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# Sequential Retail Test

June, 2023

20002 Thomas Graham. Egremont



## **PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES**

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

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We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

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# 1 | INTRODUCTION

This document has been compiled to supplement an application for Full Planning Approval for the development of land adjacent to St. Thomas Cross, Egremont to form a new premises for Thomas Graham and Sons Limited.

### WHAT IS THE SEQUENTIAL TEST?

The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking

#### 1.1 PROPOSED SITE ADDRESS

Land adjacent to St. Thomas Cross, Egremont

X (Easting) 301497, Y (Northing) 509961

What3words: hazel.onion.rides

The proposed development site is immediately adjacent to the applicant's existing premises, for which the current application is a significant expansion of the same business operations. This site is considered to be an "edge of centre" location. This sequential test is therefore only required to identify whether an alternative "town centre" site is available.



(Caption)

## 2

# SEQUENTIAL RETAIL TEST



The purpose of the current application is due to the applicant “outgrowing” their current premises. Any new development site would therefore need to be significantly larger than their current premises and an overall minimum site requirement of 1.13ha was identified.

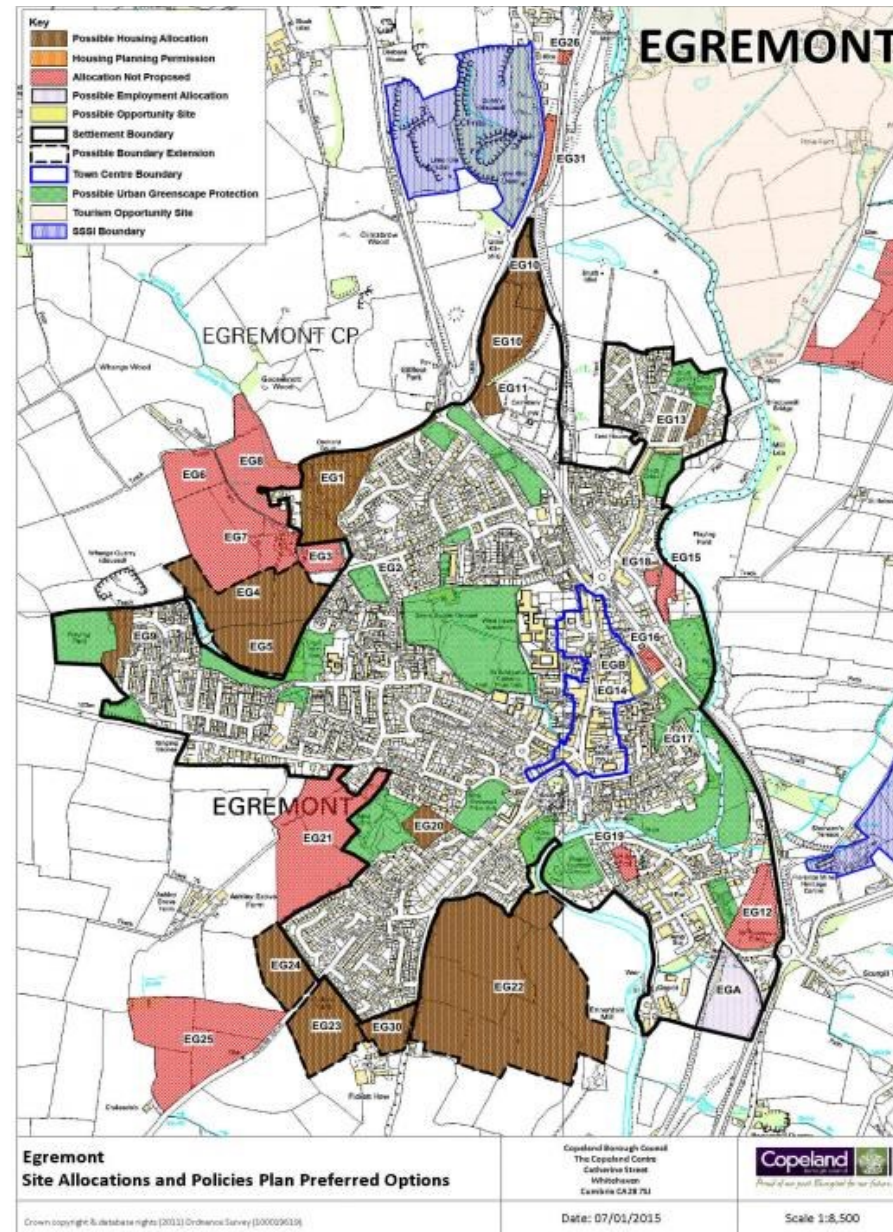
Whilst the proposed facility will include a retail counter, the majority of sales associated with the facility are to registered trade customers. It has already been stated that the public retail sales are a very small element of the applicant’s business, and the applicant has confirmed the following:

*“Sales in the trade counter are predominantly account holders and trade customers, there are a small amount of cash sales that equate to less than 2% of the turnover and as such is de minimis to our mainly trade operation”*

### Egremont Site Allocations Plan

The Egremont Town Centre Boundary, outlined in blue on the plan opposite, has extremely limited availability and certainly no site of 1.13ha are currently available

The proposed site for the current application lies within the settlement boundary and is identified as a potential employment site



Site Allocations Plan from Copeland Borough Council

## 2.2 OTHER CONSIDERED SITES

8

Sites below were considered during the feasibility study for a larger, more suitable premises for a new Thomas Graham branch.

