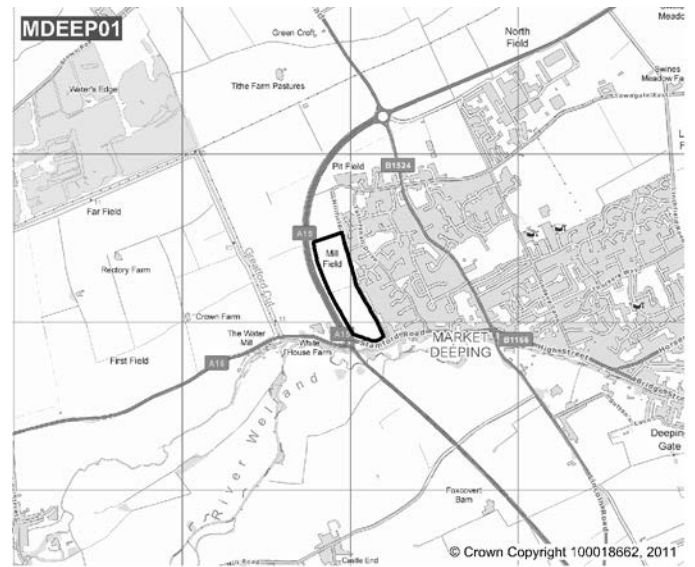
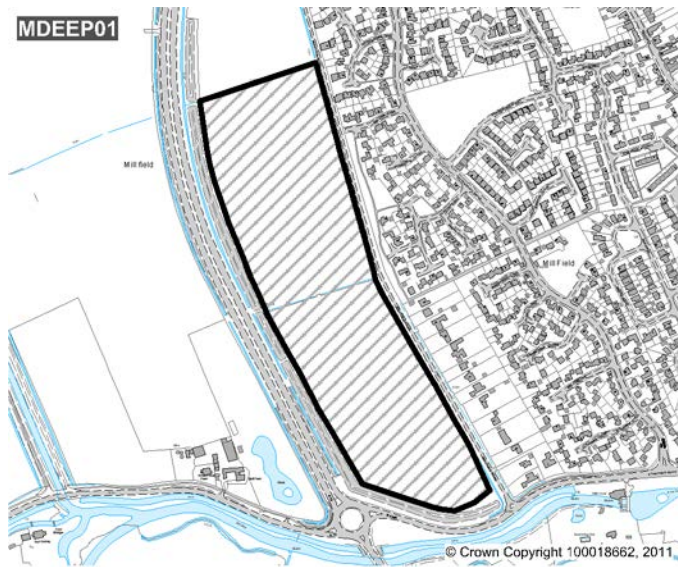


Site Reference: **MDEEP01** (11.16 ha)  
Location: **Land West of Millfield Road**

**REJECTED**



### **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**

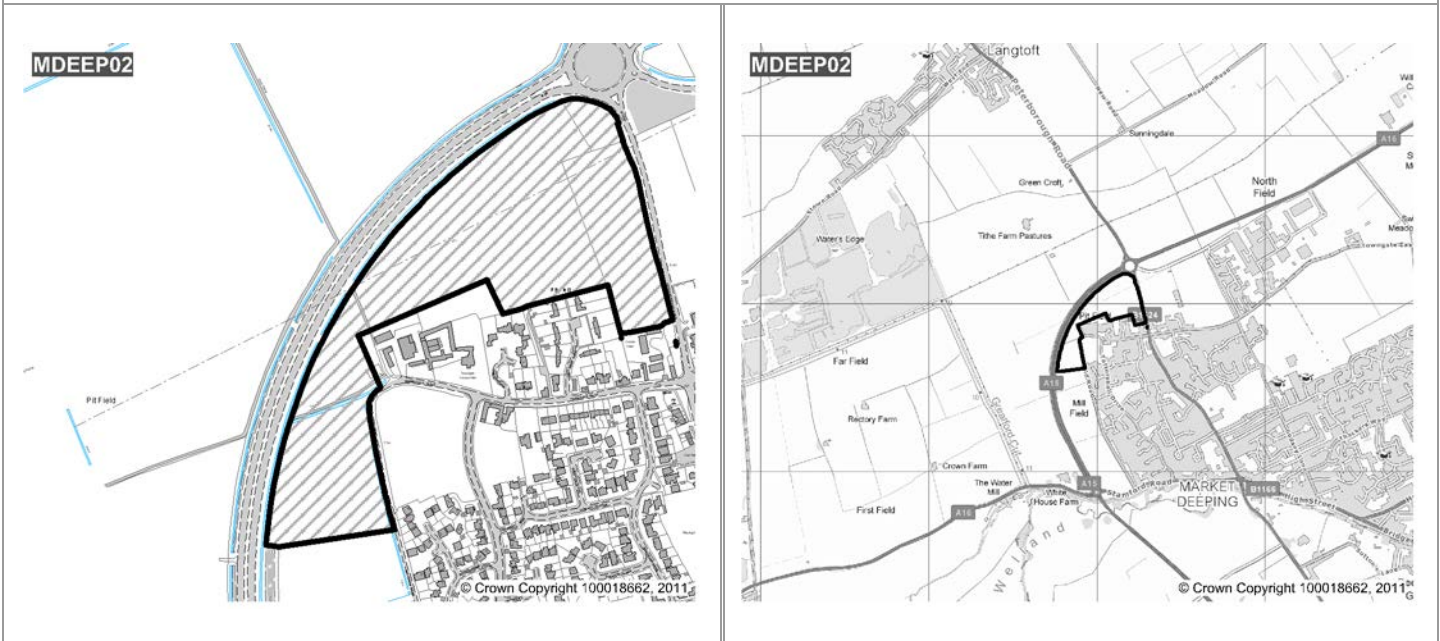
#### **Not considered to be suitable for allocation:**

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

Site Reference: **MDEEP02** (10.60 ha)

**REJECTED**

Location: **Land between A16 and B1524 (Peterborough Road)**



### **Site Description**

Large site located to the northern edge of Market Deeping. Comprises a large agricultural field bounded by the A16 trunk road to the north and west, and the A15 to the east.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

Public footpath crosses site.

Sewer crosses site.

Water Main crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which lies between the town and the A16 bypass to the north and west. The site lies adjacent to existing residential development and its eastern side forms the approach to Market Deeping from the north. 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:**

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

- residential inappropriate because of noise and access problems
- The Town Council is concerned about development on this site.

