



Deepings Neighbourhood Plan

The South Lincolnshire Communities of Market Deeping and Deeping St James

Adopted 29 June 2021



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Top photo: Saturday market, Market Deeping Town Centre, PE6 8EA - 2019

Credit: Peter Neal – Homeplans

Bottom Photo Deeping St James, High Locks, Bridge Street, 2021 Jonathan
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Market DeepingTown Centre 2019
Credit: Peter Neal – Homeplans

Chairman's Foreword



As the Chairman of this Neighbourhood Plan for Market Deeping and Deeping St James, I am privileged to present the adopted version.

When in early 2016, we decided to embark on constituting a Neighbourhood Plan Body, its Steering Group's task was to produce a plan whose statutory status, under the Localism Act 2011, would be far weightier than any previous work done by the two parishes. The resulting Plan, completed in 2021, is one of the most satisfying and creative projects that I have been involved in.

Our first decision was to make the Neighbourhood Plan area cover the combination of Market Deeping Town Council and Deeping St James Parish Council areas. This unusual recommendation came from our Local Planning Authority reflecting that we are conjoined in all aspects of our two communities.

The success of the Plan has been achieved by the recruitment of Members to the Deepings Neighbourhood Plan Group (the DNP Group) with the experience and ability to achieve our objectives.

The primary purpose of the Plan is a planning framework for guiding the future development, regeneration, and conservation of the Area. Secondly, the Plan is to promote projects of social, economic, and environmental improvement.

I believe that from the efforts of all those acknowledged on the next page, this Plan has achieved its Purpose very well.

Finally, and this is the most vital proposal that I wish to make, we now move to the Delivery stage, which is as important as the Plan itself. We have already amended the Steering Group Constitution, for the DNP Group to continue with the ongoing responsibility of implementing, monitoring and formally reviewing all the objectives of our Plan.

David Shelton, Chairman
Deepings Neighbourhood Plan Group
29 June 2021

Acknowledgements and Contributors

This Neighbourhood Plan has been collaboratively produced by the *Deepings Neighbourhood Plan Group* (DNP Group) as a joint venture under the auspices of Market Deeping Town Council and Deeping St. James Parish Council. It is designed to provide a clear and consistent strategy for future development across the Deepings.

Over the past four years, everyone in the Deepings has had the opportunity to get involved and we sincerely hope you have had your say. We thank you wholeheartedly for your engagement with the development of the plan.

The Neighbourhood Plan had arisen through many public consultation events, discussions and contributions from within the Steering Group, from elected local councillors, from a wide variety of external advisors, landowners, developers, various organisations and others with a local interest.

Special thanks go to members of the DNP Group for their collation and drafting of all the information contained within the plan:

David Shelton	Chairman	Pam Byrd	Topic Lead
Deby Jones	Facilitator	Kate Shinkins-Hoppe	Topic Lead
Pearl O'Brien	Secretary	Tim Stevens	Advisor
Andy Pelling	Topic Lead	Pauline Redshaw	Advisor
Gordon Smith	Topic Lead	Judy Stevens	Advisor
Adam Brookes	Topic Lead	Ashley Baxter	Advisor

Additionally, we thank Mike Ward as Deputy Chairman for three years, and the many other group members who have contributed over the period of the plan's development.

We would also like to acknowledge the full support and advice from other key contributors for their specialist input into specific sections of the plan, and for all the positive contributions from members of other organisations:

Deepings Business Club	Community Lincs
Friends of Millfield	Luke Brown LAB Planning
Deepings Heritage	South Kesteven District Council
Historic England Village	Lincolnshire County Council
SOS	Petersfield Council
Open Plan	Stamford First
Locality	Bourne First

This is not an exhaustive list and we extend our thanks to the many other individuals and organisations that have also been involved in providing content or have influenced the writing of the document.

The Deepings Neighbourhood Plan has been created by people who love the area and we trust you will read it with interest.



Above: Aerial image looking south-east above Church Street, Market Deeping

Below: Deeping Gate Bridge is a 17th Century Scheduled Ancient Monument with its northern section (right hand side below) in Deeping St James



1 Introduction

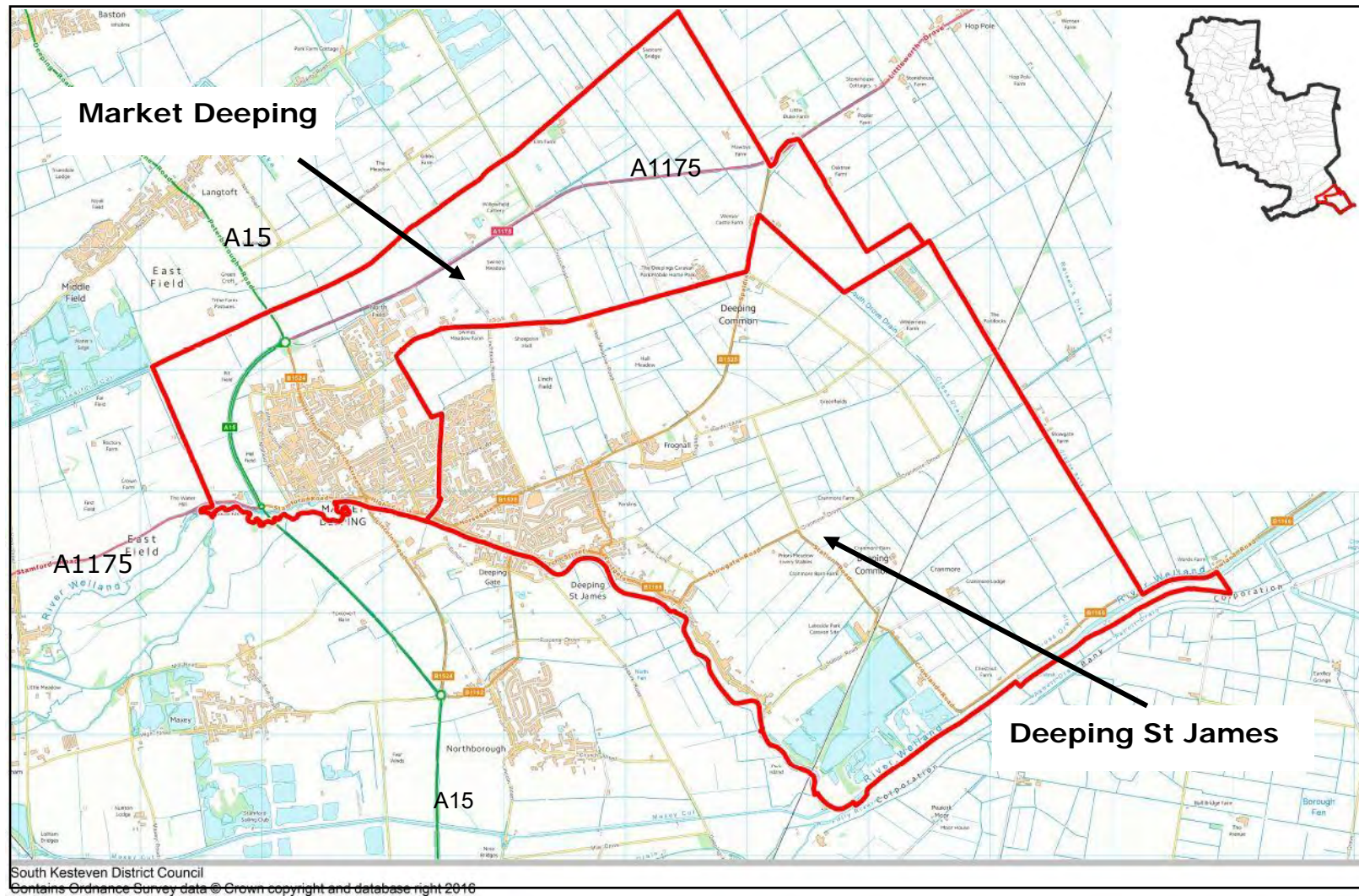
- 1.1 Neighbourhood Planning is a Government initiative introduced by the Localism Act (2011) and is recognised in the National Planning Policy Framework (2019). The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Plans must conform to the Local Planning Authority's Development Plan. In the case of the Deepings, this is the South Kesteven Local Plan (SKLP) 2020 – 2036.
- 1.2 The Neighbourhood Plan (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.
- 1.3 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:
- have regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan; and
 - have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, also preserving or enhancing the character or appearance of any conservation area.
- 1.4 The Plan was 'Made' and adopted by South Kesteven District Council on 29 June 2021. It is now part of the District Council's statutory Development Plan and will be used in the determination of planning applications within the Deepings.
- 1.5 This Plan has been prepared by the DNP Group on behalf of Market Deeping Town and Deeping St James Parish Councils. It covers the two parish areas of Market Deeping and Deeping St James and area and sets out planning policies for the period 2020 -2036.

- 1.6 The area, shown in Map 1 overpage was designated as a NP area and Market Deeping Town and Deeping St James Parish Councils 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.

Looking north over the River Welland towards Priory Church, Deeping St James



Map 1: The Deepings Neighbourhood Plan Area



2 History of The Deepings

- 2.1 The Deepings have a long and rich history as thriving communities and fortunately many buildings remain today as testament to that proud heritage.
- 2.2 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.
- 2.3 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.
- 2.4 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?
- 2.5 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).
- 2.6 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.
- 2.7 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.
- 2.8 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!

- 2.9 In 1563 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.
- 2.10 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.
- 2.11 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".
- 2.12 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.
- 2.13 The Deepings continue to thrive and to be independent, proud and friendly communities.

Market Place

- 2.14 The Market Place, 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

- 2.15 The Cross at Deeping St James, is 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

- 2.16 The priory Church of St James was 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.

3 The Deepings Today

- 3.1 The Deepings is approximately eight miles East of Stamford, it includes Market Deeping, Deeping St James and Frognall. The NP area had a combined population of 13,060 at 2011 living in a total of 5,555 households. There has however been considerable growth since the previous census data.
- 3.2 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.
- 3.3 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.
- 3.4 Whilst boasting many local amenities the area retains an unspoilt historical country outlook with a welcoming feel and low crime rate.
- 3.5 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.
- 3.6 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.
- 3.7 The Deepings boast four primary schools and one Secondary school, which also houses the Deepings Leisure Centre, including a swimming pool.
- 3.8 Market Deeping offers a range of independent retailers, a small supermarket and an industrial estate offering an array of services and industry to the local community.



The August Raft Race

4 Public Consultation

- 4.1 The DNP Group 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. The organisation referred to as 'Deepings First' below is, as of May 2021, now called the *Deepings Neighbourhood Plan Group*.

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 and businesses	425 returned completed
11th June 2016	Attendance Rose and Sweet Pea Show	Stall at event staffed by volunteers with questionnaires available	A number of residents attended and asked questions
24th Jun 2016	Article in the Stamford Mercury	Promotion of NP 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	A number of residents attended and asked questions
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 NP activity	A number of residents attended and asked questions
Aug-16	Deepings First Website	Analysis of Questionnaire with request for feedback	Frequently used
1st Aug 2016	Market Deeping Town Council Newsletter	Promotion of NP 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

Date	Consultation Activity	Purpose	Outcome
10th Sept 2016	Deepings First Publication	Statement re progress on Consultation	Awareness raising
18th Nov 2016	Deepings First Publication	Progress report for public re NP	Awareness Raising
2017			
Mar-17	Publish site analysis and display in Deepings Community Centre	Public awareness and engagement	A number of residents attended and asked questions
May-17	MDTC & DSJ PC	Presentation at annual meetings	Awareness Raising
May-17	Deepings First Website	Vision published	Awareness Raising
May-17	Community Lincs Workshop	Attendance by Steering Group	A number of residents attended and asked questions
22nd June 2017	Deepings First Newsletter	Direct delivery to all households to provide feedback from questionnaire and new vision consultation	Awareness Raising
14th July 2017	Attendance at Public Consultation event for Local Plan	Opportunity for public to comment and ask questions re process	A number of residents attended and asked questions
19th July 2017	Deepings Advertiser	Acknowledgement of survey feedback and notification of results available on website	Awareness Raising
24th July 2017	Feedback Press Release	Feedback re survey outcomes	Awareness Raising
9th Aug 2017	Feedback document	Survey Key points feedback document	Awareness Raising
1st Sept 2017	Articles in MDTC and DSJ PC Newsletters	Publicity of NP	Awareness Raising
8th Nov 2017	Lobbying at SKDC public event	Opportunity to provide the views of local residents	Awareness Raising
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	Awareness Raising
2018			

Date	Consultation Activity	Purpose	Outcome
Jan-2018	Deepings First Website	Dissemination of Character Assessment Walks analysis	Awareness Raising
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 NP
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 NP aspirations	Including discussions with stakeholders.
May-18	MDTC & DSJ Annual Meetings	Presentation by Pam Byrd re Green Walk proposals	Awareness Raising
Jun-18	Local Economy Survey	Completed by Deepings Business Club	High volume of response to questionnaires
16th Nov 2018	Article Stamford Mercury	Update for public on progress with NP	Awareness Raising
2019			
15th Feb 2019	Advertiser	questionnaires	Awareness Raising
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	Awareness Raising
Summer 2019	Heritage Meeting	to share information/progress with the Deepings Heritage Group	Awareness Raising
October 2019	Market Deeping market place stall	Regulation 14 public consultation	Drop-in events
October 2019	Deeping St James Priory Church Hall open event	Regulation 14 public consultation	Drop-in events
November 2019	Market Deeping market place stall	Regulation 14 public consultation	Drop-in events

5 Community Vision and Objectives

- 5.1 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 and will have:

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

- 5.2 The following objectives have been developed from the feedback from the public consultations in 2019 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.



