



DEEPING ST JAMES PARISH COUNCIL

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Parish Clerk: Julie Fortnum

Planning Policy Team
South Kesteven District Council
Council Offices,
The Picture House,
St Catherine's Road,
Grantham
NG31 6TT

Thursday 25 April 2024

Dear Planning Policy Team,

Re: Regulation 18 - Draft Local Plan

You already have the attached Deepings Neighbourhood Plan Group's response to South Kesteven District Council's Local Plan Review 2021-2041, Regulation 18 - Draft Local Plan Consultation.

These comments have been reviewed by us and are supported by Deeping St James Parish Council.

Yours sincerely,

Louise Brown
Assistant Clerk
Deeping St James Parish Council



Comments by the DNP Group on Draft South Kesteven Local Plan

April 2024

Abbreviation:

DNP - Deepings Neighbourhood Plan

Page	ref	Comments
12 Fig 3	There are 4 market towns...& Market Deeping	Object <i>Incorrect term, instead use the term The Deepings</i> – Total population 14,075. Market Deeping (quoted here, Population 6819) is one of two parishes in The Deepings. The other is Deeping St James (2021 Population:7256).
19	Vision for The Deepings First paragraph Rewrite other paragraphs to incorporate changes opposite	Object Refers to expansion east and west of the town. We have objected to expansion to the west of the town (Millfield), so if agreed then this para. needs to alter. Add text from the DNP vision, important as it reflects the design and gateway focus of the DNP: <i>“By 2041, Market Deeping and Deeping St James will have grown as a vibrant community embracing local characteristics and will have:</i> <ul style="list-style-type: none"> • <i>established those aspects of character that contribute towards local distinctiveness</i> • <i>secured new development that makes a positive contribution to local character;</i> • <i>supported good design recognising it is inseparable from good planning and place making;</i> • <i>achieved attractive and recognisable important gateways into the settlement offering a sense of arrival and connection to the countryside”.</i>
26	Policy SD1	Support We welcome the Focus on net zero
37	SP2. 2 Line 2	Comment Capitalisation of <u>T</u> he Deepings
39	SP4b.	Object Correct paragraph lettering for “b. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;” Delete second line (...adjacent to developed site allocations...) as sites next to site allocations should also be clear allocations. This logic might otherwise allow for outward expansion from an undeveloped site rather than the present built up area.
49	H1	Support for all sites except <i>SKPR-144 Land to the west of Millfield Road</i> (200 units). Object to <i>SKPR-144 Land to the west of Millfield Road</i> (200 units).

		<p>Reasons for objection to SKPR-144 Land to the west of Millfield Road are:</p> <ol style="list-style-type: none"> 1. Absence of significant popular local support (as required by SP4a.) 2. Ready availability of an acceptable alternative site (not yet allocated in the draft plan) at Land North of Spalding Road, SKPR-248). 3. Proximity of the proposed site to the Protected Green Lane DNP12 would contradict the requirement to be in keeping with rural character and appearance with increased traffic and noise. Millfield Road is currently subject to a Quiet Lane status request and development would not be in keeping with this. <p>Market Deeping Town Council have discussed this site and we ask you to consider their following considerable concerns.</p> <p>Development of 200+ houses would not be in keeping with the character of the area and would be inappropriate in size and scale to the existing 15 houses adjacent to the site on Millfield Road conflicting with policy SP4b/SP3d.</p> <p>Development proposed would impact negatively on the current semi natural open space in contradiction with policy EN1 something that has been indicated as a deficiency within the SKDC Open Space and Recreation Study 2023.</p> <p>Proposed development would create a significant increased risk of surface water flooding as noted as a major constraint as per the SKDC Draft Site Assessment Report (it should be noted other alternative sites have been rejected on this basis).</p> <p>Major constraint due to Minerals and Waste policy as per SKDC Draft Site Assessment Report (it should be noted other alternative sites have been rejected on this basis).</p> <p>Proposed site does not have ready/easy access to public transport or amenities</p> <p>Sites already allocated within the current Local Plan have yet to be developed and the alternative sites available would indicate that this allocation is not in fact required at this stage.</p>
76	Policy E2	<p>Support for all Employment sites in Deepings Northfields SKPR-284 (DEP-SE1) PB Road SKPR-55 (DEP-E1)</p>
83	E4	<p>Support for EMP-D3 (Northfields) and EMP2 (Hards Lane)</p> <p>Note for EMP2 <i>undecided</i> at 30.3.24 application on adjacent site to west was supported in principle by DSJ Parish Council for employment development . [see planning S23/0401, Proposed industrial park. Land Off Hards Lane Frognall Lincolnshire PE6 8RP]. If approved then this would support extension of the industrial area westward to fill a gap.</p>