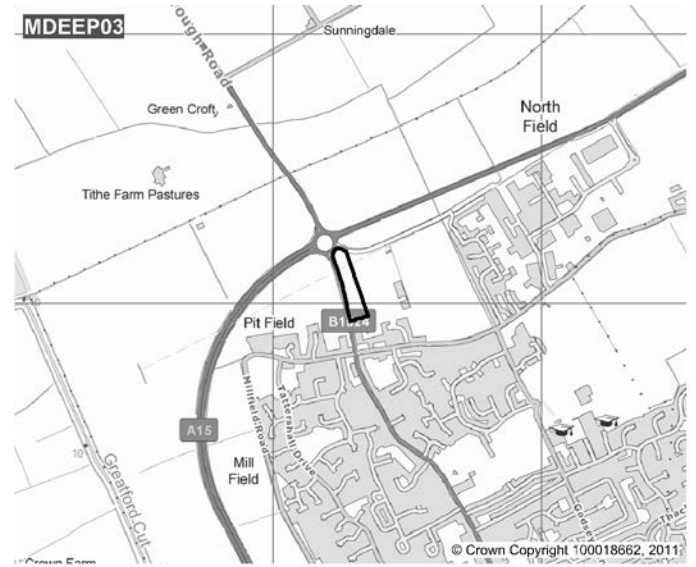
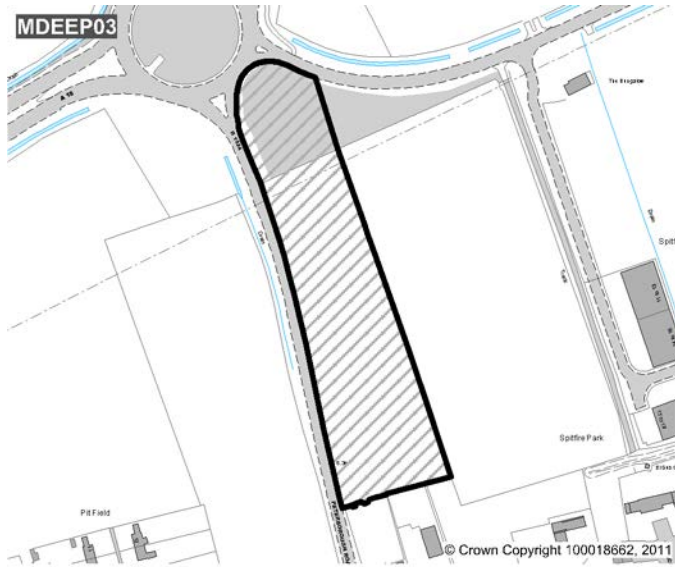
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Development of this large site would encroach on the open countryside. There are highway concerns (major improvements required) and concerns about the impact on the open countryside which would result from development on this site.

Site Reference: **MDEEP03** (1.52 ha)

Location: **R/o 5, Towngate East, Market Deeping/East of B1524**



### **Site Description**

Site located on the east of the northern approach to Market Deeping. Comprises an agricultural field with a line of trees to its eastern boundary.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

Lincolnshire Heritage: Undated features (HER 35360); ridge and furrow (HER 35361); cropmark site (HER 33431)

Archaeological evaluation prior to determination of a planning application is likely to be required.

TPO to eastern boundary.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site in a prominent location at the entrance to the town. The site lies adjacent to a motel and public house. 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 high landscape sensitivity and a low-medium capacity for development.

#### **Consultation Response:**

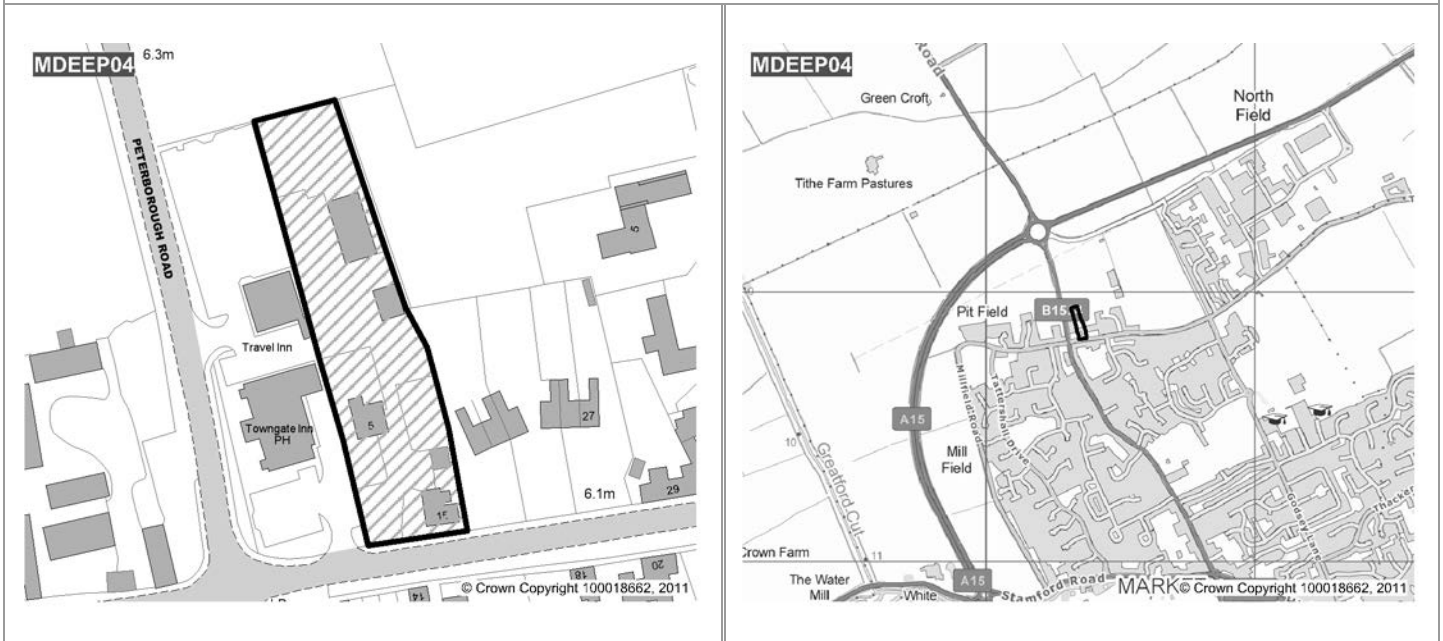
### **Conclusion**

Suitable for development as part of larger, comprehensive scheme including DEEP 05 & 06. Site is gateway to town, so careful consideration is required.

Site Reference: **MDEEP04** (0.33 ha)

**REJECTED**

Location: **Land at 5 Towngate**



### **Site Description**

Small site on the northern edge of the town. Comprises dwellings and haulage yard.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

Lincolnshire Heritage: Undated ditches (HER 35614) Archaeological fieldwork may be required.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site lies adjacent to residential properties on the northern edge of the town. There are two dwellings to the road frontage and a haulage business to the rear. It is well related to the existing built form and development here will have a limited impact.

