

SEQUENTIAL TEST

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OUTLINE PLANNING APPLICATION FOR:
PROPOSED DETACHED DWELLING AT LAND
ADJACENT TO NO.17 LONDON ROAD,
OSBOURNBY, SLEAFORD, 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 site mentioned throughout this document.

The site is located to the north of Osbournby on the relative out skirts of the village albeit part of a well developed residential area of the village.

The site is currently a garden for the semi detached house next door (No.17) with hedged boundaries and a large area of grass and patio areas. The site frontage to the east faces the access road (London Road) with an existing semi-detached house to both the north and south of the land in question and a large area of farmland/fields to the west that is designated for HELAA land (Ref :NK/OSB/003).

The site is not located within a conservation area, or in proximity to any historic or listed buildings.

PLANNING

- There are no equivalent planning applications currently being decided in the planning system at the time of this document being presented.

VILLAGE GROWTH

REMAINING GROWTH IN THE VILLAGE

According to North Kesteven District Council's LP4 monitoring document, Osbournby has a baseline number of houses at 183. At 10% of this it allows for the growth of the village at 18 new dwellings at the time of adoption of the Local Plan.

- 18/1363/FUL – 1no new dwelling
- 16/1438/FUL – 1no new dwelling (Built)
- 16/1671/FUL – 1no new dwelling
- 15/1224/FUL – 16no new dwellings

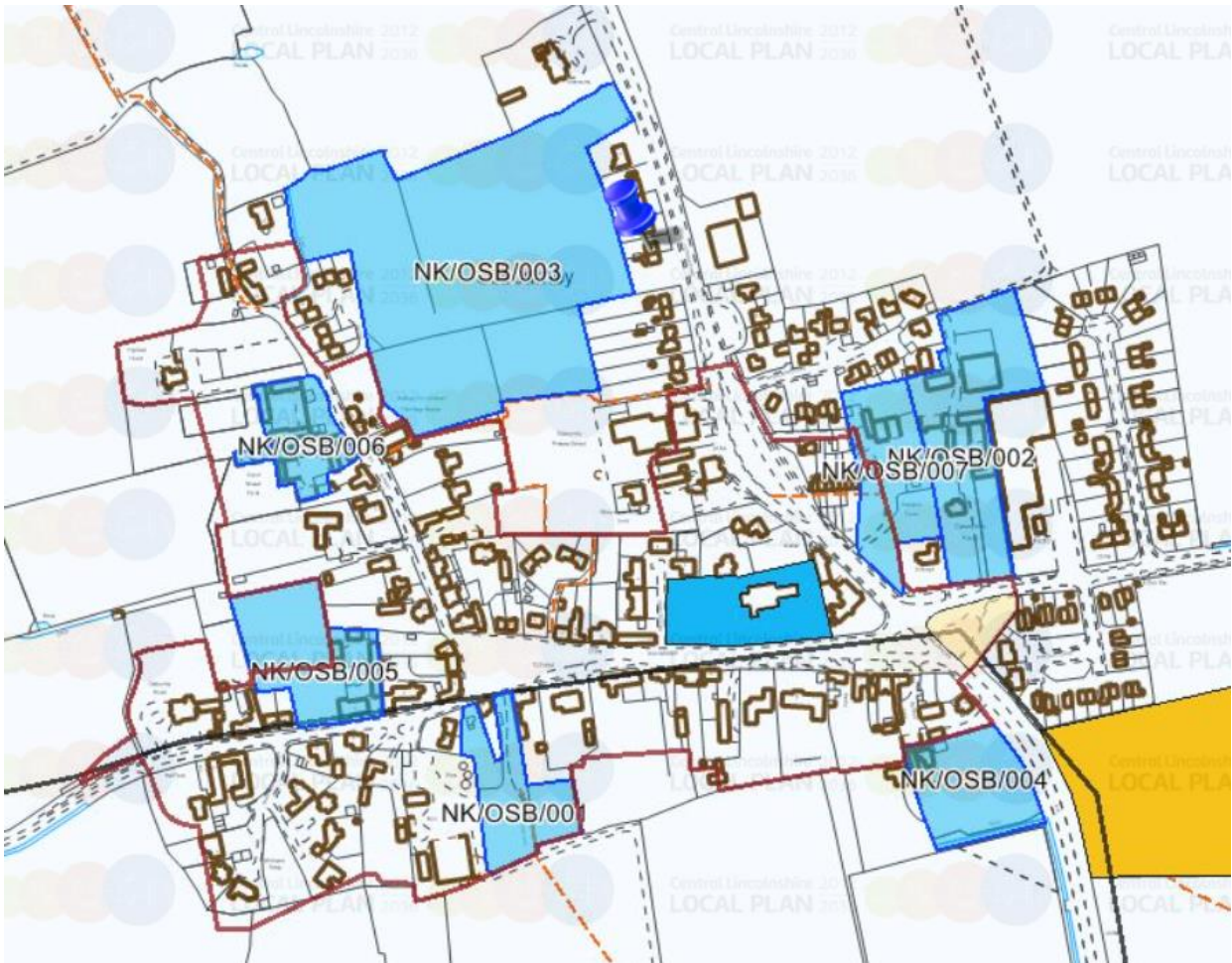
Above is a total amount of 19no dwellings (completed and outstanding with planning permissions), leaving the remaining growth at 1no dwellings over the limit designated. It should be noted that 18no of these dwellings have not been built, and the permissions could of very well lapsed or indeed the scheme no longer viable and removed.

Due to the possible limit being exceeded a Community Consultation exercise has been requested and arranged by the applicant to discuss the proposal further with the local residents and the village as a whole.

LOCAL POLICY DESIGNATED LAND

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.



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

Local policy map extract – **Blue** areas indicate HELAA sites

HELAA Sites

NK/OSB/001 – NK/OSB/007 – Are designated for larger scale housing developments and economic development.

ASSESSMENT OF SUITABLE SITES

The following sites were identified:

The location of these sites has been highlighted on the attached google earth map below.



Houses for sale

1. New Steet, Osbourne (3 bed semi detached) – House already built and is other side of the village to the applicant.
2. 2 Pinfold Close, Osbourne (2 bed semi detached) – House already built and is smaller than the proposed.
3. High Street, Osbourne (4 bed semi detached) – House already built and grade 2 listed which means limitations going forward on any changes desired and comes with certain issues regarding structure, thermal efficiency which can become costly.
4. High Street, Osbourne (4 bed detached) – House already built and grade 2 listed which means limitations going forward on any changes desired and comes with certain issues regarding structure, thermal efficiency which can become costly.

Please note there is no land for sale in the village.

CONCLUSION

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

An internet trawl of Local Estate Agents and a visual search within the village has revealed that there are no plots of land available for sale within the curtilage of the Village.

The limit of growth will be exceeded with this proposal, however, it should be noted that 18no of these dwellings have not been built, and the permissions could of very well lapsed or indeed the scheme no longer viable and removed.

Due to the possible limit being exceeded a Community Consultation exercise has been requested and arranged by the applicant to discuss the proposal further with the local residents and the village as a whole.

The plot in question is available now for development and is currently under the ownership of the applicant.

It is therefore considered that the Sequential Test has been satisfied once the consultation process is completed.