

## South Kesteven Local Plan – Regulation 18 Consultation.

Representations on behalf of **G. W. Padley Limited** and **The Rathbone Trust**: Land between North Field Road and the A1175, Market Deeping, Lincolnshire.

**(NB: These representations are made without prejudice to any other separate representations on the draft Local Plan made by either of the joint Representors).**

### 1.0 **THE REPRESENTATION**

1.1 The Representors, who jointly own the land edged in red on the attached OS Plan (land between North Field Road and the A1175 at Market Deeping) – ‘The Representation Site’ (RS), amounting to some 4.1 hectares, seek allocation thereof for ‘employment-led mixed uses.’

1.2 The allocation and development of the RS, subject to appropriate development principles, represents a logical rounding off of the built-up area of Market Deeping to a strong/well-defined physical boundary – the A1175. This area is, self-evidently, a fast-growing part of Market Deeping and the uses proposed thereon would complement and enjoy a sustainable relationship with existing and emerging land uses in the vicinity, including: the Northfields Industrial Estate (which [together with the proposed SKPR 284 employment allocation] already extends to the A1175) to the immediate east; recent and ongoing residential development to the south of North Field Road; Spitfire Business Park and the proposed SKPR Employment Allocation between the latter and Peterborough Road, to the south west.

1.3 It is proposed that the range of permissible uses within the overall mixed-use allocation would be:

Primary:

- **B2 – General Industrial**
- **B8 – Storage and Distribution**
- **E(g)(i) - Offices**
- **E(g)(ii) – Research and Development**
- **E(g)(iii) – (Light) Industrial Processes**

Secondary:

- E(a) – (Convenience) Retail (Subject to an internal floorspace limit of 400 SM gross/280 SM net sales area)
- E(b) – Café/Restaurant (including ‘Drive-Thru’)
- E(c)(i) – Financial Services
- E(c)(ii) – Professional Services
- E(c)(iii) - Other appropriate services in a commercial, business or service locality

- E(d) – Indoor Sport/Recreation/Fitness
- E(e) – Medical or Health Services
- E(f) – Creche/Day Nursery
- C1 – Hotel
- C2 – Residential Institution
- F1(f) -Place of Worship
- Sui Generis: Hiring/Selling/Display of Motor Vehicles  
Public House/Drinking Establishment  
Hot food takeaway

#### 1.4 Development Principles:

- A landscaping belt along the northern boundary/frontage to the A1175
- Minerals Assessment
- Comprehensive/integrated SUDS-based surface water drainage scheme.

#### 2.0 **SUPPORTING COMMENTARY**

2.1 Market Deeping is one of the four Main Towns in the Plan Area which are identified as the planned focus of most new development in the Plan.

2.2 The RS lies within the wider physical confines of Market Deeping – contained by Town’s (A15/A1175) By-pass, which represents a clearly-defined and ‘defensible’ limit to development - and adjoins the main (Northfields Industrial Estate) employment area and extensive areas of existing and proposed residential development. The proposed Allocation would enjoy an accessible and sustainable relationship with these areas.

2.3 The size and shape of the RS and its relationship to North Field Road means that there is no requirement for significant **on-site** infrastructure, the Site being readily serviced directly from the Road, from existing infrastructure/utilities capacity (NB: There are two existing agricultural field accesses from the Road). This means that development can be brought forward early and undertaken flexibly in discrete phases – an important delivery and sustainability benefit.

2.4 In Chapter 2 under ‘Economic Challenges’ in the table following Paragraph 2.33 (Page 14) of the draft Plan, it is stated:

*“Having the right amount and type of employment land/business space. Ensuring employment provision is affordable. There is currently a shortage of available serviced and well-located employment sites, and premises, which is constraining the development of new employment opportunities in key locations across the District.”*

2.5 The Plan's 'Vision' (Chapter 3) states (at Page 17):

*"The District will have a successful, diverse economy providing employment opportunities for the local workforce, equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high-quality growth and a popular place to work, live, visit and invest in."*

and, in relation to Market Deeping:

*"The economy of the town will be supported through the supply of appropriate land to develop a diverse, vibrant and modern economy to increase jobs, enhance prosperity and provide a better balance between housing and employment growth."*

2.6 The proposed Allocation complies with, amongst others, the following **Strategic Objectives** as listed in the Table at paragraph 3.5 (Page 21 of the draft Plan):

- S01 Sustainable Growth and Diversification
- S02 Developing a Strong, Successful and Sustainable Economy
- S03 Broadening and Diversifying the Employment Base
- S05 Facilitate and Sustain a Network of Sustainable Communities
- S06 Facilitating and Enhancing the Role and Function of the Main Towns
- S08 To retain and improve accessibility for all to employment etc.
- S09 To make provision for an adequate supply and choice of land for new ..... employment.....

