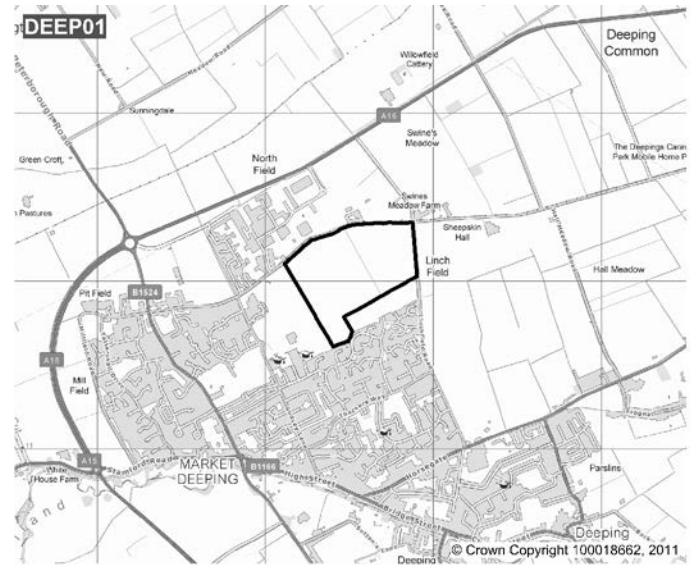
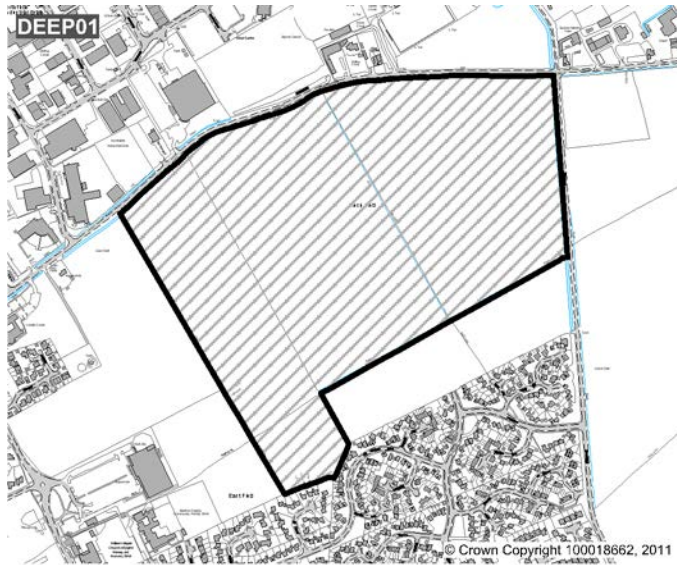


Site Reference: **DEEP01** (33.62 ha)

WITHDRAWN

Location: **Land West of Linchfield Road**



Site Description

Large site located to the north of Deeping St James. Comprises large agricultural land.

Summary of Assessment

Constraints:

Highway Authority: provides potential for links (including footways) to Linchfield Road and junction with Towngate East, and link to A15 through employment area.

Lincolnshire Heritage: Late Iron Age/Romano-British features (HER 35351) Findspots: post medieval finds (HER 35407, 35411); medieval pottery/finds (HER 35404, 35405, 35409); Roman tile (HER 35406); Roman pottery (HER 35410); flints (HER 35427, 35428) Some fieldwork already undertaken in the area. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpaths cross site.

Water main and sewer cross site

IDB: Sustainable system to limit flows required.

Impact:

Edge of settlement site which is large and prominently located outside the confines of Deeping St James, on the edge of open countryside. 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:

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

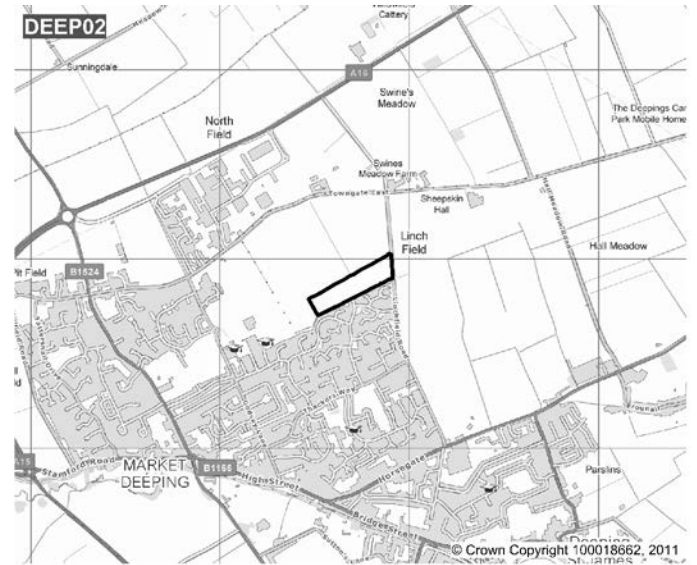
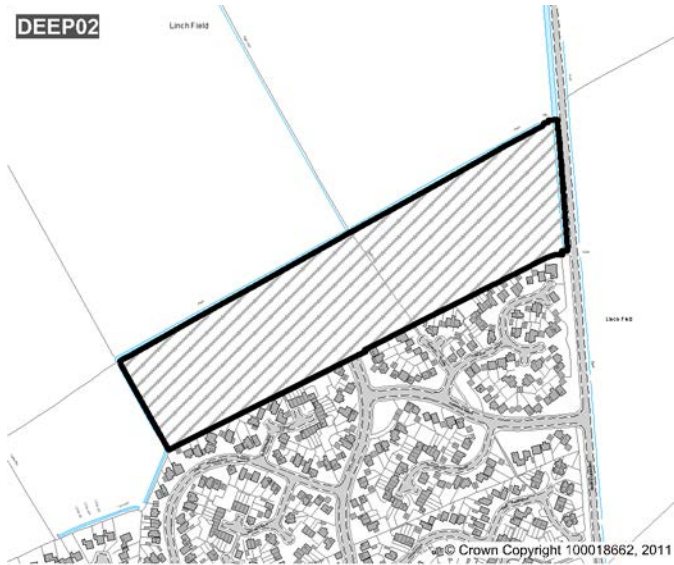
- support - with DEEP02 will be sufficient to meet needs

Conclusion

The site has been withdrawn and should therefore be considered unavailable.

Site Reference: **DEEP02** (5.16 ha)

Location: **Land West of Linchfield Road**



Site Description

Large site located on the northern edge of Deeping St James. Comprises a large agricultural field with a dyke to its northern boundary.

Summary of Assessment

Constraints:

Highway Authority: Transport Assessment required to consider capacity issues on network and junction (if development in excess of 150 units considered). Highway improvements required including widening of Towngate and junction improvements will be necessary.

Lincolnshire Heritage: Late Iron Age/Romano-British features (HER 35351) Some fieldwork already undertaken in the area. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpaths adjacent and crossing site.

Sewer crosses site

IDB: Sustainable system to limit flows required.

