From: Friends of Millfield

Sent: 25 April 2024 18:11
To: Planning Policy

Subject: Draft Local Plan Review Consultation Response

Attachments: Document F.pdf; Document E.pdf; Document D.pdf; Document C.pdf; Document

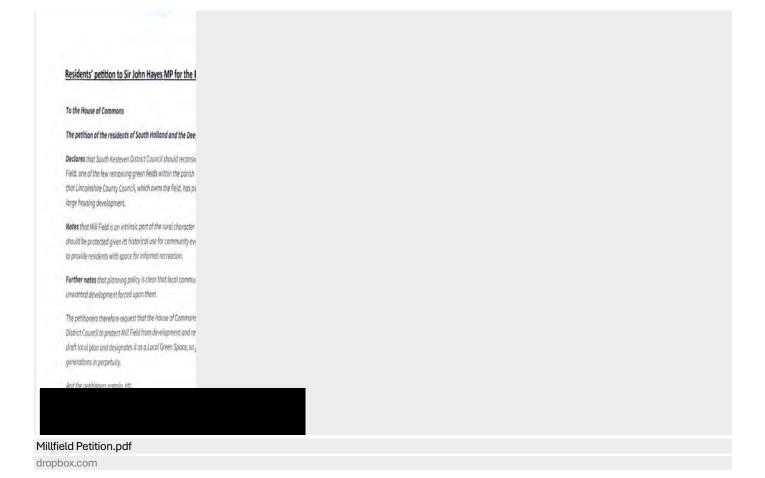
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Categories: Yellow Category

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Dear SKDC Planning Team,

In response to the consultation for the Draft Local Plan, the Friends of Millfield are conducting a petition which, when completed, will be presented by Sir John Hayes MP to Parliament on our behalf to urge SKDC to remove Site SKPR-144 from the Draft Local Plan and designate it as a Local Green Space. The petition to date (Document A) can be viewed by following the link below:



Residents of The Deepings have used Millfield as a place for formal and informal recreation since 1882 when the Oddfellows Charity began their annual sports galas on the field. Millfield, grass land,

has at the same time been used for low level agriculture e.g. for grazing or annually cutting the grass for hay which has enabled formal events and informal recreation to take place simultaneously for over 140 years. This, along with Millfield Road, the country lane that runs parallel to Mill Field, is why it is so "cherished" (to quote Inspector Martin Edwards) by the local community. This community has protested and objected to attempts to change the rural character of this area. SKDC's consultation for the Draft Local Plan has been very unsatisfactory. There have been no opportunities for residents to meet SKDC councillors, question decisions or make their views heard. The two online "Consultations" were mere presentations. "Questions" supposedly submitted during the live event had prepared answers read out and questions the Friends of Millfield raised were left unanswered. Please see attached Document B (Consultation Road Show 2017) & Document C (Deepings School event May 2018) and consider Policy SP4 and the Localism Act which encourages local residents to influence planning decisions.

Millfield has been rejected as a site for development for valid reasons time and again in the past and any future applications will likewise be contested. If "the goalposts" have now been moved to permit development, it is not commendable. Importantly, local dog walkers, walkers and joggers can also claim PRESCRIPTIVE EASEMENT for Millfield. Please see attached Document D (2014 rejection) and Document E (2018 rejection).

In the Site Assessment Report, Millfield has 2 REDS for 2 MAJORS: surface water flood risk and because it is in a mineral safeguarding area. A sewage pumping main diagonally crosses the north field and this periodically leaks and floods. After heavy rainfall, Millfield is saturated and surface water 'lakes' appear, much to the delight of dogs. Millfield is very near to a flood zone of the River Welland and run off water from development could pose a high risk to other properties. Please see Document F (flood photos).

Planning is not just about building houses - it's about giving people a place to live which benefits their physical and mental health. Millfield as a green space is vital to The Deepings. Please listen to the voice of local residents and remove Site SKPR-144 from the Draft Local Plan.

The Friends of Millfield

Residents' petition to Sir John Hayes MP for the House of Commons

To the House of Commons

The petition of the residents of South Holland and the Deepings,

Declares that South Kesteven District Council should reconsider its plan to develop Mill Field, one of the few remaining green fields within the parish of Market Deeping, given that Lincolnshire County Council, which owns the field, has put it forward as suitable for large housing development.

Notes that Mill Field is an intrinsic part of the rural character of the local area, and should be protected given its historical use for community events and so it can continue to provide residents with space for informal recreation.

Further notes that planning policy is clear that local communities should not have unwanted development forced upon them.

The petitioners therefore request that the House of Commons urges South Kesteven District Council to protect Mill Field from development and removes Mill Field from their draft local plan and designates it as a Local Green Space, so protecting it for future generations in perpetuity.

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DAVID ROBERT				
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JULIE LENTO				
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Emma Currington			
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Amanda Sylvesto			
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Naomi Broomes			
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Mathew Hand			
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PAULA DEAN		
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PETER BAMER		
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KIM MIT		
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The petitioners therefore request that the House of Commons urges South Kesteven
District Council to protect Mill Field from development, and removes Mill Field from their
draft local plan and designates it as a Local Green Space, so protecting it for future
generations in perpetuity.

