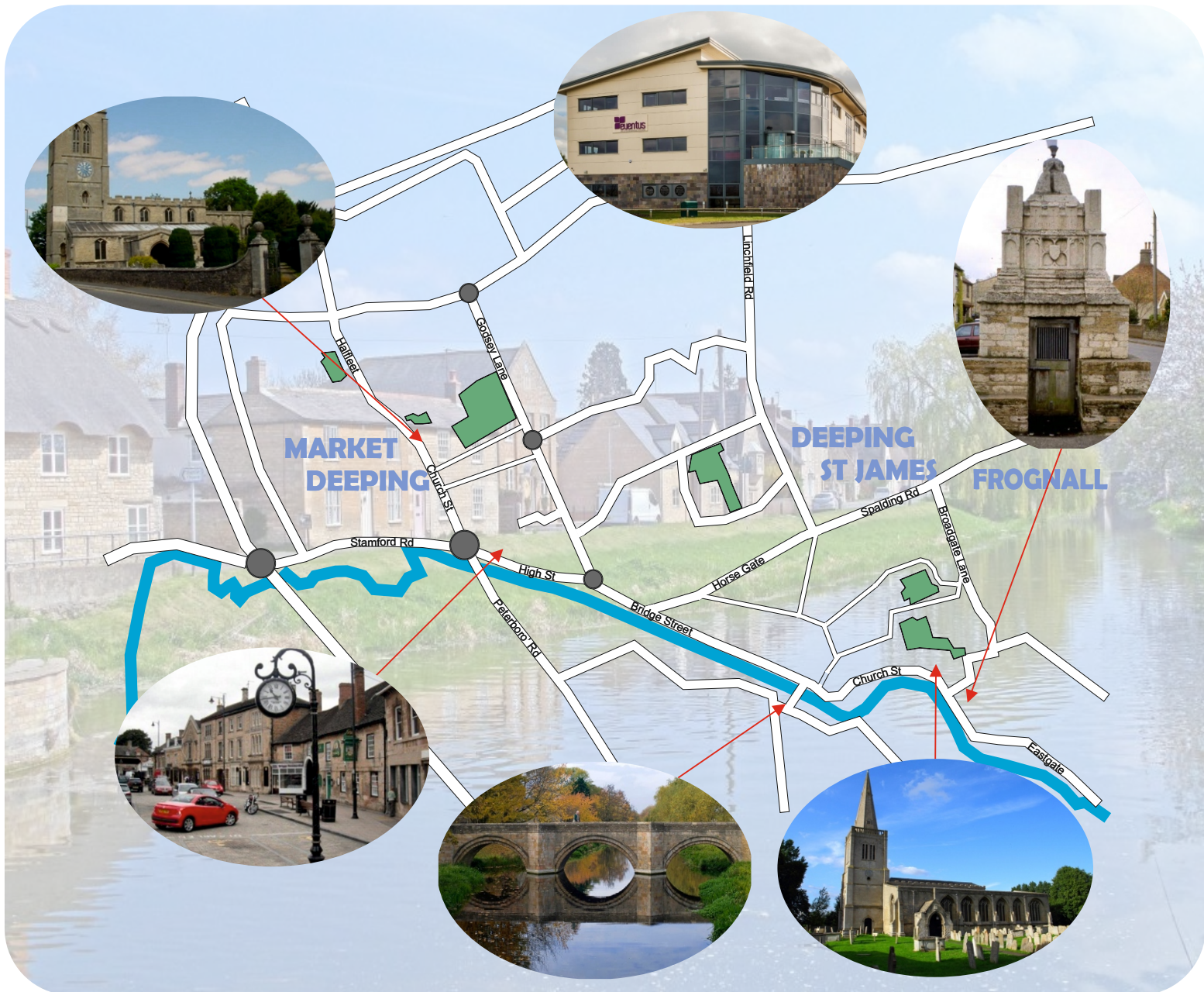


This draft Plan has now been amended as a result of extensive community consultation and the revised Neighbourhood Plan will be available soon.

NEIGHBOURHOOD PLAN

DEEPINGS
FIRST.

FOR THE DEEPINGS



OCTOBER 2019

1 The Neighbourhood Plan

The Neighbourhood Plan (NP) has been produced by Deepings First NP Steering Group on behalf of the community. The NP will guide future land use planning in the settlement between 2019 and 2036.

From previous public consultation events held in 2017 and 2018, members of the community have suggested that they wanted The Deepings to develop sensitively and sustainably with the necessary infrastructure keeping pace with the growth over the next 17 years.

This consultation is your last opportunity to let us know if we have included the right things in the NP before we submit the Plan to South Kesteven District Council where it will be independently examined. If successful, the community will vote in a public referendum (yet to be organised) on whether you would like South Kesteven District Council to use the NP when determining future planning applications within the Deepings.

Remember, a NP can only influence planning related activity, so not everything raised at the public consultation events can be included in the Plan.

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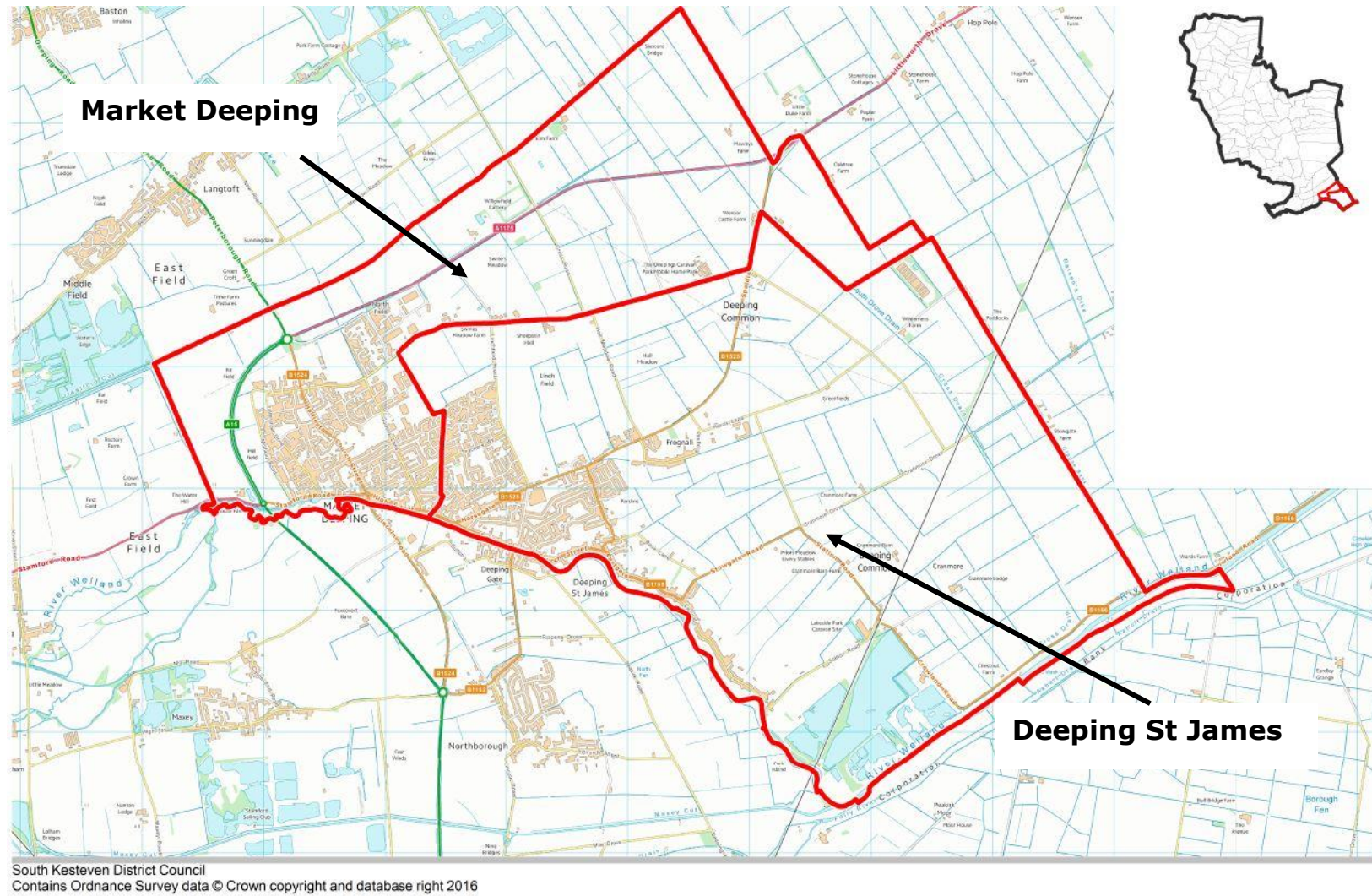
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3 Introduction

- 3.1 Neighbourhood Planning is a Government initiative introduced by the Localism Act (2011) and recognised in the National Planning Policy Framework (2018). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. NPs must conform to the Local Planning Authority's Development Plan. In the case of the Deepings, this is the South Kesteven Local Plan (SKLP) 2019 – 2036.
- 3.2 The NP process enables communities to inform future planning applications, better shape their environment and determine where development could take place. It can help to influence the type and quality of that development and ensure that the changes bring local benefit.
- 3.3 Whilst the purpose of the NP is to allow local people to have a greater say in the development of their areas, each NP must be in line with, and not contradict, National and local level planning policy. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that NPs, must:
- Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies in the local plan for the area; and;
 - Be compatible with EU obligations, including human rights requirements.
- 3.4 Once 'Made' by South Kesteven District Council, The Deepings NP will become part of the District Council's statutory Development Plan and will be used in the determination of planning applications within the Deepings.
- 3.5 This Plan has been prepared by Deepings First NP Steering Group on behalf of Market Deeping Town and Deeping St James Parish Council's. It covers the two parished areas of Market Deeping and Deeping St James and area and sets out planning policies from the period 2019 -2036.
- 3.6 The area, shown in Map 1 below, was designated as a NP area and Market Deeping Town and Deeping St James Parish Council's are the qualifying bodies to prepare a NP for this area. The area was designated by South Kesteven District Council on the 31st March 2016.

Map 1: The Deepings Neighbourhood Plan Area



4 History of The Deepings

- 4.1 The Deepings have a long and rich history as thriving communities and fortunately many buildings remain today as testament to that proud heritage.
- 4.2 The Deepings is the collective name given to Market Deeping, Deeping St James, Deeping Gate, West Deeping and Deeping St Nicholas (originally Deeping Fen). Deeping was the Saxon word for deep fen or low place. East Deeping was the name used for what we now know as Market Deeping and Deeping St James.
- 4.3 The River Welland (bubbling or roaring water – but not today!) has influenced the development of the settlements and provided transport for people and for heavy goods as well as fish, eels and wild fowl for food. Crossing points of that river became important and the two bridges, one in Market Deeping and one between Deeping St James and Deeping Gate were crucial in the development of the settlements.
- 4.4 Bones of an unusual straight-tusked elephant, mammoth teeth, Stone age flint axes, the Welland Bank Bronze Age settlement, burial mounds, Roman ritual crowns, the Frognall coin hoards, the Roman Carr Dyke, a Saxon cross and many more, are all evidence of our rich archaeological past. People and animals have been in the area continuously from Prehistoric times. Who knows what else may be found beneath our feet?
- 4.5 The turning point for the communities came when the Norman Richard De Rulos married into the Wake family of Bourne and took control of the area. He raised a “high bank (for the river often overflowed) creating a great village”. The fen became “the most fruitful fields and a garden of pleasure”. The early settlement was Deeping St Guthlac, now known as Market Deeping. St Guthlac’s Saxon chapel was converted into a parish Church in the 1120s. Similar work was carried out by his son-in-law, Baldwin Fitzgilbert, in what is now Deeping St James and in 1139 the Benedictine Priory and Church of St James was consecrated (The Priory was dissolved by Henry VIII in the 1530s).
- 4.6 The Wake family continued to own the two settlements throughout the Middle Ages. Between 1220 and 1308 Charters were granted for a weekly market on a Wednesday and a yearly fair of 8 days starting on the vigil of the feast of St Michael, so the name Market Deeping was used and a market still takes place on a Wednesday and on some Saturdays.

- 4.7 In 1352 the Wake lands passed to Joanna Wake, “the Fair Maid of Kent”, who went on to marry Edward the Black Prince. As a result, the manor of East Deeping passed to the Crown and remained a royal manor into the 19th Century.
- 4.8 East Deeping became a wealthy place and gained guildhalls, a courthouse, market crosses and schools. Margaret Beaufort (mother of Henry VII) was Lady of Deeping and took an active interest in her lands. Her coat of arms is on the tower of St Guthlac’s Church. She had to intervene in disputes with the monks of Crowland and was a formidable Lady to be able to restrain the men of Deeping!
- 4.9 In 1537 Queen Elizabeth I ordered a survey to be made of her lands in East Deeping. That survey included two bridges, a Vineyard Close, a Wakes Manor House, three corn mills, a highway ford and a live town bull! also the Bull Inn that remains today.
- 4.10 Both Market Deeping’s fine Georgian Church Street and Market Place reflect the impressive growth of the Deepings, with a combined population of over 2,000 by 1801.
- 4.11 The Deepings continued to develop in the 19th Century. The river trade and the two bridges made the Deepings vibrant and wealthy. Barges and lighters; wharves, granaries, maltings breweries, mills and eight coaches travelling through the Market Place daily – it was busy! William Holland’s Essential Oil Distillery was world famous and in the 1870s the Rector of St Guthlac’s wrote that “here were the largest wheat stacks in the world and the greatest goose breeder in England”.
- 4.12 The 1960s saw another period of rapid expansion, filling the fields with houses, businesses and services. In 1998 the by-pass opened and eased the traffic through these ancient settlements, helping to preserve our ancient heritage.
- 4.13 The Deepings continue to thrive and to be independent, proud and friendly communities.

Market Place

- 4.14 Lined with many fine buildings and former coaching inns, a reminder of Market Deeping's strategic position on the main road to Lincoln. The current Town Hall dates from 1835, designed in Tudor Gothic style by Thomas Pilkington.

The Cross, Deeping St James

- 4.15 An ancient village market cross converted into the local lock-up in 1819. There is enough room inside for three disorderly persons.

The Priory Church of St. James, Deeping St James

- 4.16 Once part of a larger medieval complex, founded in 1139 by Benedictine monks from Thorney Abbey Many periods of architecture are represented here, including Norman, early English and a rare 18th century tower. Stones from the original priory were incorporated into domestic houses around the village.

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5 The Deepings Today

- 5.1 The Deepings consists of three settlements along the River Welland, approximately eight miles East of Stamford - Market Deeping, Deeping St James and Frognall. The NP area has a population of 15,000 and collectively has around 6300 homes and businesses.
- 5.2 The low-lying land is rich in archaeological remains, while the River Welland once formed an important highway for trade passing between Stamford and the Wash. The Deeping area has become a popular residential area.
- 5.3 Market Deeping is an attractive historical town. There are regular bus services to Bourne, Stamford and Peterborough, making Market Deeping a suitable destination for visitors on foot.
- 5.4 Whilst boasting many local amenities the area retains an unspoilt historical country outlook with a welcoming feel and low crime rate.
- 5.5 The picturesque village of Deeping St James lies on the river Welland, in the middle of rich agricultural land. It has a population of nearly 7000.
- 5.6 The parish church of St James is within the Diocese of Lincoln. Deeping St James also has a Roman Catholic Church, two Baptist Churches and a Methodist Church.
- 5.7 The Deepings boast four primary schools and one Secondary school, which also houses the Deepings Leisure Centre, including a swimming pool.
- 5.8 In addition to the rural market town high street in Market Deeping, offering a range of independent retailers the area hosts a relatively small supermarket and an industrial estate offering an array of services and industry to the local community.

6 Public Consultation

- 6.1 Deepings First has undertaken a significant level of consultation with the community throughout the process of producing the NP. A list of the key consultation activities is listed in Table 1.

Table 1: Consultation Activities

Date	Consultation Activity	Purpose	Outcome
2016			
1st Jun 2016	Printed Public Questionnaire supported by advert in Deepings Advertiser	Wide ranging public survey delivered to 6200 homes with 425 returned completed	
11th June 2016	Attendance Rose and Sweet Pea Show	Stall at event staffed by volunteers with questionnaires available	
Jun-16	Document	Assessment and mapping of survey responses	
24th Jun 2016	Article in the Stamford Mercury	Promotion of NHP and public survey	Helped to increase take up of questionnaire
Jun-16	'Have Your Say' Questionnaire Document	Public Questionnaire circulated	10% response rate and buy-in from the respondents
3rd July 2016	Deeping Carnival Godsey Lane	Stall at event staffed by volunteers with questionnaires available	
8th July 2016	Article Rutland and Stamford Mercury	Promotion of consultation activity in line with Local Plan consultation process	Initiation of publicity for local plan helped our own awareness raising and development of local interest
10th July 2016	Deepings Dog Show	Attendance at show to promote NHP activity	
Aug-16	Deepings First Website	Analysis of Questionnaire with request for feedback	

Deepings First Neighbourhood Plan 2019- 2037

Date	Consultation Activity	Purpose	Outcome
1st Aug 2016	Market Deeping Town Council Newsletter	Promotion of NHP to maintain momentum and public interest	Maintained interest in questionnaire
12th Aug 2016	Article Stamford Mercury - Questionnaire Alert	Publicising public consultation survey reminding public to complete the survey	Maintained interest in questionnaire
10th Sept 2016	Deepings First Publication	Statement re progress on Consultation	
18th Nov 2016	Deepings First Publication	Progress report for public re NHP	Awareness Raising
2017			
Mar-17	Publish site analysis and display in Deepings Community Centre	Public awareness and engagement	
May-17	MDTC & DSJ PC	Presentation at annual meetings	
May-17	Deepings First Website	Vision published	
May-17	Community Lincs Workshop	Attendance by Steering Group	
22nd June 2017	Deepings First Newsletter	Direct delivery to all households to provide feedback from questionnaire and new vision consultation	
14th July 2017	Attendance at Public Consultation event for Local Plan	Opportunity for public to comment and ask questions re process	
19th July 2017	Deepings Advertiser	Acknowledgement of survey feedback and notification of results available on website	
24th July 2017	Feedback Press Release	Feedback re survey outcomes	
9th Aug 2017	Feedback document	Survey Key points feedback document	

Date	Consultation Activity	Purpose	Outcome
1st Sept 2017	Articles in MDTC and DSJ PC Newsletters	Publicity of NHP	
8th Nov 2017	Lobbying at SKDC public event	Opportunity to provide the views of local residents	
1st Nov 2017	Publicity in Local Paper	Publicity inviting public to join the Character Walk assessment process	Generated local interest over 2 weekends
19th Nov 2017	Leaflet re Character Assessment Walks	Leaflet delivered to 6200 homes requesting participation in Character assessment walks	
2018			
Jan-18	Deepings First Website	Dissemination of Character Assessment Walks analysis	
14th Feb 2018	Document record of first Deepings Green Walk consultation	The document provides a comprehensive record of survey form and replies	Demonstrated popularity and confirmed it as a central policy of the NHP
Apr-18	Agent and Developer Meetings	On site meetings with agents and developers for 5 major sites already approved and in local plan to discuss in line with NHP aspirations	
May-18	MDTC & DSJ Annual Meetings	Presentation by Pam Byrd re Green Walk proposals	
Jun-18	Local Economy Survey	Completed by Deepings Business Club	
16th Nov 2018	Article Stamford Mercury	Update for public on progress with NHP	

Date	Consultation Activity	Purpose	Outcome
2019			
15th Feb 2019	Advertiser	questionnaires	
22nd of Feb 2019	Advert Deepings Advertiser	Promotion of public survey questionnaires	High volume of response to questionnaires
8th March 2019	Advert Deepings Advertiser	Promotion of public survey questionnaires	High volume of response to questionnaires
19th July 2019	Publicity Deepings Advertiser	Publicity to reactivate website and make public aware survey analysis is available	
Summer 2019	Heritage Meeting	to share information/progress with the Deepings Heritage Group	

7 Community Vision and Objectives

- 7.1 The Community Vision was prepared following consultation with local people during 2017 and 2018. The Community Vision focuses on how local people would like the area to be in 2036. It is a shared vision created using the views and concerns of residents, businesses and stakeholders.

Community Vision

'By 2036 Market Deeping and Deeping St James will have grown as a vibrant community embracing local characteristics.

A Distinctive Local Character

- *to establish those aspects of character that contribute towards local distinctiveness;*
- *to secure new development that makes a positive contribution to local character;*
- *to support good design recognising it is inseparable from good planning and place making;*
- *to establish attractive and recognisable important gateways into the settlement offering a sense of arrival and connection to the countryside".*

- 7.2 The objectives have been developed from the feedback from the public consultations through this NP. The objectives cover a range of economic, social and environmental issues that together will ensure that the area can grow sustainably in the future.

Community Objectives

A good home for everyone

1. To ensure all new housing is of good design and quality, whilst contributing towards the provision of sustainable development;
2. To provide a mix of type and sizes of housing to help meet the current and future needs of the community;
3. To support the inclusion the right type of affordable housing so that all the community has the chance to live in a home that is right and affordable to them;

A prosperous and sustainable economy

4. To support new business and employment in the area that complements our existing employment provision, but also provides new space and jobs for the community;
5. To preserve our valued community facilities;
6. To protect the character and retail base of our town centre, whilst encouraging diversity to enable the town centre to adapt to new consumer needs and for it to thrive in the future;

A green, clean and safe environment

7. To protect and enrich our existing green space network;
8. To support the development of a "green walk" throughout the Deepings that is accessible to all and helps improve the health and well-being of the wider community;
9. To improve the quality of our local environment, from retaining trees and hedgerows, reducing our carbon footprint and improving our air quality;

Sustainable transport options for everyone

10. To support and encourage new local transport infrastructure and services through new developments to reduce the dependence of car use and encourage people to walk, cycle or use public transport.

8 The Deepings Spatial Strategy

- 8.1 The Deepings NP is encapsulated in five policy themes. Each theme outlines the spatial outcomes and role of their respective area. Drawn together as a collective whole, these themes set out the comprehensive strategy that covers the Neighbourhood Area of the Deepings.
- 8.2 The distribution of development within the Deepings, over the period specified in this plan will accord with the objectives of one or more of the following policy themes. This will ensure the pattern, scale and quality of new development supports the aims of the policies contributing to the overall sustained pattern of growth sought in the vision of this plan and ensure the identified housing and economic needs for the Deepings are met within the plan period.
- 8.3 Planning permission will be supported for sites that comply with the relevant site allocations or the detailed policies governing the organic growth through market-led windfall applications.
- 8.4 Over the plan period, additional permissions will be supported where it can be demonstrated that the benefits of the development will support the sustainable development of the Deepings and provide identifiable social, economic and environmental improvements above and beyond the current objectives of this plan.
- 8.5 The Policy themes of this Plan are:
 - 1. A good home for everyone;
 - 2. A prosperous and sustainable economy;
 - 3. A distinctive local character;
 - 4. A green, clean and safe environment; and
 - 5. Sustainable transport options for everyone.

The Introduction of a Development Limit

- 8.6 The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available that will avoid impinging into the local countryside.
- 8.7 The SKLP 2019 does not identify limits to development (or settlement boundaries), instead using criteria-based policies to help determine planning applications. It is accepted practice that re-drawing, updating or introducing Settlement Boundaries is common practice within NPs, including where they have been removed through Adopted Local Plans.
- 8.8 Therefore, this NP designates Limits to Development for The Deepings.
- 8.9 Within the defined Limits to Development, an appropriate amount of development will be acceptable in principle, although some sites within the area are protected from development and all development will be required to take account of the Policies within this Plan.
- 8.10 Focussing development within the agreed Limits to Development will support existing services within the town centre and protect the countryside and the remainder of the NP area from significant development which is surplus to demand or out of keeping with the rural setting and highly attractive and historic landscapes of the Parish.

Development Limit Methodology

- 8.11 The updated Limits to Development have been determined using the following Criteria:
- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlements have been incorporated.
 - b) Undeveloped residential and employment allocations within the SKLP have not been included, although the principle of development on those sites will be managed through Policy 1 in this Plan;
 - c) Clearly defined physical features such as walls, fences, hedgerows, water courses, public open spaces and roads have been followed.
 - d) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.
- 8.12 It is national planning policy that development in the open countryside should be carefully controlled and allowed only when it is appropriate to a
-

rural location, such as for the purposes of agriculture, or as a rural exception site for affordable housing when there is a proven local need. These types of development have been supported by the community in the past.

- 8.13 The area is notable for the exceptional visual quality of its Fenlands landscape, its strong historic character and the quality of its agricultural land. The community, in line with the Plan's Vision statement, has expressed the desire for the NP to maintain the distinctive landscape of the Deepings and to protect the agricultural economy, whilst improving the well-being of current and future residents.
- 8.14 The proposed development limit for the Deepings can be viewed on Map 2.

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9 A Good Home for Everyone

Justification

- 9.1 Over the Plan period, the NP is required to support an appropriate level of housing and employment growth. With the new planned development in the area, policies must be in place to help make The Deepings more resilient. Some policies in this NP are proactive to anticipate this change, whilst other policies in this Plan provide greater clarity on what parts of the Plan area require protection.
- 9.2 The NP will take a positive approach to development where it brings forward a balance of housing and employment to ensure the Deepings remains an attractive and vibrant place to live and work. When commenting on development proposals the Town and Parish Council's will take a positive approach that reflects the presumption in favour of sustainable development and will work actively with applicants to find joint solutions. This approach will mean that proposals can be supported where they secure development that improves the economic, social and environmental conditions for the whole area.
- 9.3 This NP supports the proposed allocated sites that have been identified within the SKLP. However, it is important that these new developments are appropriate and deliver homes that benefit the wider community and make the area a more sustainable and attractive place to live. In addition, it is also important that new services, facilities and infrastructure is delivered alongside the new housing developments to reduce any concerns about the adverse impact on existing infrastructure raised by the community.
- 9.4 Since 2011, the population has increased some 14.5% mainly due to increased birth rates, longer life expectancy and increased house building. It is expected that the proposed development through this plan period will further increase the population of the area by a further 2,000 people.

Housing Allocations

- 9.5 Policy SP1 of the South Kesteven Local Plan (SKLP) identifies The Deepings as a 'Market Town' that is sustainable to take future development due to its size, population and the level of existing services and facilities it has to offer. The SKLP identifies 3 housing sites within The Deepings that, collectively, accommodate around approximately 763 new homes over the Plan period as shown in table 2 and on Map 3. 'Design principles' have been prepared for these sites and are covered by Policy 1.