#### **Consultation Response:**

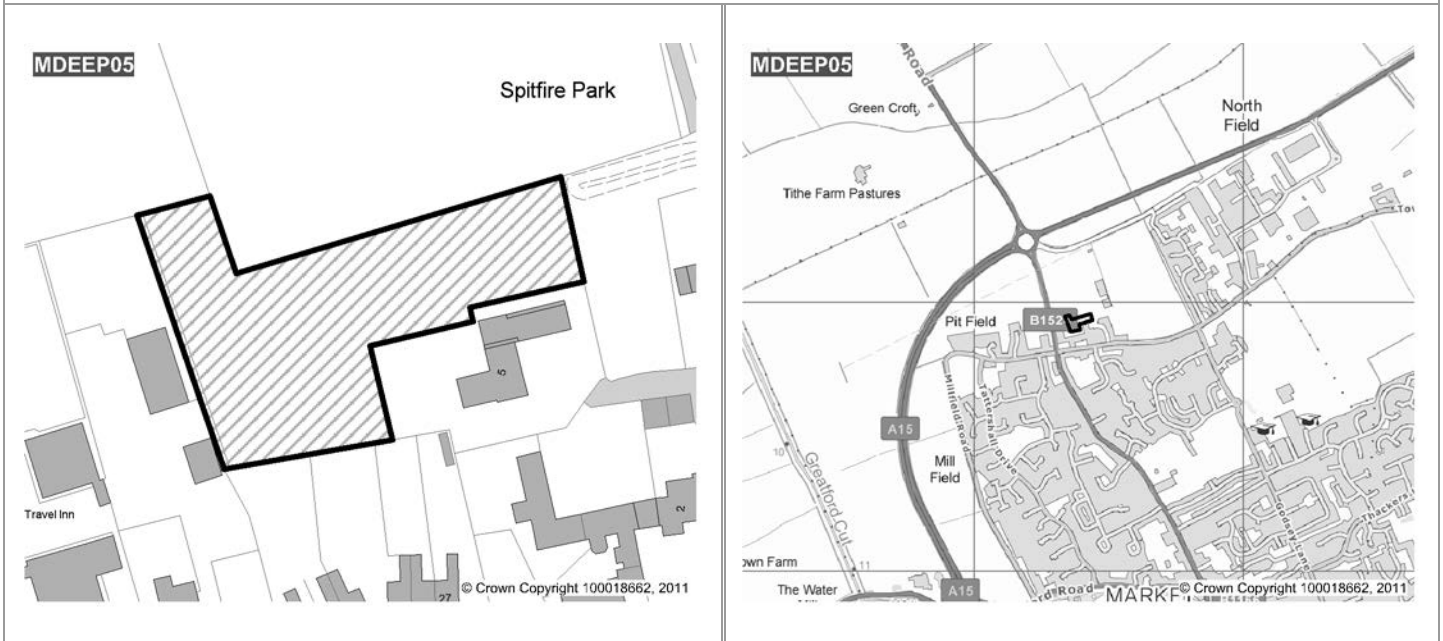
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Small site which is suitable for redevelopment. Not suitable for allocation.

Site Reference: **MDEEP05** (0.33 ha)

Location: **Land rear of 17-27 Towngate East**



### **Site Description**

Landlock site to the rear of properties on the northern edge of the town.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site lies adjacent to residential properties along the northern edge of the town. The site is well related to the existing built form and development would have a limited impact. However, the site has no independent access and can only be developed as part of a larger scheme.

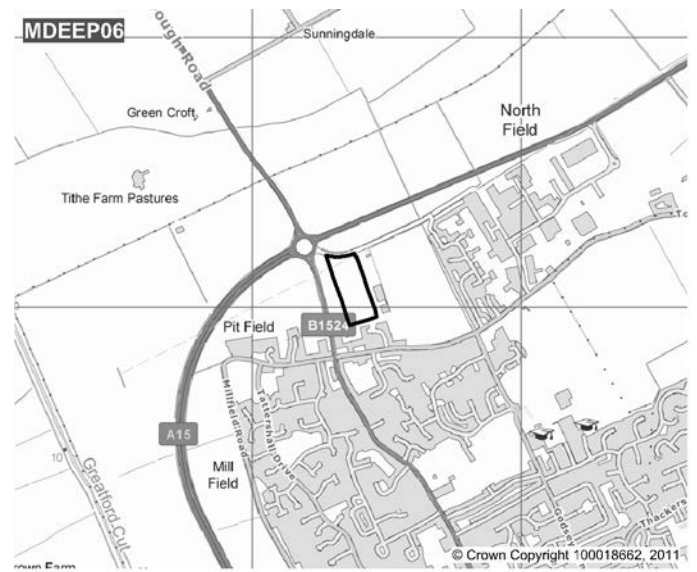
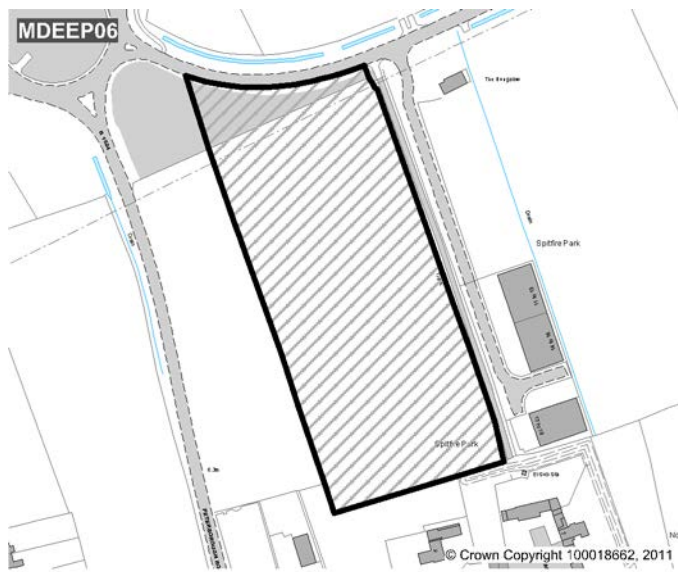
#### **Consultation Response:**

### **Conclusion**

Landlocked, small site, which can only be developed with DEEP04 or as part of a larger scheme with DEEP03, 04 & 06.

Site Reference: **MDEEP06** (2.72 ha)

Location: **South of Northfields Road, Market Deeping**



### **Site Description**

Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

Lincolnshire Heritage: Undated features (HER 35360); ridge and furrow (HER 35361); cropmark site (HER 33431)  
Archaeological evaluation prior to determination of a planning application is likely to be required.

IDB: Sustainable system to limit flows required.

#### **Impact:**

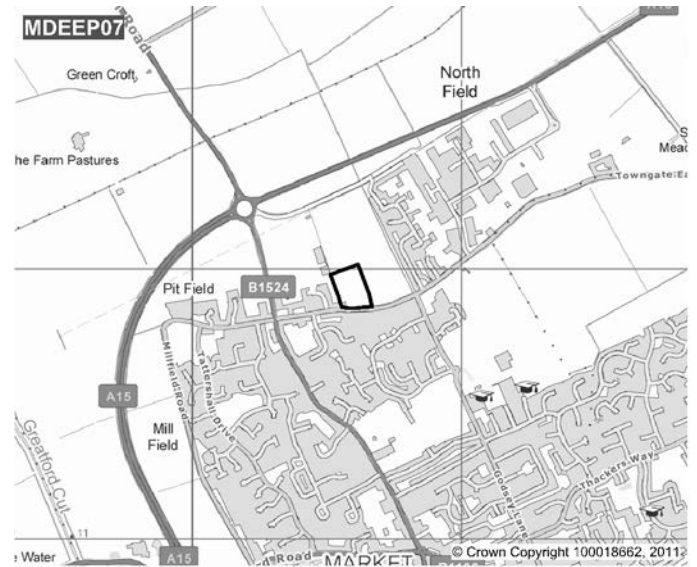
Edge of settlement site on the east side of the northern approach to the town. The site lies adjacent to Spitfire Way industrial estate and occupies a prominent location close to the A15/A16 junction. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a high landscape sensitivity and a low-medium capacity for development.

