment to undertake an updated Sequential Test, in line with the previous test. The Council have however requested further justification for the use of this catchment area.

- 1.8 The approach to the location of the proposed hotel was based upon an identified need to serve a specific market within Barnsley Borough. The area along Dearne Valley Parkway and to the east of the M1 motorway has been designated as a strategic area for employment based uses, set out in a number of allocations, as shown by the purple areas in Figure 1 below:

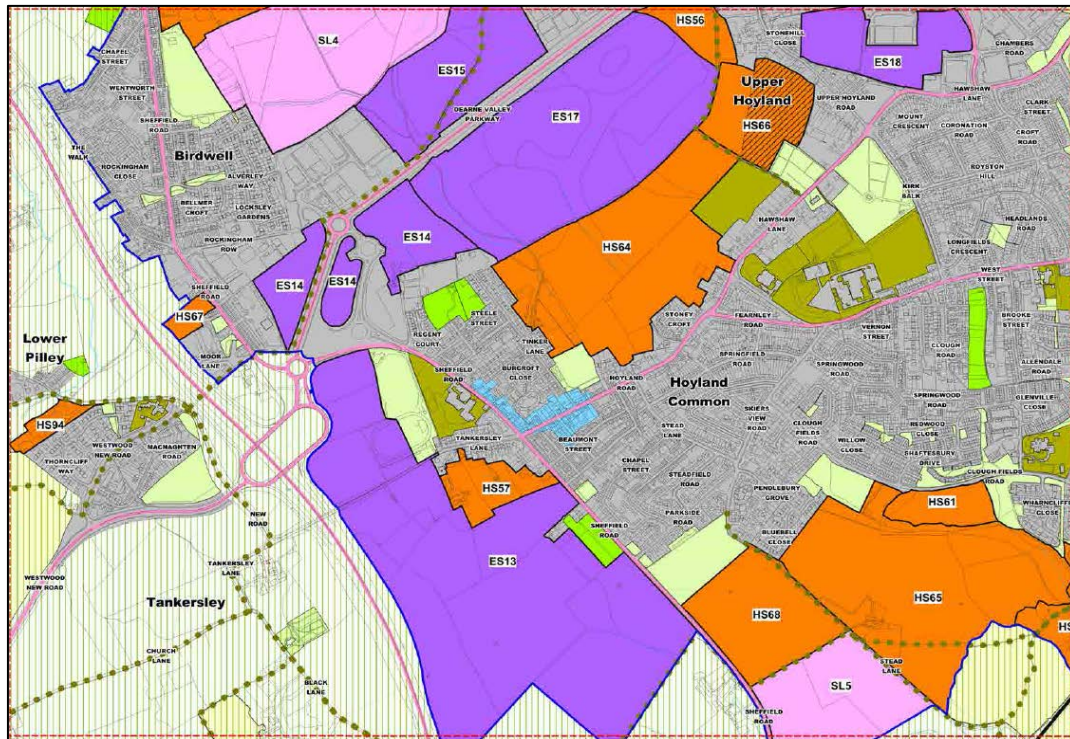


Figure 1: Extract from Barnsley Local Plan Proposals Map showing employment allocations (in purple) along Dearne Valley Parkway and the M1.

- 1.9 These allocated areas will provide the opportunity to accommodate a significant number of companies including multi-national businesses, as well as small and medium sized business. The allocations will create employment opportunities for thousands of people within Barnsley. Having such a significant level of businesses will also create a significant number of business visitors to the Dearne Valley Parkway area, given how concentrated the area for employment is.
- 1.10 These business visitors will ideally need accommodation in close proximity to the business they are visiting, to avoid the need to travel greater distance between their accommodation and the business that they are visiting. Given that a high level of visitors may be from outside the UK they are less likely to have access to private vehicles, which would be required to access other areas of Barnsley where suitable hotel accommodation may be located. The market for a hotel within this area is therefore constrained by the requirement for guests to be located in close proximity to the businesses along Dearne Valley Parkway and the M1.
- 1.11 This approach is therefore founded upon seeking to serve a specific market in Barnsley, which is different to the Barnsley Town Centre market and hence why a catchment focussed upon Dearne Valley Parkway was selected for the scope of the sequential approach.
- 1.12 The catchment area is based upon a 10 minute drive time from the application site in all directions. This distance has been used as it covers a reasonable distance, for travelling either by public transport, a short car journey or walking, for business visitors to the employment areas along Dearne Valley Parkway and the M1 motorway, as well as the surrounding areas.