Table 2: Proposed Residential Allocations as set out in the South Kesteven Local Plan 2019

SKLP Site Reference	Location	Site Area (Ha)	Indicative Number of dwellings
DEP1-H1	Towngate West	3.12	73
DEP2-H2	Land East of Linchfield Road	5.08	145
DEP3-H3	Land off Linchfield Road	32.98	590

Additional Development

- 9.6 In addition to the identified housing allocations, as identified on Map 3, there is likely to be the more piecemeal demand for smaller developments within the existing settlements over the lifetime of this Plan – this is known as ‘windfall development’. These are likely to come through as self-build units, infilling within the existing settlements, the change of use of existing land or a more comprehensive redevelopment scheme.
- 9.7 The NP will support appropriate windfall schemes that contribute positively towards the sustainable development of the area and help meet the needs of the local community.

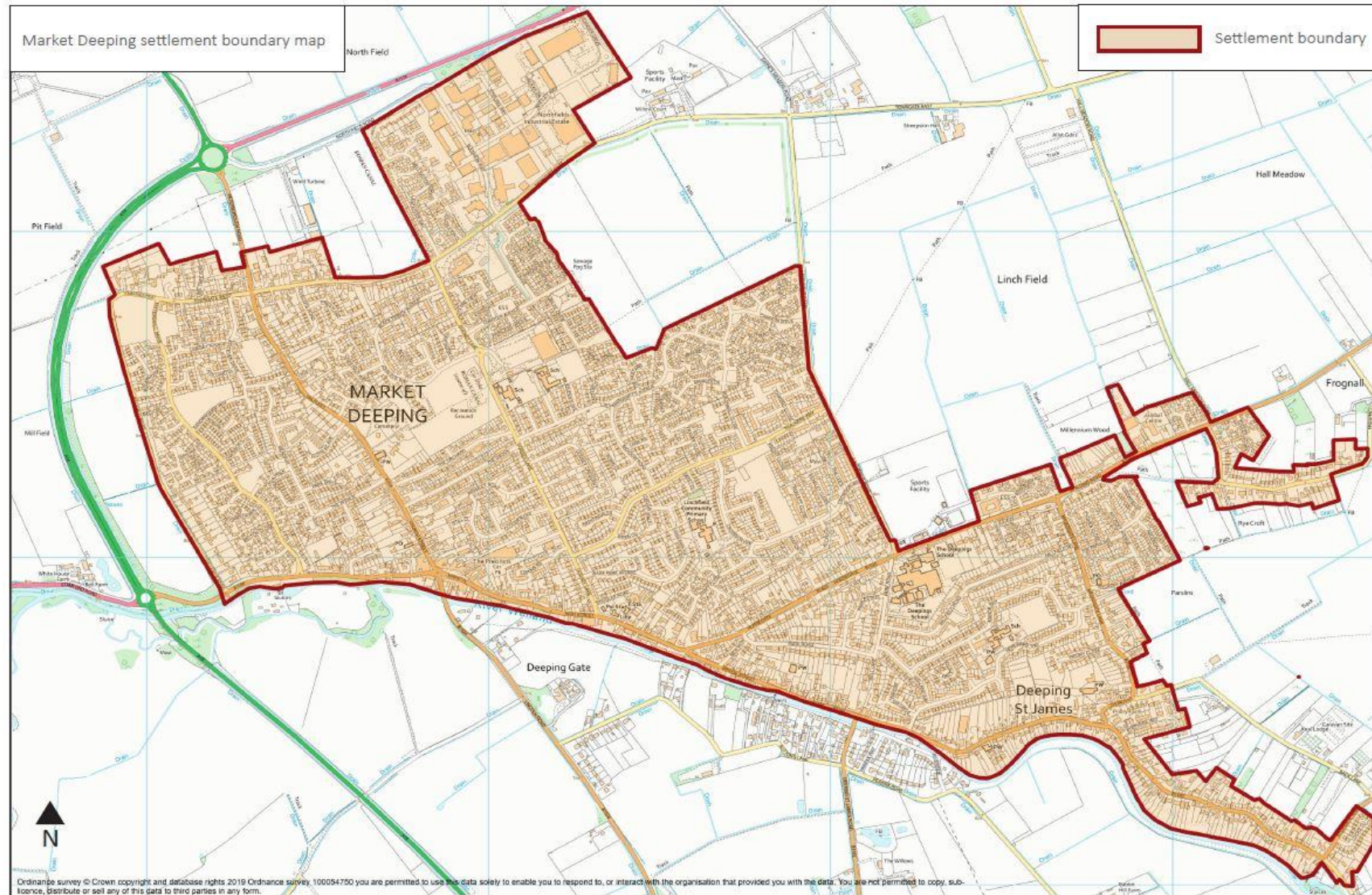
Public Consultation

9.8 The consultation feedback identified that there were too few starter homes for younger families and suitable accommodation for older residents. More recently, through consultation on the NP, similar issues were raised through a survey and consultation events. Additionally, residents are concerned that new housing will have an impact on existing services and facilities such as capacity within the local schools and Health Centre, and an impact on the existing road and transport networks.

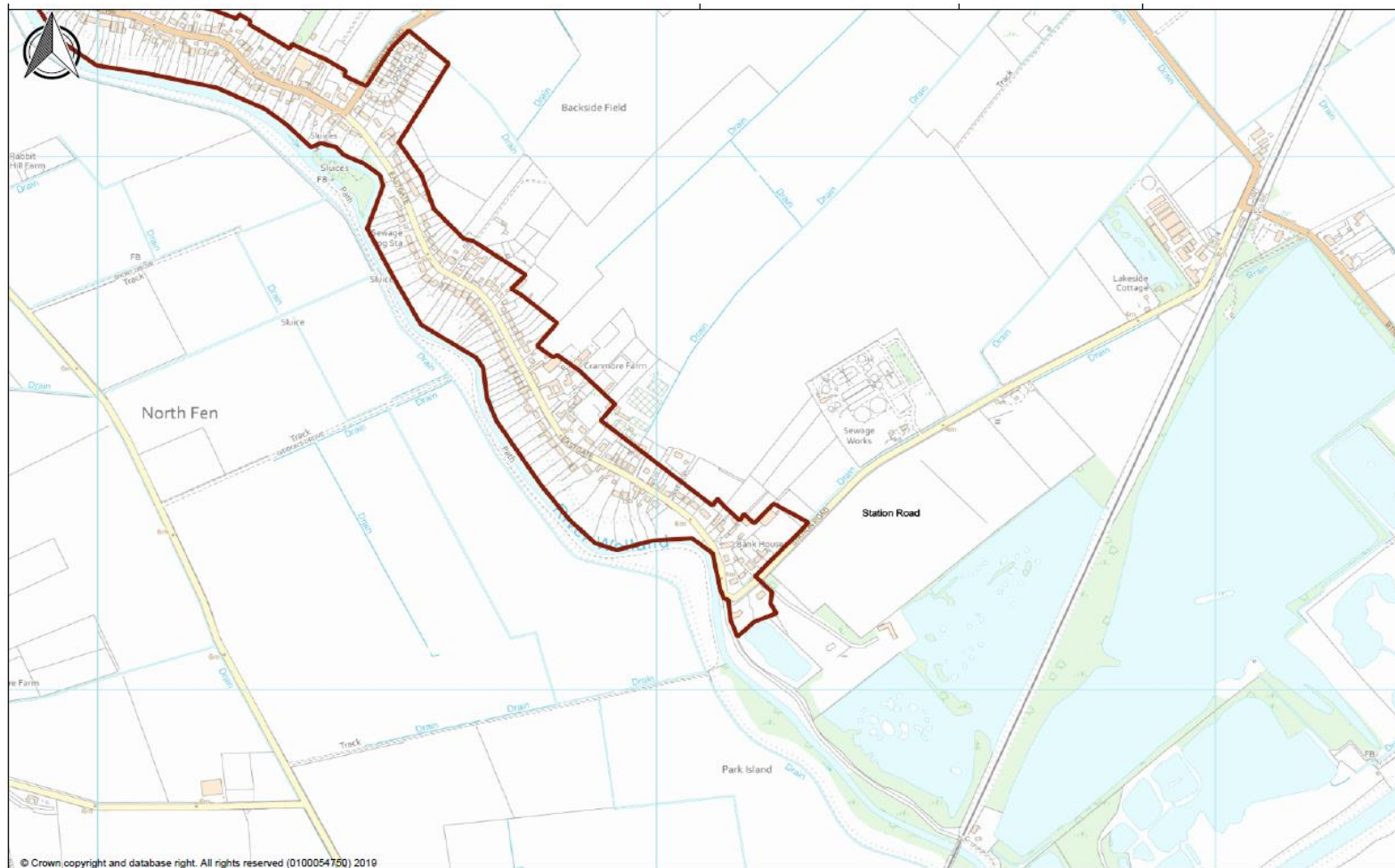
9.9 More specifically, issues raised include:

- An increased level of affordable homes to attract younger families and enable people to buy their first home;
- Provide suitable accommodation for the needs of the elderly population. This does include bungalows and sheltered housing;
- Impact on road capacity – traffic will increase and lead to further pollution;
- Capacity of the local schools and the local Health Centres;
- Impact on the environment and local wildlife;
- No more development on greenfield land;
- The need for more shops to cater for a larger population;
- Provide adequate off-street parking and suitable sized garages to reduce parking issues on local streets;
- Impact on local character and important views; and
- The need for more public open spaces and youth/ sport facilities.

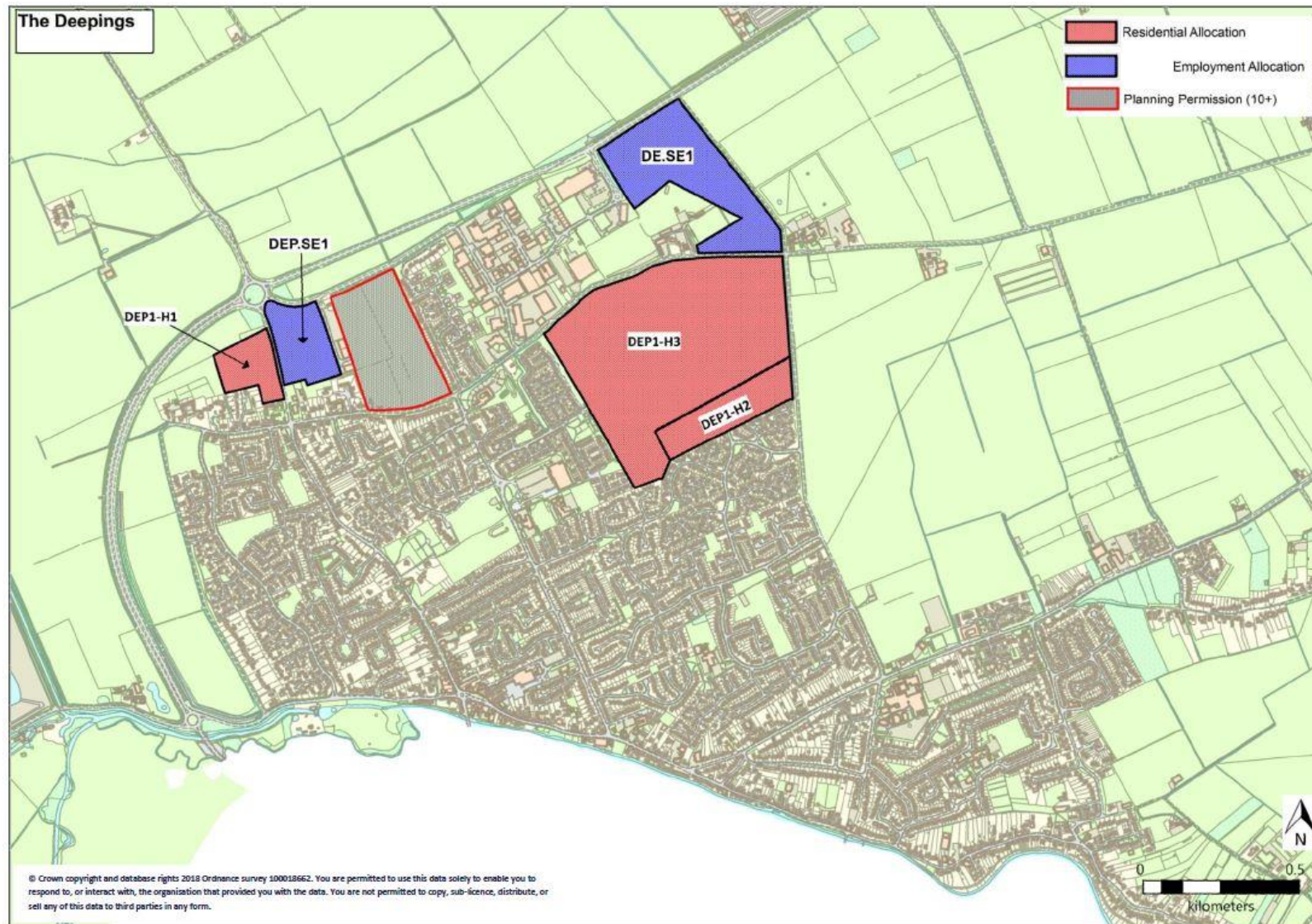
Map 2: Development Limit for the Deepings



Map 2a: Development Limit continued for Deeping St James



Map 3: Strategic Development Allocations in The Deepings



Design Principles for the Proposed Allocated Sites

9.10 The SKLP Policies DEP1, H1, H2 & H3 set out some development principles for how the proposed allocations may be developed. These principles are only a brief outline of the issues facing the development of the sites and how they should integrate into the existing community and successfully achieve a sustainable development. The following design principles will help provide more detail and inform any future masterplan about the locally specific issues that should be included to accompany future planning applications. The policies below should be read in conjunction with other policies in the plan.

Site DEP1-H1 Towngate West

9.11 This site is located to the north-west of Market Deeping and adjacent to a proposed employment site along the B1524 (DEP SE1). The site has several key assets, which include:

- access to the B1524 and then to the A15 bypass;
- potential for safe linkages for pedestrian and cyclists between the site to the eastern side of the B1524 (B1 and residential permissions granted) and
- space for the Green Walk project to be established between the proposed site and the A15 bypass.

Site DEP1-H2 and Site DEP1-H3

9.12 These two sites are located to the Northeast of The Deepings and adjacent to existing residential developments at Towngate East and Jubilee Drive. They are in separate ownership but lie immediately adjacent to each other. The sites have several assets, which include:

- low traffic levels throughout most of the day, passive surveillance and defined boundaries provide a relatively safe environment for future residents;
- proximity to existing social and service infrastructure such as the health centre, schools, and a large supermarket;
- proximity to Towngate East and Linchfield Road where there is an existing bus service;

- two existing public rights of way that runs across the site which provide pedestrian access from the existing residential estate off Burchnall Close;
- an existing watercourse running through the site that could be retained as a feature within any new residential development.

Main Considerations for the sites

9.13 Our aim is to create functional, well-integrated new neighbourhoods by designing places that everyone can visit. This new place will connect people through new routes and strong visual links. Residents will live among and enjoy abundant green space and large trees. A range of homes will ensure that living here appeals to as wider an audience as possible, so that a new community is formed. This new neighbourhoods will be calm, connected streets with good access that will encourage people to walk and cycle, and new links will mean people can move around sustainably.

Key requirements for all sites are to positively address the following

- Quality of design and visual impact;
- Traffic and parking impact on surrounding roads, and a layout that allows for future bus use of key streets
- Locating development to enhance valued views (e.g. countryside, St Guthlacs Church), and existing visual amenity;
- Providing an attractive gateway into the Deepings (for land at Towngate West, around the B1524, and for land West of Linchfield Road the new key entrance to the Deepings at the junction of Towngate West and Linchfield Road);
- Incorporating significant private and public green space and networks such as the Green Walk, and a new Town Park within the Land West of Linchfield Road
- Establishing connections to existing pedestrian and cycle networks
- Promoting the creation of place and greater distinctiveness than found in the town's previous suburban expansion areas;
- Managing water, and drainage in a sustainable manner; and

- Promoting sustainable and energy efficient design options, recognising the urgency of expanded settlements adapting to climate change.

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Policy DNP1: The Allocation of Residential Sites DEP1-H1/H2/H3

1. The following sites are allocated for residential development:

DEP1-H1 Towngate West (SKLP254) 9.441ha	Indicative number: 73 dwellings
DEP1-H2 Land West of Linchfield Road (SKLP39)	Indicative number: 145 dwellings
DEP1-H3 Linchfield Road (SKLP253) 32.862ha	Indicative number: 590 dwellings

2. In addition to the more general principles identified in SKLP Policy DNP1, all development proposals for sites in part 1 of this Policy should demonstrate, in their masterplan, how they have considered the following detailed design principles for the comprehensive development of the proposed site allocations. These detailed design principles follow.

- a) *Streets as Places*. Streets must be considered as a 'social space' to be used by all, not just vehicles. It is essential that the design of new development should include streets that incorporate needs of pedestrians, cyclists and if applicable public transport users to help minimise the use of the private car.
- b) *Integrated pedestrian paths or linkages*. New routes should integrate into existing pedestrian routes and networks that surround the site
- c) *Routes should be laid out in a permeable pattern*. This will allow for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and include wide and overlooked provision for onward pedestrian links. Shared central green spaces in cul-de-sacs are encouraged.
- d) *Strong frontages on to existing streets*. They should be aligned to existing buildings. Where set back, they should replicate to create a feeling of openness and connection with appropriate hard or soft landscape treatment.

- e) *At Land west of Linchfield*, retain existing perimeter maturing plants and trees. The present planted landscape strip is an asset to be protected and enhanced into a ‘walking corridor’ and contribute towards the implementation of the Green Walk Project.
- f) *Development adjoining public open spaces*. These should enhance the character of these spaces by either providing a positive interface (properties facing onto them to improve natural surveillance) and a soft landscaped edge. Substantial landscaped areas should buffer the edge of the development and prevent development sprawling into the countryside;
- g) *Primary and secondary streets*. These should differentiate from one another in scale, level of enclosure, use of materials and landscaping features to help provide a clear and distinctive highway network.
- h) *Gateway and significant built elements*. Highlight access or arrival to newly developed sites. Buildings up to two and a half storeys should be used to increase legibility (meaning ease of recognition with notable features). Where houses front onto landscape areas, they should increase passive surveillance and give a sense of enclosure to these open areas.
- i) *Variable densities*. These should ideally increase towards the existing built up area. Densities should reduce towards the periphery of developments where they neighbour agricultural fields. This will ensure diversity within plots and a landscape setting that reflects the transition from urban to rural;
- j) *Height of housing*. The majority of the housing should be two storeys to reflect existing residential areas. Where the new development is adjacent to existing residential development housing should be similar in height to the existing to avoid any negative privacy issues. The exception is where gateway and entrance features form part of the design.

- k) *Building frontages.* The aim is to secure a picturesque and varied street-scene. Buildings should be designed to ensure that streets and or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows which overlook streets.
- l) *Boundary treatments.* These should reinforce the sense of continuity of the building line and help define the street. Boundary treatments should not impair natural surveillance.
- m) *Town Park for Land west of Linchfield Road.* Designed as a key community focus for both new and existing residents, the Town Park will provide opportunity for residents to meet up and play. Large open flat areas should be included to provide for community events.
- n) *Street landscaping.* Landscape design should have a balance between hard and soft landscape treatment to reinforce the soft landscape street character and create attractive and active frontages. If front gardens are part of that, consideration should be given to long term change and maintenance. Primary streets should include tree planting where possible.
- o) *Off-street parking.* An appropriate level of off-street parking provision should be incorporated into the scheme to reduce the need to park on the street. Tandem parking (one car parked behind another) is efficient but should not be relied on as it can result in increased on-street parking. This occurs where households do not use the space for its designed purpose. Garages will not be classed as a parking space and there should be provision for electric charging points at new properties.
- p) *On-street parking.* Where parking is provided on streets it is encouraged to be well-integrated into the street-scene by avoiding undue visual dominance and avoids obstructive parking on smaller secondary roads.
- q) *Transport Corridors.* The street layout needs to allow for future bus use of key streets and enable access by refuse vehicles with minimum drag distances for bins.

- r) *Phasing and implementation.* An application will be expected to include details of delivery of the development and site wide infrastructure for the whole development site. Landscape and highway management plans will be expected for all publicly accessible areas that are not adopted.
- s) *Buildings alignments.* These should be generally parallel with the street with some variation to setbacks to create greener, more informal streets and spaces. Exception can be made to maximise solar gain.

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Policy DNP2: Additional Residential Development in The Deepings

Additional Residential Development

1. Proposals for residential development, including the conversion of existing buildings over and above that of the allocated sites on Map 3, will only, be supported if the development is located within the existing development limit of the Deepings (illustrated on Map 2). All proposals must also demonstrate that they have met all the following:
 - a) It does not significantly harm or alter the built character and appearance of either Market Deeping, Deeping St James or Frognall;
 - b) It does not significantly harm or alter the character and appearance of the surrounding countryside or rural setting of Market Deeping, Deeping St James or Frognall;
 - c) It does not cause any unreasonable harm to the private amenity of any surrounding properties;
 - d) It does not cause any unreasonable negative impact to the capacity or safety of the existing highway network;
 - e) It does not cause any unreasonable negative impact to the capacity of the existing water or sewage infrastructure; and
 - f) It does not lead to an overdevelopment of a site, where the proposal is considered out of character in terms of its scale or its proposed density.
2. Land outside the development limit, including any individual or small groups of buildings will be treated as open countryside where development will be carefully controlled in line with local and national strategic planning policies.

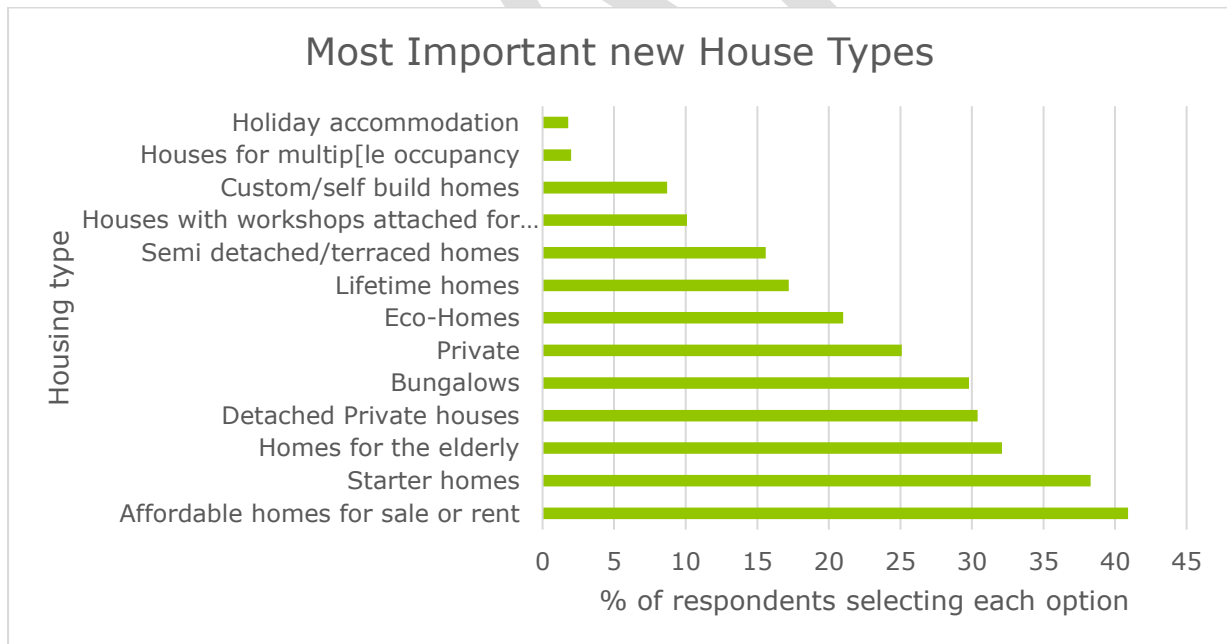
Providing an Appropriate Housing Type and Mix

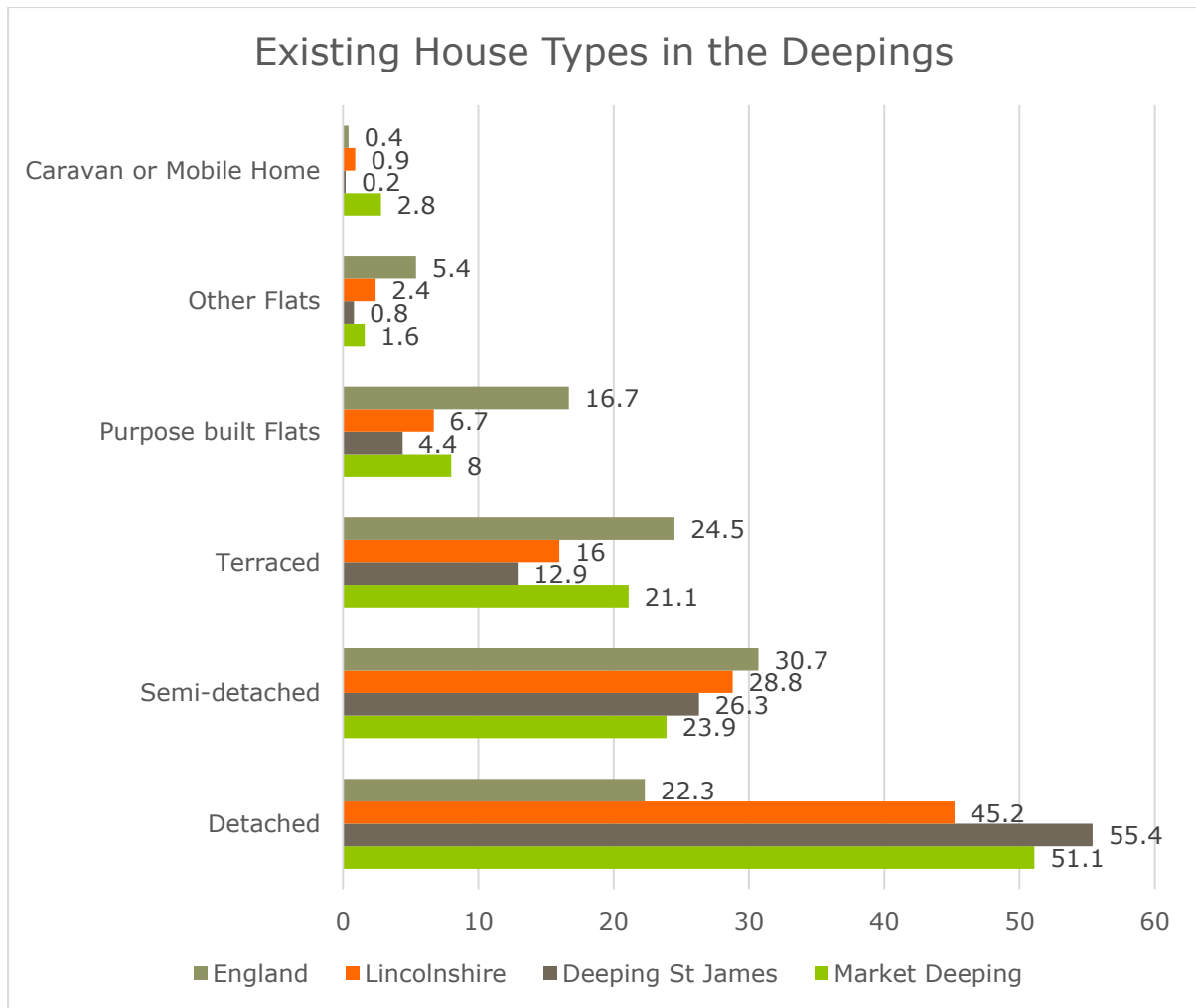
- 9.14 The NPPF requires that a sufficient amount and variety of land should be brought forward (in this case through the South Kesteven Local Plan) to address the needs of groups with specific housing requirements (paragraph 59), and that the size, type and tenure of housing needed for different groups of the community should be assessed and reflected in planning policy (paragraph 61), in order to create inclusive and mixed communities.
- 9.15 The SKLP sets out the strategic approach to providing for a mix of dwelling sizes and tenures in order to meet the needs of the wider community. The NP policies highlight the need to provide for specialist forms of housing, particularly those relevant to older persons. It builds on the requirements set out in the NPPF that support strong, vibrant and healthy communities by providing enough houses to meet the needs of both present and future generations.
- 9.16 A major consideration in planning new communities is the UK's aging population, which will influence the future design of the built environment and housing provision. The opportunity to maintain independent living as people grow older strongly depends on the provision of the right sort of housing in the right places. However, most new homes being built do not meet the changing needs of people as they get older. Some of the inadequacies in ordinary mainstream family housing could be improved by simple design modifications to ensure that changing needs are met.
- 9.17 Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. In general, The Deepings presents a range of popular housing forms but principally of a type and size that benefits families (as detached houses dominate provision). Greater provision is needed of accessible and adaptable dwellings, affordable housing, and smaller forms of housing to suit the growing number of small households particularly for an ageing population. This aim will result in a greater proportion of new housing being either bungalows, or as flats in the case of specialist form of housing.

