

APPENDIX 2

SEQUENTIAL TEST - EVALUATION OF SIMILAR SIZED SITES

Developable area of site 0.4257

Search parameters +/- 600% = site area search of 0.01 to 3 ha within LPA District area

KEY

Within search range = LPA area of operation

Available = Within LPA District Wide

Sites of similar size by open market research within LPA area

Search engine name	Site area HA	Within search range	Reasonably available	Agent / Notes
Newsnow.co.uk				
Peakirk (Bletsoe) Peakirk	2.23	NO		Amenity Land FZ3
Rightmove				
William H Brown Forrest Drive	0.02	NO		House plots Residential area
Jolliffe Stamford Walk Netherton	0.01	NO		House plot Residential area
Zooplaa				
Sharman & Quiney - Lincoln Rd Glington	1	NO		Arable Farm Land Green Belt next residential Houses
Connels	0.012	NO		House Plots
Connels - Werrington	0.12	NO		House plot backland surrounded by residential
City & County 318 Oundle Road	0.12	NO		House plot backland surrounded by residential

Elp-Ltd.com

Virginia Close, Longthorpe	0.047	NO		Dense Residential area
Northey Road Fengate	3	NO		SAM area
Werrington Bridge Road Newborough	1.5	YES	YES	Refused Planning for G&T site
Northey Road Fengate	1	YES	NO	Sold