#### **Consultation Response:**

### **Conclusion**

Subject to suitable access provision, the site has potential for residential, employment or mixed use - although the most suitable use is for small-scale local employment.

Site Reference: **MDEEP07** (1.63 ha)  
Location: **Land at Towngate East**



### **Site Description**

Large site located on the northern edge of Market Deeping. Comprises a grass paddock.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

#### **Impact:**

Grass field used as a pony paddock which lies adjacent to existing housing development. It is part of a wider area of open space on the northern edge of the town. 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 low landscape sensitivity and a high capacity for development.

IDB: Sustainable system to limit flows required.

#### **Consultation Response:**

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

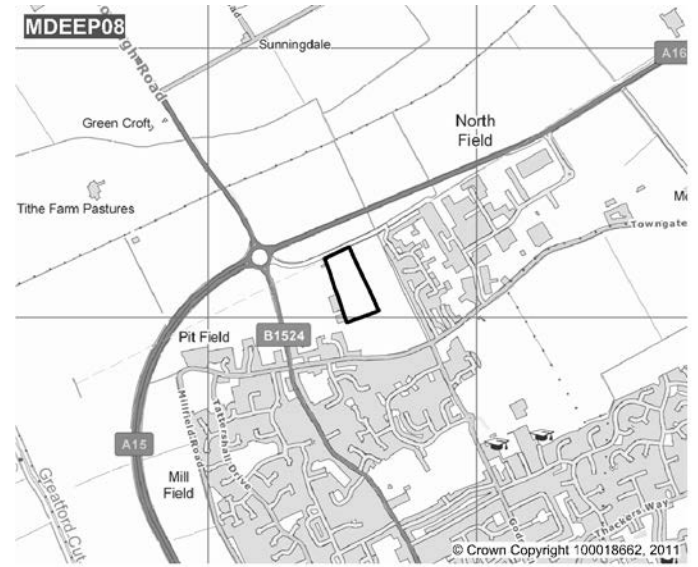
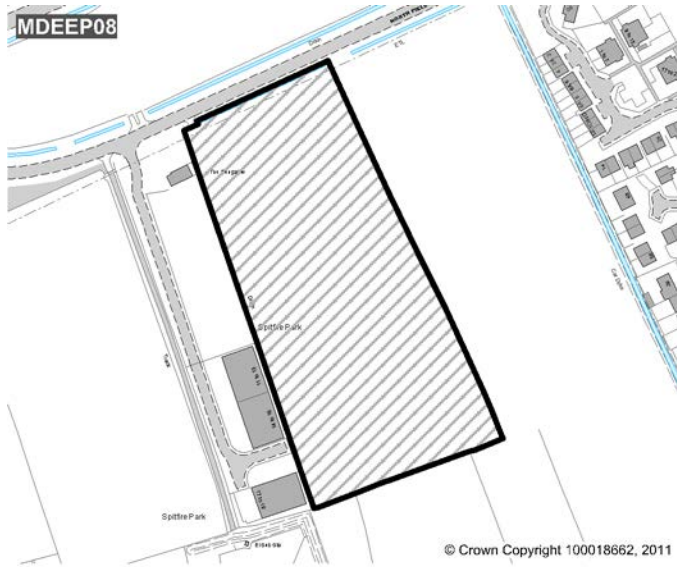
- support - as part of mixed use development with nearby sites

### **Conclusion**

Neighbouring uses of residential and industrial/commercial mean that this site is suitable for mixed use development.

Site Reference: **MDEEP08** (2.92 ha)

Location: **Land East of Peterborough Road and South of Northf**



### **Site Description**

Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site is in a reasonably prominent location adjacent to the A15/A16 on the northern edge of the town. 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 low landscape sensitivity and a high capacity for development.

#### **Consultation Response:**

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

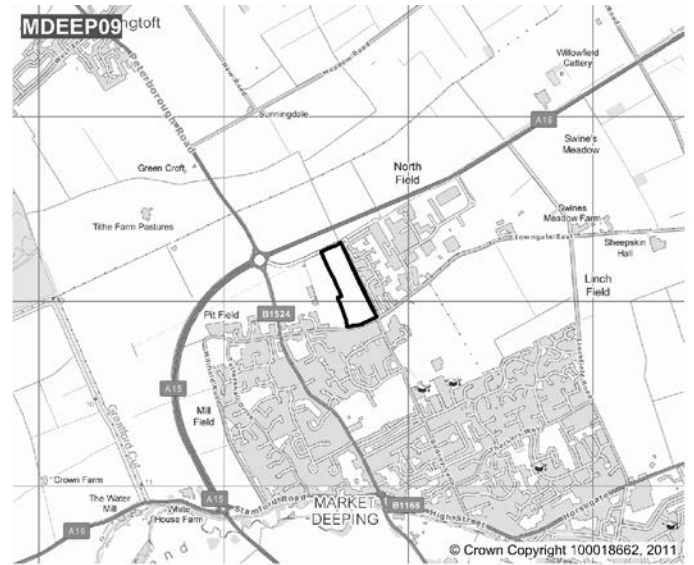
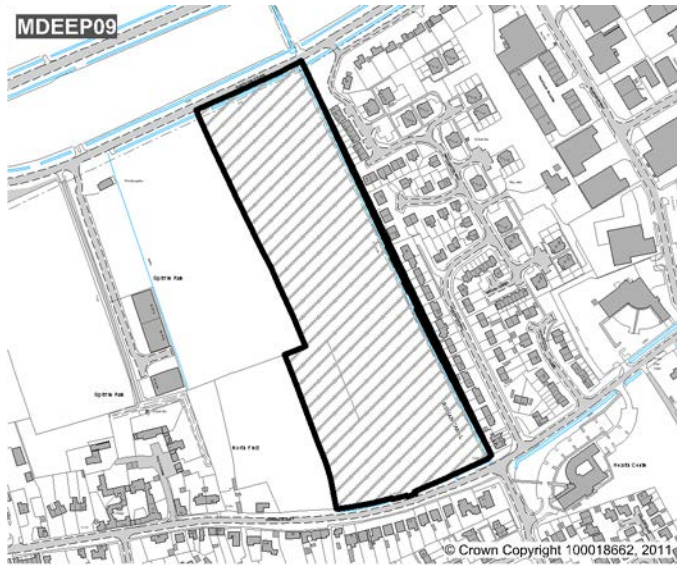
- would not wish to see substantial eastward extension of West Deeping into open countryside

### **Conclusion**

Subject to suitable access provision, the site has potential for residential, employment or mixed use - although the most suitable use is for small-scale local employment.