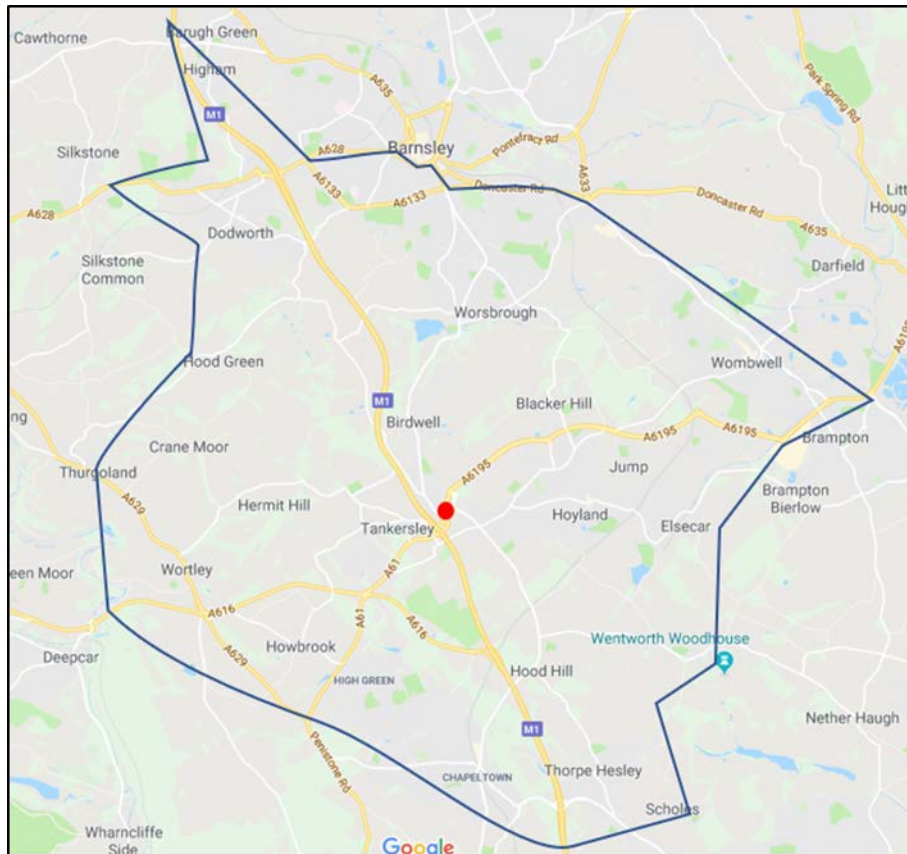


Figure 2: 10 minute drive time catchment area for Sequential Test.

b) Town Centre uses

- 1.13 The comments raised by the Planning Policy team consider it necessary for some form of disaggregation to be used within the Sequential Test. Further dialogue has been held with Policy, with both parties citing relevant appeal decisions relating to disaggregation some of which agreed that disaggregation was reasonable and others stating that there was no policy requirement to disaggregate the town centre uses from other parts of a development.
- 1.14 In order to work together in a positive manner, the applicant has agreed to provide this Sequential Test Addendum on the basis of disaggregating the Town Centre uses from the proposed employment uses. The National Planning Policy Framework identifies Town Centre Uses as retail development, leisure, entertainment and more intensive sport and recreation uses (including restaurants and drive-through restaurants); offices; and arts, culture and tourism development (including hotels).
- 1.15 On this basis the search parameters for the Sequential Test Addendum have been amended for a site area of 0.4 ha. The site area is based solely on the area required for the proposed hotel and A3 uses and an area of hardstanding providing approximately 80 car parking spaces. The applicant has allowed for a smaller site area of 0.3 in Barnsley Town Centre (referred to as Barnsley Urban in the Parking Standards SPD) as a reduction in parking provision (to 65 spaces) could be acceptable, given the sustainable location in highways terms.

2 Sequential Assessment

- 2.1 The below sites were all previously included in the original Sequential Test (Appendix 2 of Planning Statement) but have been re-visited and updated.

Heelis Street



Figure 3: Heelis Street allocated area

- 2.2 This site is located in Barnsley Town Centre and is just within the catchment area identified for the Sequential Test. The site is allocated for a mixed use scheme including retail, residential, office, leisure, food and drink. This allocation does not specifically include a hotel use, however, as it is within Barnsley Town Centre the site is sequentially preferable.
- 2.3 The site area is approximately 4.1 hectares however, a portion of this site could potentially accommodate the proposed hotel and A3 uses. The site is therefore considered suitable for the proposed development. Notwithstanding this there is no evidence to indicate that any part of the Heelis Street site is for sale or is likely to become available in the near future. Paragraph 16.145 (Development Sites Implementation) of the Local Plan indicates that the delivery agent for this site would be a private landowner and BMBC, this indicates that development of the site may be more complex and therefore slower than other sites given the combination of private and public bodies involved. As such, further to the additional assessment of this Sequential Test addendum, the site remains suitable to accommodate the proposed development but is not available.

Hoyland District Centre

Figure 4: Hoyland District Centre Boundary

- 2.4 Hoyland District Centre is the closest District Centre to the application site and the Dearne Valley Parkway allocated employment area in general. The District Centre stretches from West Street, to the west, and King Street, to the east, encompassing Southgate and either side of Market Street. The District Centre contains a wider variety of facilities including shops, a chemist and GP surgery, a bank and a public library.
- 2.5 There are no sites within the boundary of the District Centre which are of sufficient size to accommodate the proposed development.
- 2.6 One site, located on the edge of the District Centre (within 300 metres), could potentially accommodate the proposed development. The site, as outlined in orange in Figure 4, is located on the corner of King Street & Southgate and measures approximately 0.37 hectares.
- 2.7 Given the size of the site, being marginally smaller than the required 0.4 ha (as a result of the disaggregation of the development), the proposed development could be accommodated on this site. There is however no evidence that the site is available for sale or may become available within a reasonable timeframe. As such, whilst the site may be suitable for the proposed development, it is not available.
- 2.8 As such further to the reassessment of sequentially preferable sites within or on the edge of Hoyland District Centre taking into account the reduction in the site area due to disaggregation, there are still no suitable and available sites.

