

## Neighbourhood Plan Briefing March 2018

### Information for Volunteers

A Neighbourhood Plan is a way that certain planning decisions can be passed down to a local level. The process is led by local people not the Council.

This briefing is to provide volunteers and interested parties with feedback on work carried out so far by the Neighbourhood Plan Steering Group to create such a plan.

The work is being done voluntarily by local people supporting Market Deeping Town Council and Deeping St James Parish Council. If you want to get involved, or have comments, please contact us via [info@deepingsfirst.org.uk](mailto:info@deepingsfirst.org.uk).

Web links to information about the process are given in Appendix 4.

Creating the plan still requires an input from local people and we still want to know if there are any volunteers out there. Our needs change continually.

All we ask of volunteers is that you either

- live or work in the Deepings and have a real interest in its future, or
- are actively involved in local organisations, or
- have specialist experience that may help (e.g. planning, IT, web management, surveying, publishing).

#### **C. Advance warning – From Spring 2018 – information will be available on new District wide Local Plan.**

This is a key event. South Kesteven District Council (SKDC) will – around June 2018 – publish an advanced draft of their plan for the whole district. This will cover South Kesteven up to 2036, and it will set out a ‘high level’ direction for new development. It will not necessarily deal with very local issues; that is for our Neighbourhood Plan.

SKDC will be doing their own publicity, and more information on the latest Plan from 2017 may be found here: <http://www.southkesteven.gov.uk/index.aspx?articleid=8498>

SKDC will allocate large sites in the Deepings for housing and new employment uses to ensure they can meet wider needs. A significant amount of new housing in the Deepings will continue to be proposed by SKDC (some 830 houses with potential for an additional 2000 or so people of all ages). This is on top of that already permitted but not yet built. We will test their new draft plan against our own emerging ideas.

#### **1. UPDATE**

##### **A. Overview: The Neighbourhood Plan production**

We are on a steep learning curve. It must be said it has taken us far longer to get where we want to be. To accelerate and develop our work, we have employed specialists paid for by a successful grant from *Locality*. *Locality* is a very experienced national organisation that promotes community enterprise, and social action within their communities. Work on this has stalled and needs to be reinvigorated.

##### **B. Our new web site and involving you**

We want to improve communication with local and businesses in The Deepings. There will shortly be an active web site that we are in the process of building.

## d. Work done to date



## Character assessment

In November 2017, about 20 volunteers walked the Deepings over two weekends to establish what it was about the area we liked (open spaces, house types, building materials, routes, historical associations etc.). Work in assessing the results is still in hand, but from this we will distil a series of policies on what qualities or features we should enhance, develop or protect. The work will be helpful in guiding new development to improve the area.



## Healthy Living & The Green Walk

The primary purpose of The Deepings Green Walk is to promote healthy living for people of all ages in The Deepings by guiding the design of land development, establishing delightful green spaces, and securing accessible pathways throughout our neighbourhood. The Green Walk will improve our ability to access local amenities and to travel safely within the Deepings in alternative ways other than car use.

Consultation with 5500 local households, local Councils and organisations ended in November 2017 resulted in near complete support. We are now developing a policy for inclusion in the Neighbourhood Plan and an action plan will be developed for its implementation.



## New development sites

We cannot wait for the Neighbourhood Plan to be finalised as life moves too fast! The Deepings will expand by about 1/5 over the next 20 years, and certain key sites are part of that. We offer a route for developers to discuss their ideas informally, so we help the two Parish Councils to take an informed view. Our work is mostly ensuring that known local aspirations are reflected in developers' ideas before those ideas harden up.

## Appendix 1 THE RESULTS OF OUR FIRST SURVEY in 2016

658 households responded to the “*Have your say*” questionnaire that was circulated between July and September 2016. The views expressed in the responses provided a basis for topics to be included in the neighbourhood plan. Data from the completed questionnaires has been collated and analysed, full results will soon be available on our website, [www.deepingsfirst.org.uk](http://www.deepingsfirst.org.uk).

As to *what people liked most about living in the Deepings* the most popular responses were

- community spirit,
- the friendliness of the people,
- access to the surrounding countryside.

People also commented positively on

- feeling safe,
- the attractive appearance and size of the Deepings,
- the peaceful atmosphere,
- ease of access to Stamford, Bourne and Peterborough and the very good local schools, medical centre, leisure activities and public transport.

As far as to *what needs improving*, the comments were dominated by concern about

- the general infrastructure as population levels increase, particularly with respect to stretching even further the resources at the medical centre.
- a desire to have improved road maintenance,
- a better balance of shops,
- more frequent and extended hours for public transport.

From the responses it is clear that the Deepings are a very attractive, comfortable and pleasant place to live but there is a real concern about the ability of the existing infrastructure to cope with, and keep up with, a significant increase in population as additional housing is constructed.