Impact:

The site lies immediately adjacent to existing estate type housing development on the edge of Deeping St James, and on the edge of open countryside. 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:

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

- support - with DEEP01 will be sufficient to meet needs

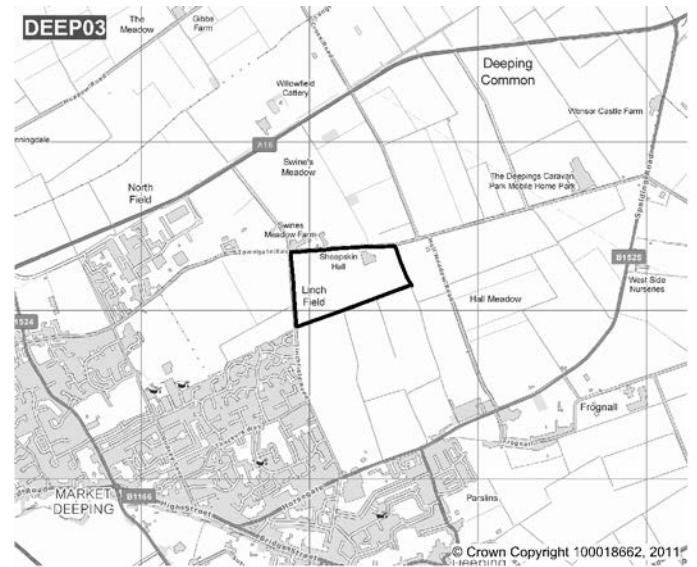
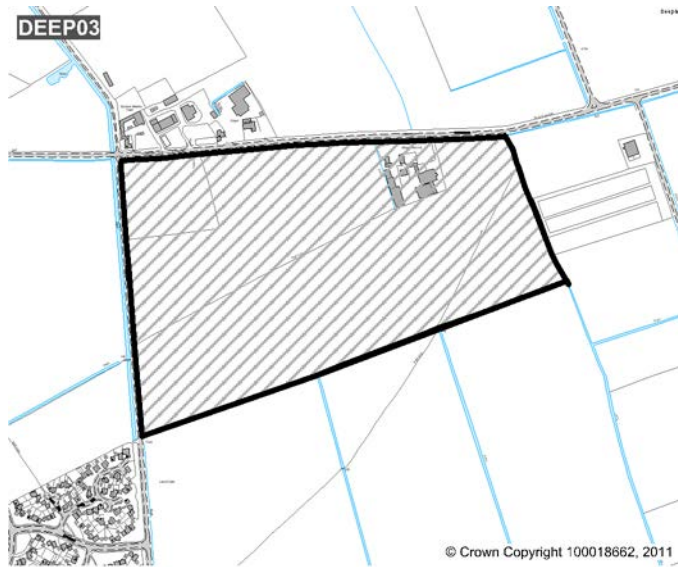
Conclusion

The site is considered to be suitable for residential development, this could be as a stand alone development or as part of a larger comprehensive development including DEEP01 (but this site has been withdrawn).

Site Reference: **DEEP03** (22.99 ha)

REJECTED

Location: **Land South Towngate East, and East of Linchfield R**



Site Description

Large site located on the northeastern edge of Deeping St James. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

Lincolnshire Heritage: Late Iron Age/Romano-British features; Romano-British sites; flint & post medieval finds. Some fieldwork already undertaken in the area. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpaths.

Water main crosses site.

IDB: Sustainable system to limit flows required.

Impact:

Edge of settlement site which is large and prominently located outside the confines of Deeping St James, on the edge of open countryside. 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:

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

- retain site as open space (including woodland and lake)
- concerns that site size is too great

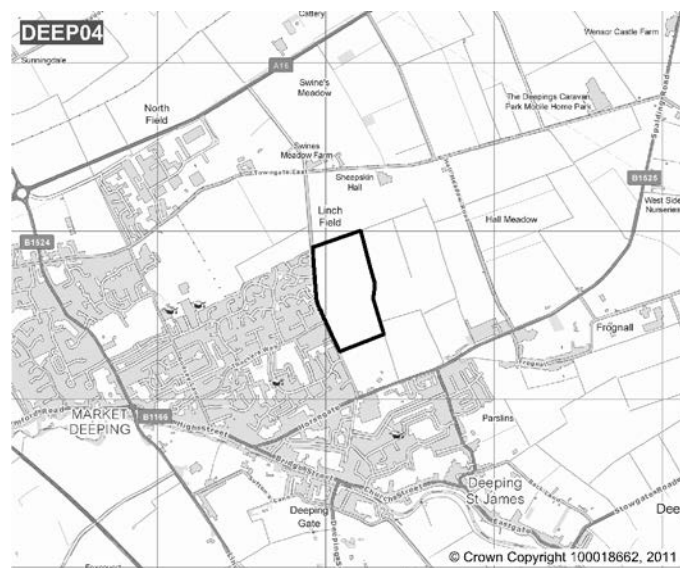
Conclusion

Not considered to be suitable for allocation:

Development on this site would be a major incursion into open countryside. The southern part of the site is unsuitable for development in view of the flood zone issue. Whilst the remainder of the site might be suitable for residential, it is a large site which, if fully developed, could have a detrimental effect on the amenities of nearby residents.

Site Reference: **DEEP04** (20.34 ha)
Location: **Land East of Linchfield Road**

REJECTED



Site Description

Large site located on the eastern edge of Deeping St James. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

Lincolnshire Heritage: Some fieldwork already undertaken in the area. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpath crosses site.

Water main and sewer cross site

IDB: Sustainable system to limit flows required.

Impact:

Edge of settlement site which is large and prominently located outside the confines of Deeping St James, on the edge of open countryside. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The northeastern part of the site has been assessed as having a high landscape sensitivity and a low-medium capacity for development and the remainder as having a moderate landscape sensitivity and a medium-high capacity for development.

Consultation Response:

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

- retain site as open space (including woodland and lake)
- concerns that site size is too great

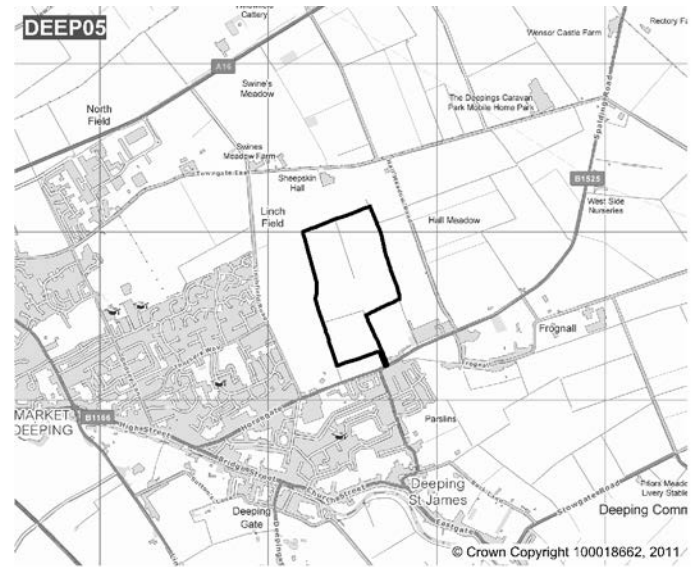
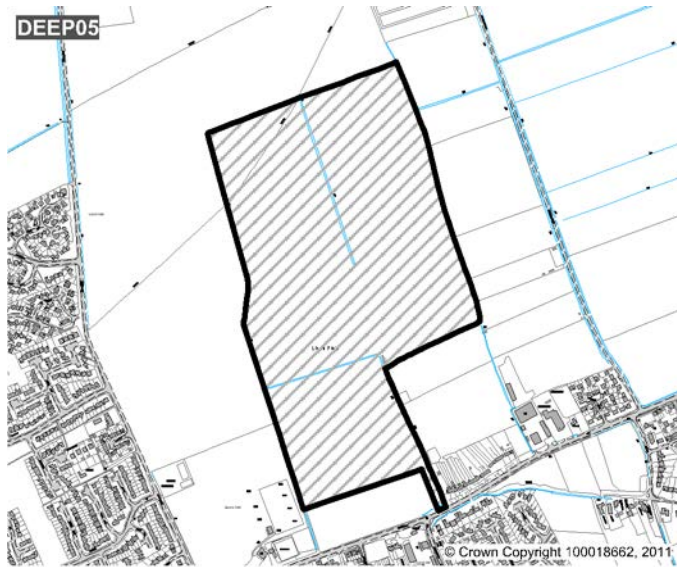
Conclusion