Market Place Consultation October 2019



Priory Church Hall Consultation October 2019

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 of 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;

A distinctive local character

6. To protect the built, historic and natural character of the Deepings and encourage new developments to provide good design and enhanced communities.

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, by 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.

6 The Deepings Spatial Strategy

- 6.1 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.
- 6.2 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.
- 6.3 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.
- 6.4 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.



Market Gate, PE6 8DL - part of the Town Centre

Our policies are designed to deliver:

A Good Home for Everyone

- DNP1 Creating cohesive new neighbourhoods through sympathetic development
- DNP2 Providing guidelines for additional residential development
- DNP3 Ensuring a varied mix of homes to meet community needs

A Prosperous and Sustainable Local Economy

- DNP4 Protecting local employment opportunities
- DNP5 Protecting and expanding Market Deeping town centre
- DNP6 The protection of key local amenities
- DNP7 The protection of local business and service centres

A Distinctive Local Character

- DNP8 Protecting Heritage Assets
- DNP9 Promoting best practice in design
- DNP10 Protecting and enhancing Important Gateways
- DNP11 Securing an appropriate area of settlement separation

A Green, Clean and Safe Environment

- DNP12 Developing and enhancing the local green infrastructure
- DNP13 Designating and protecting Important Open Spaces
- DNP14 Designating and protecting Local Green Spaces
- DNP15 Conserving the River Welland green corridor

Sustainable Transport Options for Everyone

- DNP16 Developing sustainable travel and enhancing local transport infrastructure

7 A Good Home for Everyone

- 7.1 The South Kesteven Local Plan and its vision for the area is to promote sustainable growth around the main settlements in the District. While the SKLP proposes up to 753 new homes over the Plan period across the Deepings, no specific housing requirement has been identified in the Deepings Neighbourhood Plan.
- 7.2 Instead, the Neighbourhood Plan accepts the level of growth identified for the Deepings identified in the SKLP, but seeks the successful integration of the new development enabling it to meet the needs of the local population, whilst encouraging new residents and businesses to the Deepings. One of the ways this can be ensured is through careful master planning of large new developments and therefore Policy DNP1 will apply to these large sites.
- 7.3 Through public consultation, it became clear that residents have concerns about a continuing high level of growth in large scale schemes over the period of the Neighbourhood Plan and how this is going to impact the Deepings and the wider area's existing infrastructure – in particular concern over proposals to extend the built up area into the open countryside and the erosion of village characteristics.
- 7.4 Residents voiced their support for further new developments, additional to these existing commitments, only where they are sensitive and appropriate to their location and scale in relation to the existing built form of the Deepings retaining the ability to access key services and facilities, but also retaining access to the nearby countryside, views and the green infrastructure network.
- 7.5 Sustainable residential development in the context of the Deepings therefore is that of providing an appropriate mix of development that suits the needs of the local population where there is access to services, whilst minimising the impacts on the local environment and existing infrastructure
- 7.6 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 Councils 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.

Housing Allocations

- 7.7 The SKLP allocates two housing sites within The Deepings that, collectively, accommodate the required 753 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
DEP1-H2	Land off Linchfield Road	32.98	680

Additional Development

- 7.8 In addition to the 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.
- 7.9 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

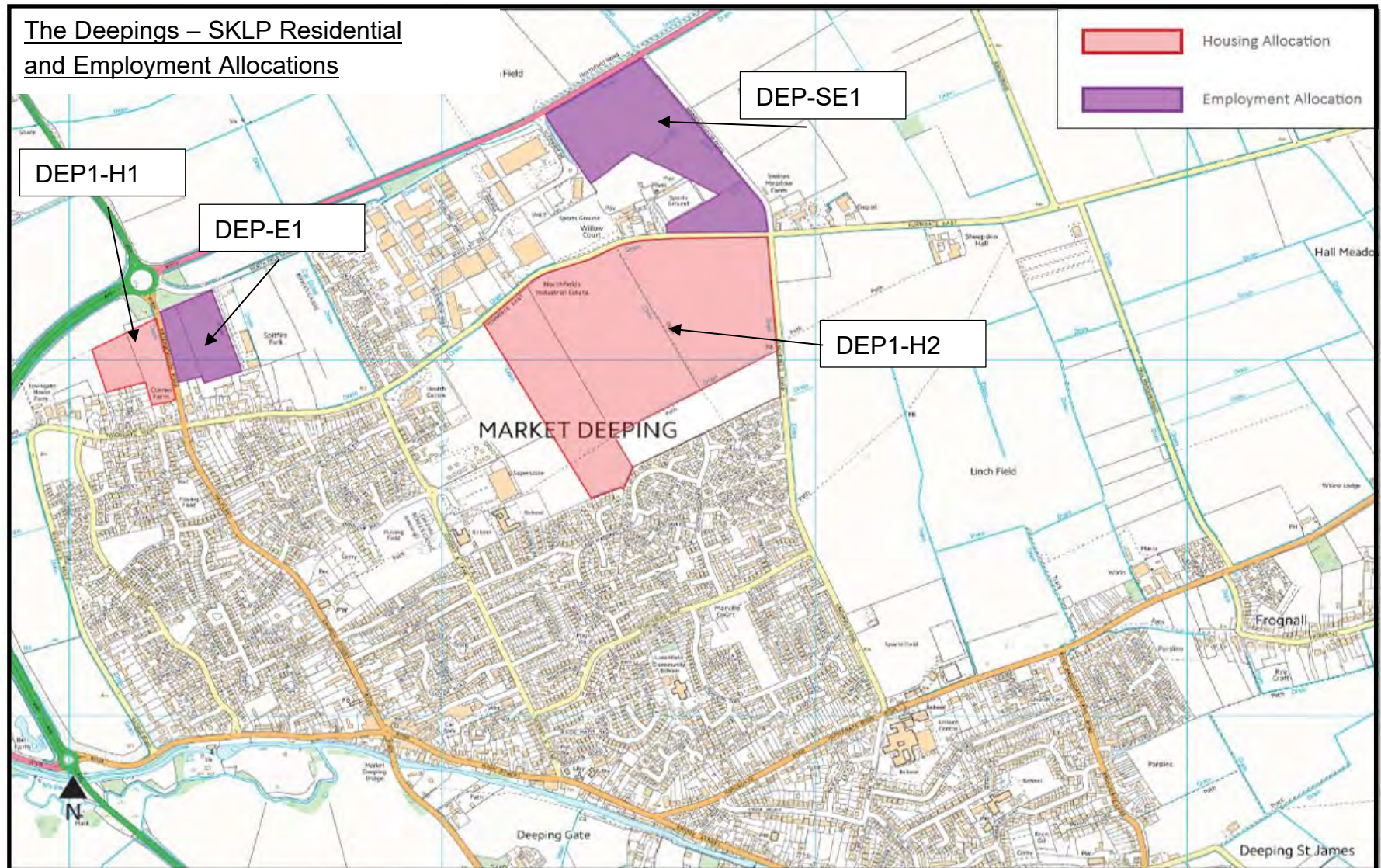
- 7.10 The consultation feedback identified that there were too few starter homes for younger families and suitable accommodation for older residents. More recently, through consultation on the NP, similar issues were raised through a survey and consultation events. Additionally, residents are concerned 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.
- 7.11 More specifically, issues raised include:
- an increased need for 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



High Locks , Deeping St James

Map 3: Strategic Development Allocations in the Deepings



Creating Cohesive Neighbourhoods through Sympathetic Development DEP1-H1/H2

7.12 The SKLP Policies DEP1, H1 and H2 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

7.13 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

7.14 These 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; and
- an existing watercourse running through the site that could be retained as a feature within any new residential development.

Main Considerations for the sites

7.15 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. These 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.

Policy DNP1: Creating Cohesive Neighbourhoods through Sympathetic Development on Sites Dep1-H1 and Dep1-H2

In addition to the more general principles identified in SKLP Policy DEP1, all development proposals for the development of Towngate West (Policy DEP1-H1) and Linchfield Road (Policy DEP1-H2) should demonstrate in an appropriate masterplan, how they have considered the following detailed design principles to achieve the comprehensive development of the site concerned.

a) *Streets as Places*

Streets should be considered as a 'social space' to be used by all, not just vehicles. 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*

Where practicable, new routes should integrate into existing pedestrian routes and networks that surround the site.

c) *Routes should be laid out in a permeable pattern*

New routes should provide 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 will be supported.

d) *Strong frontages on to existing streets*

Street frontages should be aligned to existing buildings. Where set back, they should replicate the street frontages of the existing buildings to create a feeling of openness and connection with appropriate hard or soft landscape treatment.

e) *Development adjoining public open spaces*

Open spaces 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.

f) *Primary and secondary streets*

Streets 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.

g) *Gateway and significant built elements*

These elements of the development should 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.

h) *Variable densities*

Building densities should ideally increase towards the existing built up area. Densities should reduce towards the periphery of developments where they neighbour agricultural fields.

i) *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 it should be similar in height to the existing to avoid any negative privacy issues. Where proposed new housing is part of gateway or entrance features development of a greater height will be supported where it relates to the development and arrangement of the wider site.

j) *Building frontages*

Building frontages should 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.

k) *Boundary treatments*

Boundary treatments should reinforce the sense of continuity of the building line and help define the street. Boundary treatments should not impair natural surveillance.

l) *Town Park for Land west of Linchfield Road*

Where the development concerned triggers the need as identified in Policy OS1 of the Local Plan the development of land at Linchfield Road should provide an appropriately-sized town park for local residents. Large open flat areas should be included to provide for community events.

m) *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 practicable.

n) *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. Garages will not be classed as a parking space and there should be provision for electric charging points at new properties.

o) *On-street parking*

Where parking is provided on streets it should be well-integrated into the street-scene by avoiding undue visual dominance and obstructive parking on smaller secondary roads.

p) *Transport Corridors*

Streets should be designed and arranged to allow both for the potential bus use of key streets and safe, convenient and efficient access for refuse vehicles.

q) *Buildings alignments*

Buildings should be generally parallel with the street with some variation to setbacks to create greener, more informal streets and spaces. Buildings which are specifically aligned to take advantage of solar gain will be supported where they relate to, and do not detract from, the wider arrangement of the overall site and its design integrity.

Water Infrastructure

- r) Development proposals should incorporate sustainable urban drainage techniques for surface water drainage. Where it is practicable to do so the sustainable urban drainage techniques should deliver biodiversity benefits.

In all cases development proposals should include details about the delivery of infrastructure for the allocated site of which it forms part. Where necessary landscape and highways management plans should be included with the application details.

Policy DNP2: Providing Guidelines for Additional Residential Development

Infill development

1. Proposals for infill* housing on sites within the built-up area of the Deepings will be supported provided that:
 - a) they do not involve the loss of open spaces or Local Green Spaces designated in Policies DNP 13 and 14 of this Plan;
 - b) proposals for backland development should not cause any unacceptable impact to the amenity of adjacent residential properties and should not extend the built limit of the settlement;
 - c) the scale of infill should be appropriate to its location in terms of character; and
 - d) it does not conflict with other policies in the development plan.