Name	Address	ntact (phone or ome!!)
H. SIMMS		
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DARREN MARSHALL		
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gale Cotte	1001	
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JAMES FRO	57	
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3. CONSULTATION ROAD SHOWS AND NEXT STEPS

- 3.1 Eight road shows took place during the seven-weeks of consultation. These events were spread out across the District with locations and venues informed by the earlier Sites and Settlements consultation. In addition, a number of separate meetings were held with individual Parish Councils, Neighbourhood Plan bodies and other organisations.
- 3.2 Details for each roadshow, including visitor numbers and a short summary of the main points raised, are set out below:

3.3 Long Bennington:

Roadshow held on 6th July - 46 visitors.

Summary of the main points raised: No concerns or objections were raised on the proposed allocations. There was a general appreciation of the scale and size of allocations proposed, as this reflects the level of development that has already occurred in the village. Residents from Claypole also attended the Long Bennington event and were pleased that Claypole is proposed to remain as a smaller village. Under the earlier Sites and Settlements consultation this option of this settlement becoming a Larger Village was proposed based on the initial evidence available at that time.

3.4 Corby Glen:

Roadshow held on 17th July – 53 visitors.

Summary of the main points raised: No significant concerns or objections to the proposed allocation. Residents and the Parish Council members present were supportive of the proposal as it was felt this level of development would sustain and improve local services and facilities. There was a desire for the allocation to make contributions towards improving local open space facilities, particularly at the site adjacent to the provisional allocation. There was also a request for housing suitable and affordable for first time buyers, as many young local people had been forced to move out due to rising house prices and a lack of available properties.

3.5 The Deepings (Market Deeping): Wed .12 July 2017
Two consultations Roadshow held on 12th July - 183 visitors. No Records of NAMES COMMENTS NUMBERS Summary of the main points raised: Considerable objection to the proposed allocation FoR of Millfield Road, Market Deeping (References DEP1-H2 or SKLP30). This piece of DAY TIME land is regarded by local residents as public open space despite not having any such CONSUCATION formal designation, although an application to designate this land as a Village Green has now been submitted to the County Council to determine. Policy DEP1-H2 also references relocating the leisure centre to this site, this is to enable expansion of the secondary school. There was considerable objection to this proposal as residents felt the leisure centre should remain closer to the town centre or a more accessible location.

3.6 Bourne:

Roadshow held on 20th July – 450 visitors.

Summary of the main points raised: There was notable objection to two provisional housing allocations. Concerns were expressed in relation to the proximity of the allocations to Bourne woods and the capacity of existing infrastructure, including schools and doctor's provision and also the presumed capacity of the road network to accommodate additional growth. There was a desire among those who attended the event to locate development on the East of Bourne instead although it should be noted that the majority of respondents attending the roadshow were from those living to the west of the town. Some residents from Thurlby also attended to raise issues and concerns regarding the provisional allocation within their village.

* COMPLAINTS MADE TO MOTE AND ON DESPINGS FREE DISCUSSION FACEBOOK PAGE FROM LOCAL RESIDENTS CONCERNING THE DISHIBSIVE AND COLD ATTITUDE OF CORTAIN OFFICIALS FROM SKDC.

10 an - 3 pm SKDC STALL IN MARKET

5 pm - 7. 30 pm DEEPINGS COMMUNITY

CENTRE .

Have your say on future purpose of land in Market Deeping

11 May 2018

Residents in Market Deeping are being invited to have their say about the future use of county councilowned land off Millfield Road in the town.



Market Deeping

The site was included as a proposed housing allocation in the South Kesteven Consultative Draft Local Plan, 2017, and the county council is now considering the sale of the land.

As part of this, the council wants to know what local residents think about the usage of the land, including the types of housing needed and the facilities or infrastructure it could benefit from.

Residents are being invited to a drop-in session at The Deepings School on Thursday 17 May to give their views.

Council Leader, Cllr Martin Hill, said:

"This event is about listening to what local people feel Market Deeping needs. They may think that there is a lack of a particular type of housing, or that there could be better local leisure facilities. It's important that people give their input as we look at the future use of this land and how it can best provide what the community needs."

"The county council owns parcels of land in various places in the county which were previously used by us or rented out, but where we no longer require them, it makes sense to release some of our funds and see them used for what the county really needs."

The community discussion event is being held between 4pm and 7pm. An online survey will also be available from 17 May at www.lincolnshire.gov.uk/countyholdings (URL=http://www.lincolnshire.gov.uk/countyholdings).

Outcome of consultation (full report available):

- 1. Four Police Officers were brought in before the event began in anticipation of large protests.
- 2. 90% responded that change of land use to development would not benefit the community.
- 3. 87% responded that the environmental impact of developing this open land would have a negative effect on them and their community.