Site Reference: **MDEEP09** (5.75 ha)

Location: **Land between Towngate East and North Field Road**



### **Site Description**

Large site located on the northern edge of Market Deeping. Comprises a large agricultural field.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: major concerns about capacity of roundabout. Substantial Transport Assessment looking at all junctions and roundabout required.

Lincolnshire Heritage: Car Dyke on eastern edge (HER 60706) Archaeological evaluation prior to determination of a planning application is likely to be required.

TPO on site.

Water Main crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site is in a reasonably prominent location adjacent to the A15/A16 on the northern edge of the town, and lies adjacent to existing estate type housing development [single storey to its eastern boundary]. 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 low landscape sensitivity and a high capacity for development.

#### **Consultation Response:**

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

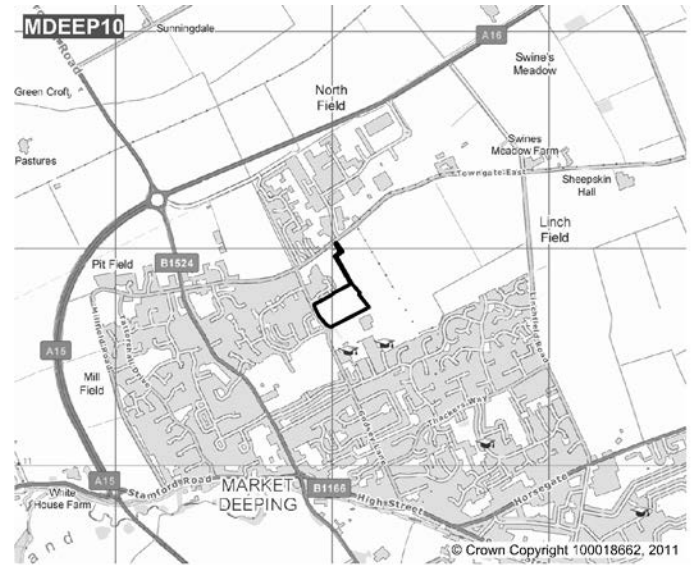
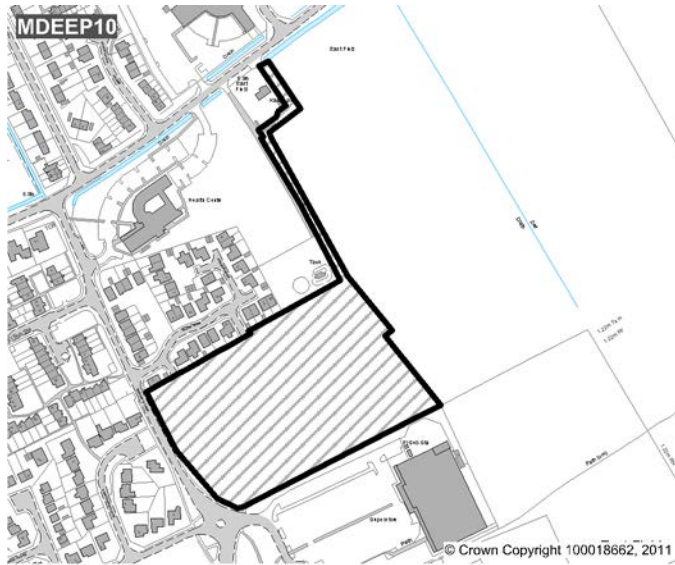
- would not wish to see substantial eastward extension of West Deeping into open countryside

### **Conclusion**

Neighbouring uses of residential and industrial/commercial mean that this site is suitable for mixed use development.

Site Reference: **MDEEP10** (2.88 ha)  
Location: **Land at Godsey Lane**

**REJECTED**



## **Site Description**

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: already granted permission for housing.

Lincolnshire Heritage: Ridge and furrow (HER 37035); Late Iron Age/Romano-British features (HER 35351); Early Bronze Age pit (HER 37034) Planning permission granted subject to an archaeological condition.

IDB: Sustainable system to limit flows required.

#### **Impact:**

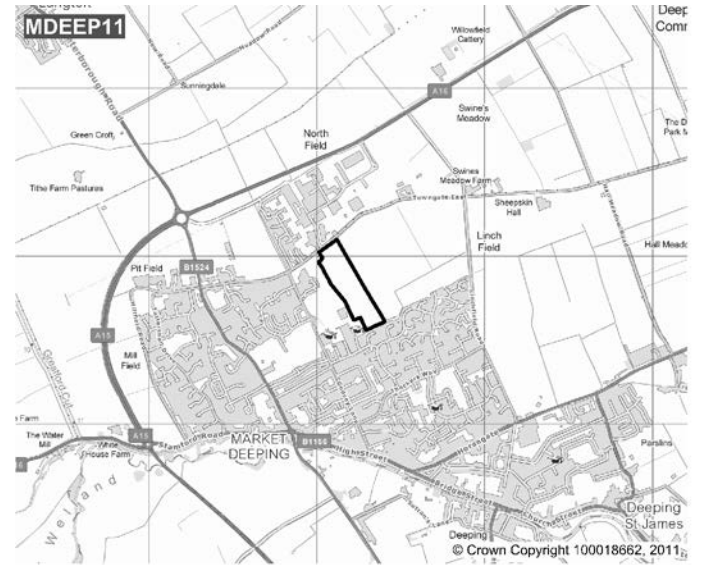
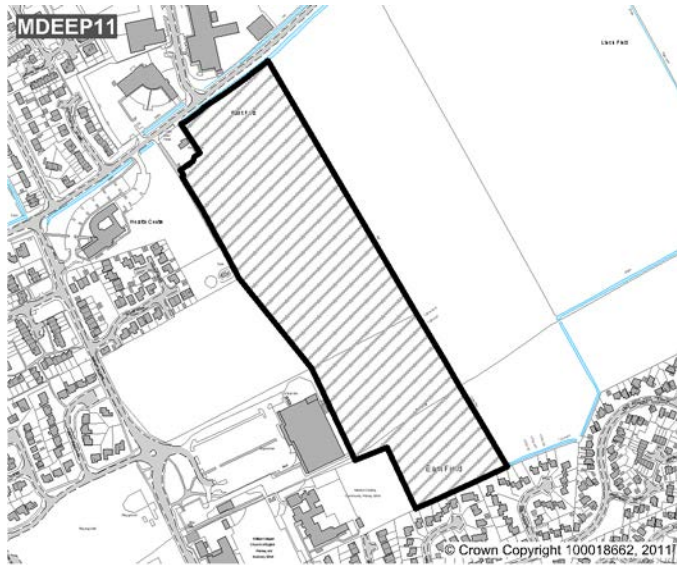
#### **Consultation Response:**

### **Conclusion**

#### **Not considered to be suitable for allocation:**

Site under construction. Should not be allocated.

