

Sites within The Deepings lost to the Local Economy.

The following is a list of sites that were previously of commercial use and therefore provided employment and contributed to the local economy. The writers of this report are concerned that this amounts to a significant loss during a period when residential growth has been high and there is some suggestion that current policy will see this shift continue resulting in a lower proportion of jobs locally, more commuting and thus higher traffic volumes and a reducing percentage per population of locally spent money.

SITE	Now used for	Details
Former AMPY site at Frognall. Now Tooley Way / Able Close.	Now housing	Ampy (Now Landys +Gyr) relocated to land already allocated within the local plan as for employment thus creating a significant net loss to employment land whilst at the same time allowing space for a large housing development
Former Cement works at Frognall	Now housing	Although the site had been abandoned and was not being used commercially, this was still a significant sized piece of land previously used for employment that was changed to housing.
Burmoor Builders (old bus depot) Horsegate DSJ	Now partly housing but more to follow	Burmoor are building a new premises opposite Eventus on land already allocated within the local plan as for employment thus creating a significant net loss to employment land whilst at the same time allowing space for a several large houses. Whilst the location may be more suited to housing, no additional employment land was allocated elsewhere when this change of use was permitted.
The Old Post Office DSJ	Now 1 house	Both a lost community facility and the loss of a small site providing employment
The Rose Inn, Frognall	Now 1 house	Both a lost community facility and the loss of a small site providing employment
The Crown and Anchor, Bridge St DSJ	Now 1 house	Both a lost community facility and the loss of a small site providing employment
Former car park next to Felicity shop, MD High St.	Now 1 house	Loss of parking for retail. If permission was granted here it should have been for another retail property to help add to the scale and diversity of the High St.
The Old Forge B&B, Bridge St, DSJ	Reverted back to a house	Loss of a B&B facility which was generating into the local economy, providing employment and a facility for visitors
The Georgians, High St Market Deeping	Now 2 houses	Loss of a function facility which was generating into the local economy, providing employment and a facility for visitors.
The Towngate Inn	Now converted to flats and housing	Loss of the Deepings largest hotel facility and a pub / restaurant which at it's peak provided a significant number of jobs and generated into the local economy, and providing a facility for visitors
Land to the North of old Towngate Inn on Peterborough Rd.	Currently allocated for employment development	In danger of the land owner (developer) being granted change of use to residential. As that would make the land more valuable it is unsurprising this is the preferred option by the developer and the policy has to be questioned that requires only to developer to "market" the employment land when they may have an interest in this not being successful. If change of use permitted this would be a very significant loss of employment land allocation.

Semi derelict building in High St, Market Deeping. Formerly Chinese restaurant	Although believed to be a listed building, has been allowed to fall into decay.	In danger of the property owner being granted change of use to residential. This would be another loss to the retail part of the High Street and add to the break up of a contiguous retail area.
Property on Broadgate Lane, formerly John Sellers.	Now 2 houses	Although the site had been abandoned and was not being used commercially, this was still a another piece of land previously used for employment that was changed to housing. Whilst the location may be more suited to housing, no additional employment land was allocated elsewhere when this change of use was permitted.
The former Three Tuns Pub, Bridge St on the Boundary between MD & DSJ	Now flats and housing	Both a lost community facility and the loss of a small site providing employment, now a significant number of residential properties.
The former nursery on Eastgate	Likely to be a housing development	Although the site had been abandoned and was not being used commercially, this was still a significant sized piece of land previously used for employment that was permitted change of use to housing. Whilst the location may be more suited to housing, no additional employment land was allocated elsewhere when this change of use was permitted.
The Old Coach House	Currently closed	Some concern this may be granted change of use. It is a prime location for a community facility and has the potential to provide several jobs if retained as a pub / restaurant.
Crowson's Garage, Stamford Rd, MD	Planning request in for change of use.	A small site but still another lost employment site in favour of residential.
Premises opposite the Antiques centre (next to Riverside beads). High St, MD	Previously offices now residential.	Loss of another premises on the High St from commercial to residential.
Stephens Way, Coal yard and vehicle repair garage	Now all housing	This was quite a long time ago but still another significant loss.
Former BP Petrol station, Bridge St, DSJ	Now a small housing development "The Moorings"	More houses on employment land but this also reduced the Deepings to 1 filling station and with an ever increasing population and increased number of cars per household this means that queuing for fuel is a frequent occurrence and there is no competition to help lower prices.
R F Whitt – Engineering. Godsey Lane	Currently brownfield site	Lapsed planning exists for new retail unit
Former Baloon Factory Church St, Deeping ST James, Next to Waterton Arms	Planning approved for small housing development	At one time employed approx. 22 Another lost employment site in favour of residential.