Ref: MAR14-63

Settlement: Market Deeping

Land Type: Greenfield

Site Size: 11.329





Indentified Contraints

Constraint

Local Exclusion

National Heritage

Flood Zone 3

Public Footpath

Tree Preservation Order

Water course

Other

Assessment and Notes

Inappropriate size/scale to existing development

None

None

No

Affects < 50% of Site

app 4.5% of site

Flood Zono 1 2018

Conservation Area

National and International Environmental

No No

Ag Class 3

crosses site

Site Visit

Site Description

Current Land Use

large grass field, on edge of settlement, between housing and A15 bypass

none - grass field

Surrounding Land Uses

A15 to West and residential to East

Topograpahy

level none

Views into and out of the site

Point of access from highway

On site features eg. Pylons, masts

Other site features

Yes

Assessment Summary

Available: Yes

Suitable: No

Achievable: No

Potential Capacity: 0

2014-2019:0

Constraints: Central part of site within floodzone 3. Currently contrary to SAP H1

Mitigation: Policy review, flood risk prevention measures, change in flood zones

Summary Notes:

Large site on edge of settlement therefore contrary to SAP H1, public footpath crosses site

Likely Phasing:

2019-2024: 0

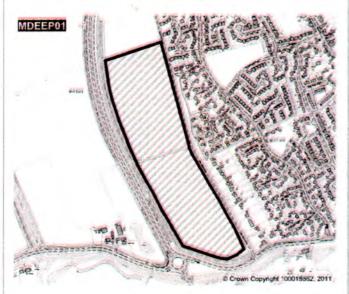
2024-2029: 0

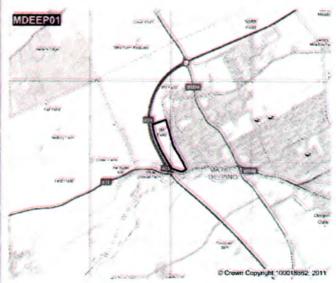
2029+: 0

28 October 2014

Site Reference: MDEEP01 (11.16 ha) REJECTED

Location: Land West of Millfield Road





Site Description

Large site located on the western edge of Market Deeping. Comprises a large grass field, bounded by the A16 trunk road to the west.

Summary of Assessment

Constraints:

Highway Authority: access only possible via Millfield Road with major improvements including widening. Part of the site falls within the identified floodzone.

Public footpath crosses site.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site, part of which is used as the Showground. The site lies adjacent to existing estate type housing development outside the confines of the settlement. It occupies the space between the built-up part of Market Deeping and the bypass to the west. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a moderate landscape sensitivity and a medium capacity for development.

Consultation Response:

4 representations were received as a result of the consultation in October 2009 covering the following points:

- · too far from facilities
- localised flooding issues
- · should remain in use as showground

The Town Council is concerned about development on this site.

Conclusion

Not considered to be suitable for allocation:

There are highway constraints to development of this large site. Development could have a detrimental effect on the amenities of nearby residents.

South Kesteven District Council

Development Management Council Offices, St Peter's Hill, Grantham, Lincolnshire, NG31 6PZ

Tel: 01476 406080

E-mail: planning@southkesteven.gov.uk

Web: www.southkesteven.gov.uk



Ms Lynette Swinburne Savills (UK) Ltd Stuart House City Road Peterborough PE1 1QF

REFUSAL OF OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Part I – Particulars of application

Application No:	S18/2146
Date Received:	10th December 2018
Applicant:	Lincolnshire County Council
Proposal:	Construction of up to 260 dwellings and new vehicular access from Millfield Road, public open space and associated infrastructure. Outline application with the matter of access for consideration
Location:	Land Off Millfield Road Market Deeping PE6 8AD
Decision/Date	11th November 2020

Part II - Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof, for the following reason(s):

- 1. The submitted Statement of Community Involvement, together with the feedback from the public, Town Council and Neighbourhood Plan Group during consultation on the application has very clearly demonstrated that the proposal does not have substantial community support. Furthermore, the proposal would not meet a proven local need or address a specific targeted need for local market housing, that is not already provided for by allocated sites. It is therefore contrary to Local Plan Policy SP4 criteria (a) and (e). There are no overriding material considerations that outweigh this fundamental conflict with the Development Plan.
- The proposal would result in an unacceptable adverse impact on the open and rural character and appearance of the area, contrary to Local Plan policies DE1, EN1 and criteria b, and d, of SP4

... Continued

Note(s) to Applicant:

- 1. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- 2. There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with paragraphs 38 of the National Planning Policy Framework.

William Richards Head Of Development Management 11th November 2020

GENERAL DEVELOPMENT PROCEDURE ORDER 2015 TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same, or substantially the same, land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same, or substantially the same, land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of the service of the enforcement notice **or** within six months of the date of this notice (whichever period expires earlier).

If you want to appeal against other decisions, except for Householders which are 12 weeks, then you must do so within 6 months of the date of this notice. Appeals should be submitted using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Tel: 0303 444 5000

Email: enquiries@planning-inspectorate.gsi.gov.uk Website:-https://www.gov.uk/planning-inspectorate

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.