The views of respondents on the questions specifically relating to *aspects of housing* favoured

- affordable homes and starter homes were seen as most important,
- green space within the built environment,
- predominantly owner occupation and of a design that respects the size of neighbouring properties.

The views on *where additional housing should and should not be built* were passed on to SKDC, as they are actively considering details of future housing allocation.

The Deepings will be allocated a proportion of the new homes to be built in Lincolnshire and our latest information is that this will be about 830 homes over the next two decades. If this large increase is favoured (and this is presently not certain), we need to ensure that these additional developments generate improvements for the community and that community assets increase, at least in proportion to the additional population.

## **Appendix 2 .**

### **A neighbourhood plan vision statement: what is it?**

Our draft vision is on the next page. A *neighbourhood plan vision* is a series of statements describing what the Deepings should be like at the end of the plan period in 2036. It is intended to be concise and locally distinctive covering what the area will look like, what facilities will be needed and what it will be like to live and work here. A plan's vision is similar to a company *mission statement* which is a broad statement of intent and a succinct description of the company's core purpose.

#### **What is this vision based on?**

The following draft vision is based on responses from the questionnaires. It is also influenced by the results of consultation on previous Conservation Area Plans, Health Checks, and The Deepings Survey. Whilst some of these additional sources of information are a few years old many of the community views expressed historically have a high level of commonality with those from our 2016 questionnaire.

The version presented here will need to be tested against the emerging 'evidence base', and will be the subject of further community consultation. This is so we can check its sense, making sure it is realistic and forward thinking.

### A vision for the Deepings - DRAFT

*By 2036, The Deepings will be two Parishes with one diverse community. It will still have the character of a friendly market town but will have seen growth that is proportionate and appropriate. The result will be:*

- *a more attractive place to live, work and play,*
- *a peaceful set of neighbourhoods with live social networks, and*
- *a good place to grow up and grow old in, supporting healthy behaviours and reductions in health inequalities.*

*Specifically, we will work together with other agencies to secure*

- *The housing needs of present and future residents with a supply that recognises local needs - particularly historic unmet needs of single people and the elderly.*
- *Significant advances in the affordability of large parts of every new major housing development.*
- *Healthier and mixed communities.*
- *Primary and secondary educational place provision in the Deepings matched to meet the needs of all children from the Deepings catchment area.*
- *The promotion of a strong network of attractive walkable streets and cycle routes, more and improved useable green open spaces, and improved countryside connections.*
- *Improved well-being and active healthier lifestyles.*
- *Ease of accessibility to services and facilities, all schools and parks, with barrier-free and safe access by foot, cycle, mobility scooters and wheelchair users.*
- *Continued protection and enhancement of the special heritage character of Market Deeping's established market core, the riverside and Church Street, and the heritage and valued riverside characteristics of Deeping St James.*
- *Additional services and jobs focussed around the Northfield business area, and enhanced neighbourhood service areas/shopping parades.*
- *Growth creating more local jobs allowing for better opportunities to live and work locally.*
- *Increased local spending to stimulate the local retail, leisure and tourist economy.*
- *Growth as a key service centre for our rural catchment.*
- *Enhanced connections to the Deepings from adjacent villages, as well as from the Deepings to Peterborough for access to key services and facilities not offered locally.*

## Appendix 3

### Steering Group Members March 2018

	Task leader for	Other info
<b>Ashley Baxter</b>	Sports Arts.	Cllr.SKDC & MDTC .
<b>Adam Brookes</b>	Transport.	Cllr MDTC
<b>Pam Byrd</b>	Health. Green Walk. Sports Arts.	Resident
<b>Lisa Goodchild</b>	Education.	Business Manager Deepings School
<b>Pearl O'Brien</b>	<b>Minute Secretary.</b>	Resident
<b>Pauline Redshaw</b>	Heritage.	Cllr. & Mayor MDTC
<b>David Shelton</b>	<b>Chair.</b>	Cllr MDTC
<b>Gordon Smith</b>	Housing. Green Walk.	Resident
<b>Judy Stevens</b>	<b>Publicity.</b> Heritage.	Cllr. SKDC,& DSJ
<b>Andy Pelling</b>	Local economy.	Deeping Business Club Cllr DSJ
<b>Mike Ward</b>	<b>Treasurer</b> Environment. Character assessment.	Cllr DSJ

## Appendix 4

### Useful sources of advice on the Neighbourhood Plan process.

<http://locality.org.uk/wp-content/uploads/Quick-Guide.pdf>

This is a 9 page guide.

<https://mycommunity.org.uk/take-action/neighbourhood-planning/>

National organisation 'Locality' is a national network of community-led organisations, working together to help neighbourhoods thrive. This has an introductory video, and some case studies

<https://mycommunity.org.uk/resources/neighbourhood-plan-roadmap-guide/>

This roadmap guide is a key document explaining all the steps necessary.

<https://www.ourneighbourhoodplanning.org.uk/>

Hosted by the Royal Town Planning Institute, this is more news based