### 1. Field adj. to A595, Bigrigg

- Good positioning for building frontage
- Site large enough for building footprint requirements however no future flexibility
- Site zoned for residential use therefore advised during initial discussions by Copeland Borough Council that planning use would not be considered appropriate.

### 2. East Road Garage, Egremont

- Great positioning for building frontage
- Site too small for building footprint requirements
- Highways access not favourable during discussions with Copeland Borough Council

### 3. Site at Grove Road, Egremont

- Poor positioning for building frontage
- Site too small for building footprint requirements
- Highways access potential issue as site within a residential area

### 4. Field adj. to Vale View, Egremont

- Good positioning for building frontage
- Site too small for building footprint requirements





## 2.1 CHOSEN SITE AND CONCLUSION

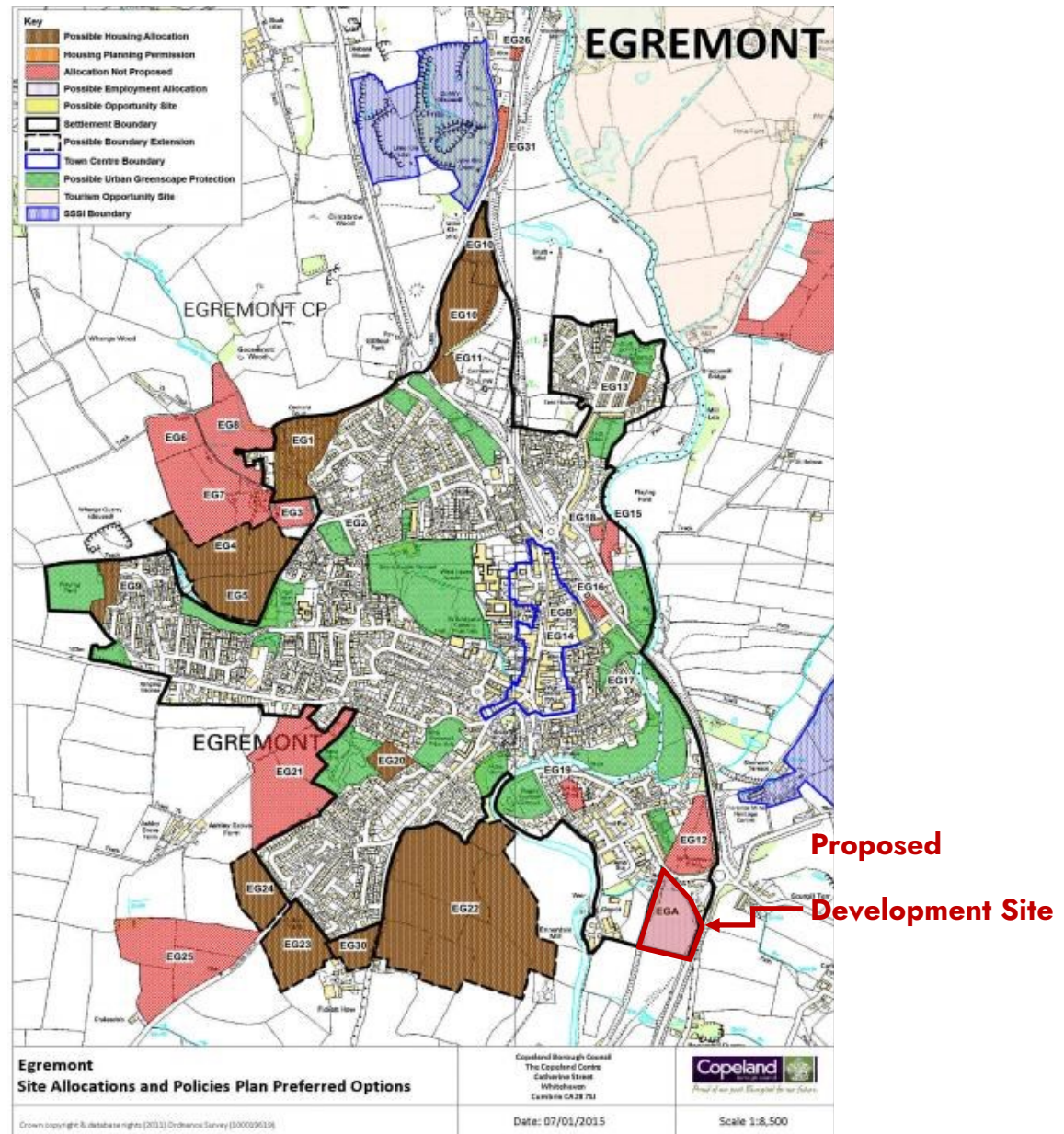
As a result a feasibility study of sites around Egremont, it was deemed that the most suitable location for a new premises was the site for which this Planning Application relates.

The site was chosen for the reasons outlined below and as included with the Design and Access Statement which accompanies the Full Planning Application

### Land adj. to St Thomas Cross , Egremont

- Great positioning for building frontage
- Site large enough for building footprint requirements.
- The site is allocated within the Copeland Borough Council Local Plan 2013-2028, reference E10, with a Site Allocation reference of EGA: Bridge End Extension.

In line with paragraph 86 of the National Planning Policy Framework, we have identified that there are no suitable sites within the Egremont town centre and so an edge of centre development site has been selected. The proposed development site lies within the Egremont settlement boundary and is already identified on the Egremont Site Allocations and Policies Plan as being suitable for employment opportunities.



Site Allocations Plan from Copeland Borough Council



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