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# Sequential Test

## **APPLICATION FOR EXTENSION AND CHANGE OF USE.**

4 Newcastle Street  
Mansfield  
Nottinghamshire  
NG18 1TH

April 2024



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## 1. INTRODUCTION.

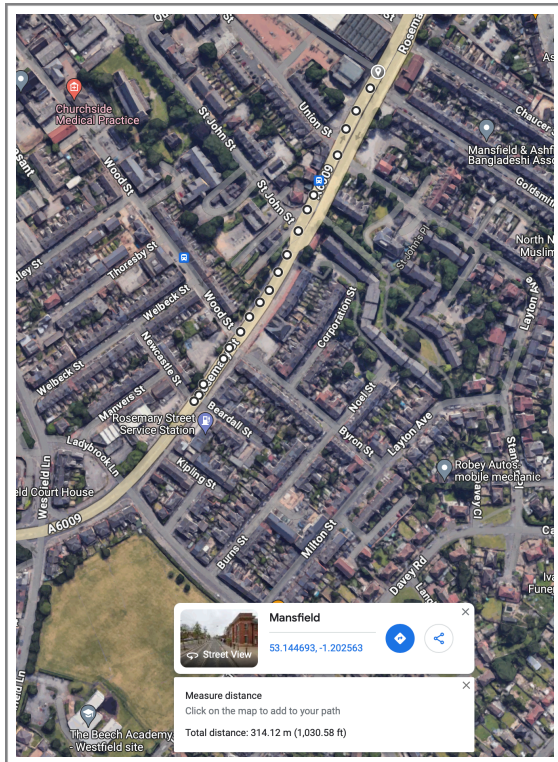
- 1.0 The Sequential Test has been assessed following the request of Mansfield District Council. This has been raised at validation of the application and has been seed agains both National and Local Plan Policy.
- 1.2 The application seeks to extend the current premises and change the use of the property. This statement has been written in accordance with best practice guidance set out within Ensuring the vitality of town Centres 3 March 2014 Ministry of Housing, Communities and Local Government.

## 2. PLANNING POLICY

- 2.1 The site is identified on the Local plan extract below and outlined in red.



- 2.2 The overarching retail policy for Mansfield is set out within the Policy RT1 Main Town Centre Uses. The site as identified on the proposals map above falls just out side of the defined Town Centre Boundary. The site is located a total distance of 314m away from the Town Centre boundary. This is identified on the google maps extract below and falls within an edge of centre location.



2.3 Policy RT1 of the Development Plan identifies that for sites outside of the Town Centre:

*4. Development proposals for main town centre uses outside of these town centres, including extensions to existing facilities, will be supported if they will meet the day to day convenience needs of the immediate area, are an office use proposed within a key / general or allocated employment site\*, or, following a sequential test, it can be satisfactorily demonstrated that:*

- a. the development could not be accommodated on a suitable and available site within a nearby centre, or then on an edge of centre site, having shown appropriate flexibility in the format and scale of development proposed; and*
- b. the development is within an accessible and well connected location.*



*5. Retail and leisure developments over 500 sqm (net\*\*) which are proposed in edge of centre and out of centre locations which are not allocated in the Local Plan for such purposes, will be required to satisfactorily demonstrate, through an impact assessment, that there will be no significant adverse impacts upon relevant town centres (including within adjoining local authorities).*

2.4 In addition the policy text sets out:

*7.7 The policy allows for the development of (2) floorspace that meets the day to day convenience needs of the immediate area. This is expected to be small scale development, not exceeding 280 sqm, such as a new corner shop. 'Immediate area' would include residential areas and business park / industrial estate locations.*

*7.11 The requirements for sequential testing and impact assessments are set out in the NPPF (paras 23 to 27) and the Planning Practice Guidance (PPG). include residential areas and business park / industrial estate locations.*

2.5 The National Planning Policy Framework (December 2023) and supporting Planning Practice guidance identifies at paragraph 94 that:

*94. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m<sup>2</sup> of gross floorspace). This should include assessment of:*

*a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*

*b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).*

### **3. APPLYING THE SEQUENTIAL TEST.**

3.1 Through the assessment of the Mansfield District Local Plan 2013 - 2033 then it identified in paragraph 7.7 of Policy RT1 that a local threshold of 280 sqm has been set. This is significantly below the 2500 sqm of the Framework. these thresholds are both larger than the total area the application falls within. The policy encompasses those uses within Class E. Anything falling below this threshold is identified to be of small scale development meeting the day to day convenience needs of the local area. In this instance the gross internal area including all floorspace amounts to 130 sqm with the total development area amounting to 139 sqm.

3.2 In accordance with the locally set threshold for Mansfield District Council then the sequential test should not be applied in this case.

### **4. CONCLUSION**

4.1 The findings of the assessment identify that the policy requirement is that a sequential test should not be applied in this instance due to the size of the development falling below the locally set threshold of 280 sqm.

4.2 Prior to the application being made an assessment of alternative locations has been carried out. There was only one alternative site available for sale

at this time. This is detailed within appendix A of this report. This was considered to fall outside of the edge of town centre location, not be as well accessible and is further away from the community to which our client wishes to serve. The site did not allow for the construction of the internal dining and restaurant area and would not meet with the remaining policy requirements of RT1. This site was not considered suitable.

## Appendix A

### Rightmove Commercial available sites April 2024

The screenshot displays the Rightmove Commercial search interface. At the top, navigation tabs include 'Buy', 'Rent', 'House Prices', 'Find Agent', 'Commercial', 'Inspire', and 'Overseas', with a 'Sign in' button. The search bar contains 'NG18 1TF' with a radius of '+1/4 mile'. Filters for 'sq. ft.', 'Min Size', 'Max Size', 'Min Price', and 'Max Price' are visible. The search results show '1 results' for 'Commercial Properties For Sale in NG18 1TF, within 0.25 miles, including sold STC'. The primary listing is for a 'Leasehold Fish & Chip Takeaway, Milton Street, Mansfield...' priced at '£299,995 Leasehold'. The listing includes a photo of fish and chips with a 'PHOTOS ON REQUEST' banner, a 'COMMERCIAL' tag, and contact information for 'VERITAS BUSINESS SALES LTD, East Midlands'. A map on the right shows the location in Mansfield. Below the listing, there is an advertisement for 'INTUIT mailchimp' and a security notice.