What are the local challenges?

- 9.18 The present type and amount of housing does not offer a mix that is needed. Evidence points to local people broadly accepting that housing in The Deepings should continue to grow. This is tempered by continuing deep concern that growth has not been matched by infrastructure - a subject that is addressed elsewhere in this Plan.

- 9.19 Detached housing is the most prominent housing type for The Deepings (around 50% of all houses), the England average is 22%. Terraced properties and flats are far lower in proportion than the England average. Increased densities secured with good design will aid the greater provision of more varied house forms and efficiency in land use.
- 9.20 Most of the housing is owner occupied (78%). There is a very low number of social rented homes (10%) compared to the national average (18%). Private rented property is also low (10% against the national 15%). A lack of affordable and rented housing in The Deepings may compromise the health of low-income residents as choice is limited and they are likely to spend more on housing costs and less on other health needs.
- 9.21 The demand for affordable homes is strong irrespective of size. There are (at the end of 2017) about 300 applicant households in The Deepings on the SKDC waiting list (all with local connections). Market provision is unlikely to redress the inadequate supply of affordable units as houses cost nearly 15 times the average annual earnings of low paid workers. Although this is the same as the England average, policies that promote housing growth will seek to rebalance provision.





Opportunities are presented by large new housing areas

9.22 Growth is across the town but mostly to be at the east and north at Towngate West and Linchfield Road through proposed allocations in the emerging local Plan. The growth up to 2036 includes these large sites but also permitted smaller development elsewhere, and this will all add a further 20% or so to the existing 5550 households. The geographical concentration of growth is thereby on the northern and north -eastern sectors of the community. Growth will include land uses other than housing in new mixed-use developments. New character areas will arise and could provide or assist the provision of additional facilities with economic, environmental and social value.

Specialist types of housing for The Deepings

9.23 Providing an appropriate housing mix should also include more specialist types of accommodation to cater for the 'hard to reach' part of the population. These include affordable housing, self and custom build opportunities, encouraging smaller sites, build to rent opportunities and

accommodation for older people. Within the SKLP, it recommends that on developments of over 400 units, there should be a provision of the space allocated for self and custom build opportunities.

- 9.24 In addition to addressing the need for affordable housing and the type of housing, the NP must also consider the needs of a range of other groups, including specialist housing for older people. It is clearly evident that people are living longer and with this comes the need to ensure that the plan assists in the delivery of enough new housing that is fit for the needs of older people and people affected with disability.

Affordable Housing

- 9.25 The SKLP Policy H2 promotes the inclusion of 30% affordable housing on sites of more than 11 units. Affordable housing is defined in the NPPF as:

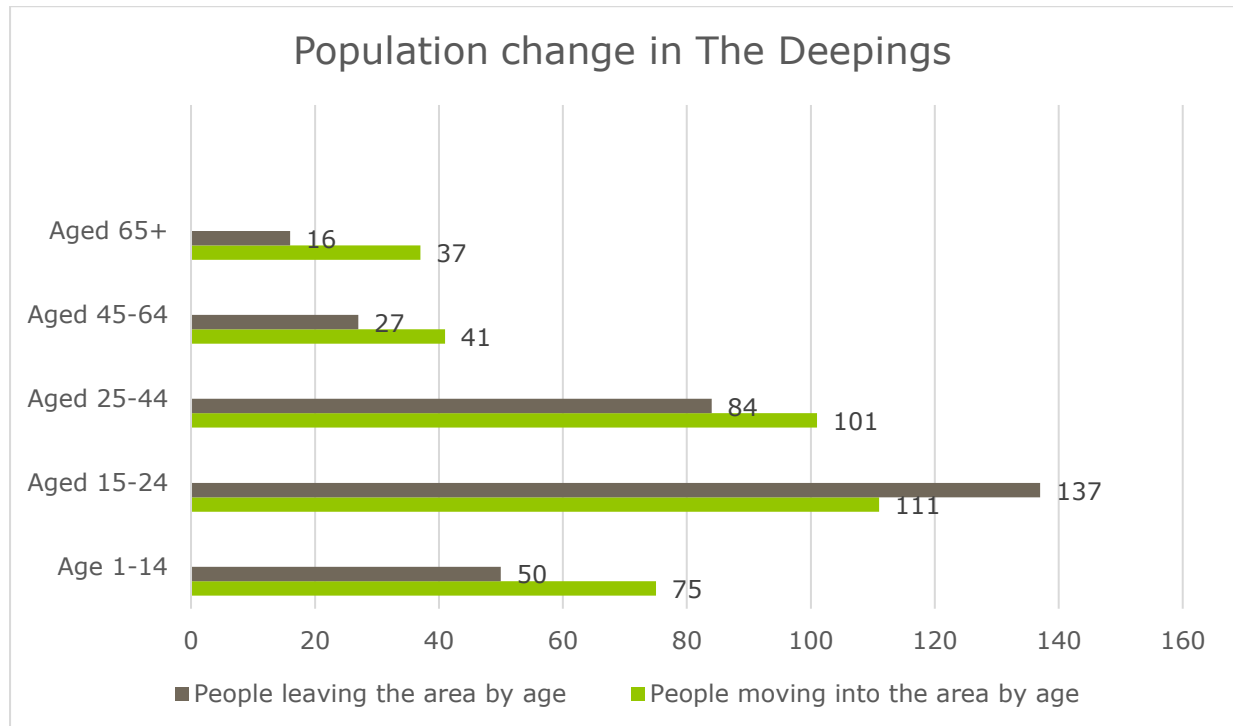
“social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market”.

- 9.26 Mix of housing types and tenures. This is required to meet local needs. There is a particular demand for two and three bed properties in the District, arising from newly forming households and older households seeking to downsize.
- 9.27 Ensuring an adequate supply of housing which is affordable for local incomes is an essential element of building a thriving and sustainable local economy and helps to promote social inclusion. Whilst the District Council is building some, most will come from private developers as part of larger housing developments. More rented housing, both public and private is needed.

Accommodation for Older People

- 9.28 Like many communities, The Deepings has a progressively ageing population. This is exacerbated by younger people leaving the area, whilst there is an increase in older people arriving.
- 9.29 Appropriate adapted and specialist housing is needed for a progressively ageing population. The number of older people living in the District as a whole is expected to increase significantly – this has significant implications for meeting housing, health and care needs. Increasing need for specialist or extra care housing needs to be supported through targeted new build provision and providing adaptations to existing housing stock. The accommodation types for older people varies heavily depending on the wealth, health and well-being of the individual at the time of need. The

need for socially provided accommodation is met with the need for more private and even luxury accommodation as seen elsewhere in the county.



Public Consultation

9.30 A summary of June 2016 'have your say' survey. One of the most important factors that concerned local people about their area included securing a 'peaceful and safe neighbourhood' (67.9% of all respondents cited this).

9.31 The most important home types sought from new developments were:

- Affordable homes for sale or rent;
- Starter homes; and
- Homes for older people.

Policy DNP3: Housing Type and Mix

1. Proposals for 10 or more dwellings will provide an appropriate mix of housing types and sizes, including 1, 2 and 3 bedroom dwellings to help meet the need for smaller accommodation in the community – particularly for younger families and older people. Where possible, these dwellings should also include space for adaptability taking inspiration from the Lifetime homes guidance.
2. The subdivision of an existing dwelling or the provision of an on-site annex to accommodate a family member will be supported where it does not cause a detriment to the private amenity of existing occupants or any adjoining occupants.
3. Developers will be required to supply high quality affordable housing in line with the requirements identified in the South Kesteven Local Plan. The provision of affordable housing through Starter Homes or Shared Ownership schemes will be particularly supported as there is an under provision of owner-occupied affordable housing in the Parish.
4. The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and dispersed throughout the development.
5. Where possible, affordable rental housing within the Neighbourhood Plan area shall be allocated to eligible households with a connection to the area.
6. Proposals for new care or specialised facilities (public or private) accommodation for the older people and those with additional needs, including dementia housing, should be within a reasonable walking distance, to existing public transport services, walking and cycling routes and be easily accessible to nearby shops and health facilities. Proposals which use opportunities for the multi-use and co-location of care facilities and accommodation for older people with other services and facilities, and thus co-ordinate local care and provide convenience for users, will be supported.
7. Proposals for self and custom build will be supported if they comply with other relevant policies of this Plan.

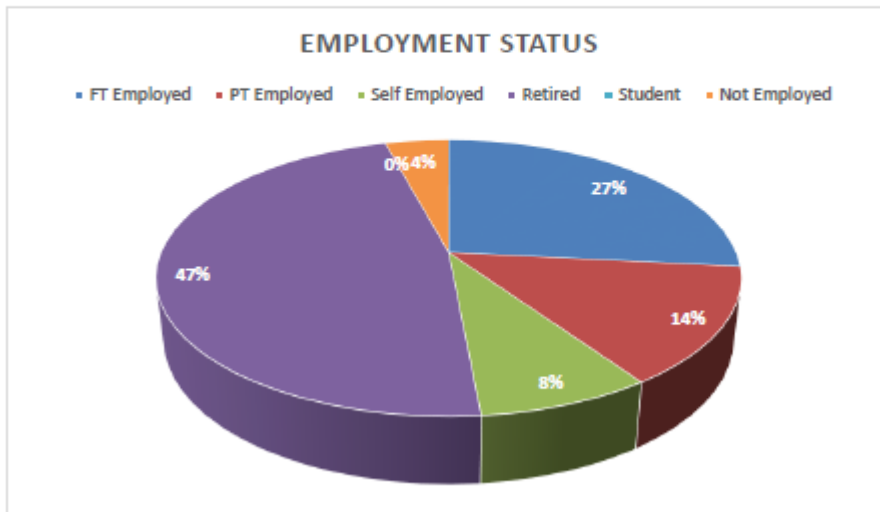
10A Prosperous and Sustainable Local Economy

Justification

- 10.1 The local economy in its many aspects is key to the Deepings maintaining a distinct identity through a thriving High Street and active leisure and sports community and by having local sustainable employment opportunities. Without these, the Deepings could effectively become a suburb of Peterborough.
- 10.2 To ensure local employment growth at least matches the expansion in local population growth by promoting a thriving local economy and having sufficient land / premises allocated to meet future new business requirements and growth of existing. To protect and develop the key retail and employment areas of the Deepings in a sustainable way. To make the Deepings an attractive place to visit and to have sufficient local facilities (retail, leisure and service sector) to encourage residents to use such facilities locally.
- 10.3 Business operating from commercial premises in the Deepings is primarily concentrated into three key areas with smaller clusters throughout. However, there are many businesses run from home which are distributed throughout the residential areas.
- 10.4 The main retail area is in Market Deeping Town Centre and the Deepings shopping centre, the 2 parts being joined through Market Gate and the Precincts. The "Town Centre" consists of the Market Place, part of High Street, part of Church Street, a little of Stamford Road and Bridge Foot.
- 10.5 The Deeping shopping centre and the precincts are formed by one large store (formerly the Co-op supermarket now Poundstretcher) and several smaller, mostly independent shops. The Co-op has recently downsized and moved to Bridge Street, Deeping St James.
- 10.6 There is currently a Wednesday Market held in the shopping centre car park. The district council and other bodies are looking to enhance this and have introduced a Saturday market within the town. The Shopping Centre and Precincts area is owned and managed by New River Retail.
- 10.7 There was planning consent for two additional medium sized retail units on land close to the Shopping Centre area, also owned by New River Retail Ltd but as no retailer has been found, the planning permission has now lapsed.

- 10.8 On Godsey Lane there is a Tesco supermarket and a Spar convenience store. There are also some retail businesses located on the industrial estates.
- 10.9 There are a few other clusters of retail and takeaway businesses at: Bridge St - Godsey Lane intersection; Manor Way, Deeping St James; Rycroft Avenue, Deeping St James; Bridge St, Deeping St James; and Crowson Way, Deeping St James. There is a site consisting of motor trade, offices and fitness businesses on the Spalding Road towards Frognall.
- 10.10 In addition to this there are a handful of individual retail type businesses scattered throughout the Deepings.
- 10.11 There are 9 open pubs and 1 currently closed, 1 wine bar, 7 restaurants, plus around 7 cafés, some located in the main areas and a few out on their own.
- 10.12 The Deepings also has a wide variety of service sector types of business such as Accountants, Health Practitioners, IT Specialists, etc. Many of these are co-located at the Eventus Business Centre on the Northfields Industrial Estate but there are also several interspersed with retail businesses in the town centre.
- 10.13 Finally, there are a very large number of home-based businesses, primarily sole-traders and some micro businesses, ranging from plumbers, plasterers and electricians, through to beauty therapists, cleaners, dog walkers and many more. These are more difficult to track but it is estimated that there are probably around 600 to 700.
- 10.14 In addition to the employment opportunities listed above, the local schools, health centre, leisure centre, library, local councils and some not for income organisations provide employment so although these are not generating i for business owners or shareholders, they are generating money into the local economy by providing employment for those residing there as well as suppliers and local trades. The Deepings School (Secondary) alone, employs around 200 staff. People of the Deepings also employed outside of the area. Additionally, the nearby towns of Spalding, Stamford and Bourne provide some smaller levels of employment for residents of the Deepings.
- 10.15 According to the 2011 Census, there were 6973 residents, in The Deepings, aged 16 to 74 in employment.

FT Employed	PT Employed	Self Employed	Retired	Student	Not employed
108	56	33	192	0	17



10.16 The sectors as defined within the Census categories with the highest proportions of employment were:

- Wholesale and retail trade; repair of motor vehicles and motorcycles;
- Manufacturing;
- Human health and social work activities; and
- Education.

10.17 Most residents aged 16 to 74 are Economically Active and of those, 67% were in employment and 9% Self-Employed. This is contradicted somewhat by data from Deepings NP Survey – February 2019 which shows only 47% in employment with 7% self-employed, however the age profile of respondents indicates that older retired people may have been more likely to complete the survey slightly skewing the results as 47% indicated they were retired.

10.18 Data collected from our local business survey indicates that 52.6% of local businesses are sole traders and 30% are micro businesses. 42% turnover less than £50,000 per annum: 33% between £50,000 and £100,000: 16% between £100,000 and £250,000 and just 9% turnover more than quarter of a million pounds. 46% of the respondents operate their business from home, 27% from a rented office, 9% from an industrial unit with a split of 60/40 owned/rented. 12.5% from a shop with a 40/60 split between ownership and rental. 27% run their business from an office with 94% of those being rented.

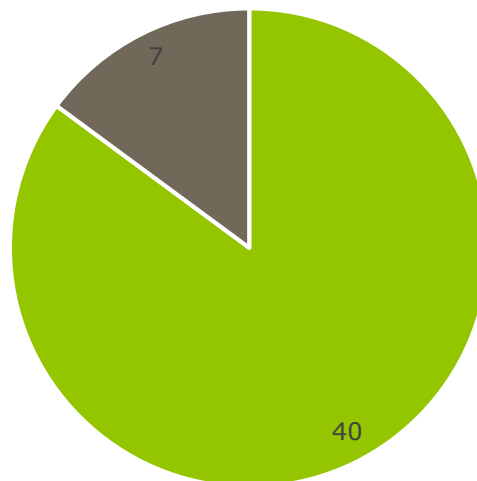
1. Commercial Premises

With regards to premises please select all of the following you feel would help. If you have no future concerns regarding business premises, please leave all unselected.

Check all that apply.

A	More micro industrial units	21
B	More small industrial units	15
C	More large industrial units	1
D	More small office units	22
E	More medium office units	8
F	More large office units	3
G	More hot desk type facilities (shared office space)	10
H	More small retail units	22
I	More medium retail units	7
J	More large retail units	6
K	Land suitable for building commercial premises	2
L	Other: (Space for day Nursery, Social Gathering Space)	2

Rented or Owned Commercial Premises



■ Rented

■ Owned

The Strengths and Opportunities

- The service sector is strong and thriving in the Deepings. With appropriate support and encouragement and provision of suitable premises this sector could grow and provide more local jobs.
- The Deepings have been highlighted for a thriving voluntary sector and seems to have a very good community spirit, with the right encouragement and facilitation it should be possible to use that spirit to assist with some of the issues identified.

- The Deepings Business Club is keen to help drive and/or support initiatives whose aims are to benefit the community as a whole. It is already working to develop a love local campaign with the aim to retain local spend and attract visitors.
- Opportunity to form a Town Retail Partnership to include local Retailers/local government and key local stakeholders to agree a Vision, strategy and objectives.
- Current presence of a reasonably high proportion of independent retailers.
- Growth of experience offering such as tea rooms, coffee shops, salons which Deeping Town centre has a good selection of. The desire to enjoy 'experience' shopping, where consumers can enjoy shopping, dining and socialising in a pleasant environment, is becoming more popular.
- Pleasant environment, attractive Town Centre, one that contributes to a sought after 'retail experience'.
- The Deepings "Antique Centre" is a potential draw to visitors but is somewhat cut-off from the town centre.
- Excellent community environment, a key attraction that helps drive footfall.
- Opportunities to capitalise on consumers desire for convenience (not having to travel), if a more local offering is available and needs can be met locally.
- Local bus routes that transport local people to the centre from various parts of the Deepings /peripheral villages, although some room for improvement and this requires further examination. This is especially the case for Bus routes West to East.
- Potential to increase the draw of consumers from immediately adjacent villages and suburbs North of Peterborough, although with the advent of additional major convenience shopping being developed in adjacent towns, and the decline in equivalent offering in the Deepings now reduced, this is proving more challenging.

The Future and its challenges

10.19 It indicates that many issues identified will not be addressed (or at least not sufficiently) by the SKDC Local Plan and that whilst we will endeavour to put policies in place to address them within the NP, some of these will be aspirational projects without legal enforcement within the NP process. This should not however detract from the inclusion of these proposals, many of which are vital to the survival and sustainability of the Local Economy of the Deepings.

10.20 Challenges identified are:

- Lack of availability of ready to use business premises both to purchase and to lease;
- Shortage of available Retail floorspace / units specifically within the Town Centre which would help facilitate achieving a critical mass for visitors and retention of local shopping. A proposed extension to the town centre boundary will help to provide more retail space.
- Other retail and service outlets contribute to a lower than critical mass in the Deepings which may retain / attract spend. These areas should be protected.
- There must be a more robust and consistent application of policy, especially for the town centre and its periphery to support local businesses;
- Whilst there are a wide range of leisure facilities, clubs, events and active community groups within the Deepings, there is no 'central hub'. A better sharing of facilities may be possible along with improved opportunities for combined promotions and co-ordination of activities;
- A Retail Partnership will encourage a joined-up approach /platform for holistic strategy in the retail community;
- Provide a local strategy to address the challenges to the high Street (and other retail clusters) from the consumer shift towards E-commerce;

Opportunities to address through investment

- Increase and develop retail choice;
- Improve banking & cash machine facilities;

- Develop - suitable office space for new start-ups;
- suitable office space for expanding businesses;
- Build function spaces and cultural amenities;
- Encourage visitor accommodation; and
- Improve parking and sign posting

Proposed Employment Allocations

10.21 The SKLP identifies 2 future employment sites within The Deepings that, collectively, cover approximately 18 ha of land over the Plan period as shown in Table 3 and on Map 3.

Table 3: Proposed Employment Allocations as set out in the South Kesteven Local Plan 2019

SKLP Site Reference	Location	Site Area (Ha)
SE1 (SKLP 281)	Land fronting Peterborough Road, Market Deeping	4.20
SE2 (SKLP177)	Extension to Northfields Industrial Estate	21.1

Existing Employment Sites

10.22 Industry is predominantly located in 2 areas, Northfields Industrial Estate and Hard's Lane, Frognall. Both these locations have a mix of SME, small and micro businesses. The Northfields site is considerably larger than the Hard's Lane site. The existing employment sites are shown in Table 4 and on Map 6.

Table 4: Existing Employment Sites in The Deepings

Site Name	Location	Site Area (Ha)
Hard's Lane	Frognall	2.30
Northfields Industrial Estate	Market Deeping	14.00

Expansion of the Town Centre Boundary

10.23 Existing retail units and areas of potential expansion have been left outside the town centre boundary in the Local Plan. Due to the area within the existing town centre boundary being at capacity, there should be an

opportunity to provide areas adjacent to the boundary for future expansion or for retention of the existing commercial space.

- 10.24 The growing population in the Deepings and the wider area will continue to support the viability of the town centre and will lead to the need to encourage additional areas for retail and commercial development as well as to protect present commercial ground level floorspace. An area of proposed expansion to the town centre has been identified on Map 5.

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Local Amenities

10.25 SKLP Policy SP6: Community Services and Facilities supports the protection and enhancement of community facilities within the Deepings. The following services or facilities are considered 'local amenities' in the NP.

Table 5: List of Local Amenities

Name of Amenity	Run by	Address	Community Benefit
Deepings Community Library	Deepings Community Trust	86 High St, Market Deeping, Peterborough PE6 8PD	Deeping Community Library offers books, audio books, computers, printing, activities and information for everyone
Police Station	Lincolnshire police authority and local volunteers	High St, Market Deeping	Police station
Market Deeping Fire Station	Lincolnshire fire authority	High St, Market Deeping	Fire station
The Deepings Health Centre	Deepings Practice	Godsey Lane, Market Deeping	GP appointments and clinics
The Deepings School (Academy)	Anthem Schools Trust	Park Rd, Deeping St James	11-18 comprehensive school
Deeping St James Community Primary School	LCC	Hereward Way, Deeping St James	Primary School
Linchfield School	LCC	Crowson Way, Deeping St James	Primary School
Market Deeping Community Primary School	LCC	Willoughby Ave, market Deeping	Primary School
William Hildyard School	LCC	Godsey Lane, Market Deeping	Primary School

Name of Amenity	Run by	Address	Community Benefit
The Green School	St Guthlac's Church PCC	Church St, Market Deeping	Community Hall
Coronation Hall	A board of trustees	Halfleet, Market Deeping	Community Hall
Priory Church Hall	Priory Church PCC	Church St, Deeping St James	Community Hall
Deeping St James Scout hut	The scouts	Church St, Deeping St James	Scouting facility
Market Deeping Scout hut	The scouts	Lancaster Way, Market Deeping	Scouting facility
Oddfellows Hall Market Deeping	The Oddfellows	Church St, Market Deeping	Community Hall
Masonic Hall Deeping St James	The Freemasons	New Row, Deeping St James	Community Hall
The Cross School	Ministry of dance	Eastgate, Deeping St James	Dance school / Community Hall
Public Toilets	MDTC	The Precincts, Market Deeping	Public Toilet
Deepings Leisure centre	SKDC	Park Rd, Deeping St James	Leisure centre
Community Centre	MDTC		Community Centre
Market Deeping Town Hall	Market Deeping Town Council	Market Place, Market Deeping PE6 8EA	The meeting place for the Town Council with the ability for local residents to attend. Focal point within the town.
The Institute	Deepings St James Parish Council	Church Street Deeping St James PE6 8HD	The meeting place for the DSJ Parish Council to meet and review local needs.
Market Deeping Community Centre	Deepings Community Trust	2 Douglas Road Market Deeping PE6 8PA	The centre for groups, activities, clubs & clinics, with rooms to hire for every need. Suitable for crafts, sports and health to learning, advice, clubs and clinics; the Deepings

Name of Amenity	Run by	Address	Community Benefit
			Community Centre offers a wide range of activities that everyone can enjoy.
St Guthlac's Church	Parochial Church Council	The Rectory Church Street, Market Deeping PE6 8DA	The church is open for prayer and quiet contemplation during daylight hours providing a safe haven for the community.
Priory Church	Parochial Church Council	50 Spalding Road, Deeping St James PE6 8UJ	The church is open for prayer and quiet contemplation during daylight hours providing a safe haven for the community.