Not considered to be suitable for allocation:

Development on this site would be a major incursion into open countryside. Part of the site is unsuitable for development in view of the flood zone issue. Whilst the remainder of the site might be suitable for residential, it is a large site which, if fully developed, could have a detrimental effect on the amenities of nearby residents.

Site Reference: **DEEP05** (33.32 ha)
Location: **Land off Spalding Road**

REJECTED



Site Description

Large site located to the east of Deeping St James. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

Lincolnshire Heritage: Findspot: medieval/post medieval pottery (HER 36711) Archaeological evaluation prior to determination of a planning application is likely to be required.

Part of the site falls within the identified floodzone.

Public footpath crosses the site.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

Impact:

Edge of settlement site which is large and prominently located outside the confines of Deeping St James, in open countryside. 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:

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

- retain site as open space (including woodland and lake)
- concerns that site size is too great

Conclusion

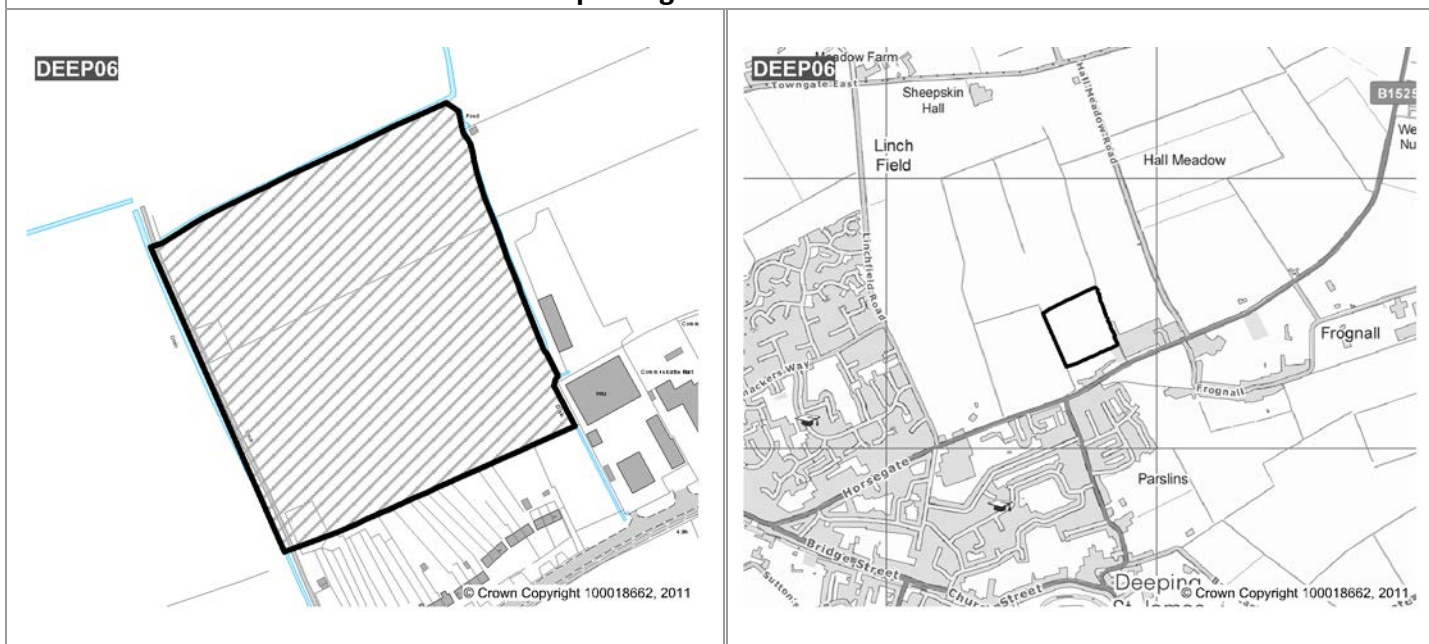
Not considered to be suitable for allocation:

Development would be a major incursion into open countryside. Part of the site is unsuitable for development in view of the flood zone issue. This is a large site, which could only be developed in association with adjacent sites (DEEP03 & 04).

Site Reference: **DEEP06** (4.85 ha)

REJECTED

Location: **Land to rear of 53-101 Spalding Road**



Site Description

Site located to the east of Deeping St James. Comprises an agricultural field to the rear of properties on the outskirts of the settlement.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

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

Part of the site falls within the identified floodzone.

IDB: Sustainable system to limit flows required.

Impact:

Landlocked site located in open countryside outside the confines of the settlement. 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-high capacity for development.

Consultation Response:

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

- retain site as open space (including woodland and lake)
- concerns that site size is too great

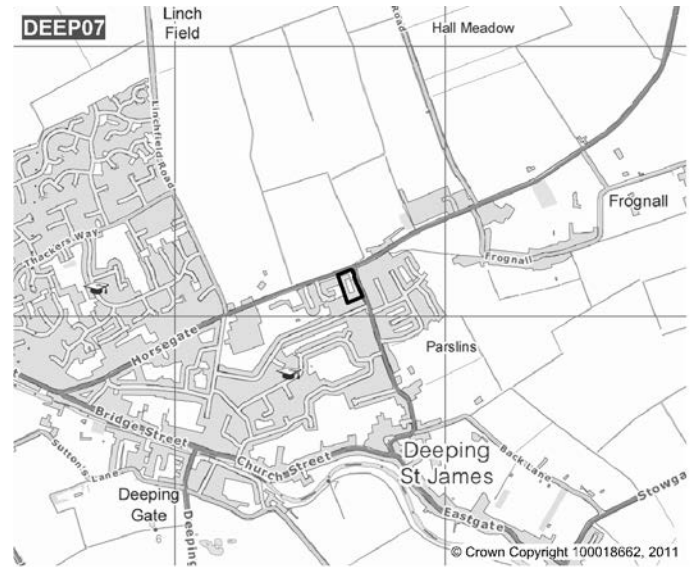
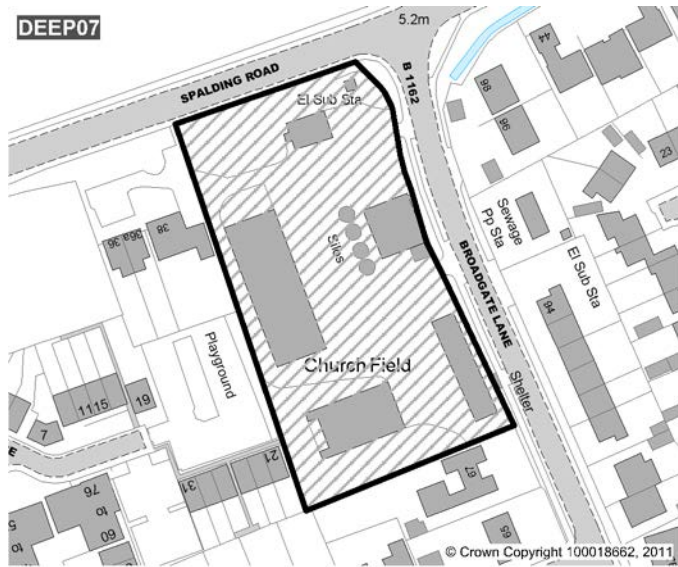
Conclusion