86	9.39	Object 2 nd line incorrectly refers to the 'City'
91	10.3	Object: Explanation needed. What are points of the compass assessments?
99	EN3 Green Infrastructure	Support A welcome idea to link sites with their wider GI context.
114	6a & b Design and energy efficiency.	Object Reword to offer clarity on where these are Building Reg issues. Not consistent with Climate Change chapter
117	SB1 Sustainable building.	Object Reword to offer clarity on where these are Building reg issues. Not consistent with Climate Change chapter.
125	OS1 Open space standards for new development	Support We note that standards might require increased open space of different types. This is where there are good reasons such as open space deficiency, the proper planning of an area, or other site specific circumstances, We suggest such clarity features in the text.
167	Text	Object. No reference made to the adopted DNP
168	Policy DEP1-H1 Towngate West	Support Add reference to Deepings Green Walk (as you have done in SKPR-144 Millfield)
169	Policy DEP1-H2 Linchfield	Support Add reference to Deepings Green Walk (as you have done in SKPR-144 Millfield)
170	SKPR-144g Land west of Millfield Road	Object Reasons for objection to SKPR-144 is the absence of popular support (as required by SP4a.), and the ready availability of an acceptable alternative site (in the Housing Land Availability Study but not yet allocated) at Land North of Spalding Road, SKPR-248) Deepings Green Walk reference at g. welcomed
170	SKPR-26 Priory Farm	Support for principle of development but object to absence of important qualifications as follows. <ul style="list-style-type: none"> ▪ Should reference Back Lane as a 'green or quiet lane' (as previous site above SPPR-144 does). ▪ The site is on the edge of a conservation area and very close to the grade 1 Priory Church and Benedictine Priory. Design must reflect these leading aspects of local character.

		<ul style="list-style-type: none"> ▪ Protect key street tree (Willow) and verge on Broadgate Lane frontage ▪ There should be no access from Back Lane to protect the character of this rural route (see policy DNP 12.3). ▪ Site boundaries seem to incorrectly include highway verge (land is not registered so owner needs to confirm) ▪ Proximity to Priory Church and the Benedictine Priory
175	DEP2 – MD Town centre	<p>Object</p> <p>Action needed to align this policy SKLP with DNP policies.</p> <p>Note there is no secondary frontage provision in the DNP. SKLP policy DEP2 should directly align with DNP policies (quoted in full below):</p> <p><i>“1. The area identified on Map 5 is safeguarded for a potential extension to Market Deeping Town Centre boundary. All proposals within the existing boundary and the proposed extended area will be subject to the criteria in SKLP Policy DEP2.</i></p> <p><i>2. Proposed changes of use of ground floor premises within the identified Market Deeping Town Centre from Class E (commercial, business and service uses), Class F1 (learning and non-residential uses) and Class F2 (local community uses) Use Classes to residential uses will only be supported where:</i></p> <p><i>a) it can be demonstrated that there is no need for the existing use in the town centre; or</i></p> <p><i>b) it can be demonstrated that the existing use is no longer economically viable and that appropriate marketing for its occupation by Use Classes E, F1 and F2 has been undertaken without an alternative commercial or acceptable town centre use being identified.”</i></p>
176	DEP2 – MD Town centre	<p>Object</p> <p>Map is not correct see DNP page 47, Map 5. The DNP Town Centre plan here needs to be graphically clearer and should be redrawn (please ask if you require a clearer plan than in the DNP).</p>