Hoyland Common Local Centre

Figure 5: Hoyland Common Local Centre Boundary

- 2.9 Hoyland Common is the closest Local Centre to the site, being approximately 500 metres from the northern edge of the Local Centre. The Local Centre is centred around the junction of Sheffield Road and Hoyland Road and provides facilities for day to day needs of the local residents such as a Co-Op shop and other small scale shops as well as facilities such as public houses.
- 2.10 Within the aerial photograph of Figure 5 there appears to be a vacant site towards the southern edge of the Local Centre, however, upon further inspection and site visit, this site has recently been developed for housing.
- 2.11 There are therefore no suitable and available sites within Hoyland District Centre or within 300m of the centre, even taking into account the reduction in the site area due to disaggregation.

Wombwell District Centre

Figure 6: Wombwell District Centre Boundary

- 2.12 Wombwell District Centre is just within the 10 minutes' drive catchment for the Sequential Test. The District Centre serves the wider Wombwell area and stretches along the High Street in a north-south direction and between Summer Lane to the west and Mitchells Way to the east. The District Centre contains a wide variety of facilities including various shops and a post office, restaurants, public houses, and bars, as well as a number of churches and a police station.
- 2.13 There are no available or suitable sites within Wombwell District Centre, even taking into account the reduction in the site area due to disaggregation of the proposed development.
- 2.14 There is a site on the edge of Wombwell District Centre (within 300 metres) which is currently for sale ([Link to sales page](#)) known as Land at Littlefield Lane, however, the site is only 0.1 hectares and is not therefore suitable for the proposed development.
- 2.15 There are therefore no suitable and available sites within Wombwell District Centre or within 300m of the centre, even taking into account the reduction in the site area due to disaggregation.

Dodworth Local Centre

Figure 7: Dodworth Local Centre Boundary

- 2.16 Dodworth Local Centre is some distance from Dearne Valley Parkway and is just within the 10 minute drive catchment area for the Sequential Test. The Local Centre is centred around the High Street between Barnsley Road and Park View. The Local Centre provides facilities for day to day needs of the local residents such as a chemist and post office, library, public house and small scale shops. A Co-Op is located towards the northern edge of the Local Centre.
- 2.17 There are no available or suitable sites within Dodworth Local Centre, even taking into account the reduction in the site area due to disaggregation of the proposed development.
- 2.18 On the edge of the local centre (within 300 metres) there are a number of sites which are of a suitable size to accommodate the proposed development. The areas outlined in green in figure 7 are those that are designated as green space in the local plan and are likely to be owned by the Parish Council or Barnsley Council, given their designation they are unlikely to be made available for sale for prospective developers. The sites outlined in orange in figure 7 are not designated as green space within the local plan however they are not for sale and there is no evidence to suggest they are likely to become available soon. As such these sites are also not available.

3 Summary and Conclusions

- 3.1 Smith Jenkins has prepared this Sequential Test Addendum on behalf of Hartwood Estates Ltd, in accordance with the requirements set out by Barnsley Metropolitan Borough Council.
- 3.2 The Sequential Test addendum supports an application for outline permission for employment led, mixed use development comprising of Employment units (B1c/B8), a Hotel (C1) and Food and Drink units (A3), with all matters reserved other than Access on Land off Dearne Valley Parkway.
- 3.3 The catchment area is based upon a 10 minute drive time from the application site in all directions. This distance has been used as it covers a reasonable distance, for travelling either by public transport, a short car journey or walking, for business visitors to the employment areas along Dearne Valley Parkway and the M1 motorway, as well as the surrounding areas.
- 3.4 In order to work together in a positive manner, the applicant has agreed to provide this Sequential Test Addendum on the basis of disaggregating the Town Centre uses from the proposed employment uses. As such the search parameters for the Sequential Test Addendum have been amended for a site area of 0.4 ha. The site area is based solely on the area required for the proposed hotel and A3 uses and an area of hardstanding providing approximately 80 spaces.
- 3.5 This Addendum to the original Sequential Test therefore reassesses whether there are any sites within the catchment area which are both suitable for the proposed development and are available to be developed.
- 3.6 Having undertaken this reassessment, there are no sites either with or on the edge of any Local, District or Town Centres which are both suitable and available for the proposed hotel and restaurant uses proposed as part of the development. As such, there are no sequentially preferable sites to the application site and the Sequential Test is therefore passed.
- 3.7 Furthermore, the application site that is located within the heart of the existing and proposed employment areas is in any event considered to be the best location for the hotel to help support the employment areas, as well as being suitable and available.