Not considered to be suitable for allocation:

Landlocked site which has no access and could only be developed in association with adjacent sites.

Site Reference: **DEEP07** (0.62 ha)

Location: **Land at Spalding Road/Broadgate Lane**



Site Description

Site located within the settlement. Comprises a redundant farmyard. Has previously had a planning application for housing development refused.

Summary of Assessment

Constraints:

Highway Authority: number of units and access arrangements to be discussed.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

Impact:

The site lies adjacent to existing estate type housing development on the edge of Deeping St James. It is well-related to the existing built form and the topography of the site means that development here will have a limited impact.

Consultation Response:

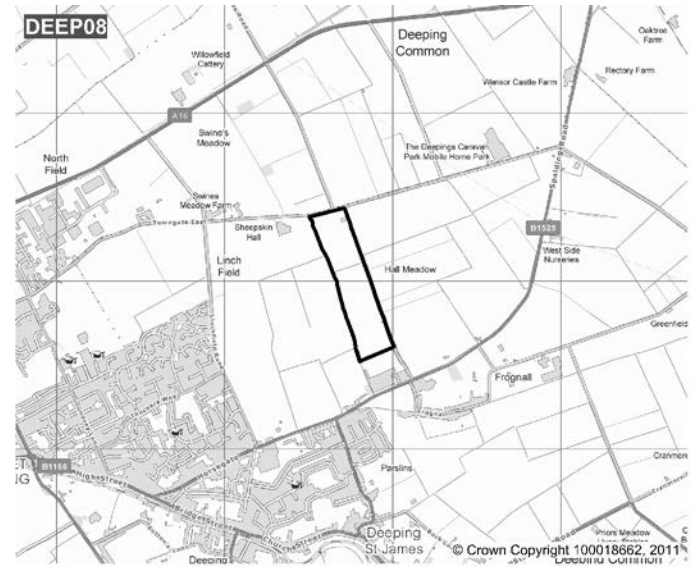
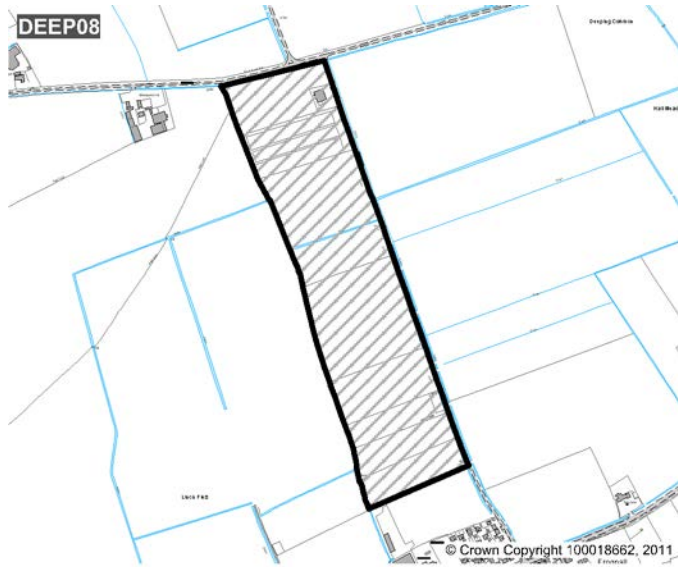
Conclusion

Site is considered to be suitable for residential use.

Site Reference: **DEEP08** (18.28 ha)

Location: **Land West of Hall Meadow Road**

REJECTED



Site Description

Large site located to the east of Deeping St James. Comprises a large agricultural field, including allotments.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

Lincolnshire Heritage: Findspot: post medieval pottery. Archaeological evaluation prior to determination of a planning application is likely to be required.

Part of the site falls within the identified floodzone.

Water main crosses site.

IDB: Sustainable system to limit flows required.

Impact:

The site is located in open countryside, outside the confines of the settlement. 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:

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

- concerns that site size is too great
- contains allotments created 5 years ago and has waiting list

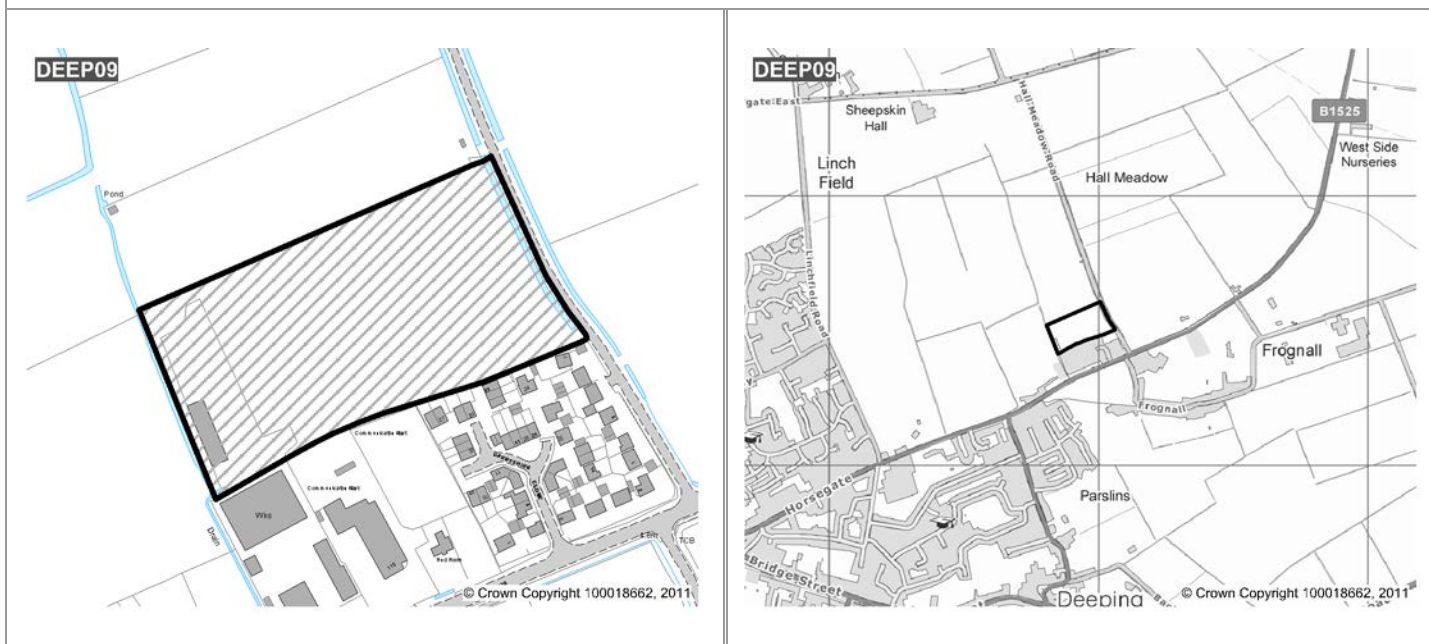
Conclusion

Not considered to be suitable for allocation:

Development would be a major incursion into open countryside. There are allotments on this site, which should be retained. The site could only be developed in association with adjacent sites (DEEP03, 04 & 05).