Additional Residential Development on the edge of settlements

2. Where residential development is proposed on land immediately outside the existing built up area of the Deepings, it should be justified in terms of Policy SP4 of the SKLP and show how it has received the support of the community. In addition, a proposal should also demonstrate it complies with the following:
 - a) it is appropriate in size, scale, layout and character to its setting and the immediate area in which it is located;
 - b) it is well-designed and where appropriate, based on its scale and/or location, is supported by a masterplan to demonstrate the way in which it can be satisfactorily incorporated into the settlement concerned;
 - c) it takes account of the separation between Deeping St James and Frognall in general, and the Area of Separation identified in Policy DNP 11 and Map 14 of this Plan in particular;
 - d) 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;
 - e) incorporation of a surface water drainage scheme for the site based on Sustainable Urban Drainage (SuDS) principles that deliver biodiversity benefits; and
 - f) it does not conflict with other policies in the development plan.

**infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within the settlement where the site is closely surrounded by buildings.*

Ensuring A Varied Mix of Homes to Meet Community Needs

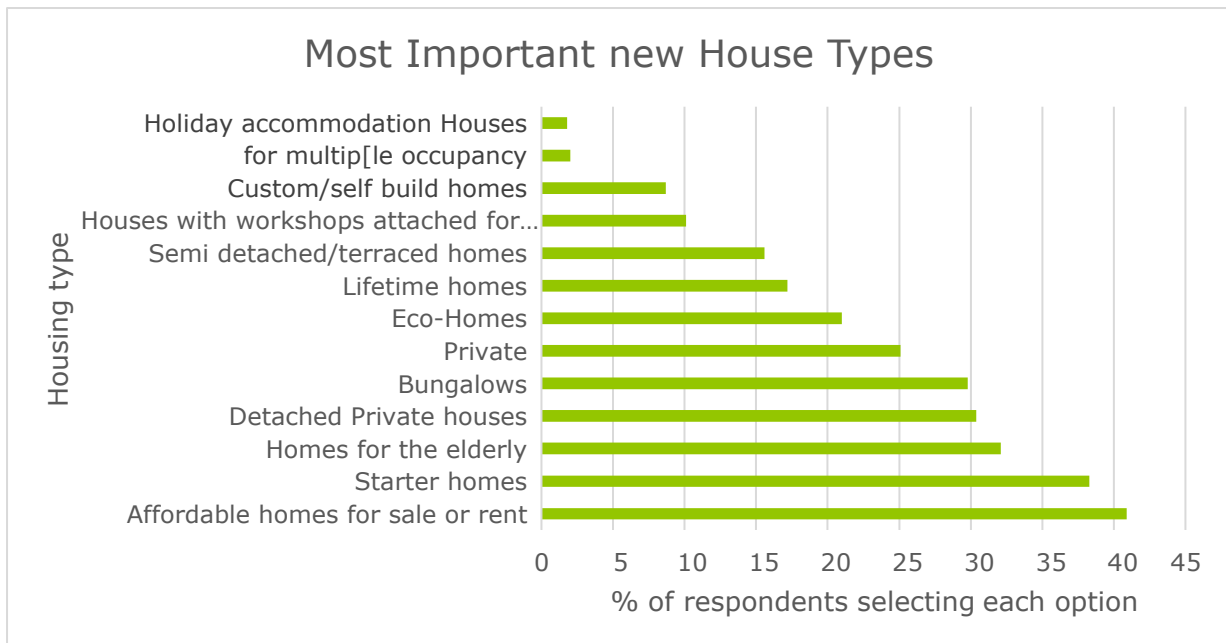
- 7.16** The NPPF requires that a sufficient amount and variety of land should be brought forward (in this case through the South Kesteven Local Plan) to address the needs of groups with specific housing requirements (paragraph 59), and that the size, type and tenure of housing needed for different groups of the community should be assessed and reflected in planning policy (paragraph 61), in order to create inclusive and mixed communities.
- 7.17** 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.
- 7.18** 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.
- 7.19** 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.

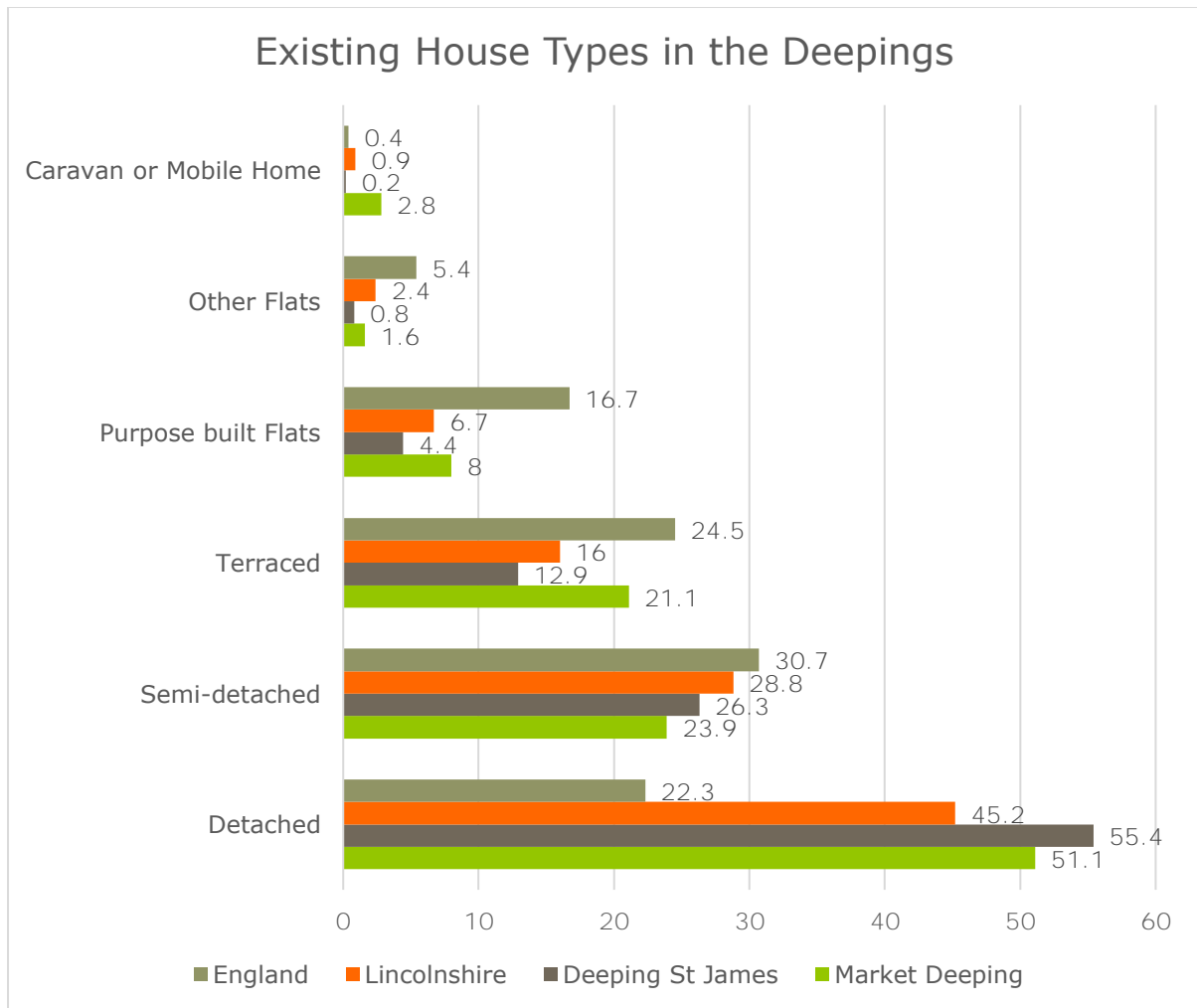
What are the local challenges?

- 7.20** 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.
- 7.21** 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.
- 7.22** 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.

7.23 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. The following charts are those who responded to the residents' questionnaire to the Neighbourhood Plan.





Opportunities are presented by large new housing areas

7.24 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

7.25 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 a provision of the space allocated for self and custom build opportunities.

- 7.26 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

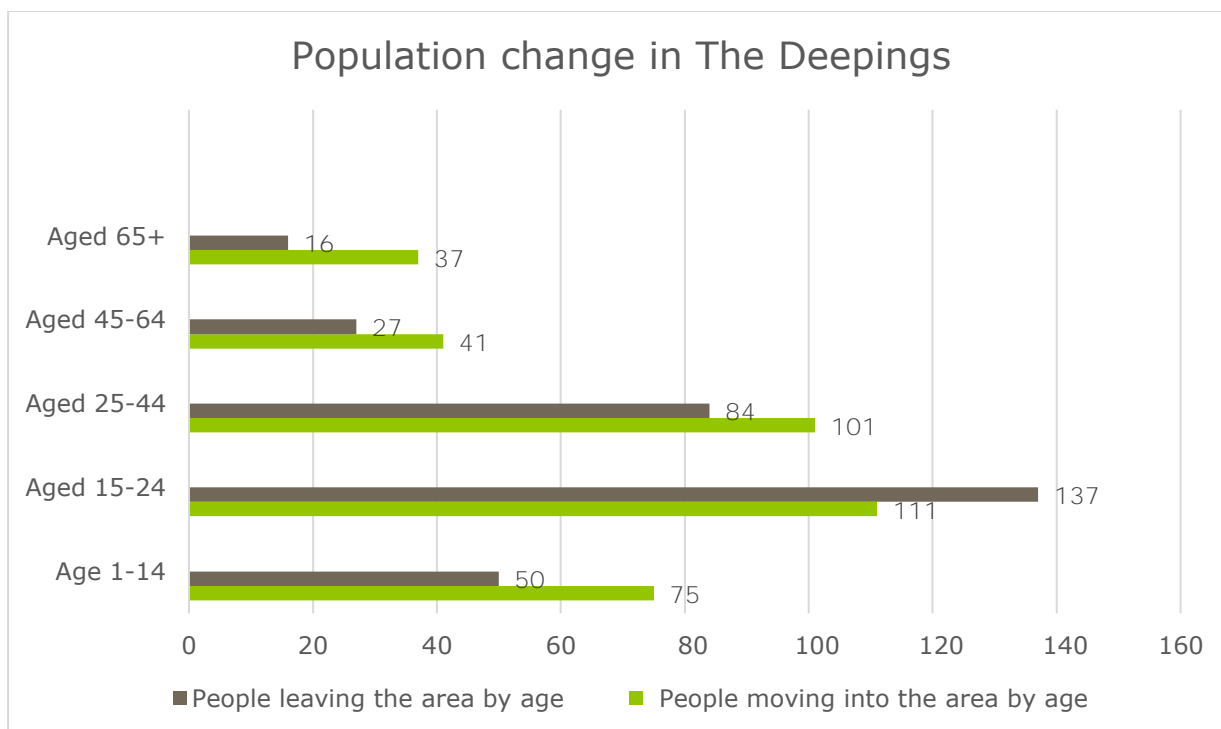
- 7.27 The SKLP Policy H2 promotes the inclusion of 30% affordable housing on sites of more than 11 units or more. Affordable housing is defined in the NPPF as:

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

- 7.28 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.
- 7.29 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

- 7.30 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.
- 7.31 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

7.32 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).

7.33 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: Ensuring a Varied Mix of Homes to Meet Community Needs

1. Proposals for 11 or more dwellings should provide an appropriate mix of housing types and sizes to help meet the need for smaller accommodation in the community – particularly for younger families and older people with the inclusion of single storey dwellings.
2. Proposals for the subdivision of an existing dwelling or the provision of an on-site annex will be supported where they do not have an unacceptable impact to the private amenity of existing occupants or any adjoining occupants.
3. Developers should provide 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.
4. The resulting 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. Proposals for new care or specialised accommodation for older people and those with additional needs (public or private provision), 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.
6. Proposals for self and custom build will be supported if they comply with other relevant policies of this Plan.

