

## South Kesteven Local Plan – Regulation 18 Consultation 2025.

Further representations on behalf of G. W. Padley Property 4 Limited and The Rathbone Trust: Land between North Field Road and the A1175, Market Deeping, Lincolnshire. Site Ref.: SKPR-304.

Representations in support of the allocation of the above Site for mixed use development were submitted in response to the previous Regulation 18 Consultation under email cover dated 09/04/2024. These previous representations are attached to the email forwarding this current further representation and remain valid.

The Representors are surprised and disappointed that the Site is not presently included as a preferred allocation in the Draft LP. They wish, therefore, to sustain their advocacy of the Site including at the next (Regulation 19 [Submission] and Public Examination stages. This, therefore amounts to a continuing **OBJECTION** to the omission of the Site.

The tabulated Site Appraisal was as follows:

*“Site is in close proximity to identified SAP/SCI/SSSI – Langtoft Gravel Pits and therefore could cause environmental implications on the designated site. Natural England have advised that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Cross Drain SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more. Other more suitable sites are available to meet required need across the plan period.”*

The Representors consider this appraisal to be both inadequate and unjustified on the basis of:

- the intrinsic characteristics of the Site and the potential impacts. Any potential *adverse* impacts (e.g. on the natural environment - the Langtoft Gravel Pits and the Cross Drain) can be fully mitigated with appropriate measures;
- the *absence of objections* from statutory consultees;
- its rejection as a candidate allocation is wholly *inconsistent* with the decision to allocate large sites in the *immediate vicinity*, notably:
  - SKPR-36 – Land at Towngate
  - SKPR-37 – Land off Linchfield Road
  - SKPR-58 – Land at Peterborough Road
  - SKPR-284 – Extension to Northfields Industrial estate(To be clear, overall, the Representors are **supportive** of the allocation of the above sites, which they consider would contribute towards meeting the tests of ‘soundness’ in the emerging Local Plan and this observation should not, therefore, be taken as an objection to **their** proposed allocation).
- it represents a logical rounding off of the built-up area to strong defensible landscape features (the A1175 Road);
- it lies in an accessible location consistent with the above-cited proposed allocations;
- the proposed range of (mixed) uses is wholly compatible with and complementary to adjoining existing and proposed development;
- it is available and deliverable in the short term (years 0-5);
- the assertion that there are (allegedly) ‘*more suitable*’ sites available (on the evidence, a wholly unevicenced subjective judgement) does not represent a sustainable reason for rejecting a site which is clearly, on its objective merits, a suitable and appropriate mixed

use allocation. It is not promoted as an *alternative* to other allocated sites, but *in addition* to them, contributing overall to a healthy quantitative and qualitative supply of mixed-use provision in – and contributing to the *soundness* of the Plan.

**ASPBURY PLANNING LIMITED**  
**26 AUGUST 2025**