Site Reference: **DEEP09** (2.52 ha)
Location: **Land off Hall Meadow Road**

REJECTED



Site Description

Site located to the east of Deeping St James. Comprises an agricultural field to the rear of properties on the outskirts of the settlement.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

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

IDB: Sustainable system to limit flows required.

Impact:

The site is located in open countryside, to the rear of properties on the outskirts of the settlement. 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:

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

- concerns that site size is too great

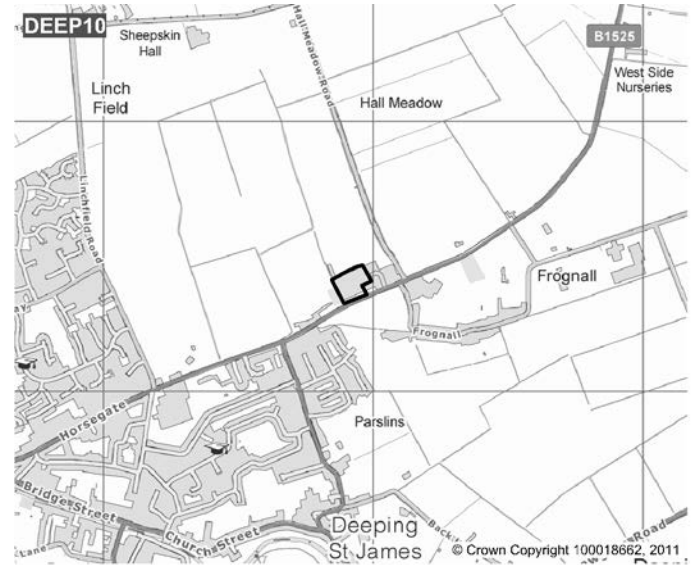
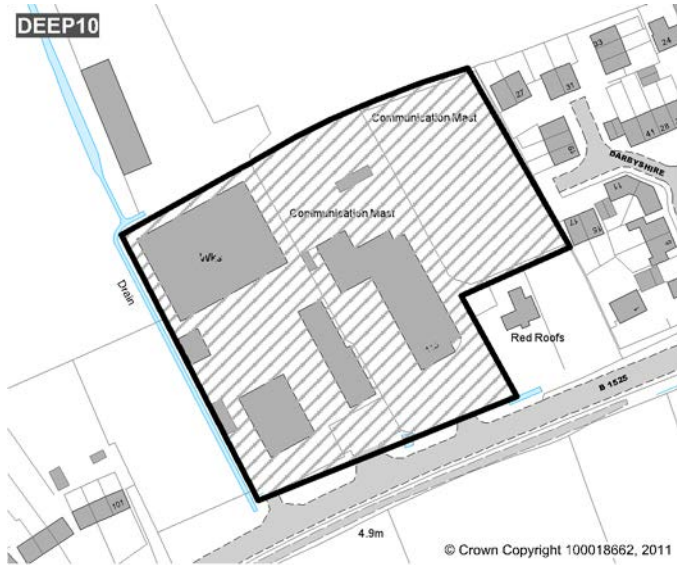
Conclusion

Not considered to be suitable for allocation:

Would extend development into open countryside. Not sustainable location.

Site Reference: **DEEP10** (1.21 ha)
Location: **Spalding Road, Frognall**

REJECTED



Site Description

Site located on the outskirts of Deeping St James. Comprises offices/commercial units and associated land.

Summary of Assessment

Constraints:

Highway Authority: concerns about size of development. Hall Meadow road and Linchfield - carriageway widening and other improvements. Footway/cycleway links. [sites DEEP03, 04, 05, 06, 08, 09 & 10 to be linked]

Impact:

The site lies adjacent to estate type properties on the outskirts of the settlement. It is well related to the built form and the topography of the site means that, if the employment use ceases and the site was redeveloped, there would be limited impact on the open countryside.

IDB: Sustainable system to limit flows required.

Consultation Response:

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

- support for extension to nearby industrial area

Conclusion

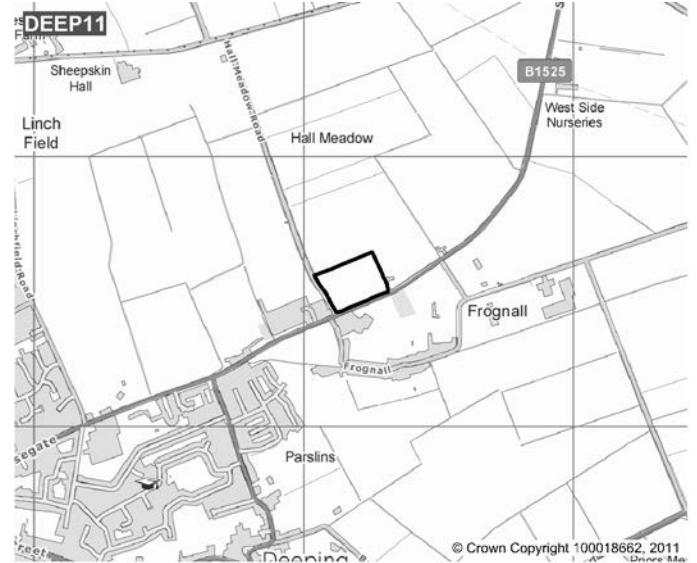
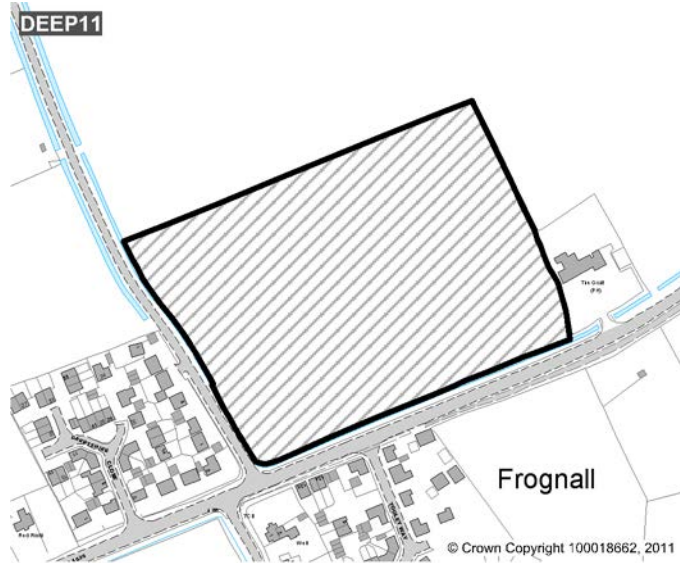
Not considered to be suitable for allocation:

Site might be suitable for residential development if the employment use ceases.