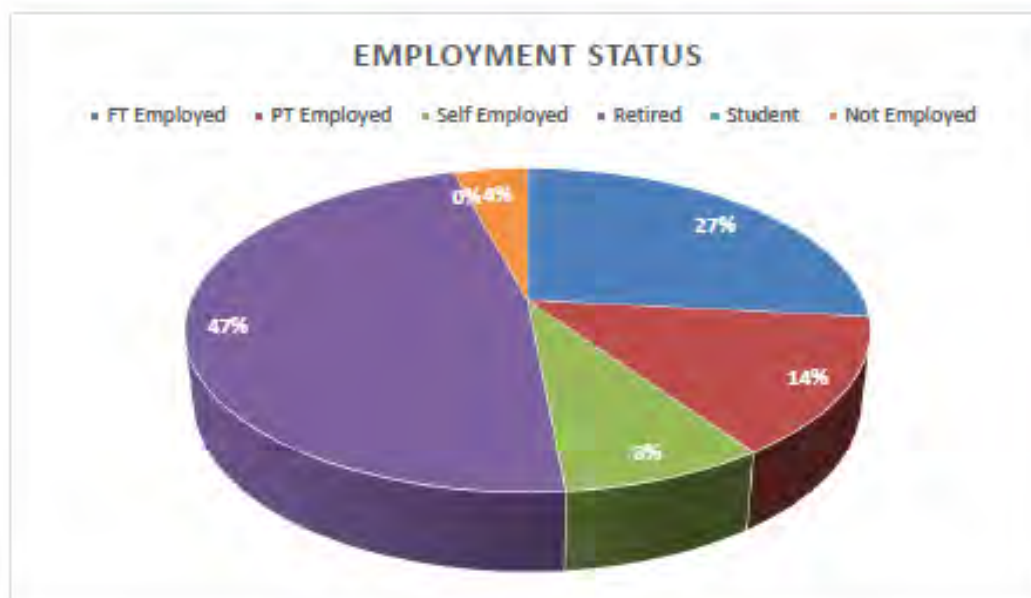
8 A Prosperous and Sustainable Local Economy

- 8.1 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.
- 8.2 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.
- 8.3 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.
- 8.4 Industry is predominantly sited 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.
- 8.5 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.
- 8.6 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.
- 8.7 There is currently a Wednesday Market held in the shopping centre car park. The District Council and other bodies sought to enhance this and introduced a Saturday market within the town in 2019 and 2020. This did not succeed and requires review. The Shopping Centre and Precincts area is owned and managed by New River Retail.
- 8.8 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.
- 8.9 On Godsey Lane there is a Tesco supermarket and a Spar convenience store. There are also some retail businesses located on the industrial estates.

- 8.10 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.
- 8.11 In addition to this there are a handful of individual retail type businesses scattered throughout the Deepings. 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.
- 8.12 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.
- 8.13 There is also 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.
- 8.14 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 it 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. A significant number of Deepings residents are employed outside of the area with large numbers commuting to Peterborough and then a proportion of those, then onward via train to London. Additionally, the nearby towns of Spalding, Stamford and Bourne provide some smaller levels of employment for local residents. From our survey, with 198 responding to the specific question: 55 were employed locally in the Deepings whilst 143 were employed outside of the Deepings.

8.15 According to the 2011 Census, there were 6973 residents of the total population in The Deepings aged 16 to 74, in employment. Our public survey undertaken in 2019 had 406 respondents of which 197 were working and is illustrated in the table and chart below.

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



8.16 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.

8.17 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.

8.18 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.

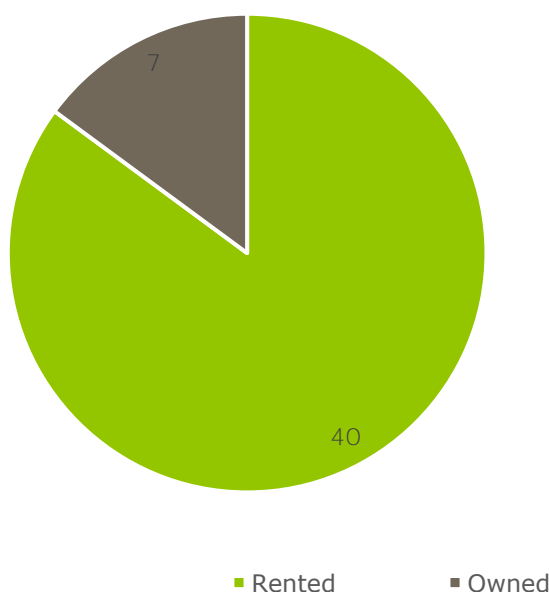
- 8.19 The table below indicates there is potential demand for additional small and micro business premises. The pie chart, also from the same survey, shows that the vast majority of local business owners have a preference to rent rather than purchase premises.

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



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 Community (Formerly Deepings Business Club) is keen to help drive and/or support initiatives whose aims are to benefit the community as a whole. It has already developed a love local campaign (LOVE DEEPINGS) 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

8.20 The survey results indicate 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 improvement 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.

8.21 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; and
- 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.
- Improve parking and sign posting.
- Encourage a new leisure facility in the Deepings.

8.22 It is recognised that the existing Deepings Leisure Centre at Park Road requires refurbishment or replacement.

A project is underway by SKDC to provide a new leisure centre for the Deepings but at the time of this Plan's adoption the full details are not yet known. Thus it has been decided to exclude detailed proposals for the leisure centre. The NP team have provided input to SKDC regarding the new centre. Amongst these proposals is the need to recognise that the new leisure centre is serving a much larger community than the old one was designed for. Thus its scale and scope should be proportional to the population increase. The Deepings Swimming Club is highly successful. A competition sized pool would bring swimming events to the Deepings. The opportunity should be also taken to provide a large function facility, flexible enough to cater of a variety of uses including weddings, conferences and concerts. Presently many functions have to be held outside of the Deepings due to lack of a suitable venue.

Proposed Employment Allocations

- 8.23 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)
DEP-E1	Land fronting Peterborough Road, Market Deeping	4.20
DEP-SE1	Extension to Northfields Industrial Estate	14.00

- 8.24 The Neighbourhood Plan supports these allocations.

Existing Employment Sites

- 8.25 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	21.00

- 8.26 The Northfield Industrial Estate is safeguarded for employment use in Policy E4 of the South Kesteven Local Plan.

Hard's Lane Employment Sites

- 8.27 The SKLP Policy E3 does not identify Hard's Lane employment sites as existing employment sites despite it having a concentration of local employers and a large number of people.
- 8.28 This Neighbourhood Plan protects Hard's Lane, as identified on Map 4, as an existing employment site through Policy DNP4. See background document for the justification for protecting Hard's Lane.

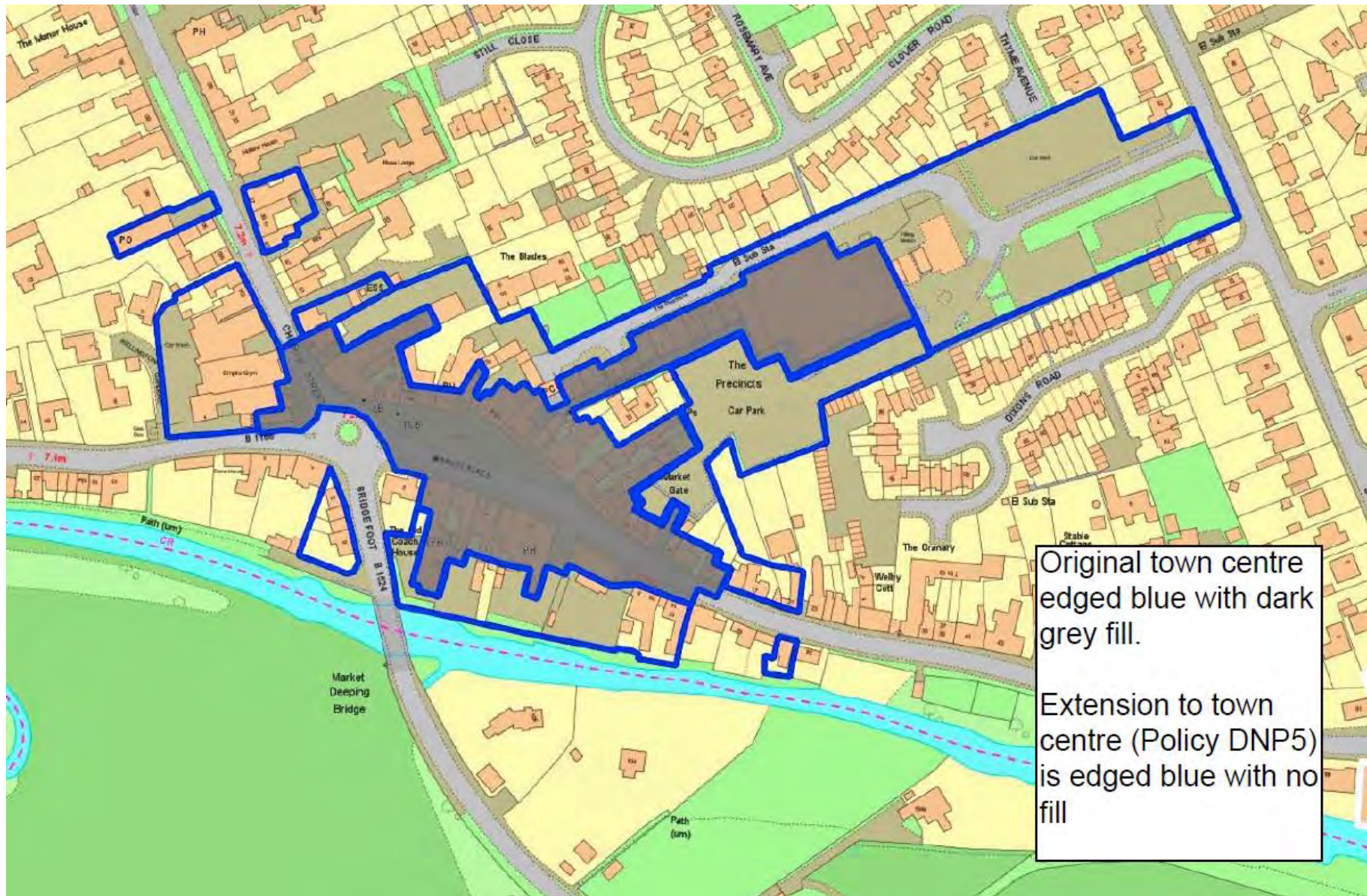
Policy DNP4: Protecting Local Employment Opportunities

1. Proposals for new employment development will be supported where they comply with 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 include appropriate access, parking, areas for loading and unloading, servicing and manoeuvring;
 - c) any outside storage areas and air conditioning should be appropriately sited and screened from public view, including from and neighbouring residential properties;
 - d) development should not generate an unacceptable impact on the amenity of existing residential properties from its proposed height, scale, noise, smell, vibrations, glare, dust, emissions, vehicle movements or its operating hours;
 - e) it does not have an unacceptable impact on the capacity or safety of the existing highway network; and
 - f) where appropriate development proposals incorporate sustainable urban drainage principles for surface water drainage.
2. Land at Hard's Lane, as identified on Map 4, is safeguarded for employment uses. Proposals for the redevelopment of part or all of the employment area other than for employment-generating uses will not be supported.

Map 4: Hard's Lane employment sites



Map 5: Extension to Market Deeping Town Centre Boundary



Protecting and expanding Market Deeping Town Centre

8.29 Existing retail units and areas of potential expansion have been left outside the town centre boundary in the SKLP. 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.

8.30 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.

Policy DNP5: Protecting and Expanding Market Deeping Town Centre

1. The area identified on Map 5 is safeguarded for a potential 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 DEP2.
2. Proposed changes of use of ground floor premises within the identified Market Deeping Town Centre from Class E (commercial, business and service uses), Class F1 (learning and non-residential uses) and Class F2 (local community uses) Use Classes to residential uses will only be supported where:
 - a) it can be demonstrated that there is no need for the existing use in the town centre; or
 - b) it can be demonstrated that the existing use is no longer economically viable and that appropriate marketing for its occupation by Use Classes E, F1 and F2 has been undertaken without an alternative commercial or acceptable town centre use being identified.