Local Centres

- 10.26 The residents believe it is vital to protect and enhance the existing retail services and facilities within the community. These services and facilities provide valuable amenities for residents within the Deepings and the surrounding villages.
- 10.27 Retail provision is an important asset to the Deepings and it is important that the existing retail provision is protected and enhanced to support a growing and sustainable community.
- 10.28 This NP identifies five Local Centres where there is a conglomeration of community and retail facilities. The retail services are identified on Maps 7-10.
- 10.29 Within the Local Centres, development proposals will be encouraged where the schemes are shown to make a positive contribution to the retail experience including how the development supports other policies within this NP.

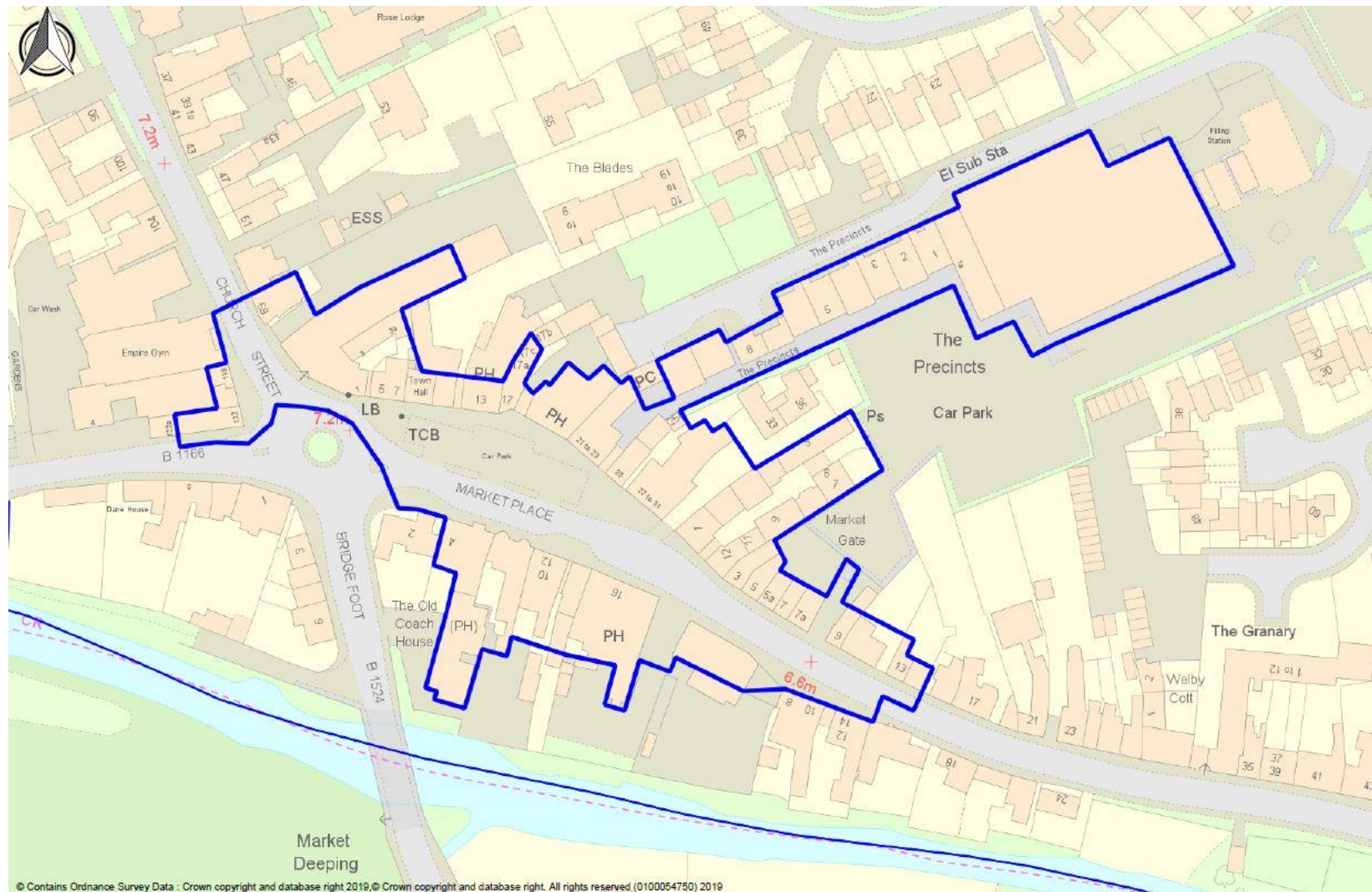
Public Consultation

- 10.30 From the response to the community questionnaire, the consultation event held on the 22 July 2017 and the business survey undertaken, it showed that most residents were in favour of further small-scale employment opportunities being created in the area such as craft and artisan spaces.

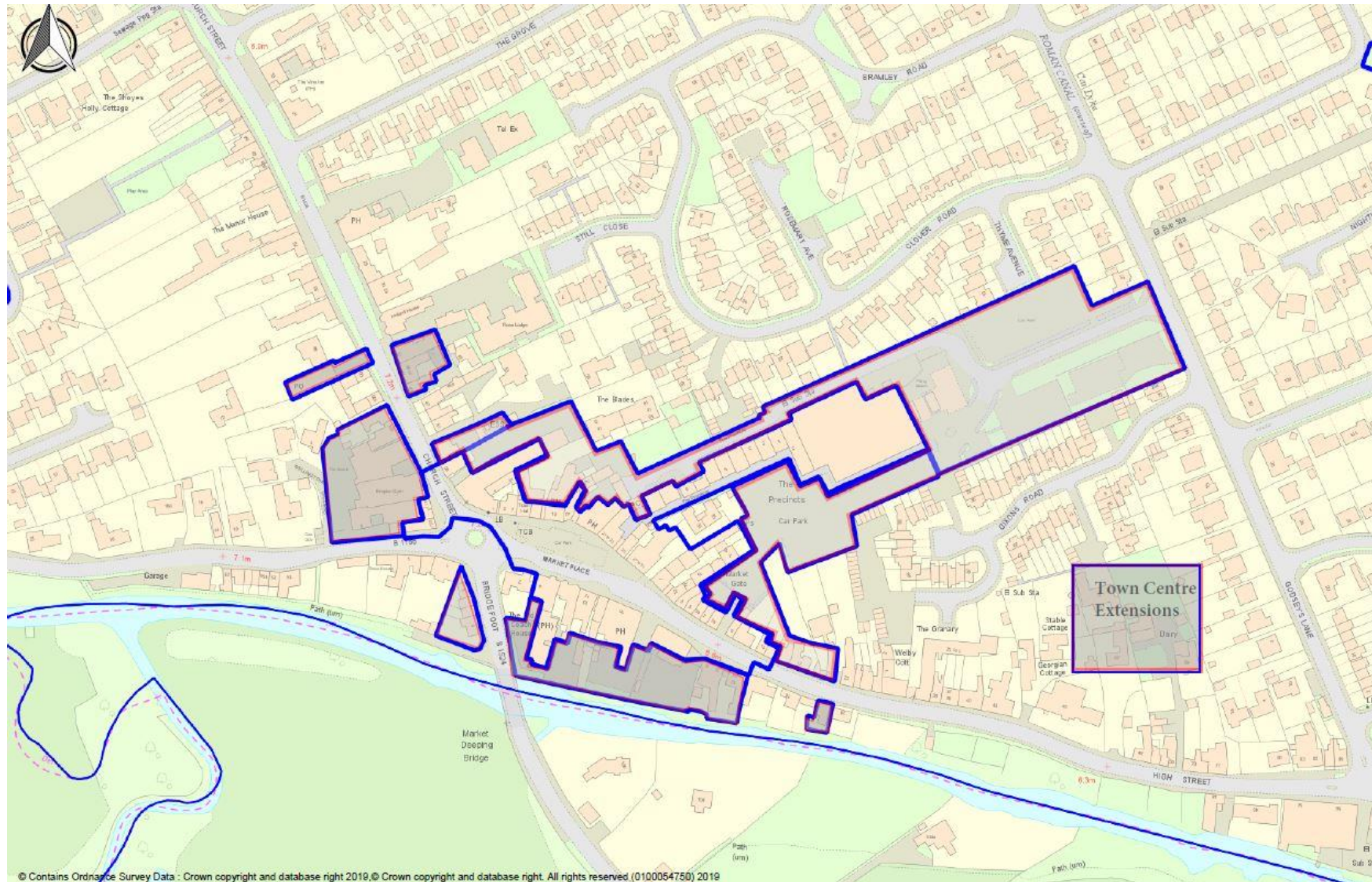
10.31 There was broad support for increasing the level of local employment opportunities through increased office space, additional retail facilities and cottage type industries – which can include a greater level of home working. There was also support for further agriculturally based employment on local farms, but little support for large scale warehousing, storage and distribution developments.

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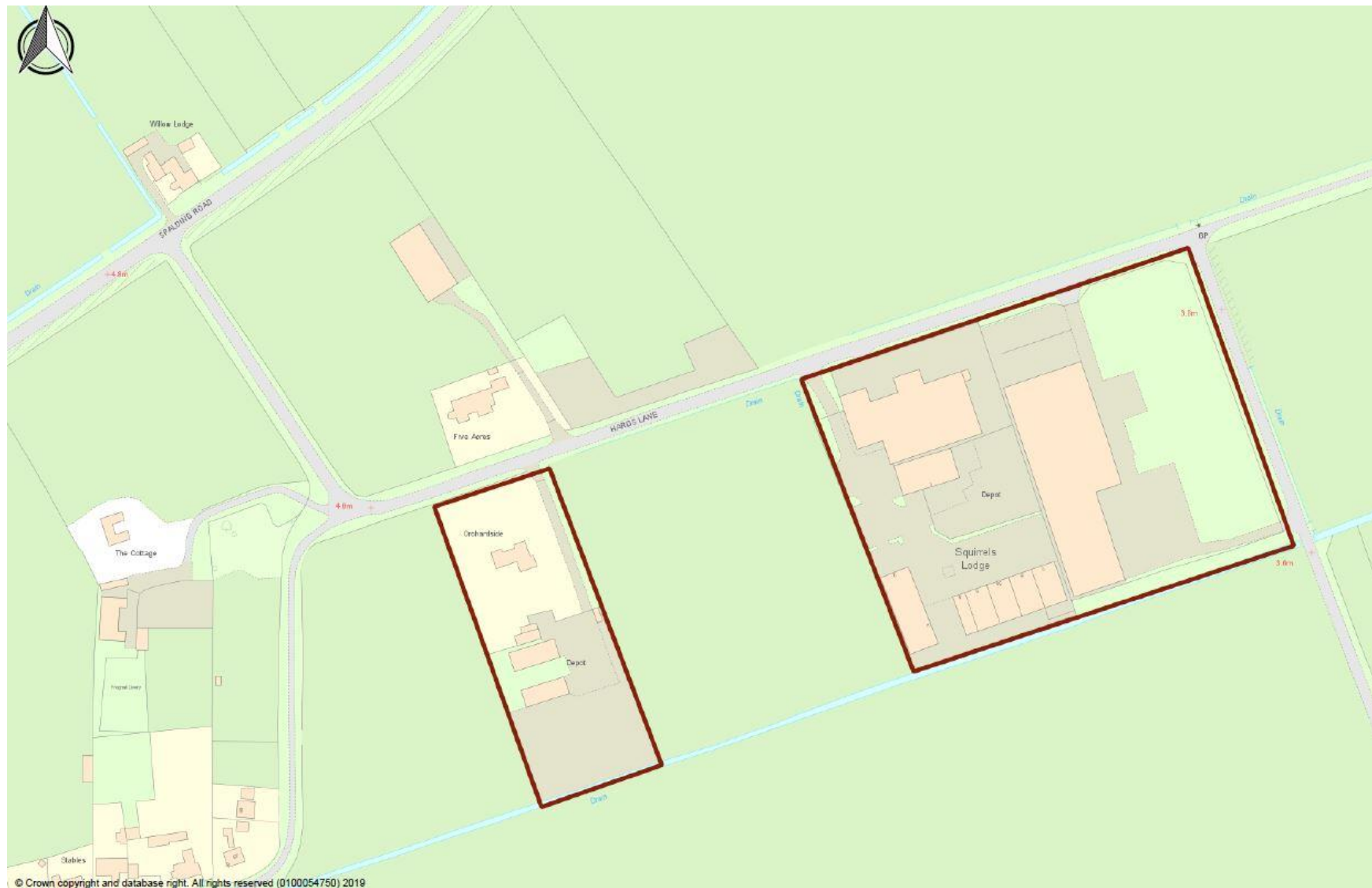
Map 4: Existing Market Deeping Town Centre Boundary



Map 5: Proposed Extension to Market Deeping Town Centre Boundary



Map 6: Hards Lane industrial Area



Map 7: Bridge Street Local Centre



Map 8: Rycroft Avenue Local Centre



Map 9: High Street Local Centre



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Map 10: Manor Way Local Centre



Map 11: Marville Court Local Centre



Policy DNP4: Employment Opportunities

1. The following sites, as identified on Map 3, are allocated in the SKLP for employment uses under SKLP Policy E1:

SE1 (SKLP 281)	4.20ha
SE2 (SKLP177)	14.00ha

2. Northfields Industrial Estate is protected for employment use under SKLP Policy E3 and E5.
3. Hard's Lane* at Frognall is protected for employment use under SKLP Policy E3 and E5.
4. Existing areas of employment are protected under SKLP Policy E5. Any additional employment development will be encouraged subject to the following criteria:
 - a) development should be visually attractive, compatible with the character of the surrounding area and include necessary screening and be of a scale, design and appearance appropriate to the locality, particularly where development can be viewed from the highway, public spaces or residential areas;
 - b) development must not cause detriment to valuable areas or features of nature conservation or heritage assets;
 - c) development must include appropriate access, parking, areas for loading and unloading, servicing and manoeuvring;
 - d) any outside storage areas and air conditioning should be appropriately sited and screened from public view, including from and neighbouring residential properties;
 - e) development should have no unduly adverse effect on residential amenity from its proposed height, scale, noise, smell, vibrations, glare, dust, emissions, vehicle movements or its operating hours;
 - f) where possible, utilise roof and wall space for the use of renewable energy generation and living wall opportunities;
 - g) it does not have a detrimental impact on the capacity or safety of the existing highway network.

**This site is not identified as an existing employment site in the SKLP and therefore it has been added as an existing employment site under this policy.*

Policy DNP5: The protection and Expansion of Market Deeping Town Centre

1. The area identified on Map 5 is for a proposed extension to Market Deeping Town Centre boundary. All proposals within the existing boundary and the proposed extended area will be subject to the criteria in SKLP Policy DNP2.
2. Proposals involving the change of use, at ground floor level, of commercial floor space to residential use will not be supported unless it can be demonstrated, to the satisfaction of the Local Planning Authority, that there is no longer a need for the facility or the premises are unsuitable or not economically viable for the continued provision of a commercial use suited to the town centre.

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Policy DNP6: The protection of key local amenities

1. The existing facilities listed in this policy will be safeguarded for community purposes throughout the Plan period. These include:
 - a) Deepings Community Library;
 - b) Police Station;
 - c) Market Deeping Fire Station;
 - d) The Deepings Health Centre;
 - e) The Deepings School (Academy);
 - f) Deeping St James Community Primary School;
 - g) Linchfield School;
 - h) Market Deeping Community Primary School;
 - i) William Hildyard School;
 - j) The Green School;
 - k) Coronation Hall;
 - l) Priory Church Hall;
 - m) Deeping St James Scout hut;
 - n) Market Deeping Scout hut;
 - o) Oddfellows Hall Market Deeping;
 - p) Masonic Hall Deeping St James;
 - q) The Cross School;
 - r) Public Toilets;
 - s) Deepings Leisure centre;
 - t) St Guthlac's Church;
 - u) Priory Church;
 - v) Market Deeping Town Hall;
 - w) The Institute; and
 - x) Market Deeping Community Centre.
2. A change of use of the above facilities from their current use(s) will only be supported if it complies with SKLP Policy SP6.

Policy DNP7: Local Centres

1. Proposals involving the change of use, at ground floor level, of these retail facilities, to non-retail uses, within the Local Centres, as identified on Maps 7-11, will not be supported unless it can be demonstrated, to the satisfaction of the Local Planning Authority, that there is no longer a need for the facility or the premises are unsuitable or not economically viable for the continued provision of a retail facility.
2. Development for the provision, alteration or replacement of shop fronts and signs in the Local Centres will be supported provided the design, colour, materials and details of the alterations to and replacements of shop fronts and signage sustain or enhance the character of the building and surrounding shop frontages and are in-keeping with the relevant character area.
3. Proposals that seek to improve the structures and public realm of the Local Centres will be supported where the materials contribute towards the improvement of the character and the amenity value of the area.

11 Distinctive Local Character

Justification

- 11.1 To design successful places, all new development should meet the aspiration for quality and sustainability in their design and layout accessible and well-integrated. In short, good design is inseparable from good planning and place making.
- 11.2 High quality sustainable design is design that is of a notable standard, which, by its nature, will sustain over the longer term, is adaptable, and it is fit for purpose in the 21st Century accessible and well-integrated.
- 11.3 A fundamental part of achieving high quality sustainable design, and ultimately high-quality sustainable places, is the need to develop a thorough understanding of the local character, the built form, layout and the qualities that contribute to local distinctiveness of the place.
- 11.4 All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community. Some previous developments within The Deepings have failed to integrate properly and therefore have contributed towards providing areas of separation within the community, a lack of linkages for people to walk, high density development has led to a more urbanised character and a lack of off-street parking provision has led to issues of on-street parking and traffic issues.
- 11.5 It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of this policy is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site, or in the context of the wider neighbourhood area.
- 11.6 Members of Deepings First undertook an appraisal of the built-up area through various 'character walks' which assessed each character areas-built environment, the street scape, historic value, views and green spaces. The assessment was based upon the Oxford Character Assessment Toolkit. The evidence from these character walks will help protect areas and features of importance and help support the development of Policy 7.
- 11.7 Feedback from consultation also reflected the desire of local people that new development should be well-designed.

Local characteristics

- 11.8 The built-up area of The Deepings extends along Halfleet and Church Street heading south towards Market Deeping Town Centre and the River Welland, along the B1525 and into Deeping St James. The development to the north of these areas tends to be that of newer residential estate developments that have appeared over the past 50 years.
- 11.9 Through Deeping St James, area to the east along the B1166 extends in a linear way with little 'backland development' along the River Welland Corridor and to Eastgate.
- 11.10 A distinctive feature of The Deepings which impacts the extent of the built-up area of the place is the River Welland that runs west to east along the Parishes southern boundary with the neighbouring country of Cambridgeshire.
- 11.11 The historic areas of The Deepings are predominately concentrated to the southern part of the area and its shape has a strong relationship with the main roads through the settlements and along the River Welland.
- 11.12 There are two Conservation Areas within the built-up areas of the settlements 1) is located within Market Deeping and 2) is located in Deeping St James.

Character Areas Background

- 11.13 Despite the general agreement between the District and Town/Parish on land allocated to be developed, it was recognised that the NP needs to include references and guidelines as to the types, layout and design features of new developments. One element of this was to identify the current character within the Deepings and to use this base data/evidence to encourage and persuade developers to ensure that new properties fitted in and where possible enhanced the Deepings.
- 11.14 Most of the older buildings in the Neighbourhood Area are concentrated in the town centre of Market Deeping and along the River Welland into Deeping St James, most of which lie within the two Conservation Areas. Many of the traditional buildings reflect the traditional character of the area, with stone, slate roofs and white windows. Many of these consist of terraced homes and business or are larger detached properties either in the centre or along the riverbank.

11.15 Elsewhere in the Neighbourhood Area, the impact of a higher concentration of 20th century development varies, matching the characteristics of the overall Neighbourhood Area to a greater or lesser extent depending on design, materials and setting. Community consultation identified concerns that application of inconsistent standards may dilute the character of the Conservation Area and that consistent standards should be applied across the Neighbourhood Area.

11.16 The design principles have been produced to provide detailed guidance that will be applied through the development management process when planning applications are determined. They will also be applicable as general advice and guidance to property owners for sensitive on-going maintenance and other repairs. They also seek to ensure that consistently high principles are applied for development proposals within or adjacent to the Conservation Area, with appropriate attention to design, scale, bulk, separation and density to mitigate impacts.

Character assessment walks

11.17 A small team from the Neighbourhood planning group divided the Deepings up into 12 areas, attempting to select the area boundaries such that properties of similar character would be within any one area. The 12 areas are shown on Map 12.

11.18 Following this division, a team member was allocated an area and asked to lead a small group of local people on a walk through their area and to record details of the character as judged by general feel, visual aspects, and types of materials, sounds and smells. The walks were publicised to encourage members of the public to participate and conducted on weekends in late autumn 2017.

11.19 The groups were not given a specific route to be followed, only on the area that they were asked to report on. Numbers of photographs were taken, and some feedback went beyond the original brief and included good and bad practice for previous developments.

11.20 A summary, by area, of the findings follows below:

Area 1 – Town Centre

Buildings, Views, Greenery and Landscape



11.21 Not surprisingly the appearance of the buildings in the conservation area were rated highly, their contribution to the space, the size and scale of the buildings, their age, construction materials and the roofs, chimneys and gables. Comments were made on the poor state of repair of some of the listed buildings and the

poor retail precinct (at the time the Coop), at the back of the Market Place.

11.22 The Historic Market place, High Street and Church Street to St Guthlacs church were highlighted as historic and popular views incorporating Medieval, Georgian and Victorian vernacular. There were negative comments regarding the Stamford Rd entry, by the ex-garage site, and also the northern entry to the Town, by the boarded-up Hotel.

11.23 The eastern and western approaches scored highly in terms of views as did the views of the historic Market Place buildings. Due to the flat landscape views outside of this area were limited.

11.24 The River Welland and river side parks are an attraction, but access is limited and it was felt more could be made of this feature. Trees and verges were considered to be attractive.

Ambience

11.25 The strong independent retail, hospitality, entertainment and leisure offerings are viewed positively as are the busy but open and inviting aspect of the town centre.

Spirit of place

11.26 The town centre of Market Deeping incorporates mainly historic, well preserved buildings several centuries old, surrounding the town centre. It is very charming, vibrant and well served marketplace area, which is attractive to residents of the area and visitors alike. The aim should be to conserve and enhance the centre's offer both in its historic story and in its role as a significant town centre.

11.27 The major feature that needs addressing is the Precinct shopping centre. This centre is not visibly detrimental to the old marketplace area and an

underdeveloped resource and is a potentially attractive retail asset, being so close to the town centre and housing the Wednesday Market in the car park. The recent loss of the town centre food store (now replaced by Poundstretcher). However, the introduction of an additional Saturday Market in the Market Square has proved popular.

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Area 2 – West of Halfleet

Spaces, Views, Greenery/Landscape



- 11.28** The area has a very open feel with good width roads and several bungalows. There are green spaces with areas for games and recreation. There is also a play area, albeit needing attention. Cars are mostly kept off road with some specific exceptions. There are also footpaths within the area.
- 11.29** There are views of St Guthlacs from parts of the area and there are attractive, largely Georgian houses with well-maintained gardens. Despite the area primarily being housing there are good green spaces, with views of trees and well-maintained gardens

Ambience

- 11.30** The area is a very pleasant place to live and has a feeling of spaciousness and tranquillity, with attractive housing, wide roads, grass verges and trees enhancing the pleasant views. There is some noise from the main road and some smell from the Anglian water plant. The play area (old Feoffies school) is poorly maintained with dead trees and graffiti, it feels intimidating. There are some parts of the area where on road parking is an issue and one of the footpaths has a potentially dangerous exit onto the Stamford Rd

Sense of place

- 11.31** The blend of bungalows, houses and some older cottages is attractive with plenty of open space and views of greenery and gardens. Views of St Guthlacs church add to the ambience. There is useable green space and footpaths available. This area is an attractive place to live.

Area 3 – Tattershall

Spaces, Greenery and Landscape, Buildings



11.32 There are several formal open spaces off Tattershall Drive and the fields off Millfield Road serve as an informal open space with extensive dog walking and recreation. The grass verges contribute to making the area feel open. There are open fields but there is no play equipment, benches etc.

11.33 Spaces between buildings, other than Millfield Rd are limited and some of the footpaths are enclosed due to boundaries and vegetation.

11.34 Millfield Road provides a soft edge to the built-up area with hedgerows alongside and the fields beyond. The formal open public spaces within the developed area also have a positive impact on the landscape.

11.35 Buildings are an important feature of the space, covering a sizeable proportion of the land. There are a broad range of brick built building types, including bungalows and most buildings are in good condition.

Ambience

11.36 Noise from traffic on the bypass impact negatively on the area as does high levels of traffic on Stamford Rd. Paths through the area are often narrow and enclosed by hedges/fences making them unattractive to use at night

Spirit of place

11.37 Whilst mostly being a housing estate of relatively recent construction, there are some relatively large open spaces. Millfield Rd itself, with its narrow, in part tree-lined character, along with large individually designed houses, is an important feature of the area. This is complemented by the adjacent agricultural fields which to a degree also serve both a leisure and recreational function for the residents of the housing.

11.38 The Mill Field open space is a unique environment being visually contained with mature hedgerows for the most part, and noise bunds with mature landscaping. Long northerley views towards Langtoft Church and its spire provide a distant focalpoint. It is mostly used for grazing and recreation (a topic that has been the subject of a Village Green Inquiry).

- 11.39 The major roads in/just outside the area including the A1175/A16 and Stamford Rd do however impact on the character particularly through traffic noise.
- 11.40 The A15 bypass now presents a perceptual outer boundary to the western extent of the town. Whilst there remains a buffer of Mill Field between it and the built limits to the town, the road now offers a distinct and containing feature to the town. This delineation is both physical and perceptual, characteristics which are reinforced by the trunk road screen bund and structural planting that in themselves have created the attractive enclave of the Mill Field open area.
- 11.41 Some of the footpaths through the area have been poorly considered, with the section behind Chatsworth Close/Meadway being particularly winding, narrow and unwelcoming, making it unsuitable for its mostly utilitarian purpose. The section west of Tattershall Drive is better but the surfaced path is still narrow, and vegetation has an impact on the route. The footpath across Mill Field offers an introduction to longer country walks.