Site Reference: **DEEP11** (3.52 ha)

REJECTED

Location: **Land at Spalding Road/Hall Meadow Road**



Site Description

Large site located to the east of Deeping St James, in open countryside. Comprises an agricultural field.

Summary of Assessment

Constraints:

Highway Authority: Highway improvement scheme required as part of development. Cycleway to be provided and improvements to Hall Meadow Road.

Lincolnshire Heritage: post medieval finds. Archaeological evaluation prior to determination of a planning application is likely to be required.

IDB: Sustainable system to limit flows required.

Impact:

The site is located in open countryside on the outskirts of the settlement. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village. Site located some distance from the town making it a less sustainable location.

Consultation Response:

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

- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

Conclusion

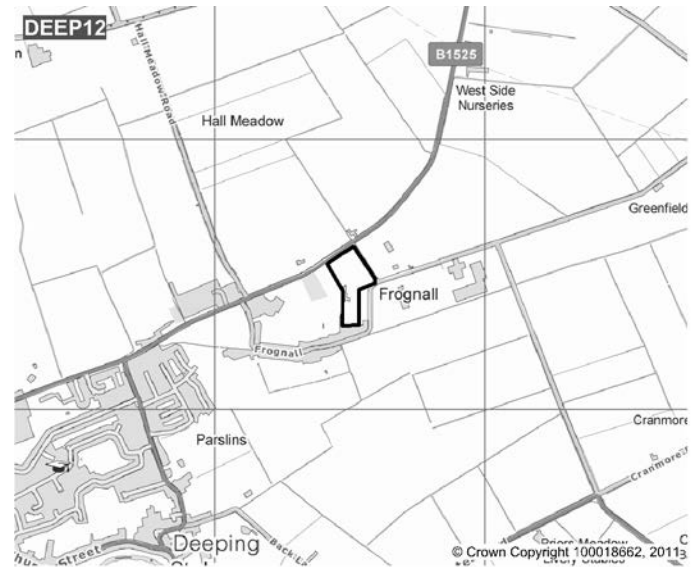
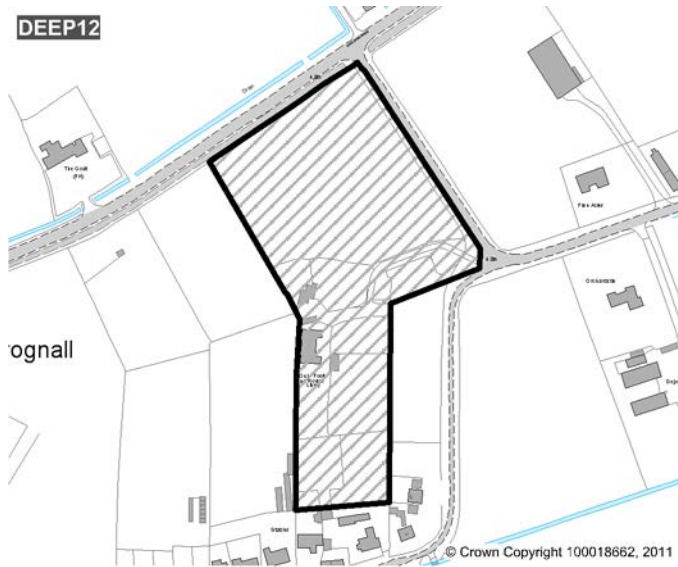
Not considered to be suitable for allocation:

Would extend development into open countryside. Not sustainable location. Development would be contrary to policy.

Site Reference: **DEEP12** (2.56 ha)

Location: **Frognall Livery**

REJECTED



Site Description

Site located on the edge of Frognall, away from the main settlement of Deeping St James. Comprises paddock and livery yard.

Summary of Assessment

Constraints:

Highway Authority: objection. Extensive and expensive footway provision / upgrade required - to include extension of speed limits.

IDB: Sustainable system to limit flows required.

Impact:

The site is located in open countryside on the edge of Frognall. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village. Site located some distance from the town making it a less sustainable location.

Consultation Response:

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

- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

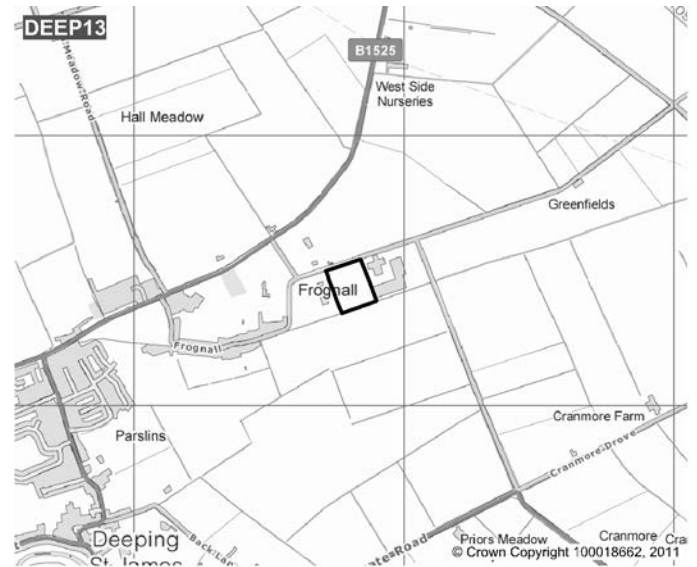
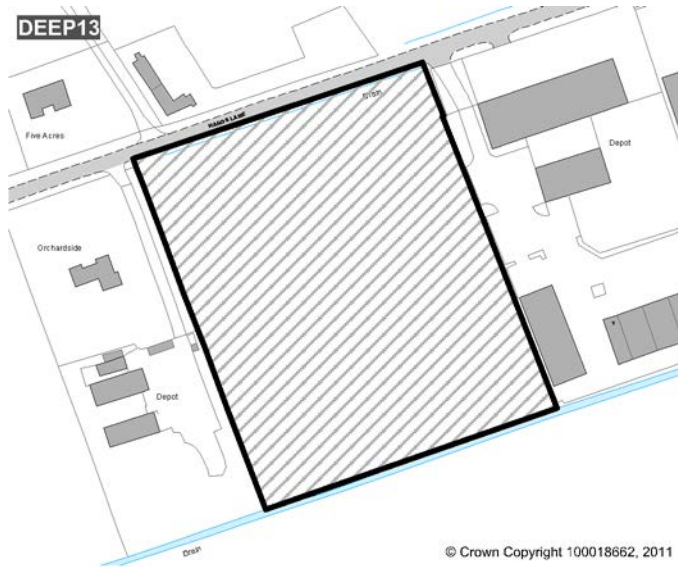
Conclusion

Not considered to be suitable for allocation:

Would extend development into open countryside. Not sustainable location. Development would be contrary to policy.

Site Reference: **DEEP13** (2.30 ha)
Location: **Hards Lane, Frognall**

REJECTED



Site Description

Site located on the edge of Frognall, away from the main settlement of Deeping St James. Comprises field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: major improvements required to Hards Lane. Extensive and expensive footway provision / upgrade required - to include extension of speed limits.