Site Reference: **MDEEP11** (8.07 ha)  
Location: **Land at Godsey Lane**



### **Site Description**

Large site located on eastern edge of Market Deeping. Comprises a large agricultural field. Is the subject of current planning application.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: This site will require amendments to site MDEEP10. Planning permission and the S278 works amending. Site MDEEP10 needs to be designed to accommodate further development including junction/internal arrangement and S278 works.

Lincolnshire Heritage: Ridge and furrow (HER 37035); Late Iron Age/Romano-British features (HER 35351) Findspot: late medieval/post medieval finds (HER 35403) Archaeological evaluation has been requested.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which is large and provides extensive views over open countryside. The site lies adjacent to residential development to the west and south. 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 low landscape sensitivity and a high capacity for development.

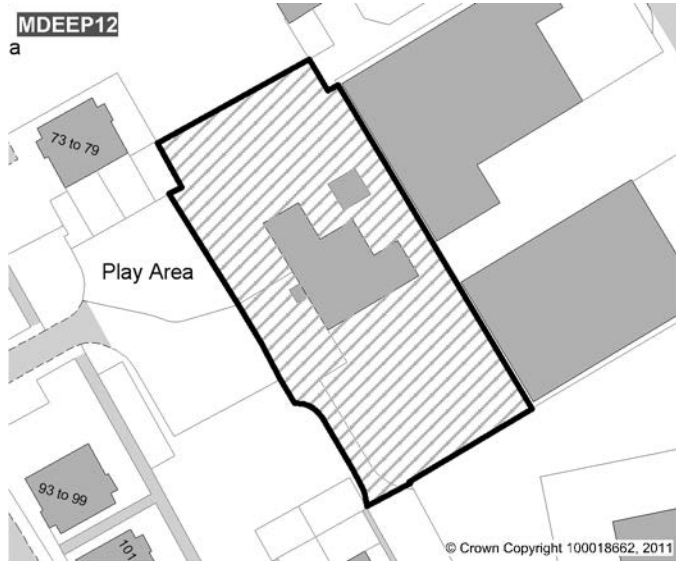
#### **Consultation Response:**

### **Conclusion**

Suitable for development as part of a large development (with DEEP01 & 02), phasing to be dependent on highway and infrastructure phasing.

Site Reference: **MDEEP12** (0.31 ha)  
Location: **Land off Wellington Way**

**REJECTED**



### **Site Description**

Landlocked site within an industrial area to the north of Market Deeping. Planning approved for use as car park.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: objection. No access via the public highway. Development undesirable in this location.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

There is no access to the site.

#### **Consultation Response:**

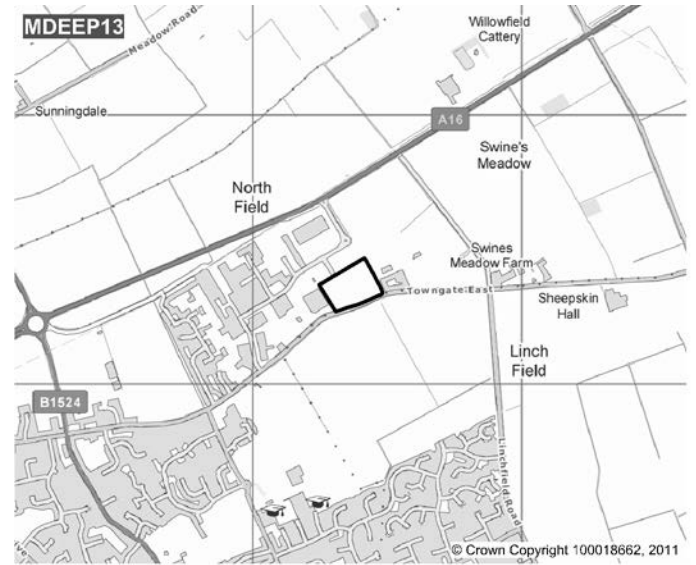
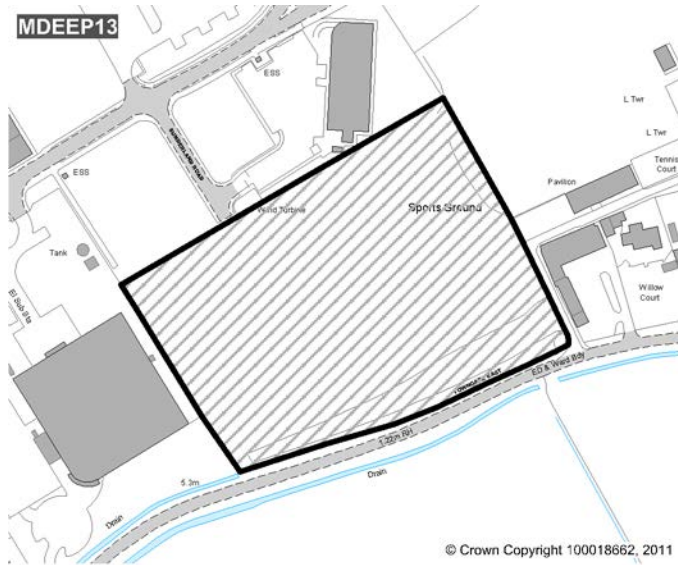
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Site is within an existing industrial estate, but has no access. Should not be allocated.

Site Reference: **MDEEP13** (2.63 ha)

Location: **Land to North of Towngate East**



### **Site Description**

Site on the northern edge of Market Deeping. Comprises football pitches.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: support. Potential for link road through to Deeping St James sites and existing access to A16, subject to detail.

Lincolnshire Heritage: Undated features (HER 35348) Findspots: medieval pottery (HER 35349); post medieval finds (HER 35350) Archaeological evaluation prior to determination of a planning application is likely to be required.

IDB: Sustainable system to limit flows required.

#### **Impact:**

The site occupies a secluded position on the northern edge of the settlement, and separated from it by Towngate East. There are commercial premises to the north and west and open countryside to the south. The site relates well to the existing, adjacent commercial uses, and commercial/employment development here would have a limited impact.

