Online Comment

Application	H14-1252-18
Location	Land at the junction of Wardentree Lane/ Wardentree Park Pinchbeck
Proposal	Proposed mixed use development comprising of drive thro' coffee shop A3 use, cafe/hot food takeaway A3 use, A3 & A5 restaurants and D2 assembly and leisure (fitness centre) and/or B1, B2, B8 (trade counter) use

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Name	Spalding Civic Society
Address	19 Ladywood Road Spalding PE11 2DA

Date Submitted	04-03-19
For/Against	Objections

The site is not designated as 'mixed use' in the SELLP. Surely industrial use will eventually occur, subject to restrictions based on proximity to watercourses and pumping station.
Restaurant facilities are already available at Morrison's and in the hospital, so the proposed development is not needed for the'effective functioning' of businesses on the Wardentree Lane estate, which runs perfectly well without Greggs and Starbucks, which in any case take money out of the local economy. Even if he site was designated for 'mixed use', the applicant would need to meet the stringent requirement to demonstrate that the non B class elements are 'ancillary to the effective functioning of the Mixed Use Area identified' (SELLP Policy 7) as the case officer has pointed out.
Any intention to attract tourist and commuter trade would be seen as detracting from promotion of Spalding town centre; it was precisely because of this that the Inspector had Policy 25 inserted into the SELLP, as stated in the preamble to which: It is a policy 'to ensure that the Town Centres remain in the spotlight for opportunities for retail, entertainment ... restaurants ..." Moreover, the revised NPPF stipulates: 'Where an application fails to satisfy the sequential test and is likely to have an adverse impact on one or more of the considerations in paragraph 89 [one of which is 'town centre vitality and viability'], it should be refused.
In short, the application is contrary to the NPPF and both the existing and new local plans and should therefore be refused.
We also share Counciillor Sneath's concern over 'vehicle increase near to [an] already congested roundabout'.