

SEQUENTIAL TEST

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OUTLINE PLANNING APPLICATION FOR:
PROPOSED DETACHED DWELLING AT
DEEPPALE DRIVE, LEASINGHAM, NG34 8LR,
LINCOLNSHIRE

INTRODUCTION

THIS STATEMENT

This sequential test has been produced by Rick Smith Design to support the outline planning application for 1no single detached dwelling on the above site.

Policy LP4 of the Central Lincolnshire Local Plan establishes a 10% growth level for levels 5 – 6 settlement hierarchy. The proposed site is located within Leasingham which allows for 15% of growth.

A sequential test is required to support any new proposed dwellings in this category to establish the level of growth and deduce if the site is the best location for the proposal

VILLAGE GROWTH

REMAINING GROWTH IN THE VILLAGE

According to North Kesteven District Council's LP4 monitoring document, Leasingham has a baseline number of houses at 723. At 15% of this it allows for the growth of the village at 108 new dwellings at the time of adoption of the Local Plan.

Since its adoption the following applications have received approval:

- 08/0225/FUL – 1no new dwelling
- 15/0319/FUL – 1no new dwelling
- 15/0600/FUL – 1no new dwelling
- 1/5/1409/FUL – 3no new dwellings
- 17/0122/FUL – 4no new dwellings
- 16/1478/FUL – 2no new dwellings
- 18/0355/FUL – 1no new dwelling
- 18/0451/FUL – 1no new dwelling
- 18/1414/FUL – 2no new dwellings
- 19/0136/OUT – 9no new dwellings
- 20/0577/FUL – 9no new dwellings
- 21/0449/OUT – 1no new dwelling
- 21/1664/FUL – 4no new dwellings

This is a total amount of 39no dwellings (completed and outstanding with permissions), leaving the remaining growth at 69no dwellings. It should be noted that only 14no of these dwellings have been built, and the permissions could very well lapse on the remaining 25no, however, at this moment in time the remaining village growth remains at 69no new dwellings to be provided.

The proposal relates to the erection of 1no dwelling and the village still has the potential for growth as indicated above.

METHODOLOGY

IDENTIFICATION OF SITES THAT COULD BE SUITABLE FOR A DWELLING

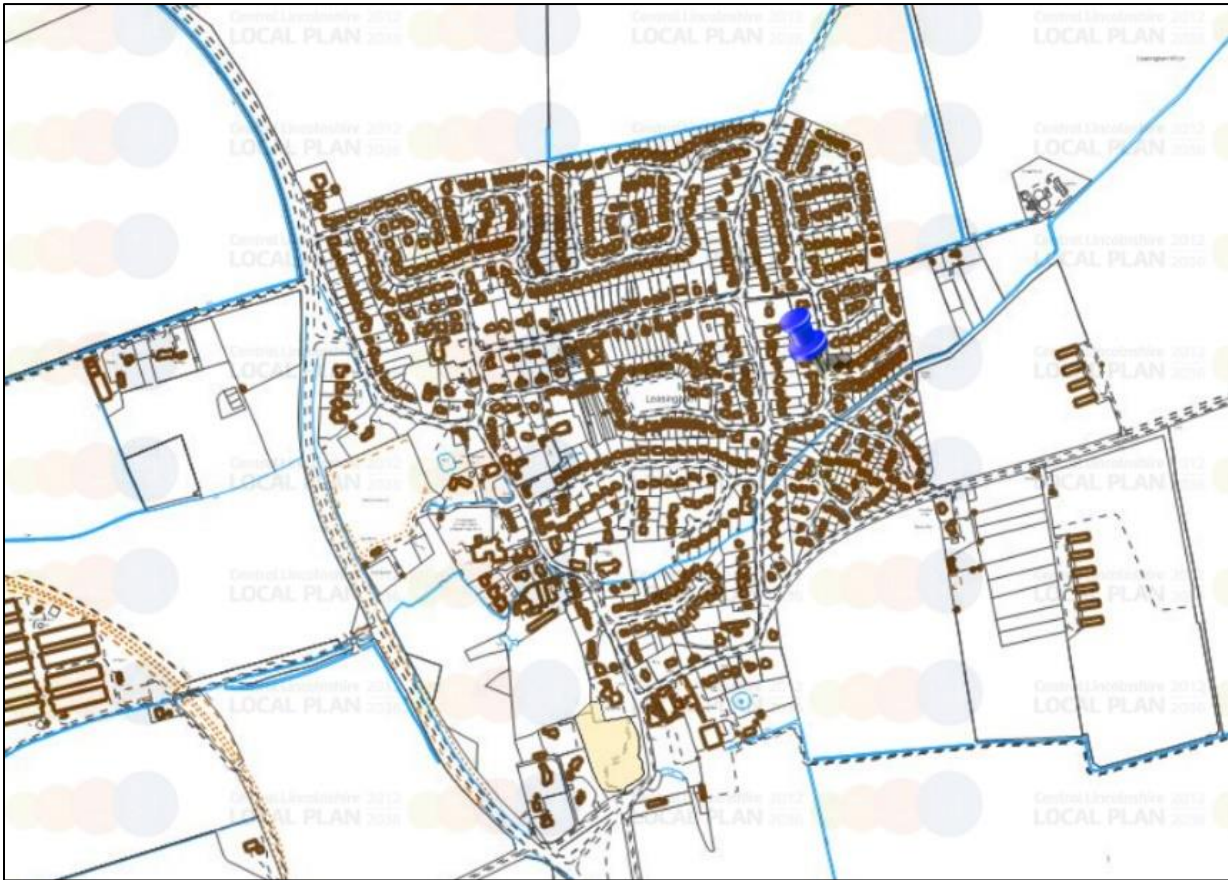
Policy LP4 states that in small villages a sequential test will be applied to new housing development proposals with the following sequential order where development will be given priority:

- Brownfield land or infill sites, in appropriate locations, within the developed footprint of the settlement.
- Brownfield sites at the edge of a settlement, in appropriate locations.
- Greenfield sites at the edge of a settlement, in appropriate locations.

No such sites are allocated within the settlement.

Potential sites were identified in the following way:

- The Central Lincolnshire Local Plan has been inspected to identify any areas that are appropriate for development.
- Google Maps



Local policy map extract – **No Local Policies for potential sites highlighted**



Local policy map extract – [Blue](#) areas indicate HELAA sites

CONCLUSION

The research identifies that there are no designated areas of development within Leasingham unless provided using HELAA land (Housing and Economic land availability assessment) which is all sized for larger developments and not appropriate for this proposal.

Additionally and perhaps most importantly, it is worth noting that the proposal is located on the landowners own property/land and is only viable on that premise as they intend to use an underused part of their land to build the new dwelling.

Taking into consideration the above that there is a shortfall of dwellings being developed in Leasingham, no appropriate sites available in Leasingham for development and the main point that the development is only viable due to the use of the landowners existing land, the application site is sequentially preferable and is appropriate for development.

END