Area 4 - Peterborough Road

Greenery and Landscape, Buildings, Spaces



11.42 The area mainly comprises undeveloped land that is scheduled for housing (west of Peterborough road) or housing and light industry (east of Peterborough Rd). Currently the land to the west has some housing at its southern perimeter, on Towngate west, and a few large individual barn conversions at the

Peterborough Rd junction, otherwise there are fields, trees and scrubby land.

11.43 To the east of Peterborough Rd there are unattractive views of a boarded-up hotel and glimpses of lorry parking along with light industrial units. There is mixed housing along the Towngate east border. At the eastern edge there is Car dyke running north to south and beyond that views of a housing development.

11.44 There is mixed housing from 18thc to modern along the southern edge of the area. These are few and vary in both construction and age. The west side of the Peterborough rd is planned to have low density large properties as it is in keeping with the listed barn conversions and the main northern entrance to Market Deeping.

11.45 The land to the east looks to be ideal for low density housing in line with the plans for the west but is in fact scheduled for industry. Obviously, this would need to be aesthetically pleasing to not compromise the main northern entrance to Market Deeping. Currently large areas of undeveloped fields and trees dominate the site. There is considerable space and wide-ranging views out to Langtoft. There is a fair amount of traffic on the Towngate Roads and higher levels on the Peterborough Rd itself. The industry can be seen from the road but could easily be disguised with the use of trees.

Ambience

11.46 The area has a very rural aspect but reasonably heavy traffic. Other than traffic there is little activity. Road noise from the Peterborough rd is significant and at the western extreme noise from the bypass is obtrusive.

Spirit of place

11.47 The area is an attractive under-developed area at present other than the less attractive eastern side of the Peterborough Rd which has clear views of lorry parking and industry. The presence of Car Dyke could be better celebrated as a local archaeological feature. Road noise and the eastern side vistas are the major drawback of the area, but well planned and designed developments would benefit the area as it is the northern entrance to Market Deeping. The entrance to Market Deeping from the north needs to complement the Georgian history of Church St as you near the town centre.

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Area 5 – Northfield

Greenery and Landscape, Surfaces and views, Space



11.48 A generally pleasant, light, open area of housing with grass verges and trees. There are some well-maintained gardens and open fronted properties allowing views of trees and shrubs.

11.49 There are extensive views of fields, green spaces and trees, Views of housing are also pleasant.

11.50 There is a definite feeling of openness and space with wider than normal roads and low density of housing and several bungalows. There are also generous pavements.

Ambience

11.51 Residential homes for a mix of older people, families and singles, a play park with little play equipment. There is generally a low level of traffic and is limited to residents and visitors.

Spirit of place

11.52 The area has a sense of being a quiet friendly safe place where the environs have a positive impact on residents. Houses are attractive well looked after with well managed gardens. The larger (officers) houses were built to a particularly high standard and are in an attractive setting. Parking is adequate for the population. The low-rise apartment blocks are light coloured and with the surrounding green space are reasonably attractive.

Northfields Industrial Estate

Noise, Smell, Traffic, Surfaces and views

11.53 On the weekend and when the visit was made there were no smells emanating from the recycling plant, however during the week there are often pungent smells.

During the working week there is a lot of traffic. Insufficient parking at the Inside Out store and there is a dangerous bend at Ken Read has resulted in several accidents. Street parking outside Wilcox (on Blenheim Way) unduly narrows this important access to the estate.

11.54 A light but hard urban landscape with unattractive views over industrial units.

Ambience

11.55 A busy well used industrial estate with a lot of traffic during the working week. Light and airy feeling but dark at night with little street lighting. Smells are very noticeable in the working week.

Spirit of place

11.56 The estate has been allowed to grow without any positive overview as to how it would develop with no consideration given to the users or employees in the place. Permissions have been passed which have been detrimental to the aim of the place, so retail as well as gyms and nurseries are side by side with industrial units. The larger offices have their own gated area, green spaces and modern buildings. However, the units on the bulk of the estate are ugly with no views or green space.

Area 6 – North Godsey

Spaces, Greenery and Landscape, Buildings



11.57 There are several attractive, public, grassed areas including John Eve field, Glebe Park and the Spinney.

11.58 In some of the housing areas there are small areas of green space adding to the ambience of the area, however there are some small estates where no consideration

to space has been given, whether this was allowed because of the proximity of the large public areas is unknown, but if so it was a mistake.

11.59 Some of the housing has well maintained attractive gardens and there are numbers of trees visible around the area. There are also public areas with flowers and deciduous trees. Benches in the larger green spaces enable people to sit and enjoy these areas. These areas also give opportunities for recreation, including walking and sporting activities. There is play equipment for younger members of the community.

11.60 There are also other areas, including the allotments that are not yet completed. St Guthlacs church, the old rectory and other historic buildings are situated at the western edge of this area. To the eastern edge are the major amenities for the Deepings, including a large supermarket, the health centre, community centre and schools. Housing varies within the area in terms of age, construction and attractiveness.

Ambience

11.61 This area is generally busy with significant traffic noise due to the major route to the North and the central amenities situated along Godsey lane. Off the main routes there are areas that are peaceful and tranquil. There are some small estates where there is no bin storage and limited car parking giving a sense of clutter, spoiling any ambience and encouraging litter.

Spirit of Place

11.62 The area includes the major commercial amenities and is, therefore, busy with a lot of traffic and noise, there are however also very pleasant attractive areas, with trees, flowers and an air of tranquillity. The housing in the area is very varied ranging from traditional historic old stone properties to modern brick-built properties, many of which are attractive and well maintained. Unfortunately, there are areas where little thought

has been given to basic needs including off road parking and bin storage. Some of the newer estates, although small, have poorly designed housing with a total lack of character and little consideration given to privacy, footpaths, rat runs and a local area for children to play.

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Area 7 – North of Thackers

Buildings, Greenery and Landscape, Spaces



11.63 This is a pleasant but non-descript residential area with housing of a standard design, with minor variety. Almost completely 2 storey modern suburban homes

11.64 Very well-tended front gardens overall but minimal public space. There are several small spaces unrelated to

the housing they are meant to serve. These are mostly inaccessible, not overlooked, and a clear by-product of poor design and layout, rather than as a result of thought. In the absence of better spaces, they are still however important breaks in the built-up area, pleasant but largely functionless. There are views of St Guthlac's church from the footpath crossing fields to the North of this area.

Ambience

11.65 This is a pleasant but non-descript residential area with no particular strong features.

Spirit of place

11.66 A pleasant suburban area, with few remarkable features, and no memorable character. The newer high-density areas are suffering from inadequate off-road parking, with considerable obstruction of footpaths. A few large open spaces exist but they do not serve the area well as they are low maintenance grassed areas with no facilities, nor seats. Houses back on to them so there is no natural surveillance. None were in use during the Saturday morning visit. No direct routes to schools or shops.

Area 8 – South of Thackers

Spaces, Greenery and Landscape, Views



11.67 Jubilee Park constitutes the largest formal open space with several much smaller spaces within the area. Grass verges alongside primary roads through the area contribute to an open feeling. Little activity was observed on the smaller spaces, but Jubilee Park is used for play, walking and exercising dogs. Most of the spaces are generally

not impacted by traffic noise. The Linchfield School and Linchfield Rd feature significant numbers of mature trees. There are large trees on Jubilee Park, but these are more discrete rather than forming a more continuous group. There is a significant contribution to a green image from the planting within private gardens and the open spaces.

11.68 The beacon on Jubilee park is a focal point for community events to mark important national occasions. This is where the ground is highest, providing a view across the park and surrounds. There are views of an historic nature from Horsegate and the setback buildings give a feeling of openness. Linchfield Rd serves as a boundary between urban and rural areas, with agricultural land to the east and the large green expanse provided by the rugby club.

Ambience

11.69 Many footpaths are lit making them usable at all times. Traffic levels, particularly on Horsegate, Godsey lane and Linchfield Rd can negatively impact the area.

Spirit of place

11.70 The area features some good examples of provision for active travel which makes a positive construction to the areas character. Footpaths within the area are paved, often lit, and often run within a corridor wider than the paved surface which helps to make them more attractive to use.

11.71 Some of the paths, such as one joining two parts of Swift Close, do though feature barriers which may be an inconvenience to users, particularly disabled and less mobile users, or indeed be impassable. Swift Close itself is unlike surrounding roads, having many spurs and so navigation around and sense of belonging are compromised.

11.72 A notable feature of the area compared to elsewhere within the Deepings is the high level of permeability for those on foot in addition to the public footpaths there is an extensive network of shortcuts for pedestrians between the areas roads. There is however a lack of options for travel between Horsegate and the housing to the north which is likely a consequence of a lack of coordination and foresight on how the area would develop.

11.73 Most of the area is fairly modern in character but there are some older, more traditional buildings particularly on Horsegate. There are also some more modern dwellings that reflect the character of the adjacent buildings in Horsegate Farm close.

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Area 9 – Park Road

Buildings, Greenery and Landscape



11.74 The area primarily consists of a late 20th century development centred on Park road. These properties are a mixture of brick built detached bungalows and two-story houses, designs are cleverly placed as to give an attractive development

11.75 The greenery and landscape is predominantly of front gardens, the majority of which are unfenced so readily viewable from the road. The gardens are well maintained and attractive

11.76 The area has a sense of space with very little traffic at the time of the visit despite it being on a direct north south link. Noise was minimal and the area had a very attractive feel.

Ambience

11.77 The area is attractive with a really spacious feel, it has the Deepings school to the north and a primary school to the south. Perhaps at other times of the day, in the week the feeling might be influenced by more traffic.

Spirit of place

11.78 The area is an attractive housing development and despite most of the houses being built within a short time frame a successful effort has been made to produce a pleasing mixture of bungalows and two storey houses. It has a very open feel and housing is well maintained and looked after.

Area 10 – Church Street West

Buildings, Views, Greenery / Landscape



11.79 This area includes the DSJ conservation area and holds 17 listed buildings, including the 12th Century Priory church, the 15th century Cross and several houses dating back to the 17th Century. The houses in the area vary in date and construction but are attractive and generally in keeping

with a few exceptions. There are a small number of shops on Church Street. There is also a local pub, the Waterton Arms

11.80 There are exceptionally attractive views of the river Welland, Priory Church, the Welland Bridge and the historic buildings in this area.

11.81 The river dominates the landscape in this area with lots of greenery along the riverbank and views of trees and greenery across the river. There are several large TPO listed trees in the area and also the small village green planted with an Oak. There is also Riverside Park a grassed area on the riverbank with seating and trees and flowers.

11.82 Access to the river is limited on the Deeping St James bank with greater access on the Deeping gate side. Parking is an issue due to the lack of off-road parking and crossing the river by the narrow bridge can be an issue at busy times. Broadgate House is a single-story industrial warehouse with offices and is out of character within this area.

Ambience

11.83 The area is a very attractive place to live in or visit, dominated by the river, church and bridge. The main roads can be busy, particularly early morning and evenings, as the bridge is on a major route out to the Peterborough and villages between Deeping St James and Peterborough. There are also issues with on street parking due to the absence of off -road parking for many houses. The area is light and open with activity, other than traffic, being pedestrians walking to and from.

Spirit of Place

11.84 The historical development of this part of Deeping St James is intrinsically linked to the river Welland, which provided an important communication route, also being crucial in the transport of waterborne trade. The principle buildings are arranged in a linear fashion directly facing the street that follows the rivers contours. The river Welland, Priory church, village cross and bridge are powerful focal points in this area.

Area 11 – Spalding Road and Frognall

Buildings, Views, Greenery and Landscape



11.85 The houses in Frognall were thought to be particularly attractive and the buildings in Rycroft, Braeburn and Tudor way estate were well regarded.

11.86 Positive views were also expressed about the variety and range of housing, styles and construction materials in this area. However, there were less favourable comments with respect to Derbyshire Close, particularly access and egress.

11.87 This area has very good rural views from many viewpoints. The views out of the area were also scored highly. There were few focal points but Frognall itself has a curved route with pleasant views revealed.

11.88 Whilst there were generally positive comments on the rural views within the area and particularly Frognall, there were some less attractive areas.

Ambience

11.89 There are significant activities in the area including the Deepings school, playing fields, bowling, industry, retail, a public house and allotments. Traffic is significant along the main Spalding Road during the day and night, whereas Frognall is quiet and peaceful.

Spirit of place

11.90 There are distinct areas within this area: Spalding Rd has plenty of well-maintained character housing and the Braeburn estate is an attractive development however the frontages around the Deepings school and sixth form college are poorly maintained. On road parking in the Rycroft/Broadgate area is an issue and infill housing has created dangerous areas for pedestrians and traffic. Derbyshire Close was noted as having real issues re parking, access, absence of green space and no bins.

11.91 In contrast Frognall is a beautiful village with lovely vistas and outlooks to the countryside. The village is traditional and well maintained and very attractive. The village needs to continue to have a distinct separation from the other part of this area.

11.92 The industrial estate at Squirrels Lodge appears to be well maintained as does the Goat pub.

Area 12 – Eastgate

Buildings, Greenery and Landscape, Views



11.93 The houses in Eastgate are attractive with open frontages onto the road with a lot of greenery, flowers and mature trees. The houses tend to be large and individually designed with good off-road parking. Houses are of mixed ages, predominantly 20th century but interspersed with older buildings

including 18th century cottages. Houses are attractive with varied styles and significant numbers of dormer bungalows. However, there has been some backland development over the years and this has degraded the local character and appearance of the area.

11.94 The greenery and landscape are predominantly of front gardens, the majority of which are unfenced so readily viewable from the road, trees in the rear gardens are also visible from the road in a number of places. The river Welland runs behind the houses on the south side of the road where their gardens run down to the river, the river however is only visible from the road at the eastern end of the road. Most of the houses to the north side back onto fields which are sometimes visible from the road.

11.95 At the western end of Eastgate there are views of the Priory church and at the eastern end views of the Welland. The road is meandering so views change and vary as you travel down the road. The views are predominantly the houses and their front gardens. There are a few infills on the north side of the road and also a couple of side roads all giving views of the open fields to the North.

Ambience

11.96 Eastgate is a relatively quiet, peaceful road with little on road parking so there is a very open feel with considerable bird song. Levels of activity are low, mainly limited to garden activity. There is no bus service along Eastgate making the area unsuitable for non-vehicular access.

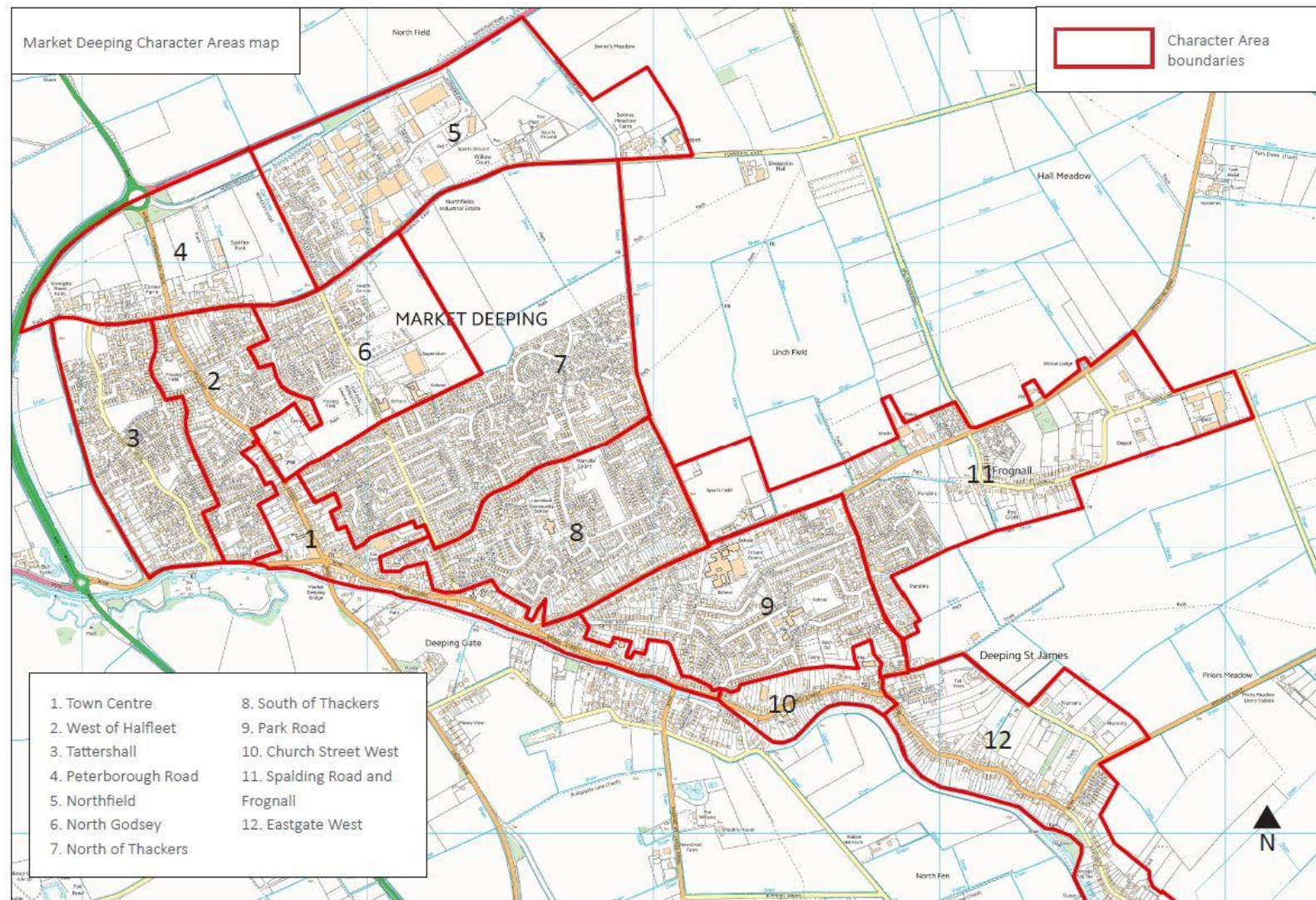
Spirit of place

11.97 Eastgate is a meandering ribbon development to the north side of the river Welland. Housing is predominantly individually designed large houses with little on road parking. The houses are very varied in terms of style and

construction materials but form an attractive frontage with well-tended gardens that are open to the road. There is a footpath along the river to the nature reserve.

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Map 12: Character Areas in The Deepings



Policy DNP8: General Design Principles

1. All new development must be of a high-quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the local area.
2. Proposals will only be supported where they are designed to meet the key design principles for delivering high quality development set out below and, more specifically, in the Character Walk descriptions and the Urban Character Assessment.

Site characteristics

3. New development should consider the retention of any important historic or natural features, buildings and structures on site. Any retention should be appropriately incorporated into the design of the development, whilst not leading to these features being compromised by the construction of the scheme or by the future occupants of the site.

Local Character and settlement structure

4. New development should respect the historic character of the local area in terms of the form, density, style, height, scale, orientation, plot sizes and position to existing buildings. Developments should not be designed as 'standalone' additions with no clear relationship to the existing settlement in terms of its character and connectivity.

Architectural quality and materials

5. New development should respect its context and improve the quality of local architecture in terms of its sustainability, use of materials and durability. Developments should take inspiration from the positive local architectural features and materials in their designs and not simply produce a development with no reference to local architectural or material merit or distinctiveness. Proposals for new innovative buildings should reflect the highest standards in architecture, utilising modern construction methods and environmentally sustainable materials whilst minimising its impact on the surrounding built and natural character of the area.

Landscaping

6. New development should provide a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site is adjoin surrounding countryside. Where trees or hedgerows are being used, they must be appropriate to the size of the site and consider their proximity to the new buildings. Surfacing must be appropriate for its intended use.

Private Amenity

7. New development should ensure that it provides a decent standard of private amenity space, allowing adequate spaces for waste, recycling, parking, servicing and cycle storage. The amount of land that should be provided for amenity space will be determined by the size of the development proposed and by the character of surrounding development. Amenity areas should not be compromised by shading from buildings or shading from trees, leaf litter and anxiety of established significant trees and hedges that would lead to future pressure to prune or remove these landscape features.

Accessibility

8. New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it. Developments should prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between different parts of a development and between the development and its wider setting.
9. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together and with the Council to ensure that proposals are, or can be, properly integrated.

Important Gateways

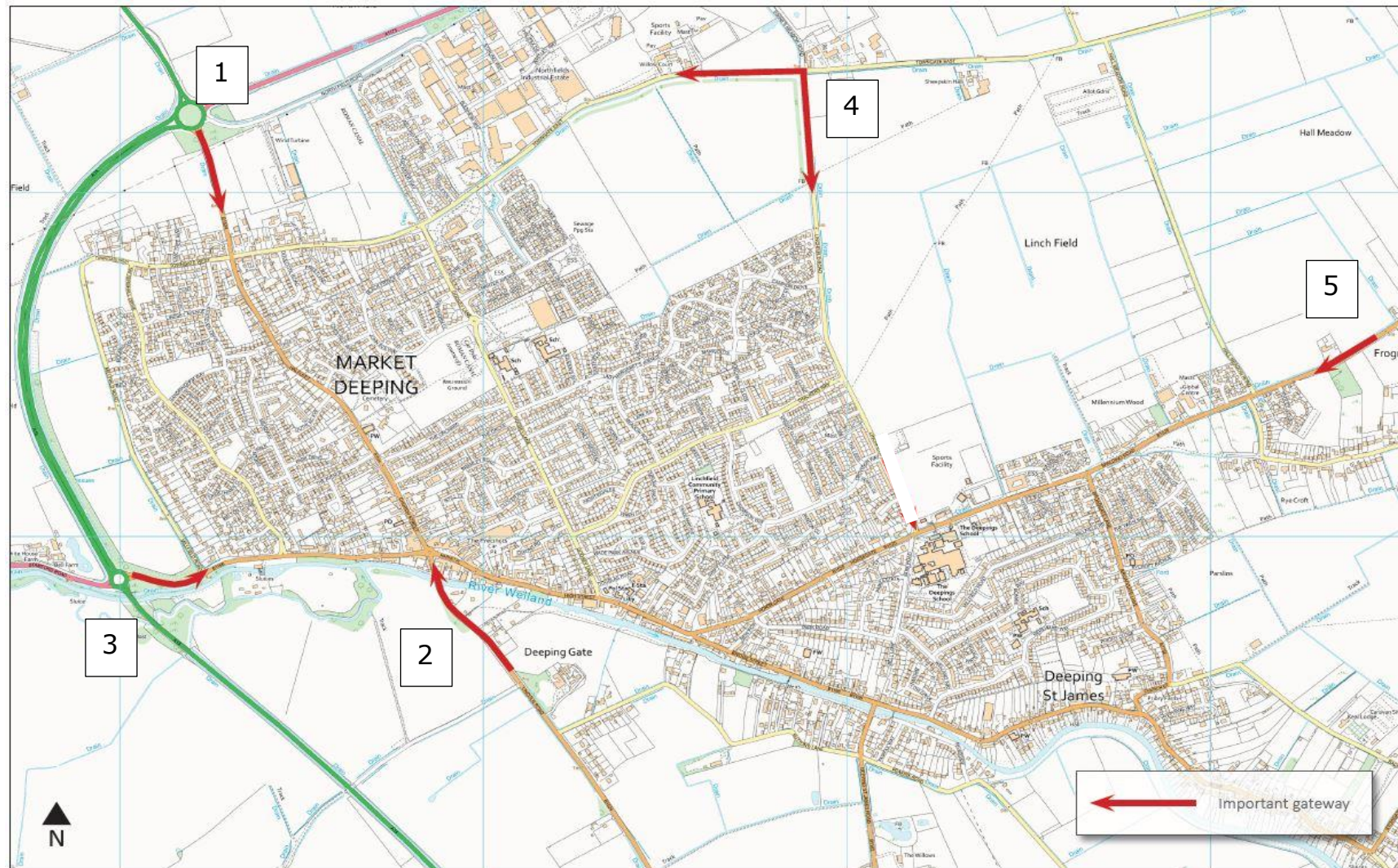
11.98 There are several “important gateways” into and out of the Deepings, as identified on Map 13. These generally follow the historical routes and provide opportunity for redevelopment in the future. The existing gateways provide a visually pleasant entrance into the Deepings and it is important that any proposed change to these from development is undertaken in a sensitive way. Five gateways to the countryside have been identified. Enhanced gateways will create a legible and coherent set of experiences as one travels through and into the Deepings, by announcing the point of arrival. Highlighting the proximity of the countryside at various points in the town will allow residents and visitors to feel more connected to it, thus leading to more exploration. Entry to the Town is particularly important, to celebrate the beauty of the setting and to promote its influence on the character of the Deepings.

1. Entrance from A15 N (roundabout);
2. Entrance from Deeping Gate;
3. Entrance from A15 W (roundabout);
4. Towngate East/Swinesmeadow Junction;
5. Entrance from Frognall;

Policy DNP9: Important Gateways

1. Development within 50m of the areas, identified on the Map 13, will only be supported provided that the proposed built form, massing, scale and density of the development will create a strong and visually attractive gateway into the Deepings and avoids any unnecessary ‘hard edges’ towards the countryside.