Local Amenities

- 8.31 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
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

Name of Amenity	Run by	Address	Community Benefit
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
Public Toilets	MDTC	The Precincts, Market Deeping	Public Toilet
Deepings Leisure centre	SKDC	Park Rd, Deeping St James	Leisure 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.
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 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	A board of Trustees	The Vicarage Church Street Deeping St James PE6 8HD	The church is open for prayer and quiet contemplation during daylight hours providing a safe haven for the community.
Open Door Baptist Church	N/A	5 Spalding Road Deeping St James PE6 8NJ	Religious services and meeting place. Used by Age Concern, Mother and Toddler Group, Neighbourhood Policing Panel, dance groups and possibly others. Hall can be hired.
The Baptist Church	N/A	Bridge Street	Religious services and meeting place

Name of Amenity	Run by	Address	Community Benefit
		Deeping St James PE6 8HA	Used by Mother and Toddler group and possibly others
Methodist Church	N/A	Church Street Deeping St James PE6 8HD	Religious services and meeting place Used by U3A Mother and Toddler group Messy Church Lunch Box Group and possibly others
Catholic church in Hereward	N/A	Hereward Way Deeping St James PE6 8QA	Religious services and meeting place Not sure if it is used for other purposes

Policy DNP6: The Protection of Key Local Amenities

1. The following existing facilities listed in this policy are identified as Key Local Amenities:
 - 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) Oddfellows Hall Market Deeping;
 - n) Masonic Hall Deeping St James;
 - o) Public Toilets;
 - p) Deepings Leisure centre;
 - q) Market Deeping Town Hall;
 - r) Deeping Community Centre;
 - s) St Guthlac's Church;
 - t) Priory Church;
 - u) Open Door Baptist Church;
 - v) The Baptist Church;
 - w) Methodist Church; and
 - x) Catholic Church in Hereward Way.
2. A change of use of a Key Local Amenity to a non-community use will only be supported if it complies with SKLP Policy SP6.

Local Business and Service Centres

- 8.32 The residents believe it is vital to protect and enhance the existing retail and other services and facilities within the community (generally called 'services'). These services and facilities provide valuable amenities for residents within the Deepings and the surrounding villages, as well as supporting considerable local employment.
- 8.33 Such provision is an important asset to the Deepings and it is important that it is protected and enhanced to support a growing and sustainable community.
- 8.34 This NP identifies five Local Centres with a collection of services including retail facilities. The retail services areas are identified on Maps 7-10.
- 8.35 Within the Local Centres, development proposals will be encouraged where the schemes are shown to make a positive contribution to service provision and retail experience including how the development supports other policies within this NP.

Public Consultation

- 8.36 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.
- 8.37 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.



**Manor Way ,
Deeping St James
PE6 8PX**

One of five Local Centres

Map 7: Bridge Street Local Centre



Map 8: Rycroft Avenue Local Centre



Map 9: High Street Local Centre



Map 10: Manor Way Local Centre



Map 11: Marville Court Local Centre



Policy DNP7: The Protection of Local Business and Service Centres

1. The Plan defines the following Local Business and Service Centres:

- Bridge Street (Map 7)
- Rycroft Avenue (Map 8)
- High Street (Map 9)
- Manor Way (Map 10)
- Marville Court (Map 11)

2. Proposed changes of use of ground floor premises within the Local Business and Service Centres to uses other than for the Class E (commercial, business and service uses), Class F1 (learning and non-residential uses) and Class F2 (local community uses) Use Classes will only be supported where:

- a) the proposed use continues to provide services to the local community; or
- b) it can be demonstrated that there is no need for the existing use in the local area; or
- c) it can be demonstrated that the existing use is no longer economically viable.

9 A Distinctive Local Character

1. Background

- 9.1 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.
- 9.2 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 buildings reflect the traditional character of the area, with stone, slate roofs and wide windows. Many of these consist of terraced homes and business or are larger detached properties either in the centre or along the riverbank.
- 9.3 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.
- 9.4 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. Policy DNP8 addresses the heritage assets in the neighbourhood area. It has a specific focus on conservation areas. However, it also considers other heritage assets including listed buildings and scheduled monuments. For the purpose of part 4 of the policy the scheduled sites and monuments are as follows:
- Iron Age and Roman Settlement including a Saltern on Hall Meadow, DSJ;
 - Roman Site on Prior's Meadow, DSJ;
 - Village Cross and Lock up, DSJ;
 - Kennulph's Stone, DSJ;
 - Deeping Gate Bridge, DSJ; and
 - Village Cross at Towngate, Market Deeping.
- 9.5 Maps identifying the scheduled ancient monuments can be found on Maps 12a and 12b.

2. Character assessment walks -the initial survey work in 2017.

- 9.6 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.
- 9.7 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. Each group was of a variable size of between 4 and 7 people who had previously not been involved in the Neighbourhood Plan work.
- 9.8 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. The original survey work is available on the DNP web site under Background Documents (Char A1, A2 and Char B).

3. The Extensive Urban Survey (EUS) enhancement in 2019

- 9.9 The survey results, as featured in the first consultation draft of the Plan were subsequently enhanced with the publication of work led by Lincolnshire County Council, the Extensive Urban Survey (EUS). Full details are found at www.lincsabout.town/market-deeping.
- 9.10 The EUS is part of a national programme to document the historical and archaeological background and analyse the character of 30 of Lincolnshire's towns (including the Deepings), taking a snapshot of how they look and behave in 2018/19. The project is being run by Lincolnshire County Council and funded by Historic England.
- 9.11 The EUS survey areas displayed a strong overlap with the Neighbourhood Plan survey areas. Where they had different boundaries, , the character areas were reformulated for consistency to ensure the data captured by the subsequent EUS merged with the original survey work. Consequently, survey area numbers as featured in the consultation draft of the NP have been succeeded by the EUS area numbers.
- 9.12 The table at Appendix 1 of the EUS shows the EUS areas. The output is a merger of two surveys with results independently collected but which are now consistent with each other.

4. Projects and policies arising from the work.

- 9.13 Each survey area ends with a key features and action section. This has either informed policies in the Neighbourhood Plan or presents projects that require further work (either as part of the planning process or outside it). These projects are captured in the Projects Background Paper.

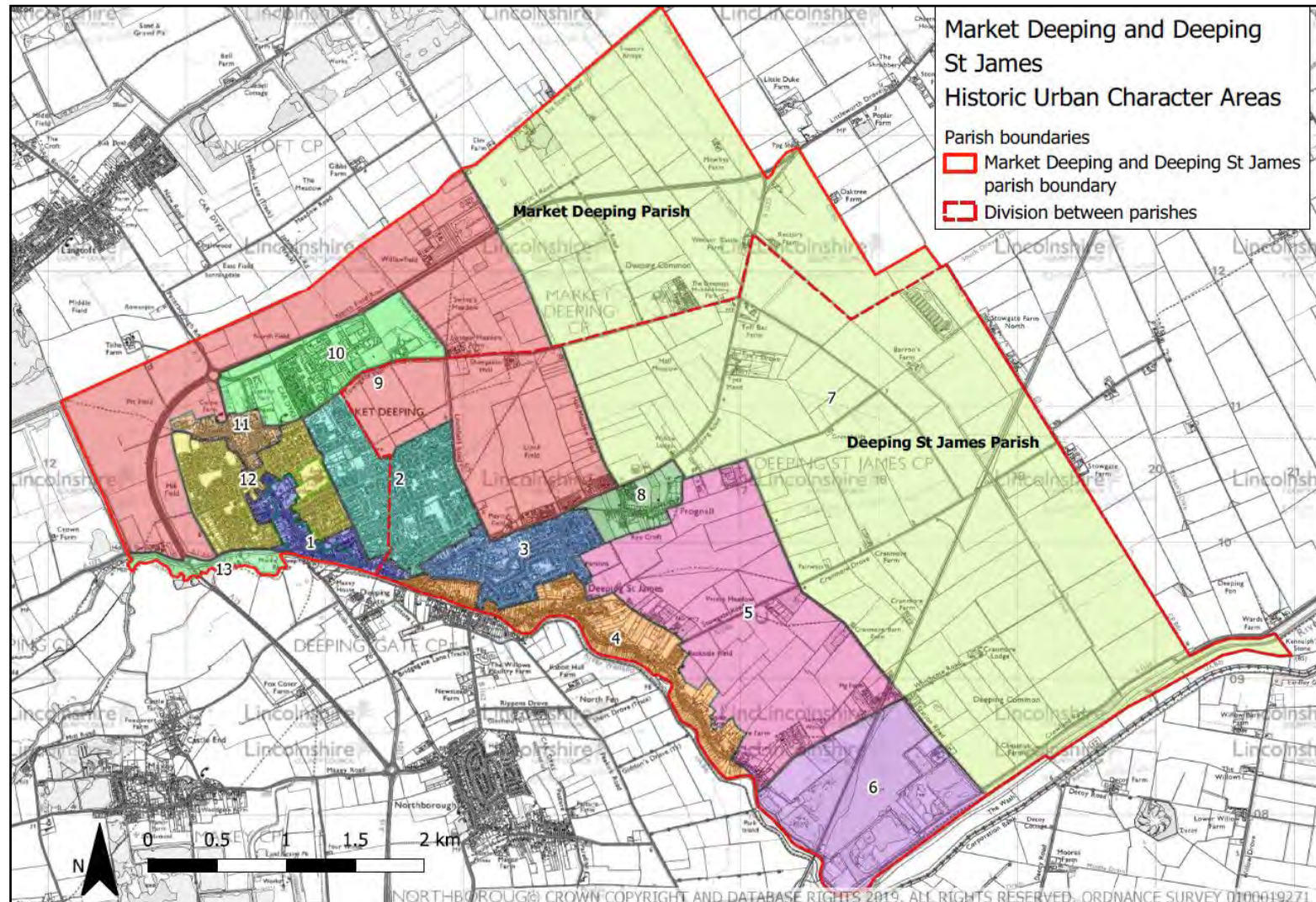
5. Future review.

- 9.14 It should be noted that, although every effort has been made to be thorough, the reports are not completely comprehensive and are not be expected to cover all that is known about the town. A review of the Neighbourhood Plan will therefore develop the work to, for instance, look more closely at the contribution the open countryside around the Deepings makes to the town's character.
- 9.15 Ongoing work will be carried out to develop the projects that arose from this and related exercises.



Local residents who contributed towards the character walk assessment

Map 12: Character Areas in the Deepings

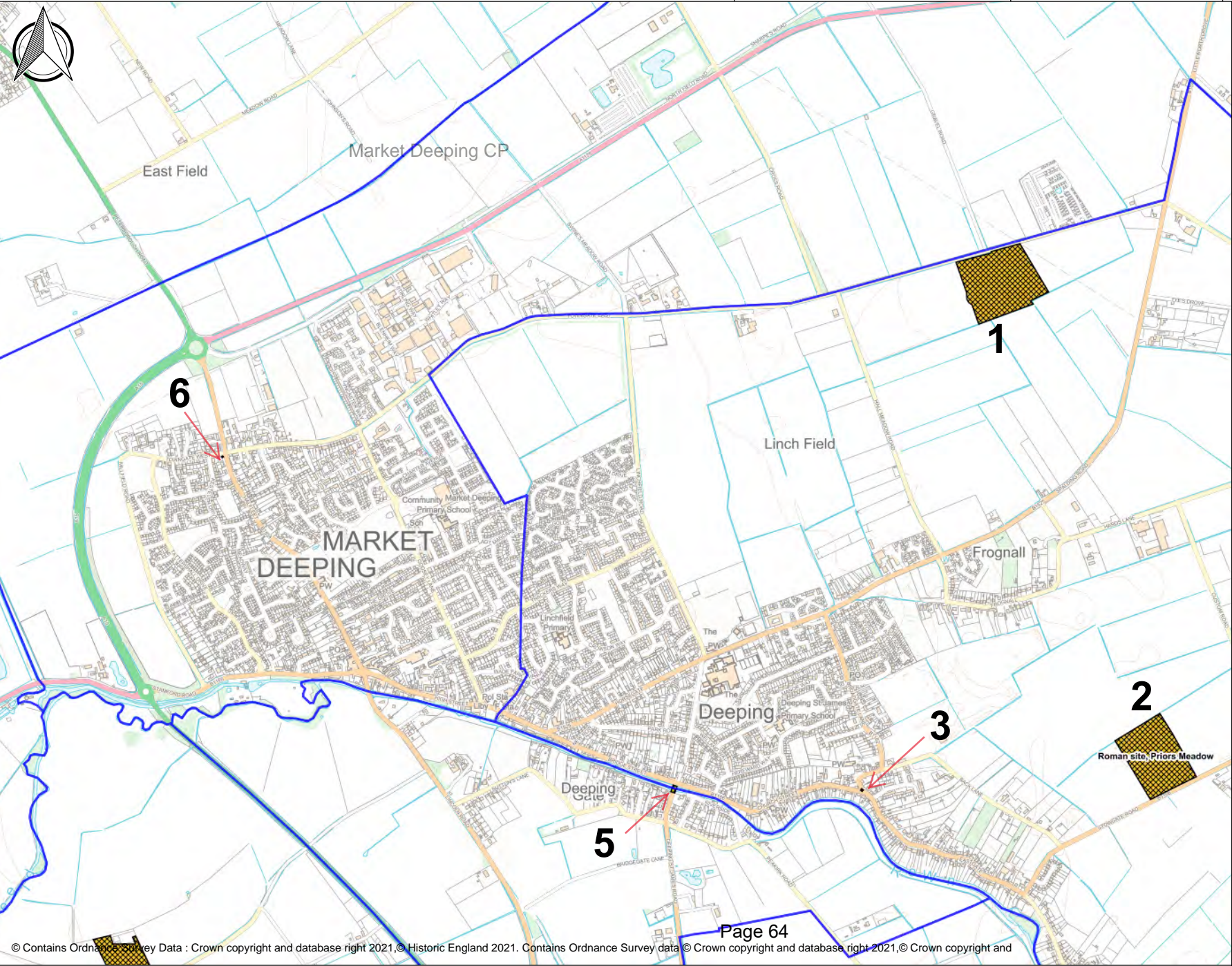
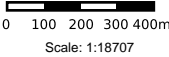