Lincolnshire Heritage: Ditch on eastern edge. 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.

Impact:

The site is located in open countryside on the edge of Frognall, adjacent to an established commercial development containing several businesses. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the village. The site located some distance from the town making it a less sustainable location.

Consultation Response:

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

- unacceptable extension into open countryside
- concerns about loss of valuable agricultural land

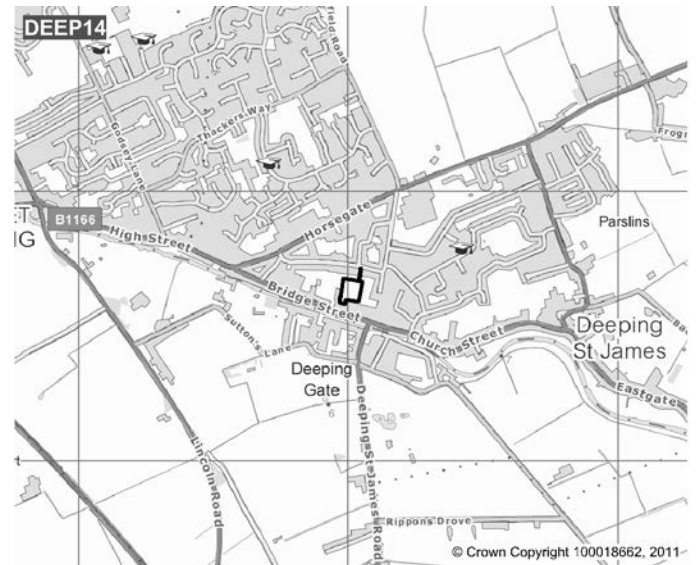
Conclusion

Not considered to be suitable for allocation:

Would extend development into open countryside. Not sustainable location. Development would be contrary to policy.

Site Reference: **DEEP14** (0.59 ha)
Location: **Land R/O 10 Bridge Street**

REJECTED



Site Description

Grass paddock within the built-up part of Deeping St James. Has had previous applications for residential development refused.

Summary of Assessment

Constraints:

Highway Authority: objection. Access concerns - cannot achieve the required width to serve the development.
Within Conservation Area
Site within the residual risk zone identified in the SFRA
IDB: Sustainable system to limit flows required.

Impact:

The site is surrounded by existing estate type housing development. It can only be accessed via a narrow passage between two small bungalows, on a narrow estate road. The site does not relate well to the existing built form.

Consultation Response:

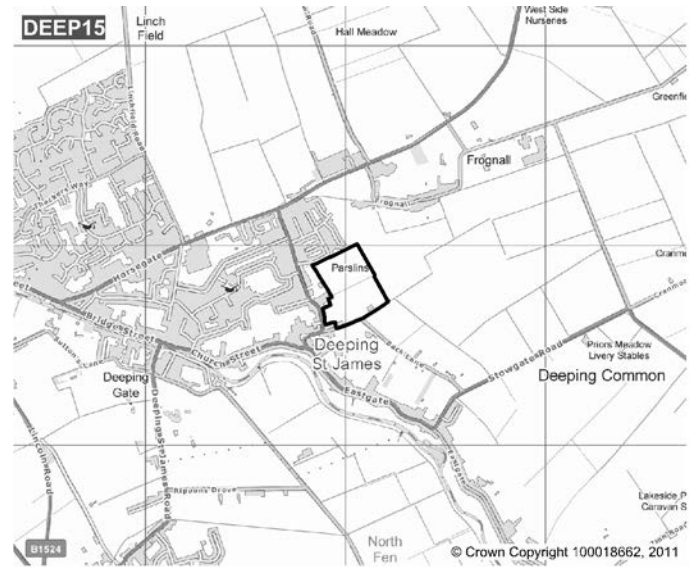
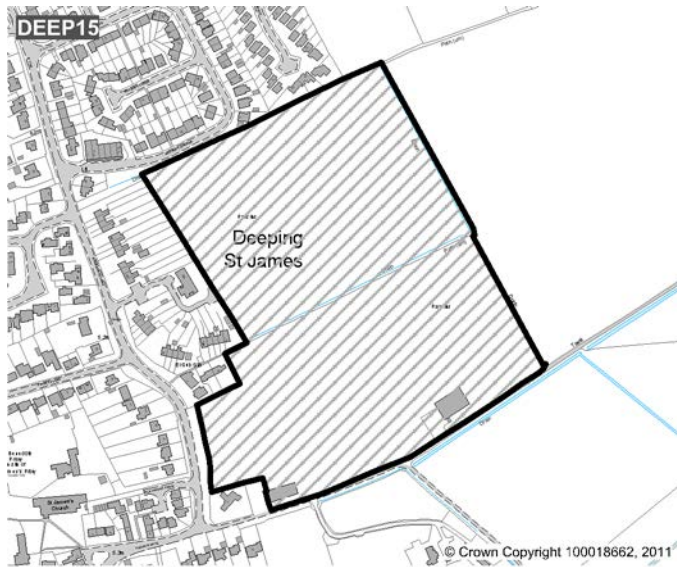
7 representations were received as a result of the consultation in October 2009 covering the following points:

- development would not affect CA
- development would ruin street scene

Conclusion

Not considered to be suitable for allocation:

The site falls within the residual floodzone identified in the SFRA. The Highways Authority has raised an objection to development on this site because the access is unsatisfactory.



Site Description

Large site on the eastern edge of Deeping St James. Comprises a large field in agricultural use.

Summary of Assessment

Constraints:

Highway Authority: A small scheme (up to 15 units) fronting Broadgate Lane, and accessed from Rycroft Avenue could be supported. Larger proposal would require Transport Statement to look at speeds and junction capacity.

Improvements may be required to Broadgate Lane.

Lincolnshire Heritage: Iron Age gold coin find. Archaeological evaluation prior to determination of a planning application is likely to be required.

Electricity lines cross site.

Public footpaths adjacent and cross site.

Dyke along eastern boundary.

Sewer crosses site.

IDB: Sustainable system to limit flows required.

Impact:

The site lies immediately adjacent to existing estate type housing development on the edge of Deeping St James, and on the edge of open countryside. Contains a large agricultural building and associated hard-standing. 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 low-medium capacity for development.

Consultation Response:

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

- support BUT SADPD overstates capacity
- site already identified as location for extension to burial ground
- concerns site would extend development into open countryside

The Parish Council is concerned about development on this site.