Map 13: Important Gateways in The Deepings



Area of Separation

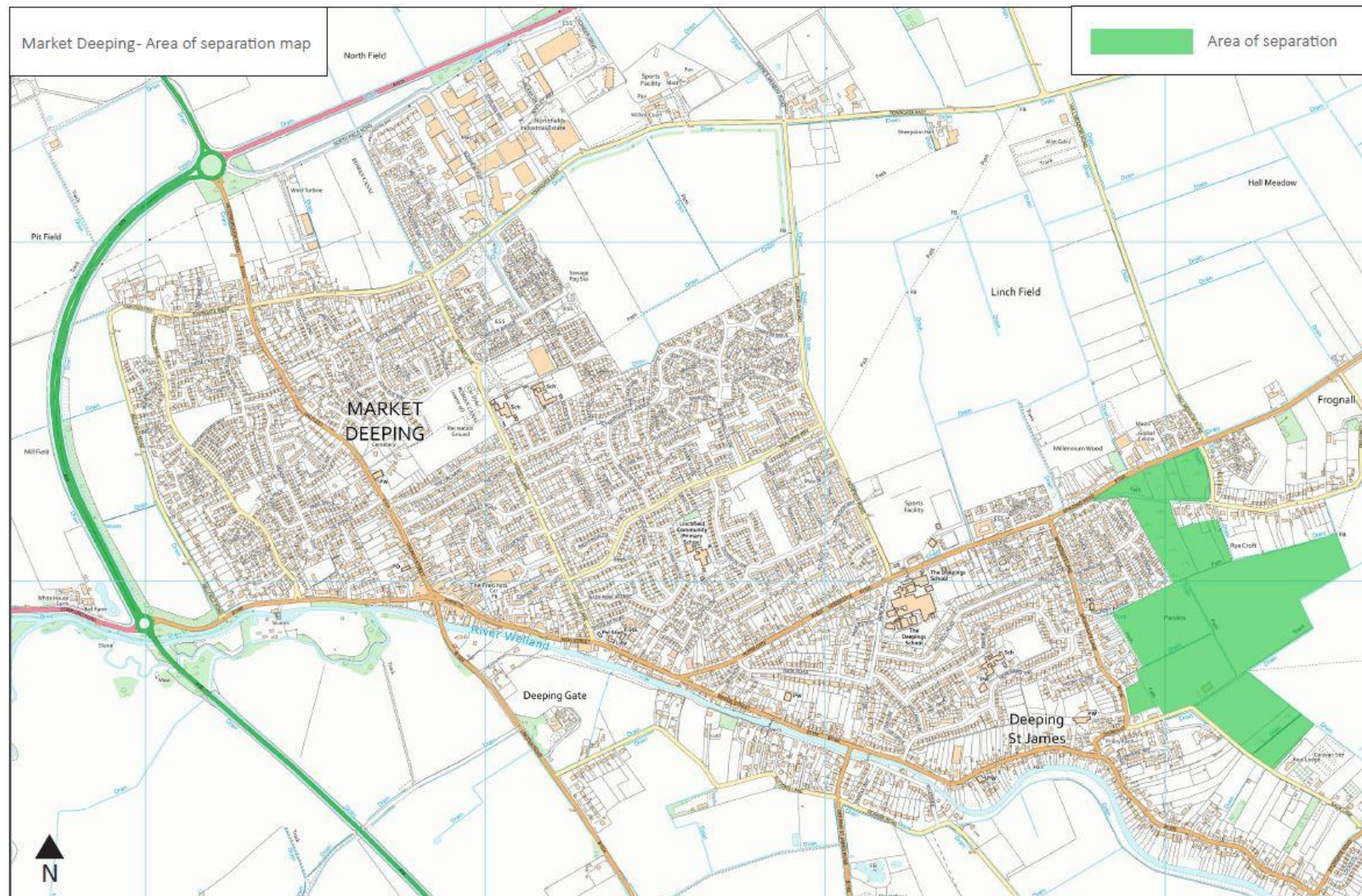
- 11.99 Beyond the built-up area, much of the designated Plan area is open countryside. This aspect of siting within the landscape is a key component of both the character of the Deepings and of the quality of life that the residents enjoy. A key concern of the community is the coalescence of existing settlements of Market Deeping and Frognall, the subsequent loss of green space and the damage this might do to the identity of what are currently two distinct places.
- 11.100 This section examines the area of separation that acts to provide a valuable amenity for residents, that connects Frognall to green spaces and features in the wider area, and which help preserve the village as a distinct place with its own character. These green connections are important wildlife corridors and provide space for biodiversity and ecology to thrive.
- 11.101 For settlements to maintain a distinctive character, it is important to avoid coalescence, especially if the built environment is distinct between the two places. The north-eastern fringe of Market Deeping is distinct from the built environment of Frognall, which is less urban in character and a much smaller area.
- 11.102 Market Deeping is very different, with a more urbanised feel. The separation between the settlements helps to manage this transition in character, so that as you pass through the area you get the feeling of moving between distinct places.
- 11.103 The integrity and character of this separation should be preserved as it is an important part of the user experience of visiting the area, helping to keep Market Deeping and Frognall two distinct places and offering a connection to the surrounding countryside.

Policy DNP10: Area of Separation

1. An Area of Separation is designated, as identified on Map 14:
 - a) Between Deeping St James and Frognall.
2. The Area of Separation has been identified to fulfil the following roles and function of preventing the physical merging between Deeping St James and Frognall, preserving their separate identity and local character.
3. All gateways to have well designed highly visible signage to set the scene and portray the character of the Deepings.
4. Proposals for development, within the identified Area of Separation, will only be supported where it can be demonstrated that the proposed development is not contrary or detrimental to Part 2 of this Policy.

DRAFT

Map 14: Area of Separation



12A Green, Clean and Safe Environment

Justification

- 12.1 The social definition of health as physical, mental and social well-being directly corresponds to the concept of sustainable communities synonymous with spatial planning. Even without formal public health training, planners increasingly recognise the public health impacts of development. These impacts contribute to environmental issues such as climate change and biodiversity. There are strong synergies between the measures used to mitigate and adapt to climate change and those associated with addressing health issues. The common themes focus upon:
- Promoting walking and cycling, to reduce car use and carbon emissions as a mode of transport;
 - Providing parks and open spaces that provide a “green lung” for communities, whilst providing a safe and quality space for leisure and exercise.
- 12.2 Poorly designed neighbourhoods can have a negative impact on the health of those who live in them. It is important that housing, streetscape design and the connectivity to other areas are considered as part of a new development.
- 12.3 Mixed communities with a range of housing types and tenures, well-designed walkways, cycle routes and streets are most likely to reduce health inequalities and can help to avoid segregation within a community. Areas with nearby parks and green space help to support opportunities for physical activity. Such areas are particularly helpful to children and older people by reducing the risk of social isolation. The good design of these spaces encourages greater community ownership of the environment and reduces negative effects such as vandalism and the under-use of local facilities.
- 12.4 Access to green space and natural areas, including open countryside, has a positive influence on physical and mental health. Four mechanisms are thought to be evident:
- direct protection from environmental exposure (e.g. air pollution, flooding); promotion of restoration, relaxation and reduction in stress; promotion of physical activity; and promotion of social interaction and cohesion;

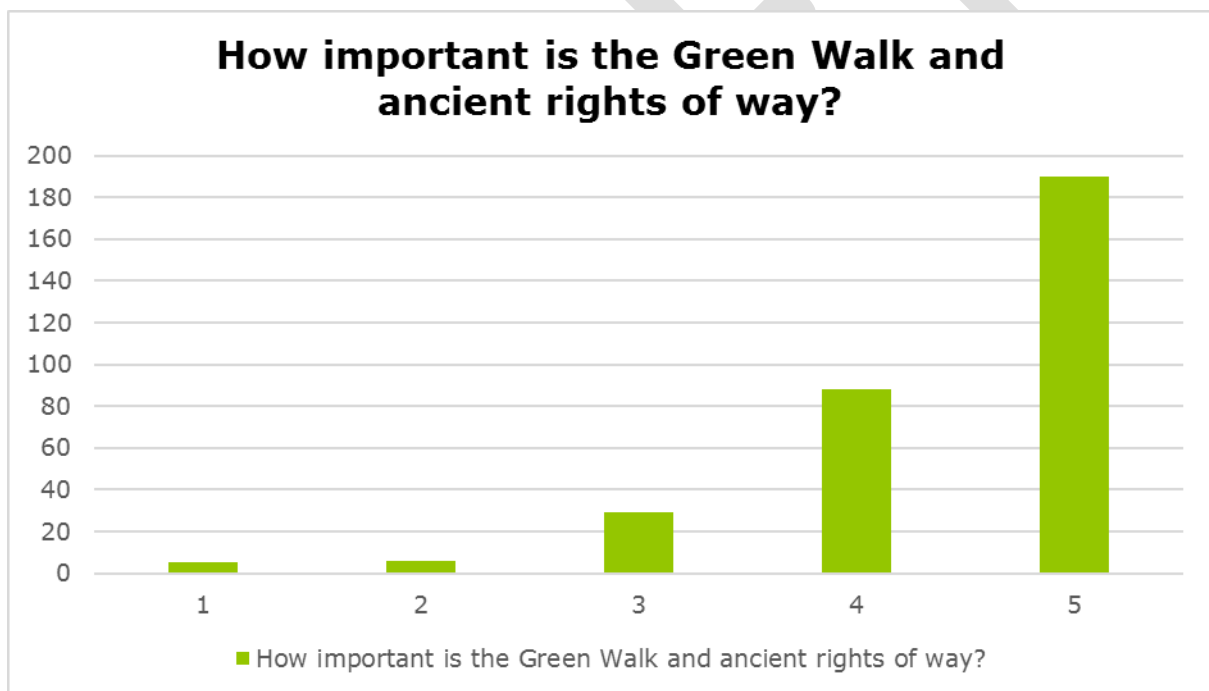
- Living in a neighbourhood with greenery and good quality, accessible parks can contribute to a healthy and physically active life reducing stress, obesity and other cardio-diseases. Obesity is a significant social and health issue which has reached increasing levels of concern for government and health officials. Local obesity levels amongst adults and children are increasing and this will lead to extreme health and economic consequences;
- Recent policy developments from Public Health England recognise the impact of the built environment on people's ability to make positive changes in their life to improve their health; and
- The provision of open space has been a long-standing concern of the planning system. The quantity, quality, and variety of open spaces are important for health. In addition, the quality of the places where we live, work, learn and play is a major determinant of how active we are. Research has shown that lower quality open space is detrimental to people's well-being, often because it is compromised by graffiti, litter and vandalism. These issues can lead to underuse of spaces due to fear of crime. Not only does a good environment assist in promoting active lifestyles, but there is also evidence that aesthetics and other elements of design can promote health and encourage general well-being.

The Green Infrastructure Network

- 12.5 This is the network of footpaths and green spaces linking our facilities and parks in a way that enables residents and visitors to navigate safely across and within The Deepings on foot, by cycle, with a buggy, by wheelchair, or mobility scooter. The Green Infrastructure Network also includes more informal open spaces and natural features, including the River Welland Green Corridor, natural green spaces, wildlife sites, woodlands and "Green Lanes".
- 12.6 The River Welland provides a fantastic opportunity for high quality public realm. This natural asset contributes to the unique identifiable town character and should be harnessed and improved, as riverside leisure is often a well-loved quality of many towns. The proposal is to strengthen the sense of engagement with the river, using pub and café spill out spaces, passive recreation opportunities, and general activity. A vibrant river corridor will become a valuable attraction for both local residents and visitors.

The Deepings Green Walk Project

- 12.7** The Green Walk aims to achieve linking of publicly accessible green spaces and other routes around the town to create an attractive network. It will create routes to areas rich in biodiversity, heritage and landscape value. The routes will lead to the wider countryside beyond the built-up area and connect with adjacent villages. At heart is the promotion of non-car-based movement, away from trafficked routes.
- 12.8** The Walk is considered 'green' due to both the natural and historic environment components forming it; and the promotion of recreational trips using healthy, non-motorised forms of sustainable transport.
- 12.9** The Walk will encircle the Deepings, creating a continuous accessible corridor, with outwards links to the adjacent villages. It will also promote new and improved routes through the built-up area linking key facilities with off-road or otherwise safe routes.

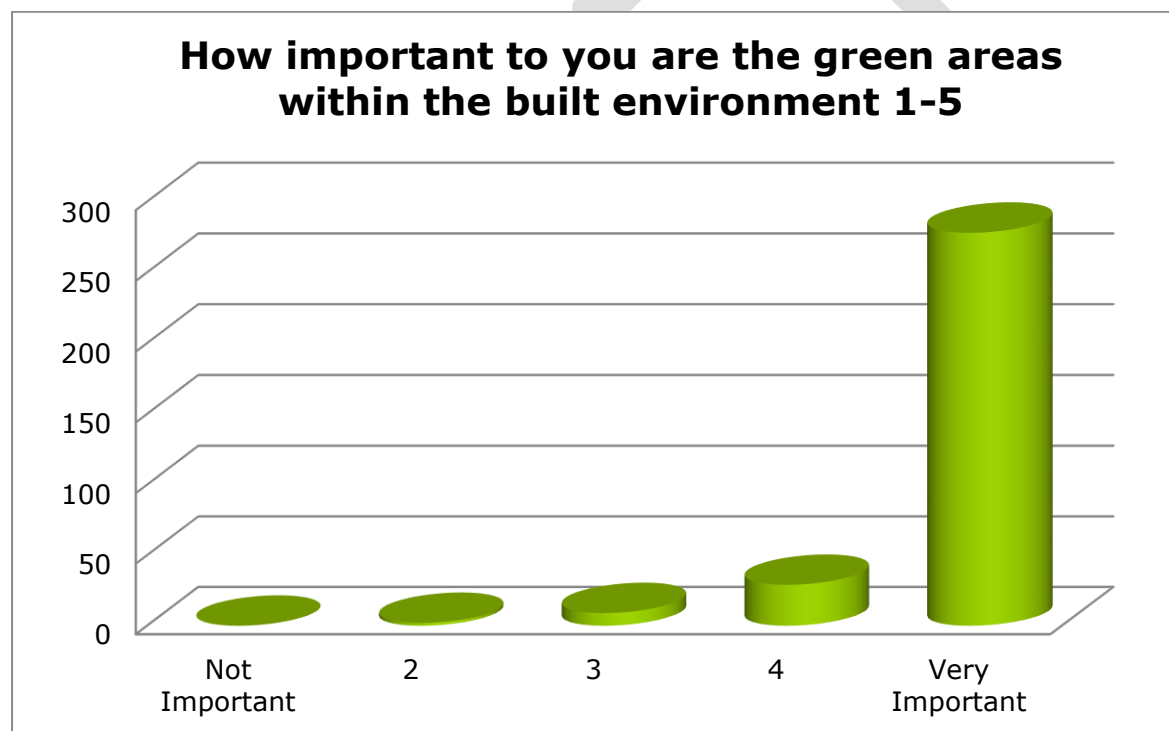


Protecting Green Spaces and Natural Features

- 12.10** It is important to recognise and preserve existing green spaces where they offer a benefit to the community and local wildlife. Some spaces, including Local Wildlife Sites are already protected by national and local legislation. However, some spaces and features are not protected and therefore are under threat from influence and change.
- 12.11** The SKLP Policy OS1 protects all existing parks, children's play area, natural green spaces and sports facilities as "important open spaces". These can

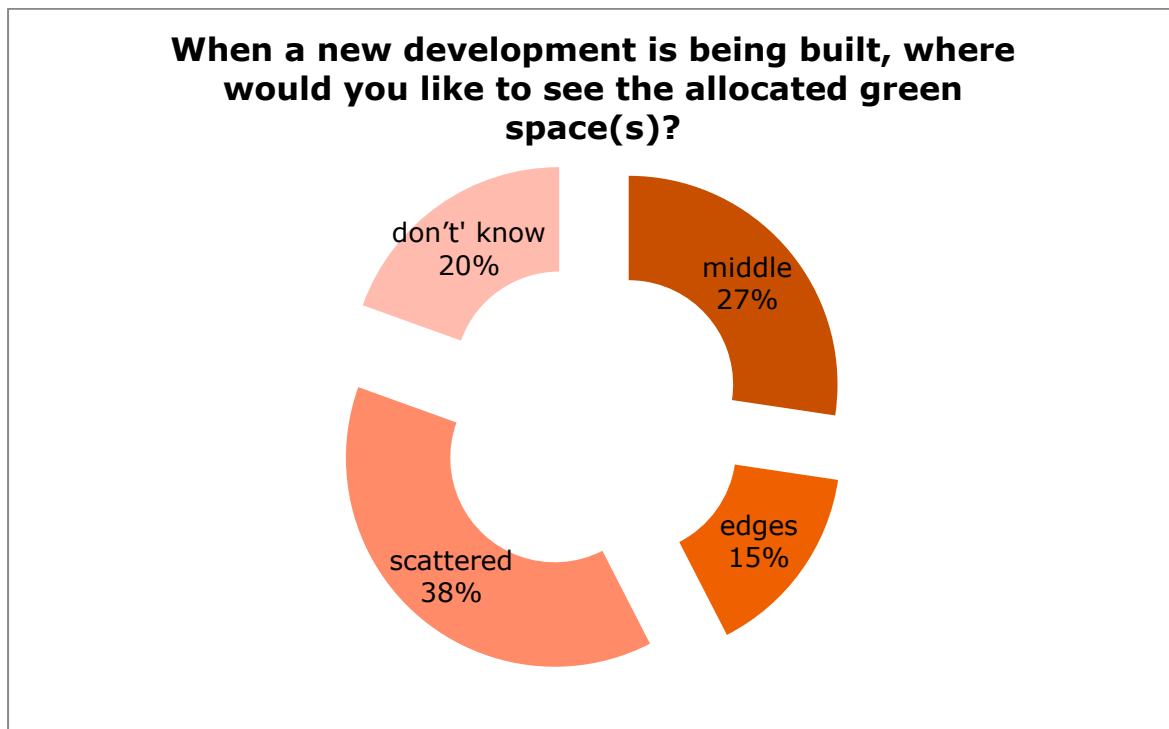
be viewed in Appendix A. In addition, to these, some of the spaces are considered locally significant by the community and are designed as ‘Local Green Spaces’ – which affords a high level of protection and can only be designed for those spaces that are considered very special to the community or for local wildlife and between 0.2ha and 20ha in size. These spaces must conform to the NPPF’s Local Green Space criteria. The spaces designated as Local Green Spaces can be viewed in Appendix B and the justification for their protection can be viewed in Appendix C.

- 12.12 It will be a matter for the District Council to assess on a case by case basis according to whether there are very special circumstances that would allow proposals to achieve planning permission on designated Local Green Spaces.



New Green Spaces

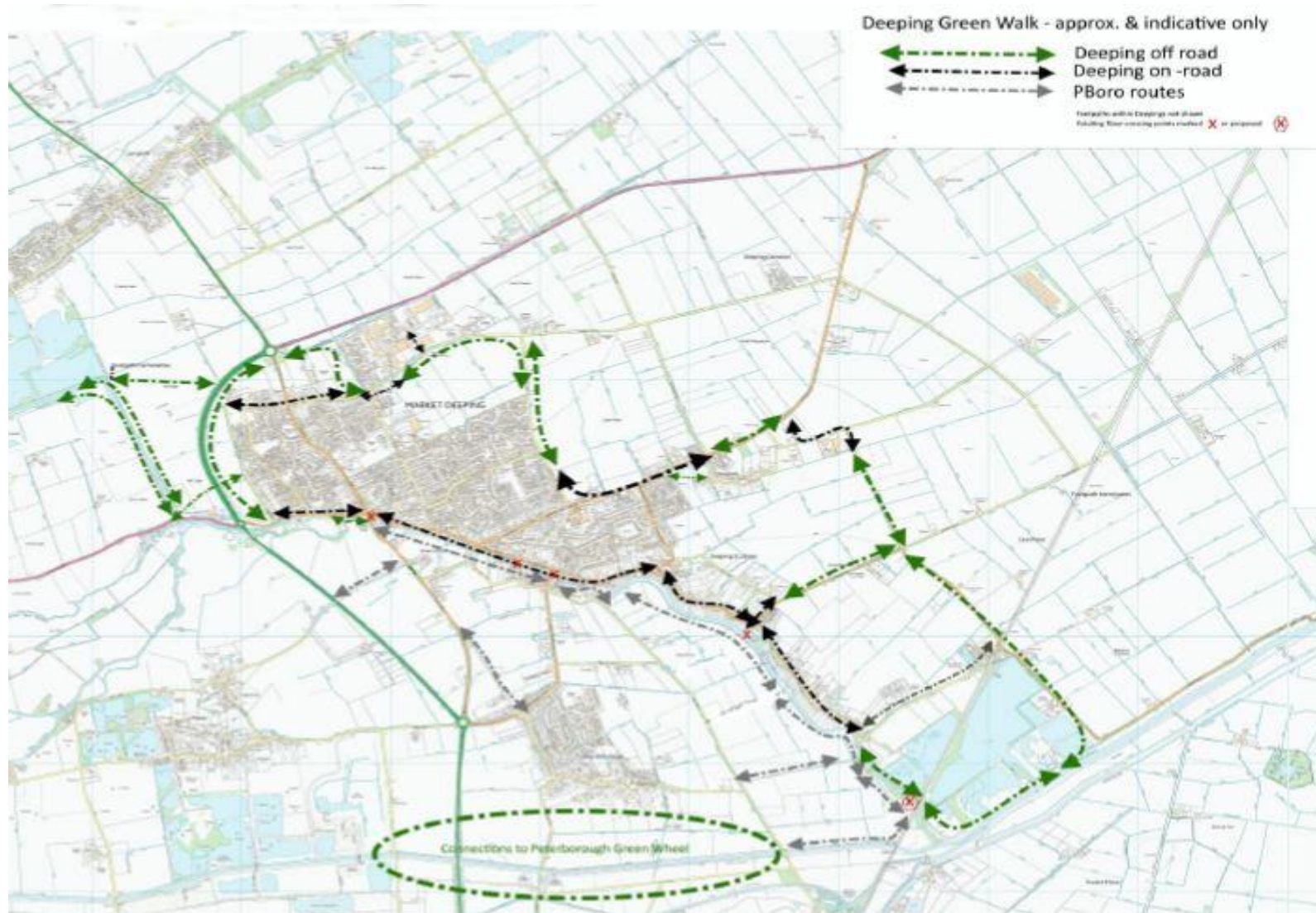
- 12.13 The SKLP acknowledges that accessible, quality open spaces, sport and recreation facilities make a significant contribution to the health, wellbeing, and social cohesion of communities.
- 12.14 Furthermore, these green open spaces also have wider environmental benefits. They support biodiversity, providing valuable habitat and links within the existing green network, which allow wildlife to migrate and better adapt to our changing climate.
- 12.15 Open spaces can also play a key role in flood risk management and are key elements to developing successful Sustainable Urban Drainage Systems (SuDS).
- 12.16 To ensure that the benefits derived from good quality open space provision can be enjoyed by residents, it is expected that new developments be required to include a level of new open space and recreation provision to meet the development's needs in accordance with Local Plan standards or any more locally derived audit standards. Policy OS1 of the SKLP has been designed to apply to new residential development. Its application will mainly be to the three allocated housing sites. Nevertheless, it has the potential to be applied to other residential development which may come forward in the Plan period.
- 12.17 The required standards should be considered in respect of the quantity, quality and accessibility of open space provision within the Deepings and used to inform the provision requirements for new development mindful of other policy aspirations in this Plan. In accordance with SKLP Policy OS1, public open space should be provided on the development site concerned in the first instance. However, that policy acknowledges that there may be circumstances where on-site provision is neither feasible nor suitable. In these circumstances, consideration will be given to an off-site financial contribution to a new facility or the upgrading and improvement of an existing facility within the local area.



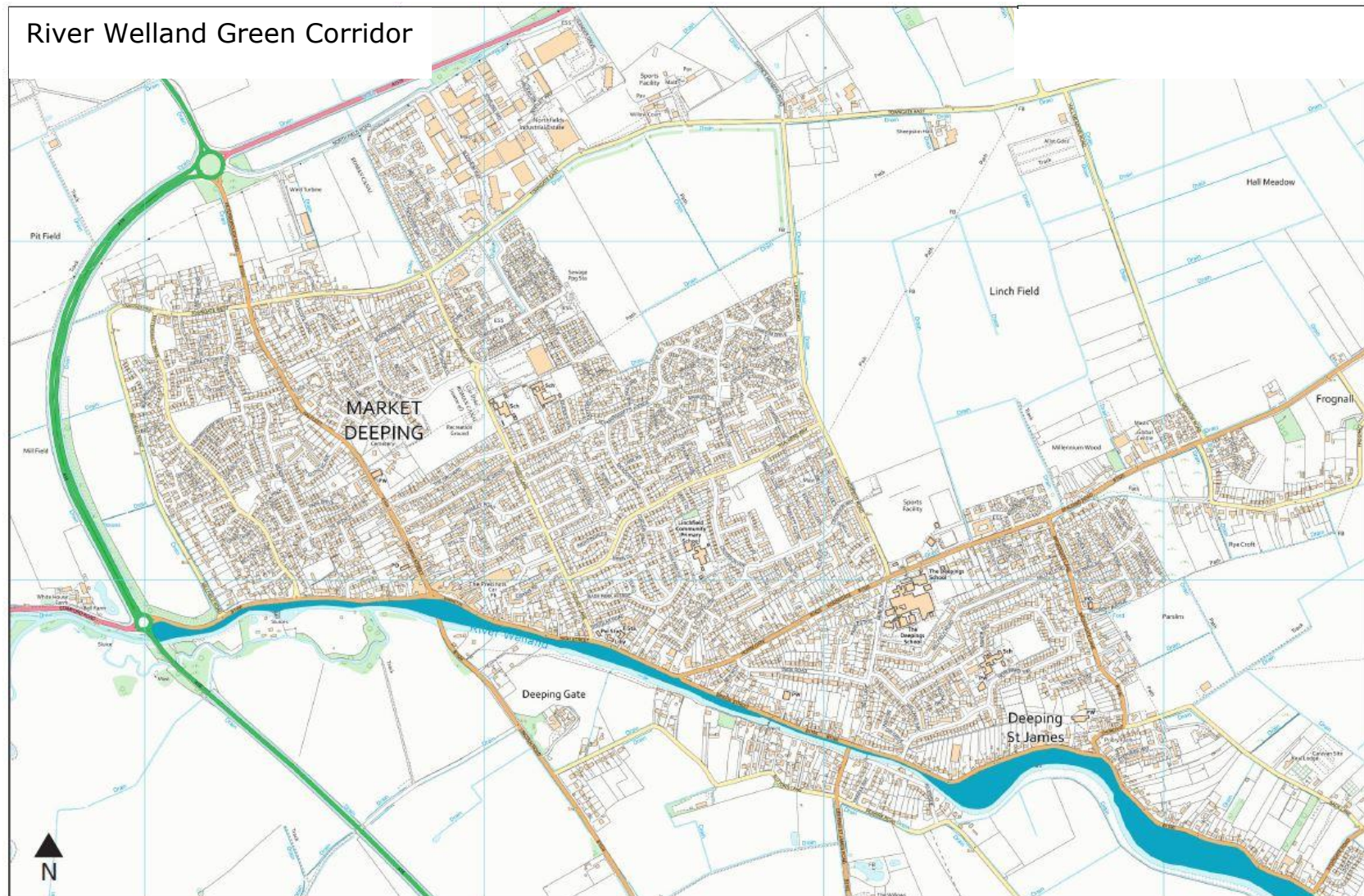
Public Consultation

12.18 Is clear from the responses of the questionnaire that the residents aspire to be a healthy community. The health and well-being of people is greatly improved through the increased enjoyment of active lifestyles and access to the natural environment

Map 15: Green Infrastructure Network



Map 16: River Welland Green Corridor



Map 17: Designated Green Lanes



Policy DNP11: Green Infrastructure

1. Where appropriate, new proposals should preserve, and where possible, enhance the existing local green infrastructure network, including the River Welland Green Corridor, the Green Walk, Green Lanes and existing public rights of way.