Map 12a: Scheduled Ancient Monuments in the Deepings

Deepings Neighbourhood Plan 2020-2036

Location

Date: 01/01/2021



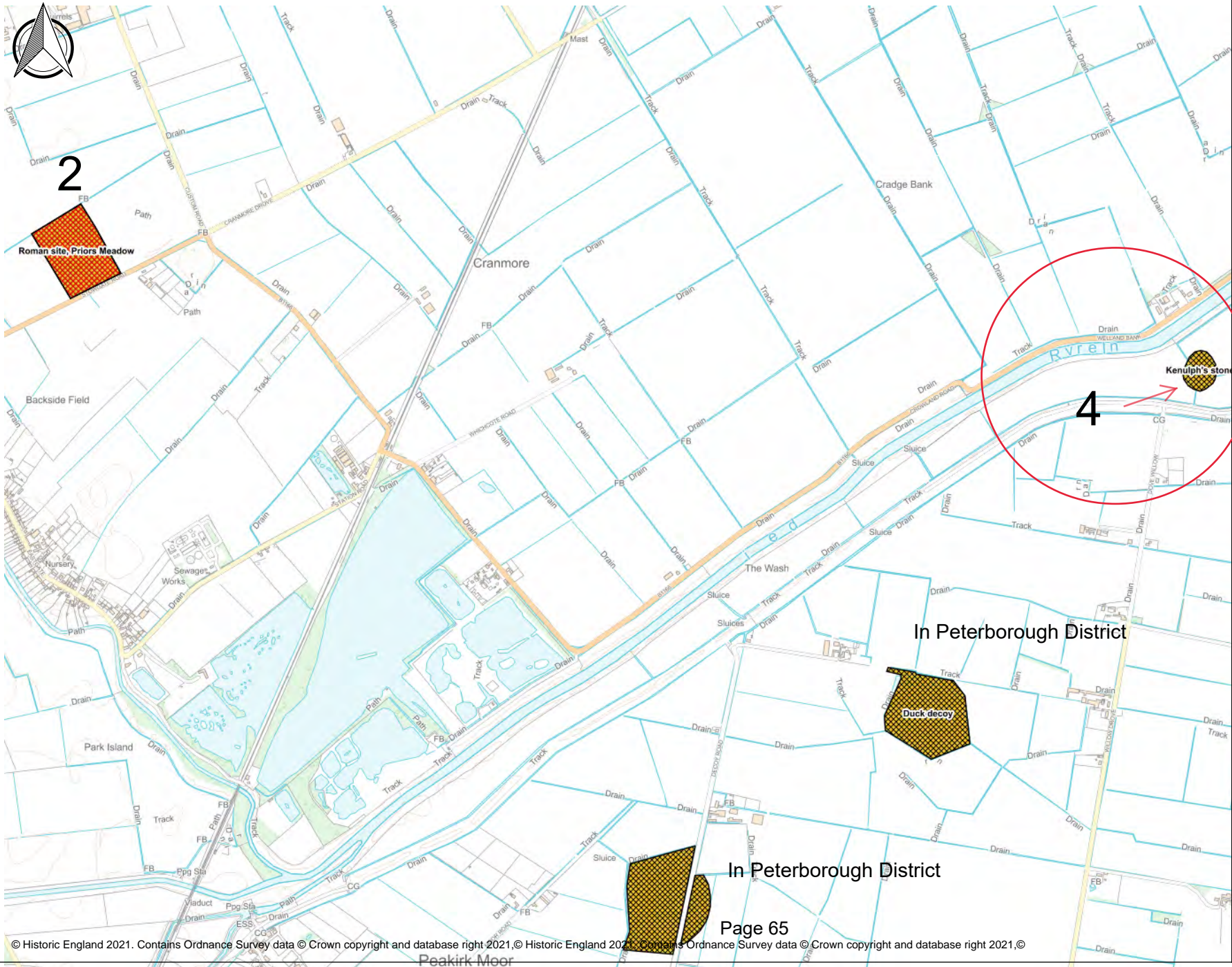
Parish Scheduled Monuments



1. **Hall Meadow, Towngate East.**
Iron Age and Roman settlement including a saltern
2. **Priors Meadow, Stowgate Road.**
Roman.
3. **Village cross and lock-up, Eastgate/Churchgate.**
Medieval.
4. **Kenulph's stone. Near Willow Drove/cycle route No 12.**
Medieval – 13thC
See second map for location
5. **Deeping Gate Bridge. Deeping St James Road.**
Medieval. 17thC.
6. **Village cross. Towngate West/ Halfleet.**
Post-Medieval. 15th C

Date: 03/01/2021

0 100 200 300 400m
Scale: 1:18707



Heritage at Risk



Scheduled Monuments



4.
Kenulph's stone. Near
Willow Drive/cycle route
No 12.
Medieval – 13thC

Policy DNP8: Protecting Heritage Assets

1. Proposed developments within the Deeping St. James and Market Deeping Conservation Areas should positively contribute to the conservation and management of the Conservation area. Development should take account of the respective Conservation Area Appraisal and Management Plans (CAAMP), and the architectural record as summarised in the Extensive Urban Survey of the Deepings.
2. Proposals should sustain and enhance the heritage assets including putting buildings to viable new use consistent with their character and integrity.
3. New development within and adjacent to Conservation Areas should make a positive contribution to the local character and distinctiveness of the Conservation Areas having regard to the following features of the area:
 - simple building forms and domestic scale;
 - use of sympathetic materials;
 - archaeological sensitivity;
 - burbage plots off Church /street MD (medieval narrow plots);
 - varied roofscape;
 - local styles of fenestration (windows) including sash and traditional shop fronts;
 - focal points including prominent views, buildings and structures identified in the CAAMP and Neighbourhood Plan;
 - heritage assets identified through the CAAMP for inclusion on the local list;
 - boundary walls and use of traditional materials in the public realm;
 - vibrant mix of office space and residential uses above ground floor shops and services; and
 - visually important trees.
4. Developments proposals should be designed to take account of any listed building or scheduled monuments within their immediate locality, and pay attention to their settings in particular. Development proposals which would have an unacceptable impact on the character, appearance or setting of a heritage asset will not be supported.

Policy DNP9: Promoting Best Practice in Design

1. All new development must be of a high-quality design that both physically and visually enhances and reflects its positive features that make up the character of the local area. As appropriate to their scale and nature new developments should be informed by the detailed Character Assessments for The Deepings as described in Appendix G and the associated Background Papers¹.

Site characteristics

2. New development should incorporate 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

3. 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. New 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

4. New development should respect their 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. 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.

¹ See Full Background Report, particularly Character Assessment Appendix 3 - 'The assessment and maps' dated 01.02.20.

Landscaping

5. 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 adjoining surrounding countryside. Where trees or hedgerows are incorporated into the development concerned these features should be appropriate to the size of the site and consider their proximity to the new buildings. Surfacing should be appropriate for its intended use.

Private Amenity

6. New developments should safeguard the amenities of existing residential properties in the immediate area by way of the alignment and the layout of new buildings and ensure that any associated landscaping is appropriate and reflects the scale and nature of the proposed development.

Accessibility

7. New development should ensure that all people, including those with disabilities, are able to move safely and conveniently within its built form and layout. 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.
8. Where neighbouring or functionally linked sites come forward together, each development proposal should ensure that proposals are, or can be, properly integrated.

6. Important Gateways

9.16 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. Six 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.

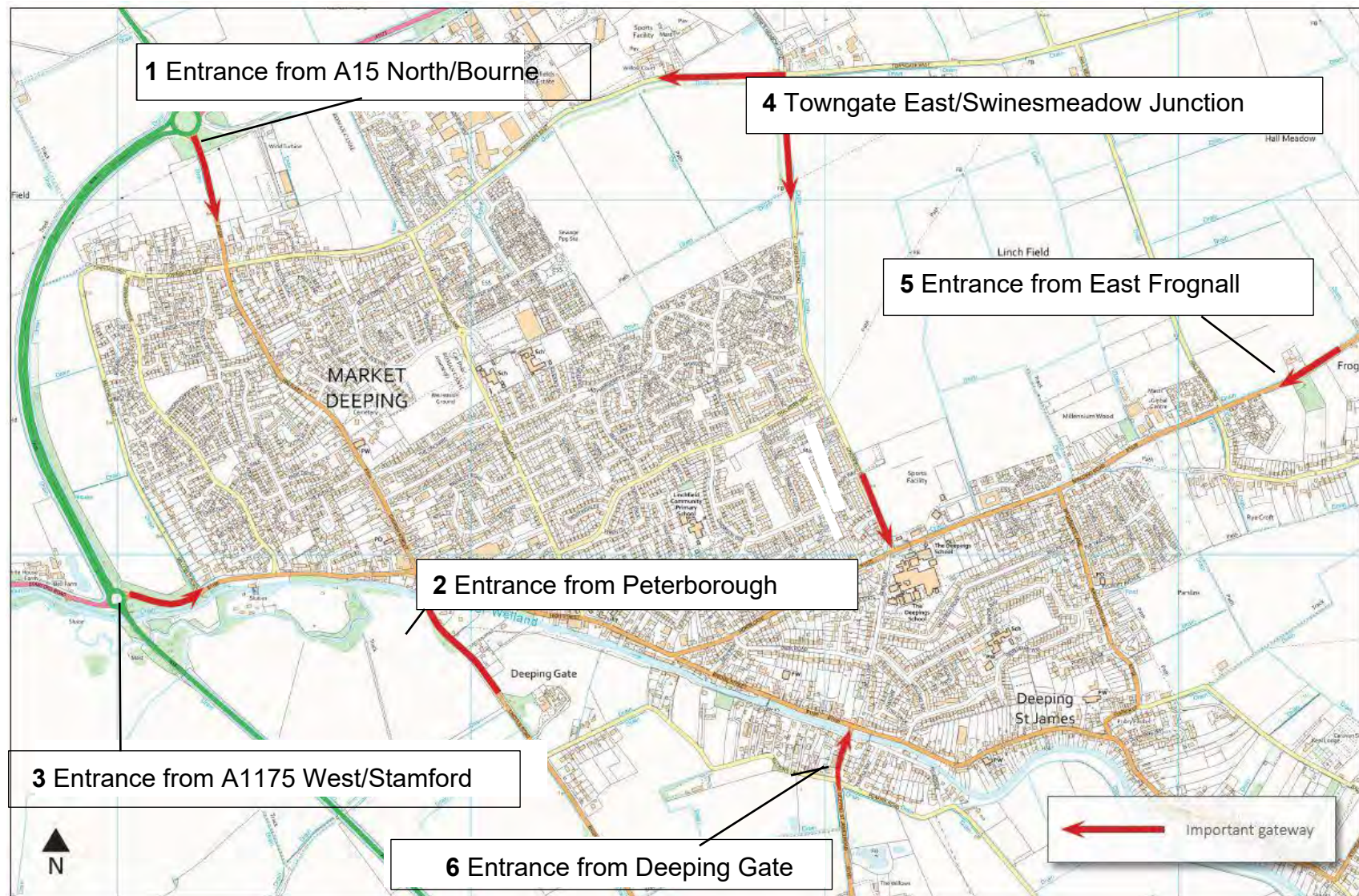
9.17 DNP10 has been designed to have a complementary relationship with Policy DNP2 of this Plan. The Gateways are:

1. Entrance from A15 North/Bourne (roundabout).
2. Entrance from Peterborough.
3. Entrance from A1175 West / Stamford
4. Towngate East/ Swinesmeadow Junction.
5. Entrance from East Frognall.
6. Entrance from Deeping Gate.

