Local Plan for South Kesteven

Site Allocation and Policies Development Plan

Session 6: Market Deeping and Deeping St James Sites

13th November 2012
1.0 **Issues: Policy DE1, DE2 and DE3 Sites**

1.1 **Does the Plan make employment provision in line with Core Strategy requirements?**

1.1.1 Yes. The Core Strategy requires at Policy E1 that approximately 23 ha of employment land is provided in Deepings. This is to provide a broad and flexible portfolio of sites for modern office, commercial and industrial uses. The Employment Land Capacity Study prepared for the Council by NLP [Examination document SK26] identifies a shortfall of 10-15ha of suitable employment land in Deepings. The Council considers that the sites identified in the SAP meet these requirements. The two allocated sites: 14ha as an extension to the Northfields Industrial Estate and 6ha as part of the Urban Extension site to the north of Market Deeping, are considered to be flexible enough to meet the future needs, and were both identified in the NLP report as being attractive to the market and, therefore, likely to come forward for development.

1.2 **Have issues of water infrastructure been adequately resolved?**

1.2.1 See Water Cycle Addendum prepared by Anglian Water and Environment Agency.

2.0 **DE1a**

2.1 **Should the phasing of the site be amended in order to resolve drainage issues?**

2.1.1 Anglian Water and the Environment Agency have both confirmed that the issues have been resolved and that they are satisfied that the treatment works has capacity and that the site can be serviced in terms of sewer networks. They confirmed that they now have no objections to development, which was approved, subject to a S106 Agreement being signed, at the Development Control Committee meeting on 26 June 2012.

3.0 **DE1b**

3.1 **Should the phasing of the site be amended in order to resolve drainage issues?**

3.1.1 Since the plan was prepared, construction has commenced on the site.
4.0 DE1d, DE2b and DE3

4.1 Should DE1d site be brought forward in phasing? 109, 107, 106

4.1.1 No. The phasing of allocations has been derived using information about the availability of land, constraints to development, the need for infrastructure improvements to allow development to occur, and the need to ensure a rolling five-year supply of housing land across the period.

4.1.2 When the plan was being prepared there were already a large number of housing commitments which would deliver almost five years of housing land and it was decided that only a small amount of additional housing land needed to be provided in the first five-year phase and that more land should be allocated to the second five-year phase. This was to ensure the maintenance of a five-year housing land supply.

4.1.3 In addition, the Water Cycle Study identified potential constraints to development in Deepings and also that there was no available capacity for growth until a new discharge consent was sought for the sewage treatment works. Anglian Water and the Environment Agency have confirmed that until these constraints can be overcome and capacity created, or a solution to create capacity identified, then development is likely to be delayed.

4.1.4 The Council considers that the allocation of this site to the mid-phase of the plan is correct, for the reasons stated above, and will lead to the delivery of the appropriate number of new homes as anticipated by the Core Strategy.

4.2 Is the wording of Policies DE2b and DE3 consistent? 111

4.2.1 Policy DE2b requires 6ha of land for B1 and B2 uses, and a minor modification to Policy DE3 amended the wording from "up to 6ha" to "6ha of land for a range of different employment uses" [SAPMC021] to ensure "consistency with Policy DE2".

4.2.2 As well as addressing the concerns of the respondents, these modifications also maintained consistency between the requirements for Stamford and Deepings by specifying the amount of employment land to be provided on the urban extension sites. In respect of Stamford, the Council has now proposed to reinstate the words "up to" in the policy, to ensure flexibility in employment provision on the urban extension site. However, the policy [STM3] also includes that a minimum amount of employment land is provided.

4.2.3 The Core Strategy requires the allocation of approximately 23ha of employment land in the Deepings. The two employment allocations identified in Policy DE2 [14ha at the Northfields Industrial Estate and the 6ha identified as allocation DE2b] amount to 20ha. If less than 6ha of employment land is delivered, there will still be a shortfall in overall provision in the Deepings.

4.2.4 To continue to maintain consistency of approach between Stamford and Deepings, the policy wording could be amended to reinstate the flexible approach offered by the wording "up to". However, as the amount of land allocated on the sites in Deepings is still somewhat short of that required by the Core Strategy, it is considered appropriate that a minimum requirement is also established on this site, in order to maximise its employment potential.
4.3  Are the affordable housing requirements accurate? MM63

4.3.1 The representation refers to the Monitoring and Implementation Framework attached to the DPD, which includes a Target of 140 affordable homes under policy DE3. However, policy DE3 is quite clear that the proposed urban extension should provide for 200 homes and should include "at least 70 affordable homes". This is 35% of 200 and accords with the requirements of the Council's Affordable Housing Policy H3, as set out in the adopted Core Strategy. The figure of "140" in the Monitoring and Implementation Framework is a typographical error which will be corrected, as the Council's response to Main Modification Representations makes clear.

4.3.2 The site would be expected to deliver the full 35% affordable housing required by Core Strategy Policy H3. The inclusion of this percentage rather than a target in Policy DE3 may be a better way to ensure appropriate provision of affordable housing on the site.