2.7 The proposed Allocation would comply with, amongst others, the following **Policies**:

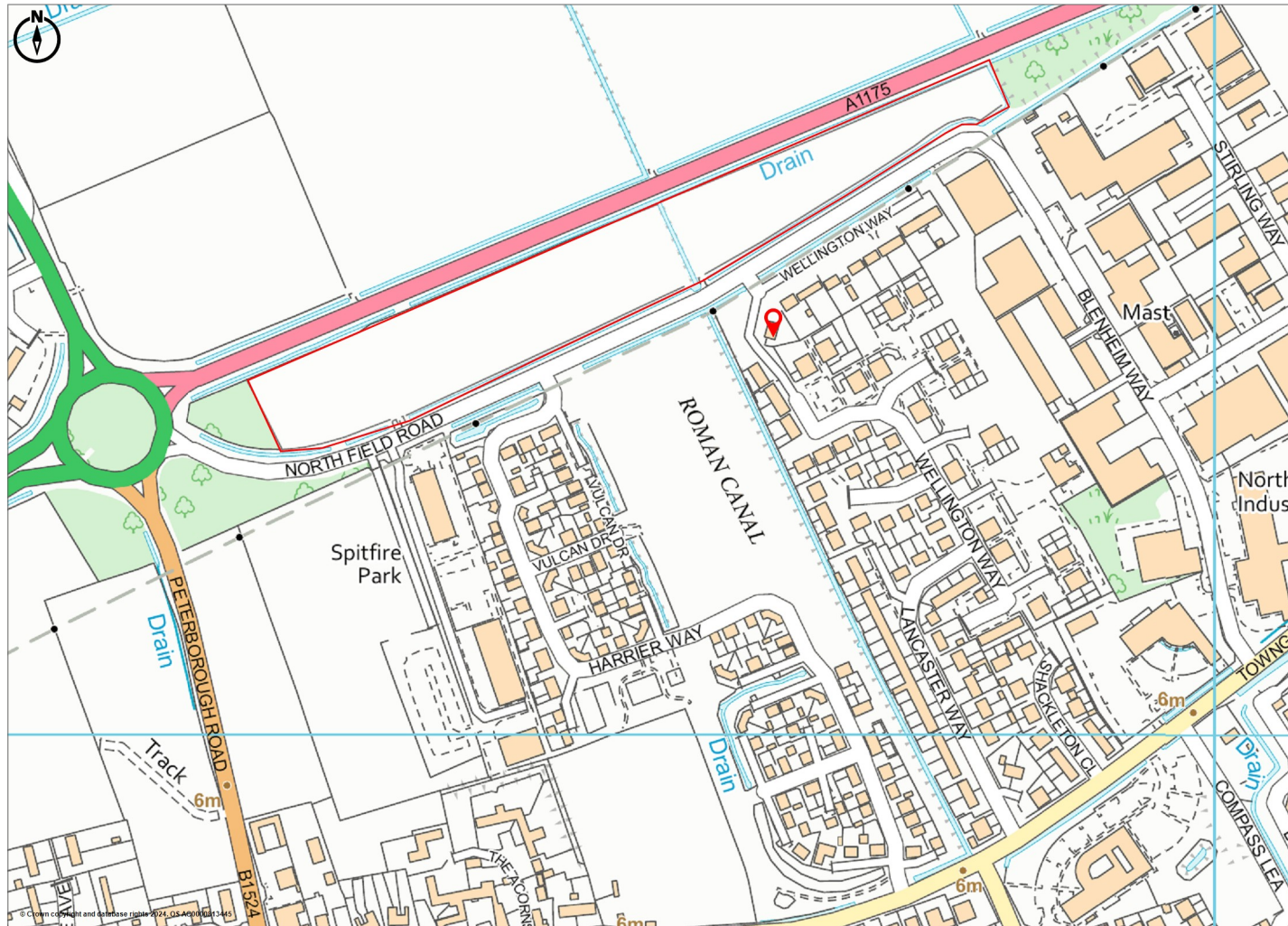
- SD1 Principle of Sustainable Development (Clauses a) to f) inclusive, h), k), and m)).
- SP1 Spatial Strategy
- SP2 Settlement Hierarchy
- E2 Employment Sites

### 3.0 **SUMMARY & CONCLUSION**

3.1 The Representors propose a **new** employment-led mixed-use allocation - SKPR--- (to be defined) on the land between North Field Road and the A1175 Market Deeping Bypass on the terms set out in paragraphs 1.3 and 1.4 above and that the Allocation be included in the Table in Policy E2 and on the appropriate Proposal Map Inset(s).

**ASPBURY PLANNING LIMITED**  
**April 2024**

SKDC Local Plan Review - Site at North Field Road Market Deeping



**Promap**  
LANDMARK INFORMATION

© Crown Copyright and database rights 2024. OS AC0000813445  
Plotted Scale - 1:5000. Paper Size - A4