Policy DNP10: Protecting and Enhancing Important Gateways

The Plan identifies six important gateways (Map 13) to the built-up part of the neighbourhood area. Development proposals which otherwise comply with Policy DNP2 of this Plan, and which are adjacent to the various gateways should incorporate a built form, massing, scale, and density to create a strong and visually attractive entrance into the Deepings and avoid an unacceptable or insensitive relationship with the surrounding countryside.

Map 13: Important Gateways in The Deepings



7. Securing an Appropriate Area of Settlement Separation

- 9.18** 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 Deeping St James and Frognall, the subsequent loss of green space and the damage this might do to the identity of what are currently two distinct places.
- 9.19** 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.
- 9.20** 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 Deeping St James is distinct from the built environment of Frognall, which is less urban in character and a much smaller area.
- 9.21** Deeping St James 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.
- 9.22** 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 Deeping St James and Frognall two distinct places and offering a connection to the surrounding countryside.

Policy DNP11: Securing an Appropriate Area of Settlement Separation

The Plan identifies an Area of Separation (as shown on Map 14) to safeguard the existing physical distinction between Deeping St James and Frognall. Development proposals within the identified Area of Separation will only be supported where it can be demonstrated that they do not have a detrimental effect on the preservation of the separate identity of the two settlements and their local character.



Area of settlement separation between Market Deeping and Frognall





10 A Green, Clean and Safe Environment

10.1 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.

10.2 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.

10.3 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.

10.4 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;

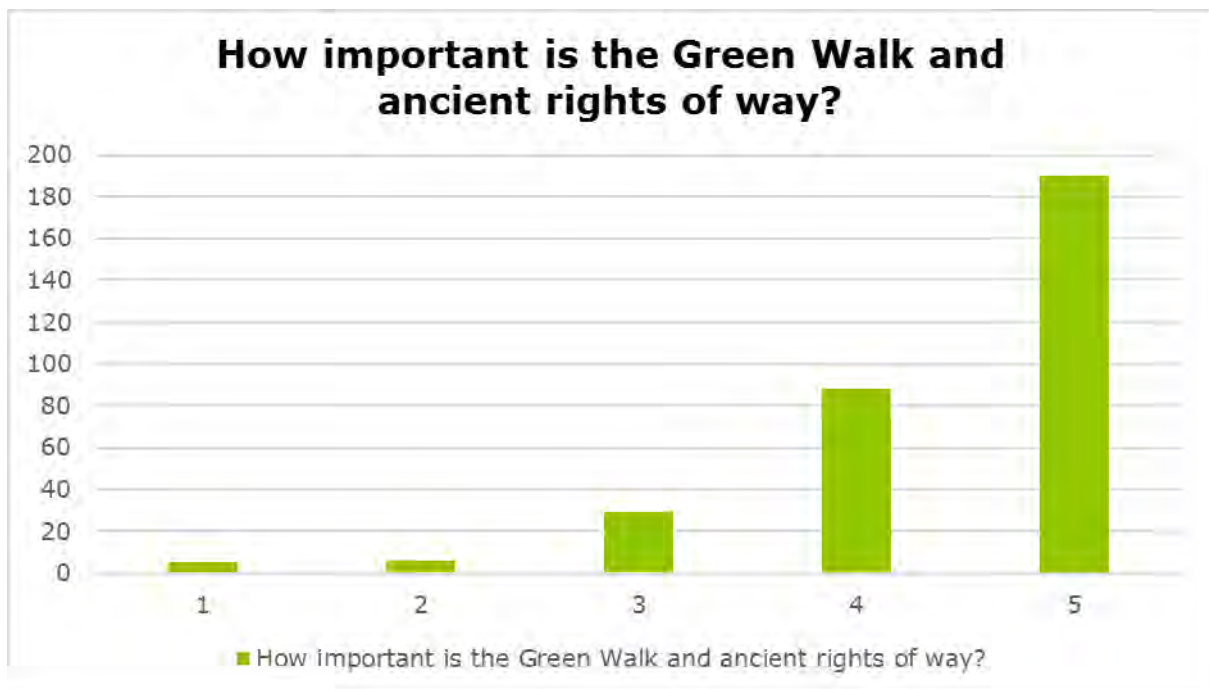
- the provision of open space has been a long-standing concern of the planning system. The quantity, quality, and variety of open spaces are important for health. In addition, the quality of the places where we live, work, learn and play is a major determinant of how active we are. Research has shown 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;
- It is important to build a healthy community where people can choose to walk or cycle safely, not just for leisure but also to schools and work and to access the services they need. Safe cycle and walking routes are essential so the residents can leave their car at home when wanting to go to a pub or restaurant. Everyone including the business community will benefit from lots of safe access routes; and
- planning should do all it can to promote the movement of people between in a "non-carbon" way. Modern thinking is at last, certainly at central government level, trying to discourage the use of the motor car. So new planning should seek to put housing, schools, retail and as much industry as possible in close proximity to each other, thus promoting the use of walking and cycling to and from each place. Clearly access for those people with disabilities will also need to be at the forefront of planning policy. New development on the fringe of the area should be the last resort as this will always involve the use of the motor car at certain times of day causing greater choking of existing roads to the area's facilities, especially its schools at opening and closing times.

The Green Infrastructure Network

- 10.5 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". The Green Lanes concept is explained further in Appendix C
- 10.6 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

- 10.7** The Deepings 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.
- 10.8** 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.
- 10.9** 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. The Green Walk is addressed in the Plan as an Improvement Project (IA9) in Section 12 of the Plan. Good progress has already been made on its implementation. Once the complete Walk has been agreed, prepared in detail, and costed and funded a land use policy to ensure its protection and the need for additional development to connect to its route/alignment would be appropriate. In this context it may be a matter which any review of the neighbourhood plan will address in due course.
- 10.10** The following chart displays the responses received from the community through the Neighbourhood Plan residents’ questionnaire on green spaces.



Protecting Green Spaces and Natural Features

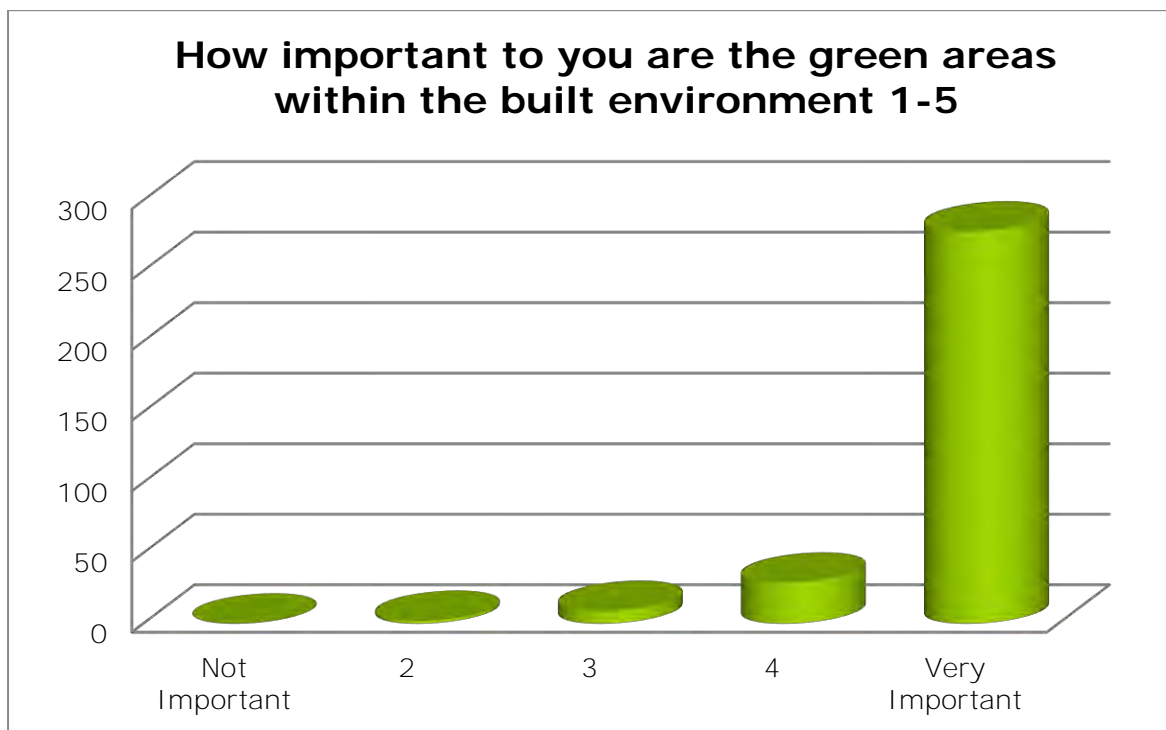
- 10.11** It is important to recognise and preserve existing green spaces where they offer a benefit to the community and local wildlife. Some spaces, including Local Wildlife Sites

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.

10.12 The SKLP Policy OS1 seeks to protect all existing parks, children’s play areas, 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. 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.

10.13 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 for an associated land use i.e. changing rooms, play equipment, signage, lighting.

10.14 The following chart displays the responses received from the community through the Neighbourhood Plan residents’ questionnaire on green spaces.



New Green Spaces

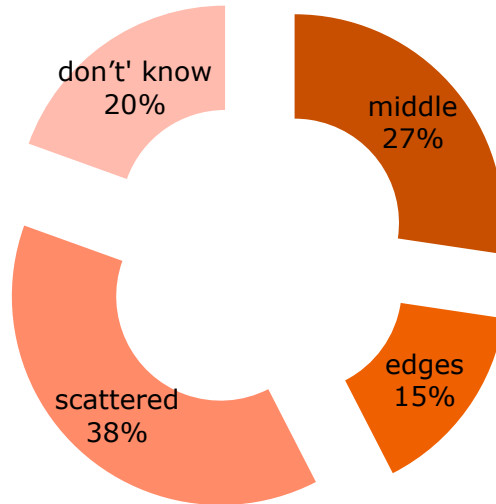
10.15 The SKLP acknowledges that accessible, quality open spaces, sport and recreation facilities make a significant contribution to the health, wellbeing, and social cohesion of communities.

- 10.16 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.
- 10.17 Open spaces can also play a key role in flood risk management and are key elements to developing successful Sustainable Urban Drainage Systems (SuDS).
- 10.18 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 two allocated housing sites. Nevertheless, it has the potential to be applied to other residential development which may come forward in the Plan period.
- 10.19 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.
- 10.20 The chart overpage displays the responses received from the community through the Neighbourhood Plan residents' questionnaire on green spaces.



Woody Heights, a skatepark on Linchfield Road and a protected Local Green Space

When a new development is being built, where would you like to see the allocated green space(s)?



