

**KG Planning Ltd**

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## **Sequential Test**

Royal Oak Inn, Waterloo Road, Clitheroe BB7 1NS



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## **1. PLANNING POLICY**

- 1.1 Chapter 7 of the National Planning Policy Framework seeks to ensure that planning policies and decisions support the role that town centres play at the heart of local communities. Paragraph 87 requires Local Planning Authorities to apply a sequential test to planning applications for main town centre uses, requiring these uses to be located in town centres, then in edge of centre locations and then out of centre sites. It advises that when considering edge and out of centre sites preference should be given to accessible sites which are well connected to the town centre.

## **2.0 SEQUENTIAL ASSESSMENT**

- 2.1 The application site is located approximately 200 metres north east of the town centre boundary and is therefore classed as an edge of centre site. Sites within the Clitheroe town centre boundary will be sequentially preferable.
- 2.2 The proposed ground floor area of the application site is 128 square metres and the first floor provides an additional 118 square metres of floorspace. The total floorspace is therefore 246 square metres. A 10% +/- buffer has been applied to the total floorspace during the search (221.4 sq. m – 270.6 sq. m)
- 2.3 The freehold of the application site has been purchased for approximately £200,000.
- 2.4 The search for alternative sites (November 2023) has been undertaken via the following:
- Rightmove's online search engine;
  - Lancashire County Council's property search engine; and,
  - Websites of local independent commercial agents
- 2.5 The following properties have been identified and assessed:

- 4 New Market Street, BB7 2JW (Right Move and Whiteacres). This property is currently in retail use and provides 213 sq m of floorspace over two floors. This site has been discounted as the asking price of 'offers over £450,000' is over double the applicant's budget and the property is also considered to be too small.
- 22-24 King Street, BB7 2EP (Rightmove and Whiteacres). This retail property offers 95 sq m of floorspace over two floors. Whilst the property is for sale, the property is occupied on a lease until August 2026, so is not available for immediate occupation and as such has been discounted.
- 6 King Street, BB7 2EP (Rightmove and Whiteacres). This retail property only provides 54 sq m of floorspace and is discounted as it is too small.
- Vista Cielo, 1-6 York Street, BB7 2DL (Rightmove and Hilton Smythe). £120,000 has recently been invested in refurbishing this existing restaurant. The sale involves both the purchase of the building along with a 5 year lease on the business. This property has been discounted for this reason.
- 35 Moor Lane, BB7 1BE (Rightmove and Walker Singleton). This existing restaurant offers 114 sq m of floor space and has been discounted due to its size.
- CJ's Sandwich Shop, 1 Church Street, BB7 2DD (Rightmove and Alan J Picken). This established business is on the market on a leasehold basis and has been discounted for these reasons.
- Violets Café, 10-12 Castle Street, BB7 2BX (Rightmove and Ernest Wilson and Co). This property is too small and as with the sandwich shop, it's the existing business (not just the building) which is for sale including stock.

- Former Nat West Bank, York Street, BB7 2DN (Whiteacres). This property offers 458 sq m of floorspace which is much larger than required.
- Former Piccolino's, Moor Lane, BB7 1BE (Whiteacres). This grade II listed building offers 410 sq m of floorspace so is larger than required.
- Former Barclays Bank, 41 Castle Street, BB7 2BT (Whiteacres). This property is 'under offer'.
- 36 King Street, BB7 2EU (Whiteacres). This property which was previously used as a bar offers 96.5 sq m of accommodation over three floors but has been discounted as it is too small.
- 42- 44 York Street, BB7 2DL (Whiteacres). This existing office offers 144 sq m of floor space which is too small and it is also an edge of centre site, so not sequentially preferable.

2.5 The conclusion of the assessment, is that there are no town centre sites offering the required amount of floorspace which are currently available. The application site is in an accessible location and is well connected to the town centre.



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