#### **Consultation Response:**

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

- too far from facilities, therefore suitable only for employment uses

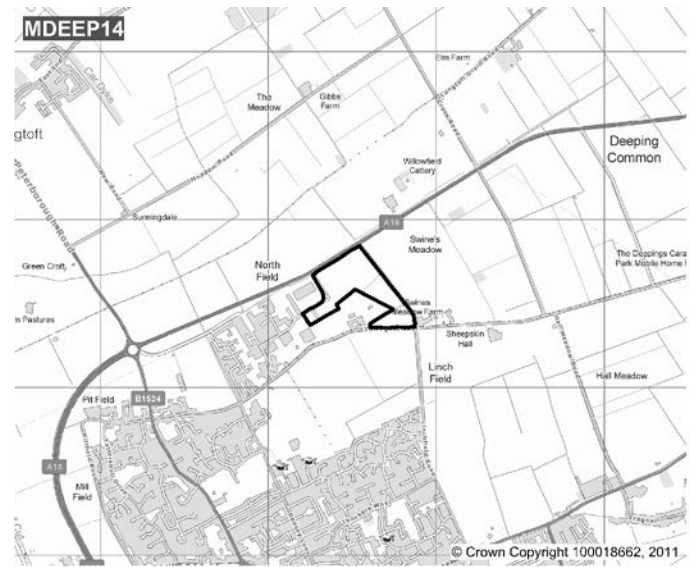
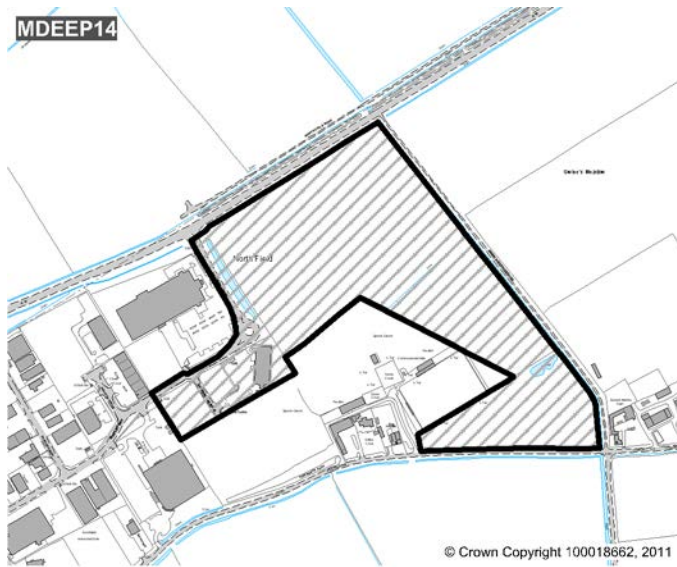
The Town Council is concerned about development on this site.

### **Conclusion**

Could be suitable for development, provided that recreation facilities are replaced.

Site Reference: **MDEEP14** (14.11 ha)

Location: **East of Northfields Industrial Estate, Market Deep**



### **Site Description**

Large site located on the eastern edge of Market Deeping. Comprises large fields in agriculture use. Part of the site has already had highway infrastructure constructed (roundabout and road stubs). Previous applications have been approved for commercial development.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: support. Development for employment use would be supported.

Lincolnshire Heritage: Undated features (HER 35348) Findspots: medieval pottery (HER 35349); post medieval finds (HER 35350) Some fieldwork already undertaken in the area. Archaeological evaluation prior to determination of a planning application is likely to be required.

Water Main 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 which is large and has an open aspect. Highway infrastructure has already been constructed along the boundary to the site, which lies immediately adjacent to existing commercial development. The site is well related to the adjacent uses and development would provide a natural extension to the industrial estate.

#### **Consultation Response:**

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

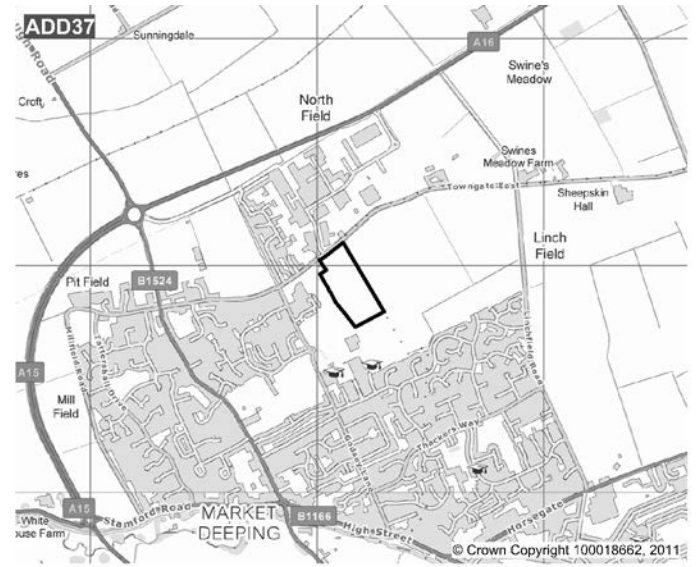
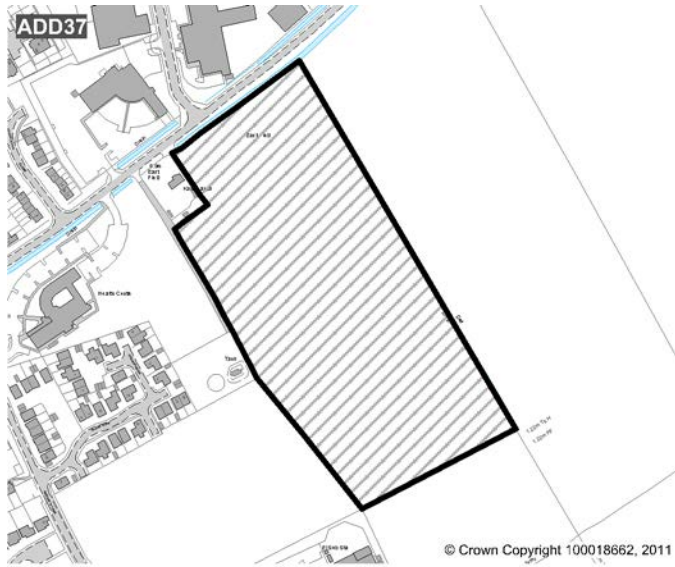
- if allocated for employment use then MDEEP13 inappropriate for residential use

### **Conclusion**

This site would provide a suitable extension to the adjacent industrial estate.

Site Reference: **ADD37** (5.18 ha)

Location: **land to East of Godsey Lane, MD**



### **Site Description**

Large site located on eastern edge of Market Deeping. Comprises a large agricultural field. The site has outline planning permission for residential development and is the subject of a current detailed planning application.