Green Walk

2. Where appropriate, development proposals will be expected to contribute towards the implementation of the Deepings Green Walk, as identified on Map 15, by:
 - a) enhancing the attractiveness of walking and non-motorised transport in and around the town;
 - b) contributing to the connectivity between other existing footpaths, roadways and cycleways in and around the built-up area, to the town centre, and within the adjacent countryside;
 - c) accommodating the requirements of people with limited mobility to access existing and new Green Infrastructure provision; and
 - d) enhancing the use of existing open spaces, promoting biodiversity, and adding to the connectivity between existing green spaces.

New Public Green Spaces on new Developments

3. The provision of new on-site public open space should be well-designed, safe, overlooked, located within an easily accessible part of the development and well-defined in terms of the typology of open space proposed. Pockets of plain grassland or space with no clear intended use will not be supported as a green space.

Green Lanes

4. The Green Lanes, as identified on Map 17, shall be protected from unsympathetic development which would have an adverse impact on the character area concerned. New development in the identified Green Lanes should preserve and, where possible, enhance their rural appearance.

Policy DNP12: Important Open Spaces

1. The sites, as shown on Maps in Appendix A, are identified as Important Open Spaces and are protected through SKLP Policy OS1:

- a) OS6: Towpath by the Riverbank (0.11ha);
- b) OS10: Cedar Close (0.87ha);
- c) OS11: The Woodlands (0.72ha);
- d) OS12: St Guthlac Avenue (0.16ha);
- e) OS13: Meadway (0.13ha);
- f) OS14: Osborne Way (0.15ha);
- g) OS15: Burnside (0.12ha);
- h) OS21: Centre off Godsey Crescent (A) (0.04ha);
- i) OS22: Godsey Crescent (B) (0.03ha);
- j) OS23: Godsey Crescent (c) (0.04ha);
- k) OS26: Windsor Gardens (0.18ha);
- l) OS27: Frontage of Tesco (0.02ha);
- m) OS28: The Green at Churchgate (0.005ha);
- n) OS29: Lady Margaret Ave (0.019ha);
- p) OS34 Fraser Close (0.19ha);
- p) OS35 Boundary Bowling Green (0.15ha);
- q) OS36 Hereward Way (0.018ha);
- r) OS37 Campion Drive A B & C (0.07 + 0.05 + 0.06);
- s) OS38 Marigolds/Foxgloves A B & C (0.07 + 0.04 + 0.01);
- t) OS39 Towing Close (0.19);
- u) OS40 The Brambles (0.03);
- v) OS41 Swift Close by Nursery (0.07);
- w) OS42 Wade Park Avenue by school (0.15);
- x) OS43 Kesteven Close (0.17);
- y) OS44 Elm Close (0.09);
- z) OS45 Wade Park Avenue (0.01); and
- aa) OS46a A-K Heron lea Pocket Parks (0.05).

Policy DNP13: Local Green Spaces

1. The sites, as shown on Maps in Appendix B, are designated as Local Green Spaces:
 - a) LGS1: John Eve Field (1.79ha);
 - b) LGS2: Glebe Field (2.47ha);
 - c) LGS3: Rectory Paddock and cemetery (1.47ha);
 - d) LGS4: Riverside Park (0.25ha);
 - e) LGS5: Welland Gardens (0.1ha);
 - f) LGS7: Tattershall Drive, Towngate (1.55ha);
 - g) LGS8: Sandringhm Way (1.54ha);
 - h) LGS9: Tattershall Drive (South) (0.45ha);
 - i) LGS16: Cherry Tree Park (0.22ha);
 - j) LGS17: Greenlands (0.73ha);
 - k) LGS18: Mill Field (10.80ha);
 - l) LGS19: Scout Hut Area (0.74ha);
 - m) LGS24: Charter Avenue (0.24ha);
 - n) LGS30: Jubilee Park (2.29ha);
 - o) LGS31: Woody's Heights (0.44ha);
 - p) LGS33: Millennium Wood (0.22ha); and
 - q) LGS34: Riverside Park DSJ (0.22ha);
2. Development on these sites will only be supported in very special circumstances.

Policy DNP14: Biodiversity, Nature Conservation and the River Welland Green Corridor

1. Where appropriate, development proposals should promote preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations where applicable. This could include, for instance, the incorporation of roosting opportunities for bats or the installation of bird nest boxes and swift boxes as part of any new development proposal.
2. Development proposals that cannot avoid (through locating an alternative site with less harmful impacts), adequately mitigate, or, as a last resort, compensate for the loss of a locally or nationally identified site of biodiversity value will not be supported.
3. Where appropriate, development proposals must demonstrate that there is no unacceptable loss of or damage to existing trees, woodlands or hedgerows.
4. Development proposals for riverside sites on of the River Welland should incorporate and/ or safeguard land for the construction of a pathway next to the river, wide enough for shared use by pedestrians and cyclists.
 - a) Where appropriate, links should be provided to the river corridor from new developments alongside the river. Existing links should be protected that lead to the wider residential areas, the surrounding countryside;
 - b) Development proposals immediately adjacent to the river should include design features that will help animate public space, such as cafes, pubs or other social activities that will enhance enjoyment of the riverside;
 - c) Where appropriate, development proposals should open new views to the river and access to the riverside;
 - d) New developments adjacent to the river must demonstrate that they will not impact on the river's ability to function naturally and should enhance green infrastructure and wildlife corridors.

13 Sustainable Transport Options for Everyone

- 13.1 Transport has a direct impact upon health through pollution, noise and traffic issues such as congestion and safety. These issues can result in the reluctance of the community, particularly children, to use spaces for passive exercise such as walking and cycling.
- 13.2 There is a link between reduced access to transport, access to essential services, and health.
- 13.3 Poorly designed transport solutions can have immediate negative effects on health, such as through air and noise pollution, as well as making a longer-term contribution to climate change. As urban areas tend to have a greater exposure to higher levels of noise and air pollution, the effects on health of the population can be negative.
- 13.4 Transport infrastructure systems can also contribute to the severance of local communities. They may be transverse, occurring only at certain times of the day and thus preventing people from accessing services which, although located nearby, are on the other side of a major transport corridor during peak periods. Severance may also be longitudinal, where cyclists and pedestrians are dissuaded from travelling along a transport corridor. Certain groups are more likely to be affected by severance, such as the young, women and older people.
- 13.5 There are bus services within the Deepings, but these vary in regularity and destination. The provision of services is centred in Market Deeping with the majority of the town covered by bus stops that are within a 400m walking distance for most households. This cannot be said for Deeping St James where these are limited bus stops, particularly towards the south of the settlement. Where there is a lack of a bus service, there are other services that can support the community such as "Call Connect" on-demand service for areas and times when normal buses do not run and other facilities such as Age Concern minibus and Patient Car service.

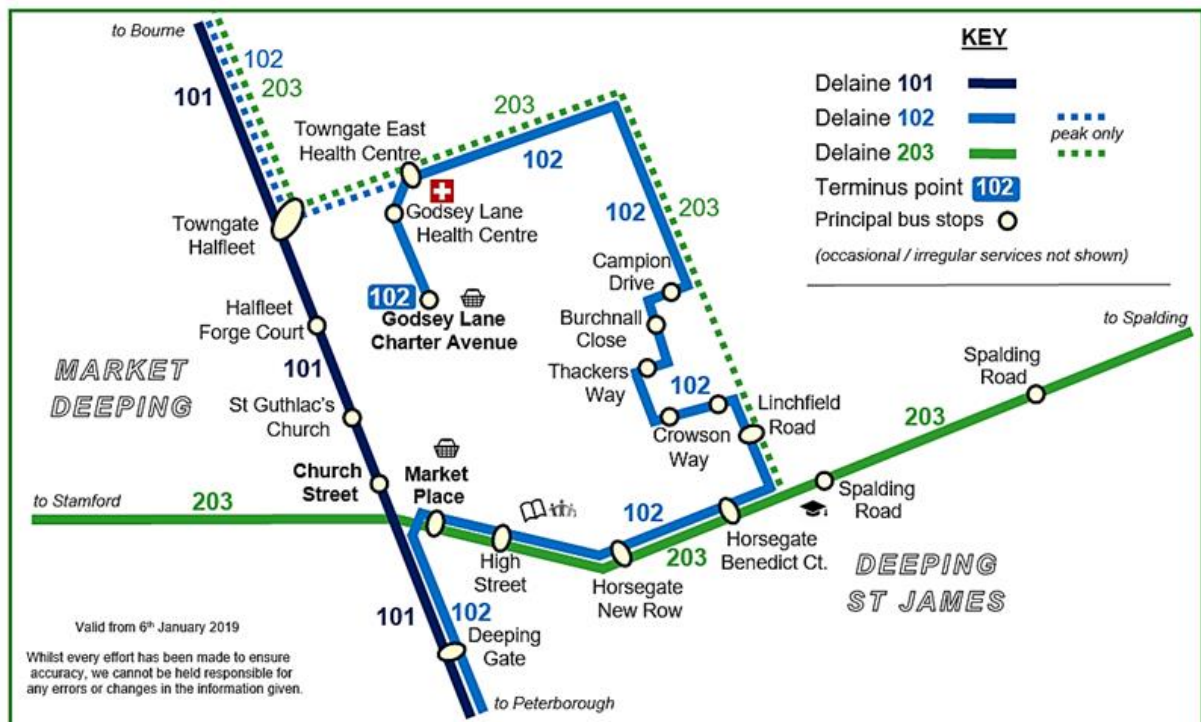
Barriers to Travel

- River Welland bridges (particularly DSJ);
- Incomplete cycle routes and walking routes;
- Lack of awareness of public transport;
- lack of evening, Saturday and Sunday services; and

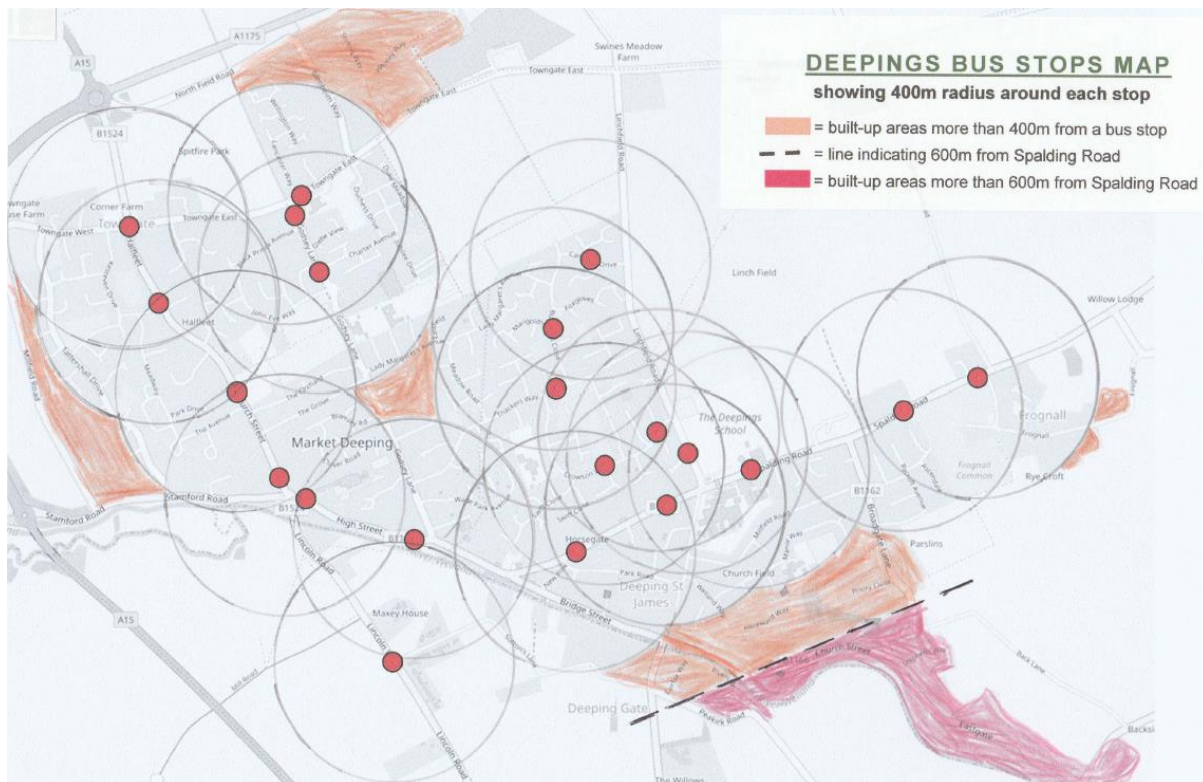
- lack of any public transport services in parts of Deeping St James;

13.6 New developments should take advantage of existing public transport infrastructure by being located close to bus stops or have connections to the existing green infrastructure network and local amenities. The integration with the Deepings Green Walk Project will help to connect existing infrastructure together and improve access across the community.

Map 18: Existing bus routes in the Deepings



Map 19: 400m Distance to Bus Stops



Local Parking Issues

- 13.7 The need for greater control of parking has developed as a result of growth in motor traffic and particularly in the ownership and use of private cars. People within the Deepings rely on the use of a car to access larger urban areas like Bourne, Peterborough, Spalding, Stamford and Grantham, but also to access key services such as hospitals due to the lack of public transport options.
- 13.8 The Deepings has two parking issues 1) is within Market Deeping Town Centre and 2) is within some residential streets across The Deepings. In the Town Centre, there is a demand for visitor parking spaces to access key services and facilities. The main parking areas in the Town Centre are the Market Square and the car park at the Pound Stretcher Store. In addition to the demand for visitor parking spaces, the existing residential development is of high-density and therefore some properties have little or no off-street parking provision and they rely on the availability of on-street parking.
- 13.9 Most of the available parking space for visitors are free of charge; some (but not all) are time restricted.

- 13.10 The second area of parking issues is within some of the more recent residential areas across the Deepings. Some of these developments have a lack of off-street parking provision or the parking provision doesn't meet the needs or requirements of the residents in the areas.





13.11 Through a local assessment, several conclusions have been drawn:

- It is acknowledged that previously advised garage dimensions are too small for modern cars;
- Most garages are not used to store vehicles but used for general storage/utility uses instead;
- people own more cars than there are spaces for within residential developments. More adult children are now living longer in the family home which in turn is adding to the overall car numbers for each individual family home;
- off-street parking spaces can be in areas that are not clearly defined to the properties they are meant to serve.

Residential development proposals will be expected to demonstrate accordance with local parking standards through the provision of the required levels of cycle and parking facilities.

Policy DNP15: Sustainable Travel and Transport Infrastructure

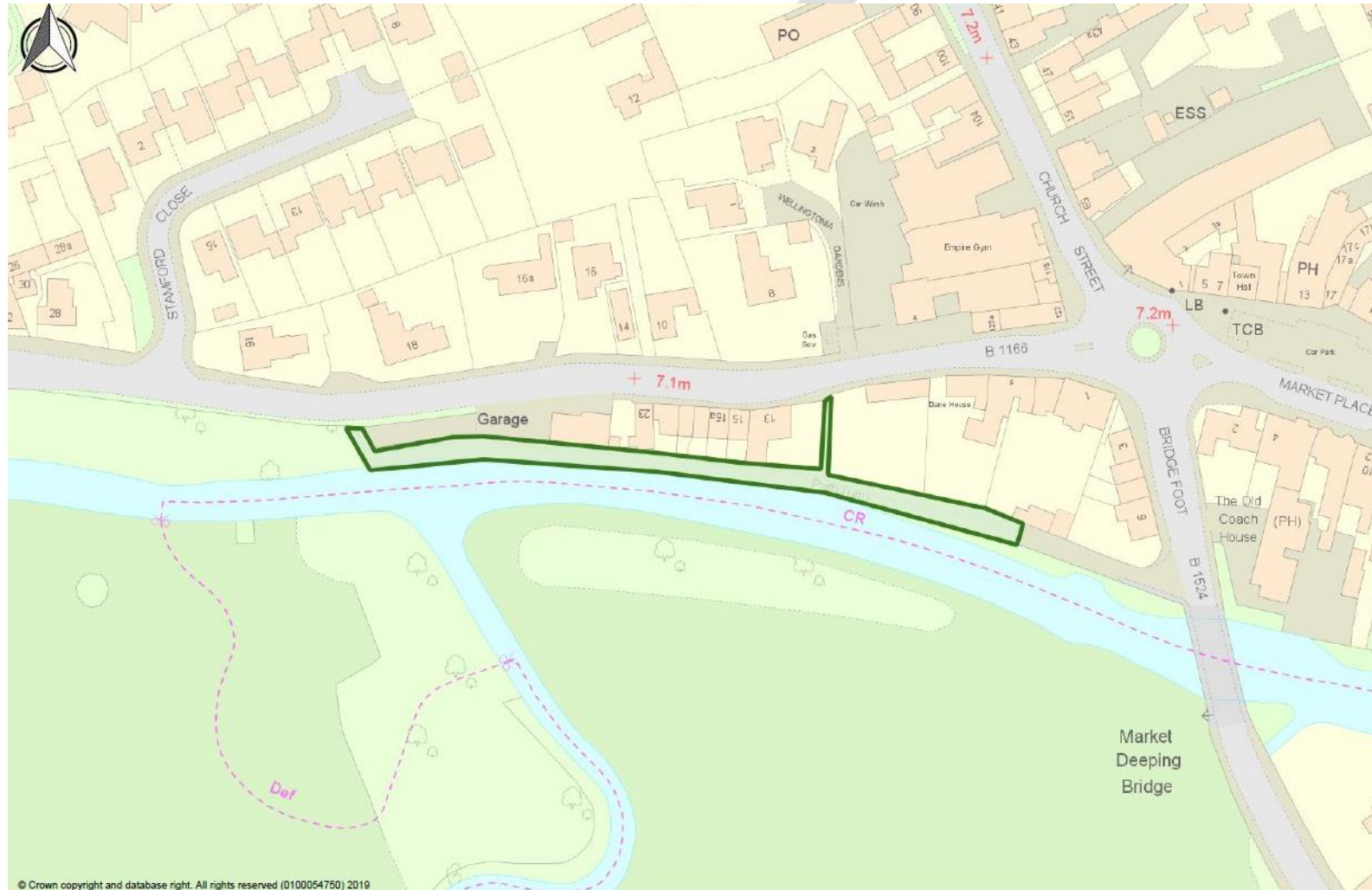
1. Development proposals will be supported where they:
 - a) give the highest priority to pedestrians, cyclists and other 'active travel' modes when developing or maintaining streets and roads;
 - b) where possible connect to the Deepings Green Walk, as identified on Map 15;
 - c) plan and provide a comprehensive network of accessible routes for walking and cycling which offer convenient, safe and attractive access to employment, homes, schools and other public facilities;
 - d) ensure the integration of transport and active travel networks (i.e. walking, cycling and buses);
 - e) promote 'active travel' for example ensuring new developments have adequate bicycle provision, including safe storage, or that new workplaces contain showers and clothes drying areas which will facilitate walking and cycling to work;
 - f) ensure there is easy, clear and safe access to transport nodes, such as bus stops;
 - g) identify and implement measures to reduce transport severance, noise levels and air pollution;
 - h) recognise the needs and responses of different social groups, particularly those experiencing health inequalities; and
 - i) have appropriate off-street car parking provision that does not rely upon garages as parking spaces, particularly on developments where there is a mix of housing types and tenures and where there is a reliance on the car for commuting;
 - j) Garages with doors will be classed as storage not parking spaces.

14 Monitoring

- 14.1 The policies in this Plan will be implemented by South Kesteven District Council as part of their development management process. Where applicable the Councils will also be actively involved. Whilst South Kesteven District Council will be responsible for development management, the Town and Parish Council's will use the NP to frame its representations on submitted planning applications.
- 14.2 In line with the Neighbourhood Planning Act 2017, The NP will be reviewed within 5 years following the making of the NP by South Kesteven District Council.
- 14.3 The impact of the NP policies on influencing the shape and direction of development across the Plan area will be monitored by the Town and Parish Council's if it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 14.4 Any amendments to the Plan will only be "made" following consultation with South Kesteven District Council, local residents and other statutory stakeholders as required by legislation.
- 14.5 A joint Neighbourhood Plan Group will also meet and oversee the implementation of the NP policies.

15 Appendix A: Important Open Space Maps

OS06: Towpath by the River



LGS10: Cedar Close, LGS11: The Woodlands



OS12: St Guthlac Avenue



OS13: Meadway



OS14: Osbourne Way



OS15: Burnside



OS21, OS22, OS23: Centre off Godsey Crescent



OS26: Windsor Gardens



OS27: Frontage of Tesco



OS28: The Green at Churchgate



OS29: Lady Margaret Avenue

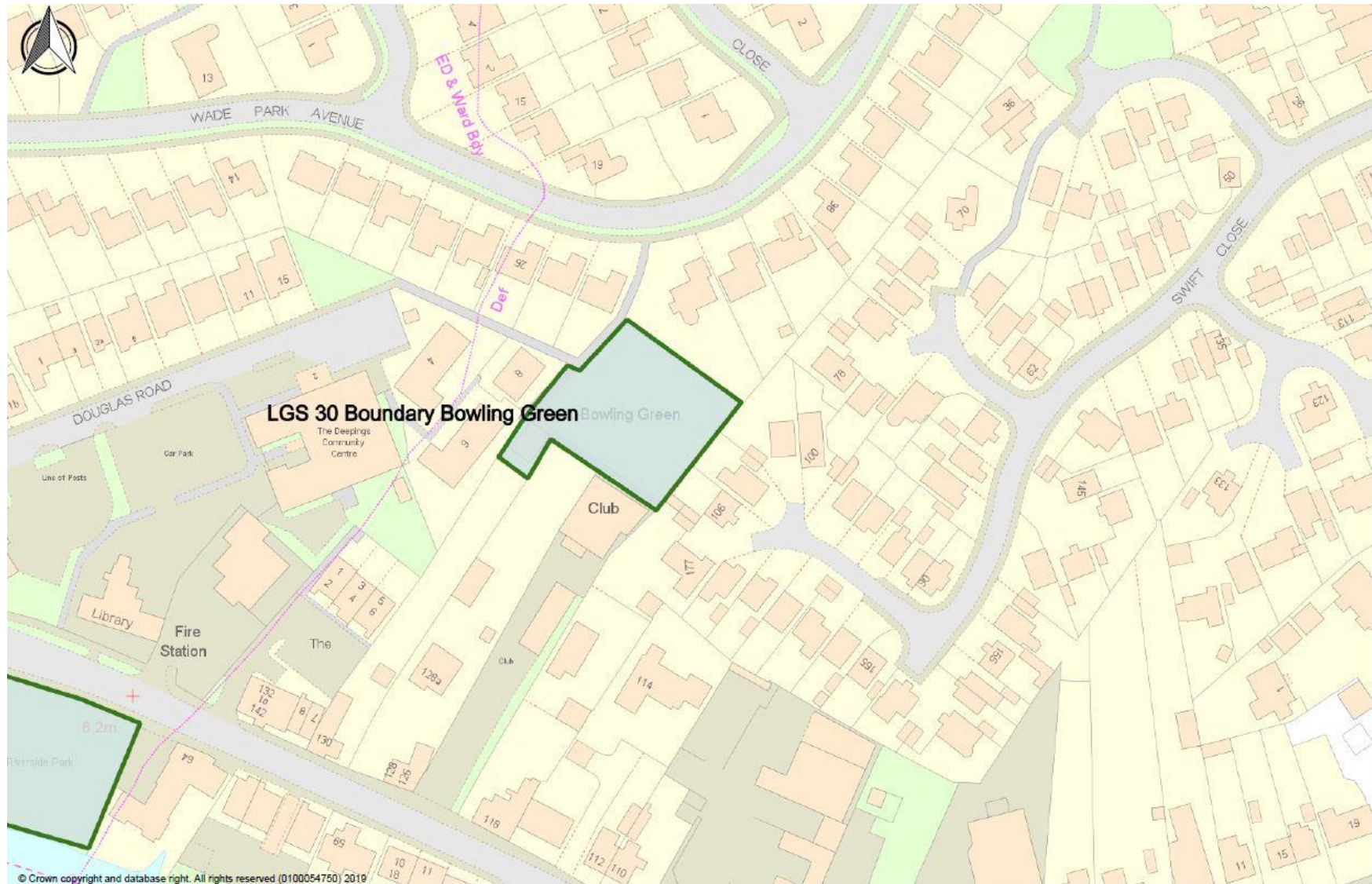


OS32:

OS34: Fraser Close



OS35 Boundary Bowling Green



OS36: Hereward Way



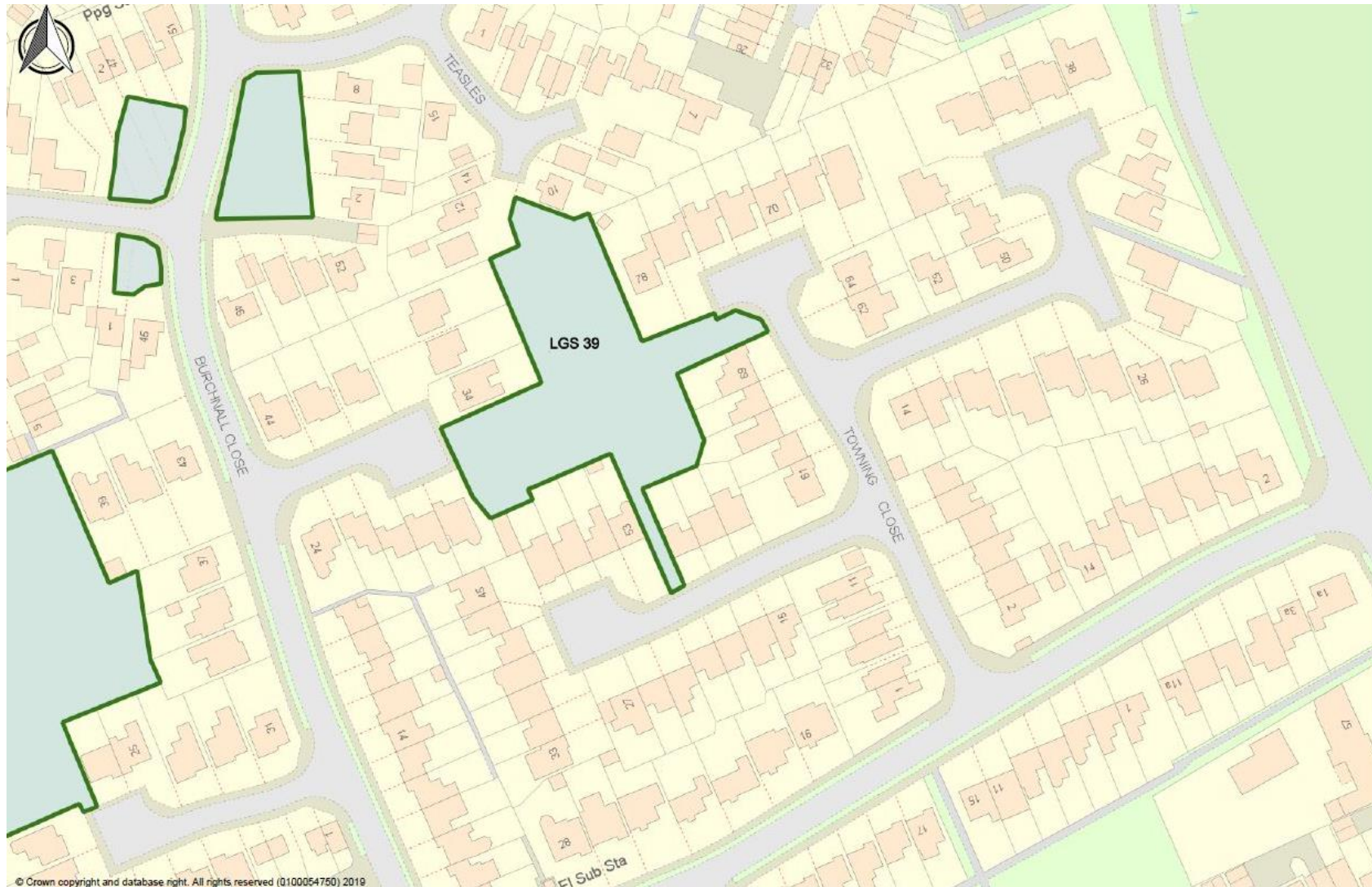
OS37: Campion Drive



OS38: Marigolds/ Foxgloves



OS39: Towing Close



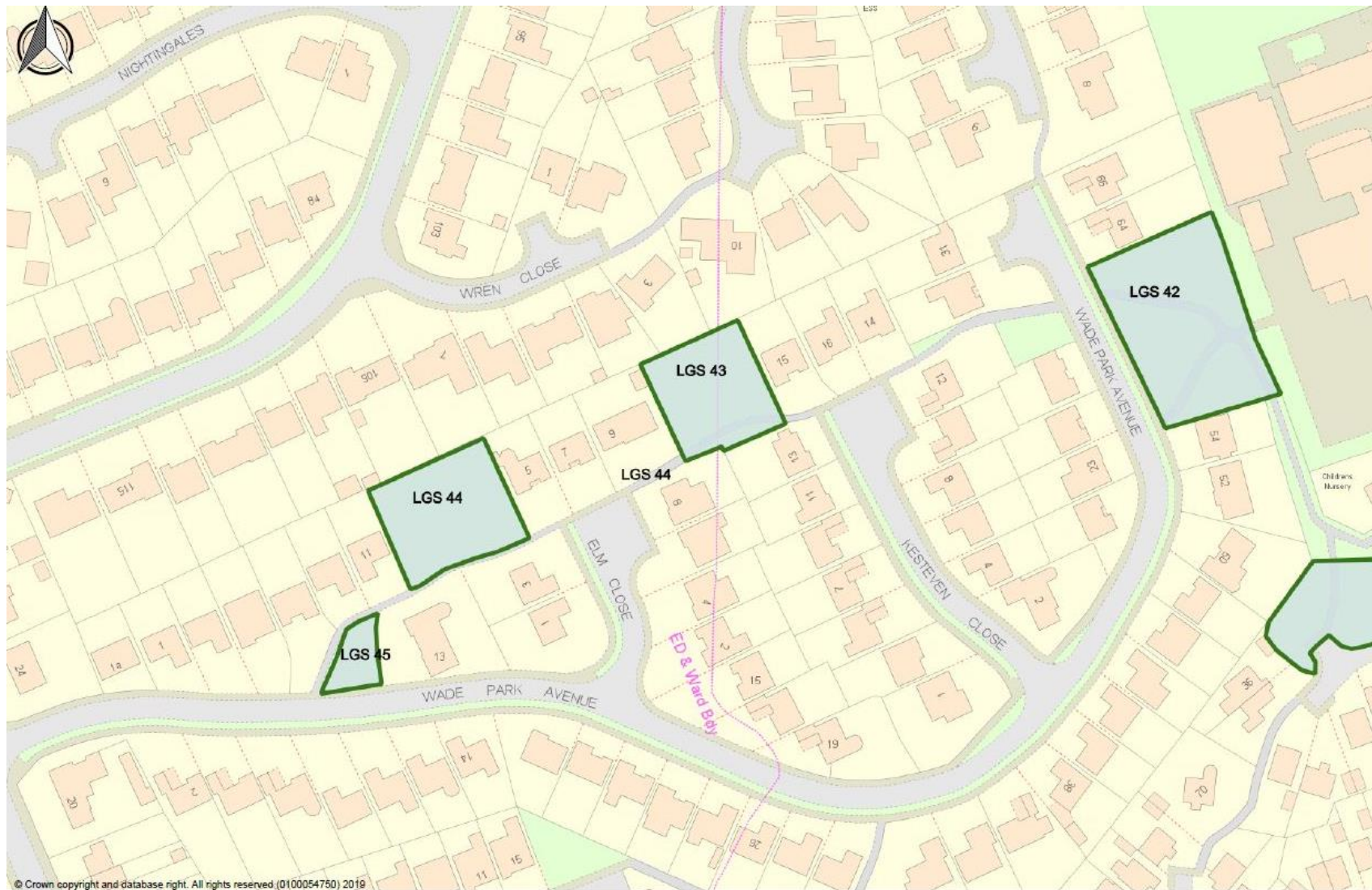
OS40: The Brambles



OS41: Swift Close



OS42, OS43, OS44, OS45: Wade Park Avenue, Kesteven Close, Elm Close



OS46: Heron Lea Pocket Parks



16 Appendix B: Local Green Space Maps

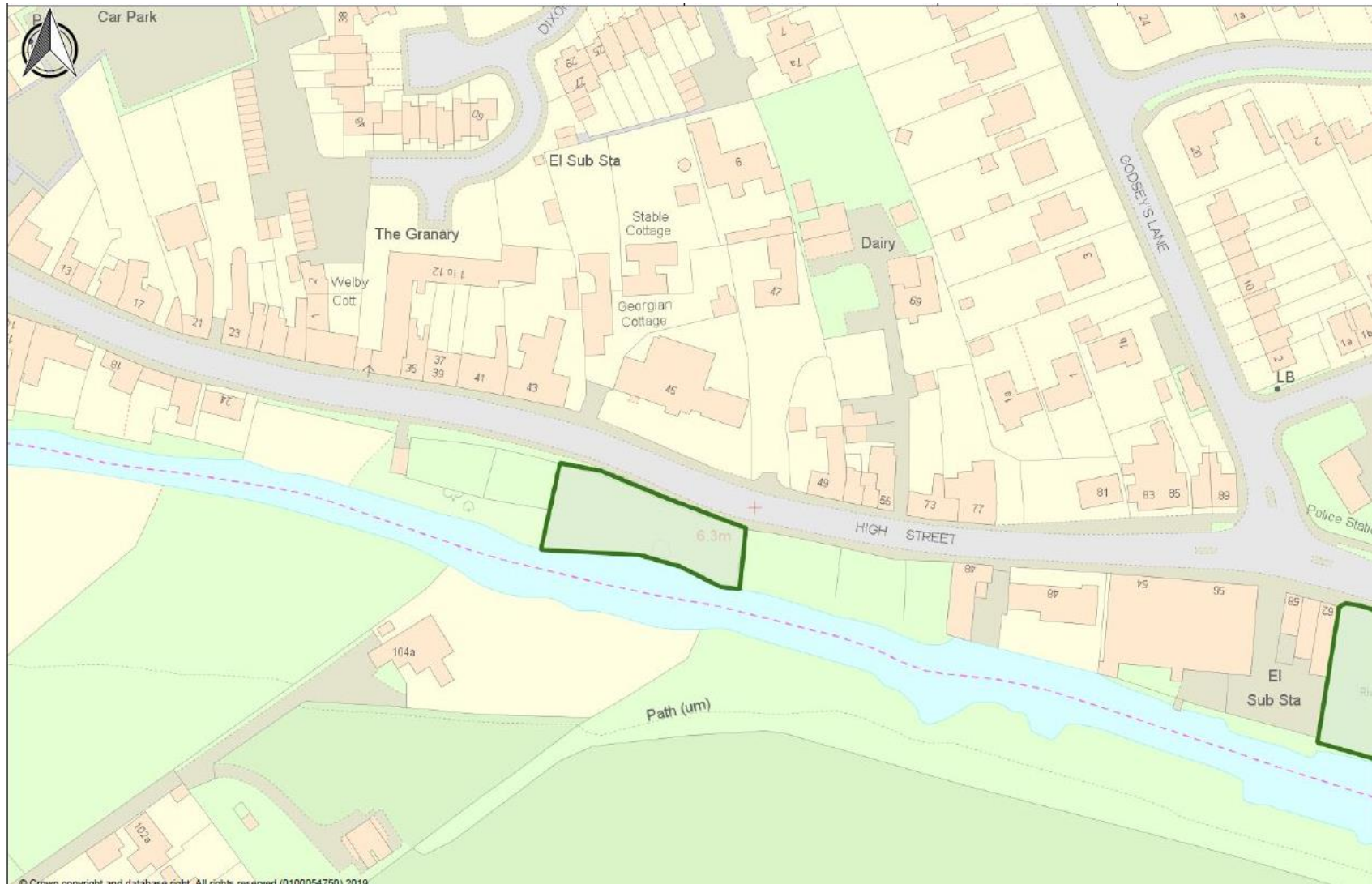
LGS1: John Eve Field, LGS2: Glebe Field, LGS3: Rectory Paddock and cemetery



LGS4: Riverside Park



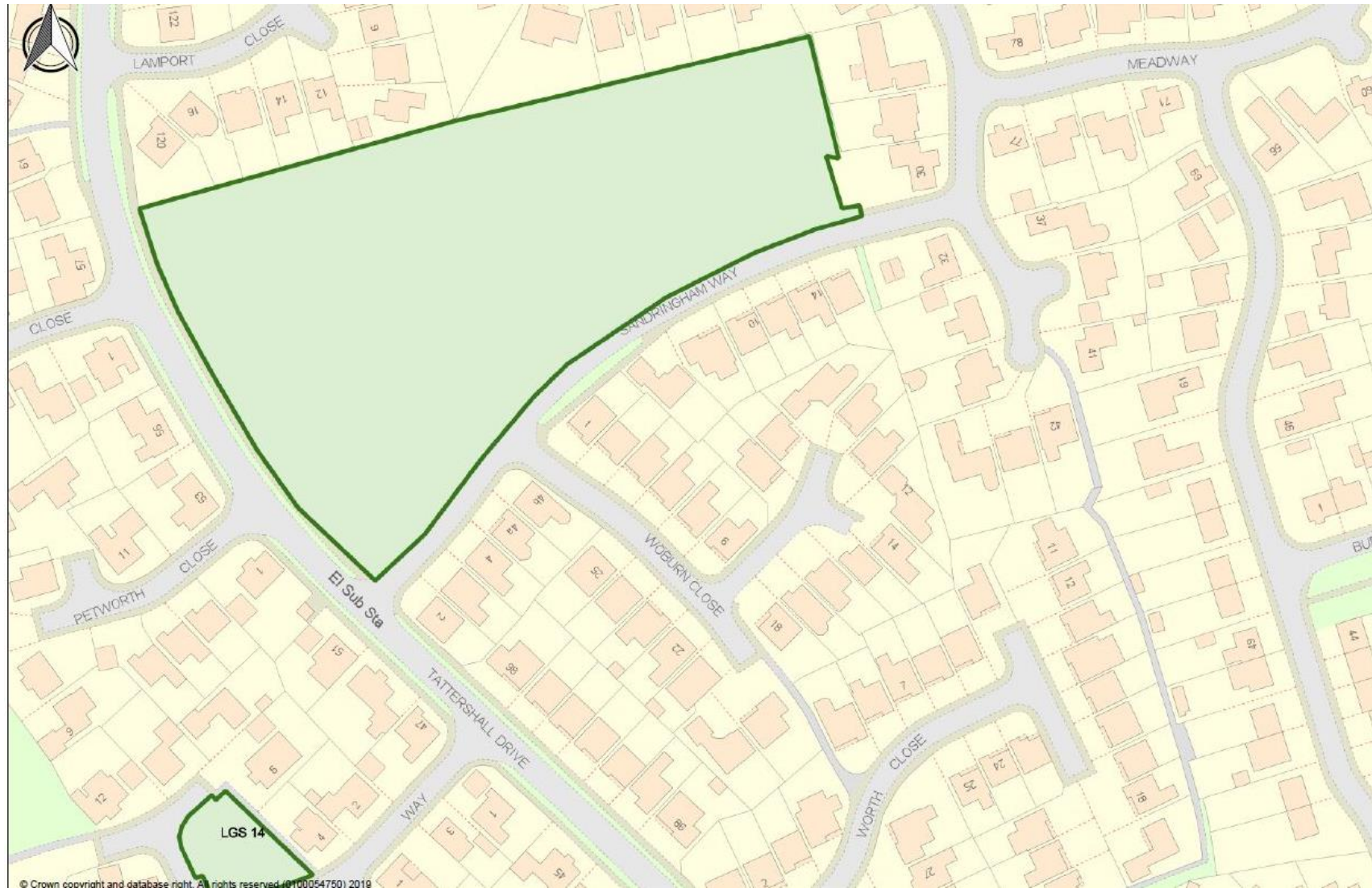
LGS5: Welland Gardens



LGS7: Tattershall Drive (Towngate)



LGS8: Sandringham way



LGS9: Tattershall Drive (South)



LGS16: Cherry Tree Park



LGS17: Greenlands



LGS18: Mill Field



LGS19: Scout Hut Area



LGS24: Charter Avenue



LGS30: Jubilee Park



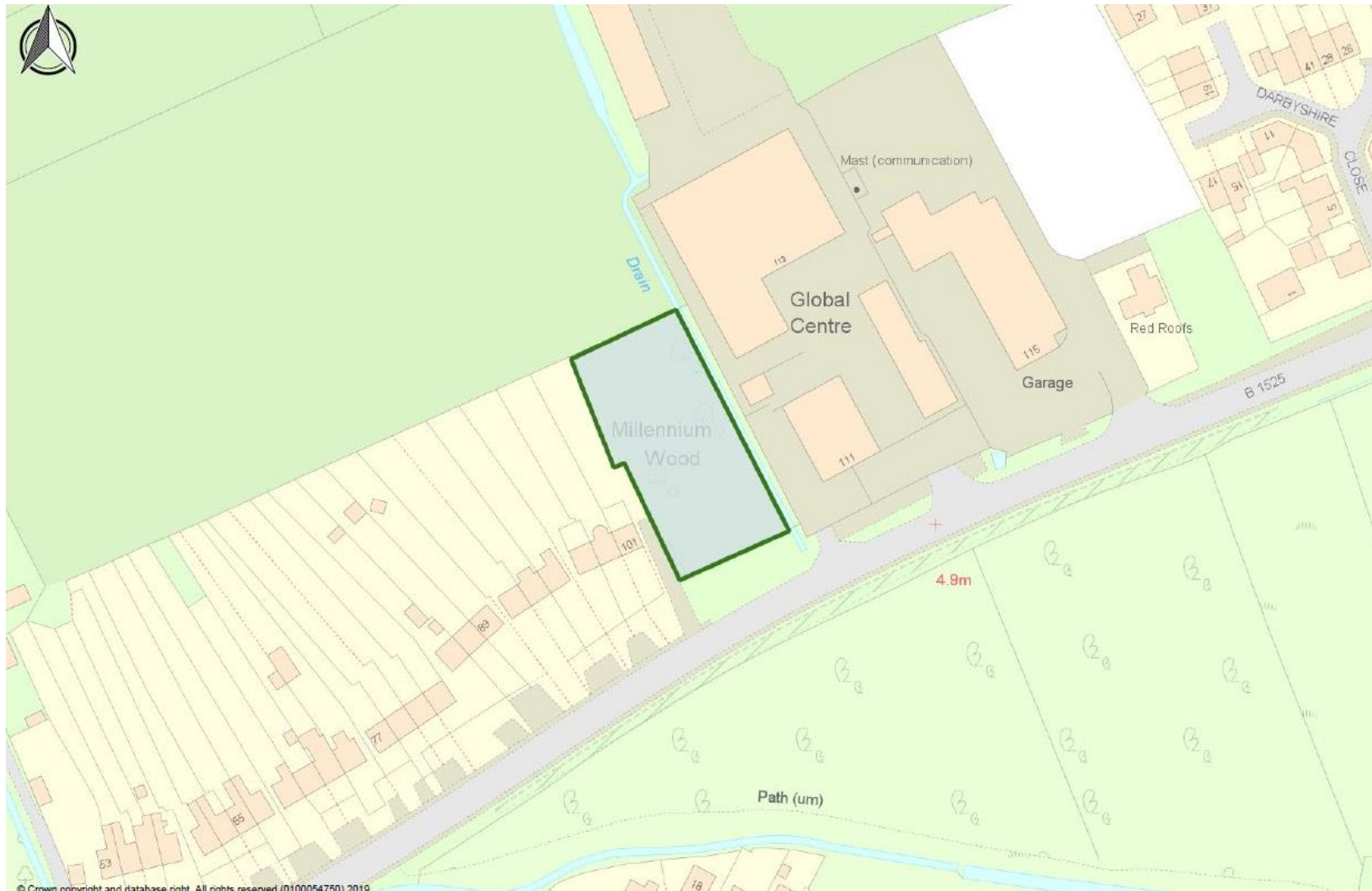
LGS31: Woody's Heights




LGS32: Riverside Park DSJ







LGS33: Millennium Wood







17 Appendix C: The Deepings Designated Local Green Space Justification

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
Market Deeping				
LGS1. John Eve Field	A large flat public open space bordered on 2 sides by housing. The east faces towards the Tesco supermarket and two primary schools. This is a dog free area.	The field is in constant use by local residents with provision for basketball, an enclosed area for younger children with play equipment and an area for older children. The field is also used for public events including carnival, fun fair circus and specialist days. It can also be hired for public events.	John Eve field was gifted by the John Eve family to the people of Deeping.	
LGS2. Glebe Field	Large open flat green area adjacent to John Eve field.	This area has a purpose-built BMX track, it is also very popular with dog walkers. A pathway leads through to the	Land purchased by the Town Council as an open space with conditions of sale being nothing can be built upon	


Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
		Church, Rectory Paddock and the cemetery's.	it. A number of significant trees on the field have preservation orders. Historic pathway - footpath 4, leads between Glebe Field and John Eve field to St. Guthlac's Church	
LGS3. Rectory Paddock	An area maintained as an open grass area for the use of residents. Originally used for pasture it has a pond, Bull Rushes and water Irises. The area won the Orsted Award and a Community Award from the Wildlife Trust. Rectory Paddock is maintained by volunteers.	The recreational value of this is enormous, with people being able to make use of benches. Specific wildlife activity with solar powered swift nesting boxes, bats etc. Pleasant peaceful area for residents to enjoy. Popular with dog walkers and a through route to The	Purchased 20 years ago by the Town Council as an open green space. Historically pasture land.	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
		Spinney and the Town Cemetery.		
LGS4. Riverside	Open green space bordering the river on the boundary between MD and DSJ. Designated a memorial garden. Owned by the Town Council.	Access point for the river with seating. Often used by families and local residents for picnics to sit and enjoy the riverside views.	The Garden of remembrance is located within the Riverside area. From 2015 used annually for the town remembrance service.	
LGS5. Welland Gardens	Peaceful area providing riverside access an indigenous site for 3 types of local bats.	Local people picnic in the garden, pleasant area of natural habitat. Benches available for people to enjoy the location.	Owned by the Town Council since 2008, a pleasant open green space provided for public enjoyment.	


Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
LGS7. Tattershall Drive	Area of open green space adjacent to a large residential housing development. One side bordering the Millfield Lane the other has housing on three sides. Provides much needed open green space.	Spanning both sides of Tattershall Drive and used for recreational purposes i.e. football, dog walking, public gathering area. Now partially secured against illegal temporary caravan activity.	Previously farming fields now an area of open green space within the Tattershall housing development in the 1990's.	
LGS8. Sandringham Way	Open green space adjacent to residential housing Area of relatively flat open green space available for public use.	Provides a much needed area of green outlook for residents within the housing development.	Previously farming land now an area of green space since development in the 1990's.	


Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
LGS9. Tattershall Drive	Open Green space amongst housing development Area of undulating green space with a number of trees available for public use.	Provides a much needed area of green outlook for residents within the housing development.	Previously farming land now an area of green space since development in the 1990's	
LGS16. Cherry Tree Park	Accessed through a pedestrian passageway from Church Street and through route out to the Woodlands.	Secure fenced play area for young children with seating. A combination of green space and Tarmac square for ball games. Not overlooked or visually enjoyed by residents and in need of updating.	Historically was the Feoffee school playground. The grassed humps on either side of the footpath hide the remains of the old pigsties. Park is sited within the Market Deeping Conservation Area	


Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
LGS17. Greenlands	Large open green space	Use by residents for bonfire and firework annually, children's play equipment, dog walking.	In public use since ???	
LGS19. Scout Hut Area	Good sized space for local children to play on. Used by Scouts and guides for activities	Pleasant green outlook potentially used by residents	When Wellington Way area was built	


Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
LGS18. Mill Field	<p>Mill Field forms part of the western gateway into the historic, rural town of Market Deeping and as such it provides an attractive setting. Mill Field is now the last area of accessible countryside within Market Deeping and it is situated very close to the community that it serves. Mill Field is grassland bordered by mature hedgerows and trees which provide a natural habitat for wildlife including muntjac deer, rabbits, owls and woodpeckers. Mill Field is a large</p>	<p>Mill Field is used on a daily basis by local residents, regardless of the weather, because it has a natural beauty and it provides a large, open, green area where children and dogs can run and play freely and safely. Other activities include walking, jogging, cycling, kite flying, berry and wild mushroom picking, sunbathing and relaxing. Some residents sketch or paint there and others go there for peace and tranquillity and are refreshed and inspired by nature. It is important</p>	<p>Mill Field has been associated with recreational, sporting and cultural events since at least 1882. From 1882 until the First World War, the Oddfellows Charity held a very popular annual Gala, every July, on Mill Field with stalls, brass bands, races, competitions, and fair rides. During the two World Wars there were football matches held on Mill Field and after the second World war the Deepings Agricultural Show, a well-loved, local, community event was held there</p>	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
	<p>area of informal green space which is highly valued by the Town Council and local residents. It epitomizes the rural character of our historic town and for many, many years has significantly benefitted the physical, mental and emotional health of local residents. Mill Field is very valuable to our community because people meet and make lasting friendships there, sharing a common love of nature and walking. Many newcomers to the town make their</p>	<p>because it is free, can be used at any time of the day or night and is a large, informal green space which is very close to home but makes one feels as if one is walking in the open countryside. The proposed route for the Green Walk will also pass directly through Mill Field.</p>	<p>annually, until 2013. Associated with the Agricultural Show, there were sometimes community dances and also church services led by the local churches on Mill Field.</p>	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
	first contacts and friends at Mill Field and it is also plays a vital part in many older residents' lives who are bereaved or lonely.			
LGS24. Charter Avenue	Front of Kingsgate	Pleasant green outlook potentially used by residents	New Persimmon Estate	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
Deeping St James				
LGS30. Jubilee Park, Thackers way	This provides a public open space in the middle of a large housing estate.	Working jointly with the "Friends of Jubilee Park" the Parish Council supports a number of events held there annually, such as Bark in the Park (dog show) and Carols in the Park. Financial support was also provided by various organisations, including the Parish council, towards the installation of a fitness trail and 8 pieces of fitness/training equipment. There is also a small play area for smaller children with play equipment owned by the Parish Council and also SKDC. The	This large piece of grass formed part of the open space when the houses were built during the 1908's. There are also small pockets of grass dotted around the estate, but the focus has always been on developing this area into something worthwhile for the community. Plans are currently being development for the installation of a mains electrical supply to assist with the running of events and installation of CCTV.	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
		area has benefitted by the installation of Dog Bins, and a number of seats installed around the park.		
LGS31. Woody Heights, Skate Park Linchfield Road	This is a relative small piece of land owned by the Parish Council. In 2003 a metal skate park was installed and after ten years it was "worn out" due to the excessive use by young people within the Community. The Parish Council then worked with members of the Community to replace this old facility with a brand new state of the art concrete	The recreational value of this is enormous, with users travelling from many areas to use the facility. The Parish Council has also worked with neighbouring parishes to offer advice and support for similar installations.	This is piece of land sits between the land used by the Rugby Club and the Deepings School. When it recognised that the young people of the Deepings needed such a facility the Parish Council were able to make this available which helped enormously when applying for grant funding, both for the 2003 installation and the new one in 2018.	

Name of local green space	Why it is Special	Recreational Value	Historical Value	Photograph
	park, which opened in December 2018.			
LGS33. Millennium Wood	This is a small wooded area planted by the Parish Council in recognition of the start of a new millennia.	As the trees mature the area becomes more interesting and it provides a welcome break between housing and a light industrial area.	This is a small piece of land owned by the Parish Council. The Parish Council consider this an opportunity to increase the number of native trees within the Community.	

18 Appendix D: List of Proposed Policies

18.1 Please see the separate document provided.

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