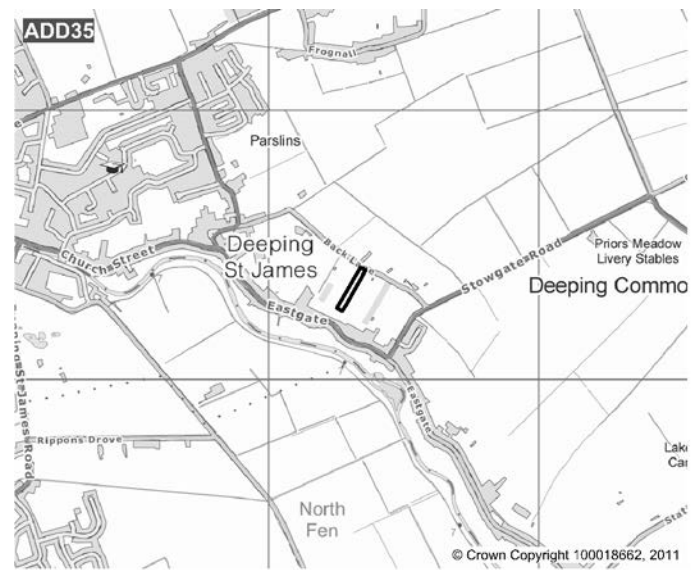
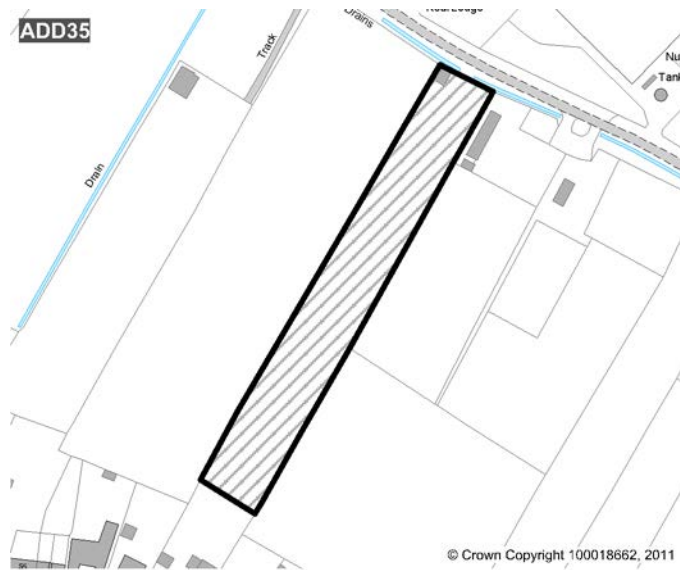
Conclusion

Not considered to be suitable for allocation:

Development on this site would encroach into open countryside. Two smaller areas, adjacent to the Broadgate Lane frontage and to the Rycroft Avenue frontages, were considered for development. These were rejected because of highway concerns.

Site Reference: **ADD35** (0.41 ha)
Location: **land r/o 65/67 Eastgate, DSJ**

REJECTED



Site Description

Small site on the outskirts of Deeping St James. Comprises a domestic garden.

Summary of Assessment

Constraints:

Highway Authority: objection. Back Lane is inadequate along with tortuous parking due to layout of the site.

Lincolnshire Heritage: Prior Meadows SM nearby + Roman & medieval finds nearby, requires evaluation prior to determination.

IDB: Sustainable system to limit flows required.

Impact:

Edge of settlement site which is the domestic garden of premises along Eastgate on the edge of open countryside. Development here would encroach on the open countryside and have a significant impact on the landscape character of the open countryside and the visual character of the settlement.

Consultation Response:

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

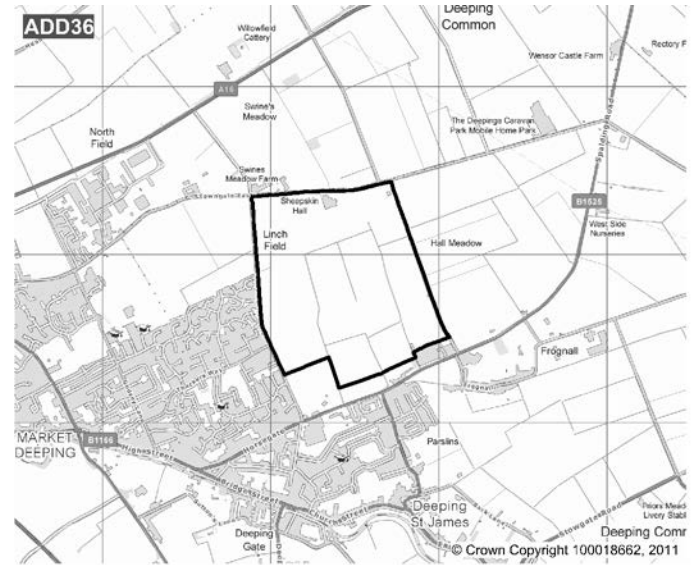
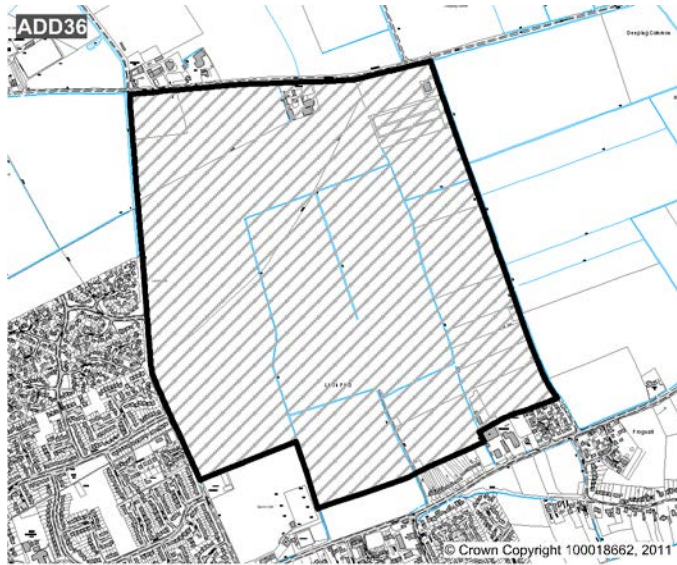
- development unacceptable - retain pastoral nature with uninterrupted views over countryside
- object to backland development off only remaining Green Lane in DSJ

Conclusion

Not considered to be suitable for allocation:

Highway Authority objection to development of this domestic garden, not suitable for allocation.

Site Reference: **ADD36** (102.04 ha)
Location: **Land North of Spalding Road**



Site Description

Large site located to the east of Deeping St James. Comprises large fields in agricultural use and allotment gardens. Suggested as for use as a country park.

Summary of Assessment

Constraints:

Highway Authority: This is a very large site. Linchfield Road is inadequate in width which will lead to rat-running/short cuts via existing estates. Towngate East is inadequate to serve further development. Poor junction capacity exists at junction Spalding Road with old A16. Development in this location is undesirable.

Lincolnshire Heritage: various sites & artifacts (refs supplied), SM to east, requires evaluation prior to determination.

Welland and Deepings IDB: Hallmeadow Drain discharges into Cross Drain (SSSI site). Part of the site falls within the identified floodzone.

Public footpaths cross the site.

Site contains allotments.

Sewer and water main cross site.

IDB: Sustainable system to limit flows required.

Impact:

Large site which is located in open countryside outside the confines of the settlement. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The northeast part of the site has been assessed as having a high landscape sensitivity and a low-medium capacity for development and the southwest part has been assessed as having a moderate landscape sensitivity and a medium-high capacity for development.

Consultation Response:

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

- should be preserved as public open space incorporating lake and woodland
- support use, might be opportunities to link with nearby SSSI and increase biodiversity of area

Conclusion

The site has been assessed for use as country park. The small area of flood risk is not incompatible with the suggested use. The allotment areas should be retained. The site is considered to be suitable for use as a Country Park, but is not suitable for any form of built development.