### **Summary of Assessment**

**Constraints:**

**Impact:**

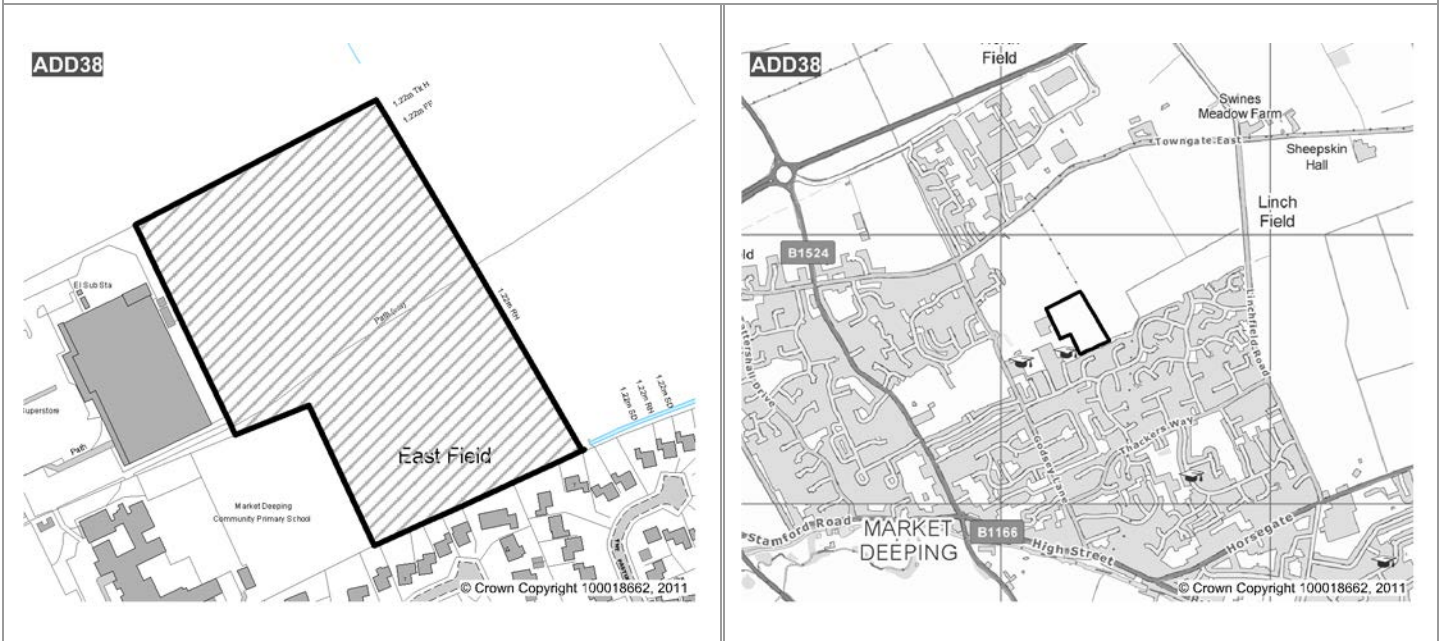
**Consultation Response:**

### **Conclusion**

Suitable for development as part of a larger development (with DEEP01), dependant on highway and infrastructure phasing.

Site Reference: **ADD38** (2.86 ha)

Location: **land to East of Tesco Superstore, Godsey Lane, MD**



### **Site Description**

Site on eastern edge of Market Deeping. Comprises a field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: No links would be acceptable via existing estates to the south of the site. All traffic would be via Godsey Lane.

Lincolnshire Heritage: no remains recorded, extent of remains to N & E requires evaluation prior to determination. TPOs to boundary.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Field in agricultural use on the edge of residential development. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed, as part of a larger site, as having a low landscape sensitivity and a high capacity for development. However, this site cannot be accessed and is not considered to be suitable for residential development.

#### **Consultation Response:**

4 representations were received as a result of the consultation in August 2010 covering the following points:

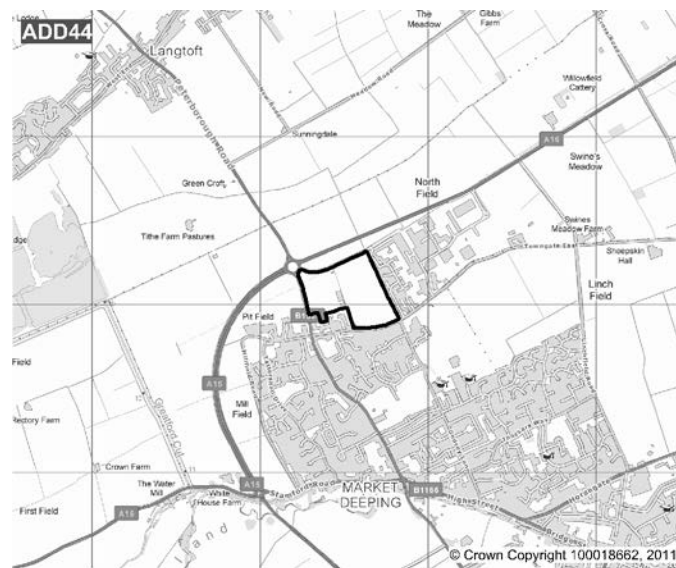
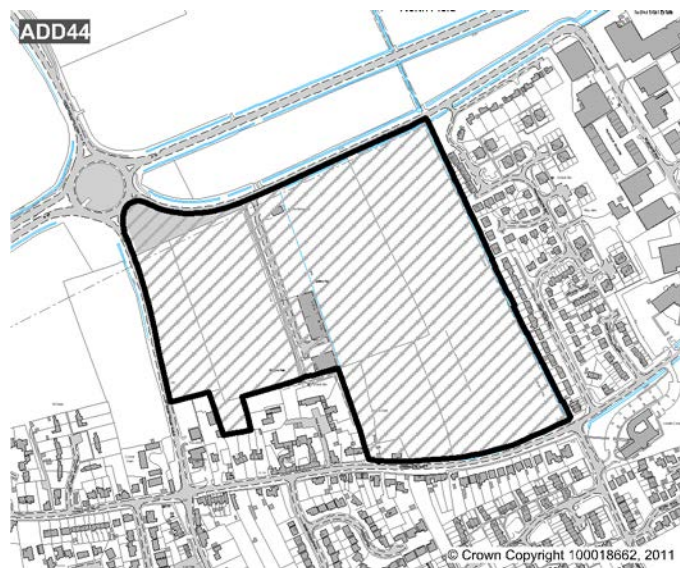
- site not deliverable because no access to highway

### **Conclusion**

Site could provide "green lung" for adjacent development. The site could be suitable for residential development, as part of a larger scheme, if highway constraints can be overcome.

Site Reference: **ADD44** (16.22 ha)

Location: **Land North of Towngate East**



### **Site Description**

Large site located on the northern edge of Market Deeping. Comprises large fields in agricultural use and a small industrial development.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: capacity at the roundabout is a concern. Towngate East junction with Peterborough Road is poor, upgrade would be required. Wider issues.

Lincolnshire Heritage: Roman Car Dyke forms E boundary, Bronze Age barrow found on N boundary, further info required, requires evaluation prior to determination

TPOs on site.

Sewer crosses site.

Water Main crosses site.

IDB: Sustainable system to limit flows required.

#### **Impact:**

Edge of settlement site which occupies a prominent location at the entrance to the town. 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 high landscape sensitivity and a low-medium capacity for development to the west of Spitfire Way and as having a low landscape sensitivity and a high capacity for development for the remainder of the site.

#### **Consultation Response:**

4 representations were received as a result of the consultation in August 2010 covering the following points:

- site within 2km of SSSI, potential concerns about industrial run-off
- support

### **Conclusion**

Suitable for development if highway and water assets constraints can be overcome. Capacity may be limited by sensitivity issues to part of site.