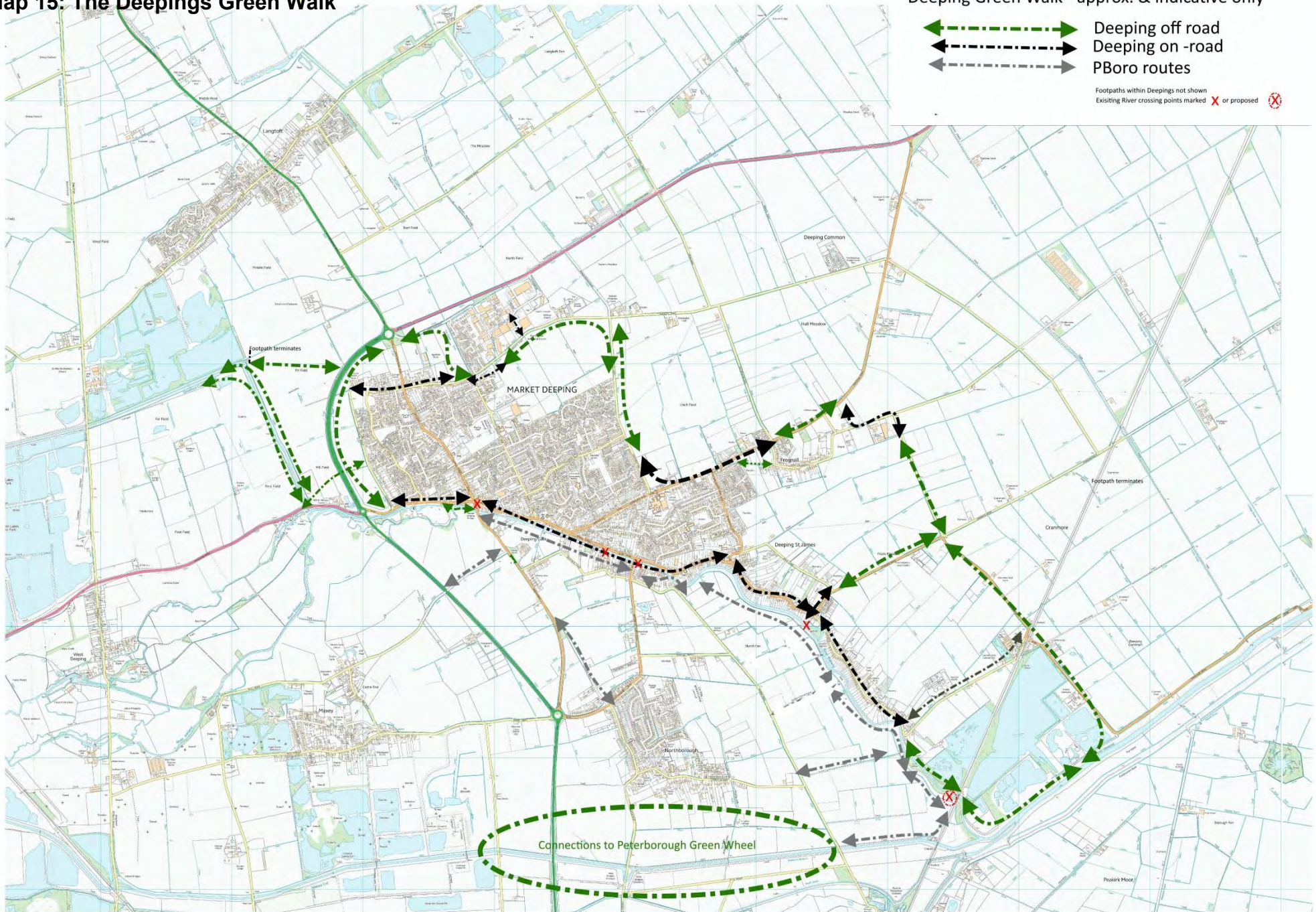
Public Consultation

10.21 It 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

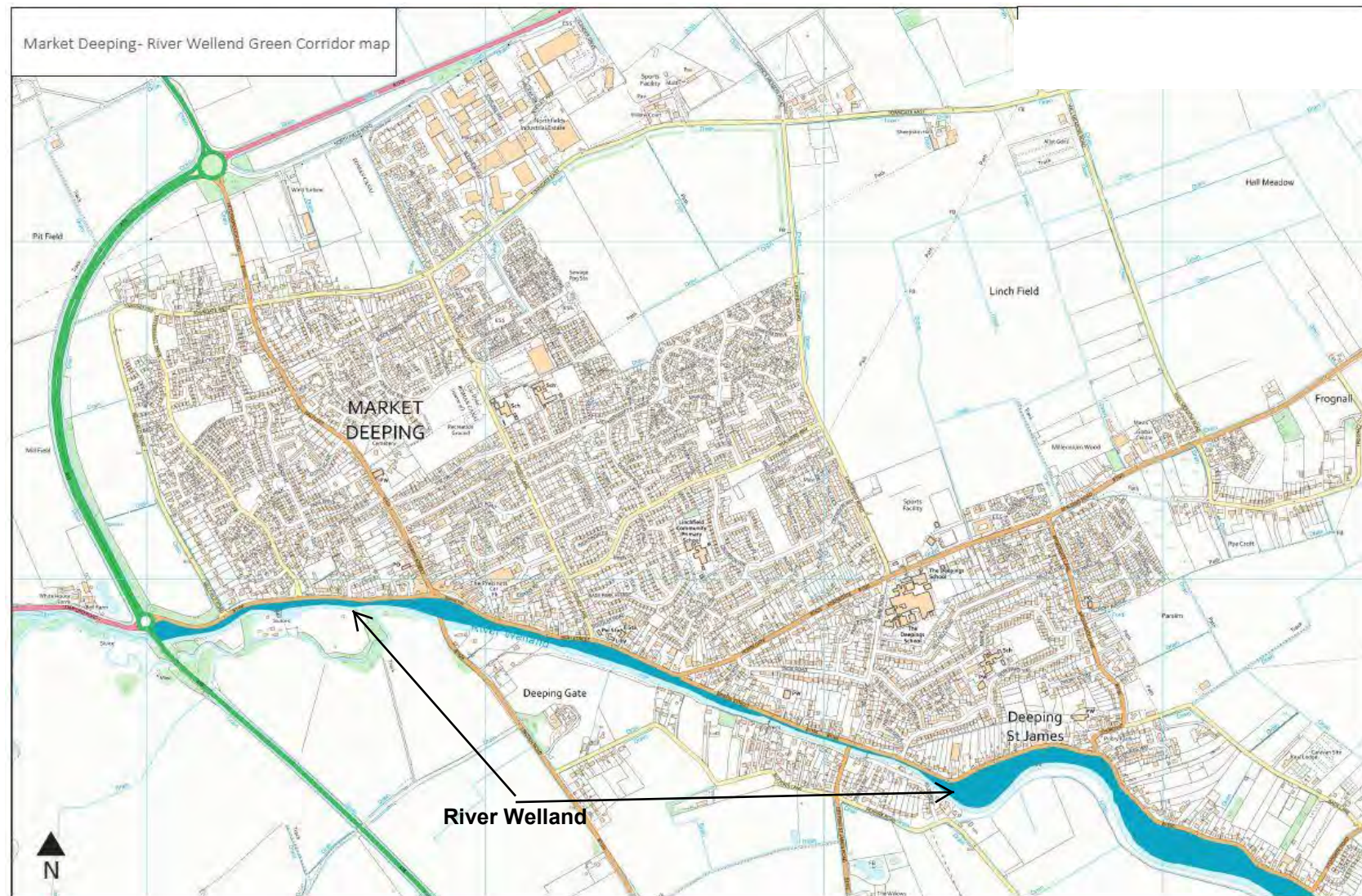


The annual Raft Race promotes healthy life styles

Map 15: The Deepings Green Walk

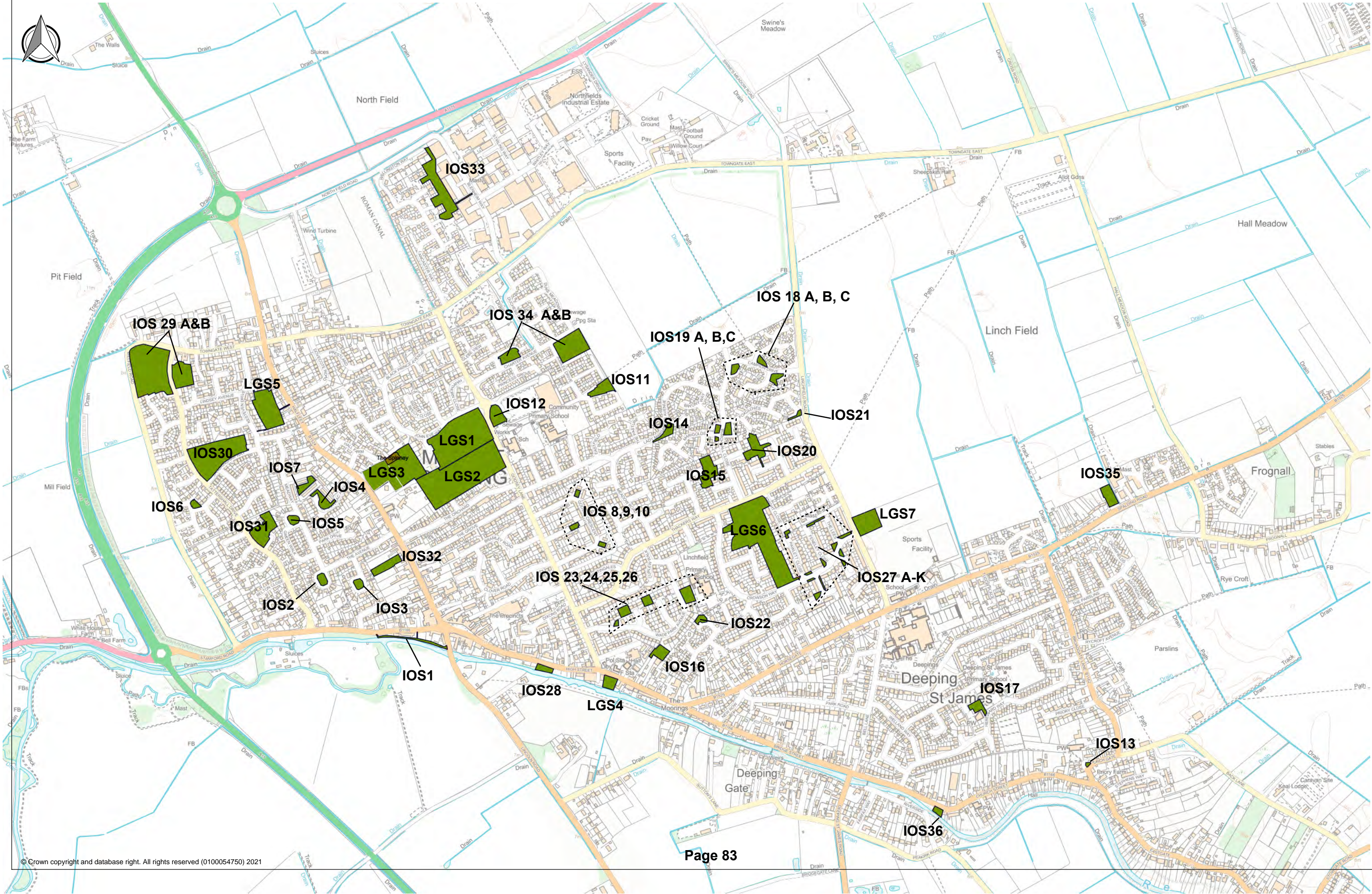


Map 16: River Welland Green Corridor



Map 17: Designated Green Lanes





Policy DNP12: Developing and Enhancing the Local Green Infrastructure

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

New Public Green Spaces on new Developments

2. Public Green Spaces on new development should be provided in accordance with the provisions of Policy OS1 of the South Kesteven Local Plan. 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.

Green Lanes

3. The Plan identifies Millfield Road and Back Lane (as shown on Map 17) as Green Lanes. Development proposals on land adjoining Green Lanes should be designed and arranged to take account of their rural character and appearance.

Back Lane , Deeping St James, PE6 8RT. A Green Lane



Policy DNP13: Designating and Protecting Important Open Spaces

1. The sites, as shown on Map 18, are identified and protected as Important Open Spaces:

IOS1: Towpath by the Riverbank;
IOS2: Cedar Close;
IOS3: The Woodlands;
IOS4: St Guthlac Avenue;
IOS5: Meadway;
IOS6: Osborne Way;
IOS7: Burnside;
IOS8: Centre off Godsey Crescent (A);
IOS9: Godsey Crescent (B);
IOS10: Godsey Crescent (C);
IOS11: Windsor Gardens;
IOS12: Frontage of Tesco;
IOS13: The Green at Churchgate;
IOS14: Lady Margaret Ave;
IOS15: Fraser Close;
IOS16: Boundary Bowling Green;
IOS17: Hereward Way;
IOS18: Campion Drive;
IOS19: Marigolds/Foxgloves;
IOS20: Towing Close;
IOS21: The Brambles;
IOS22: Swift Close by Nursery;
IOS23: Wade Park Avenue by school;
IOS24: Kesteven Close;
IOS25: Elm Close;
IOS26: Wade Park Avenue;
IOS27: A-K Heron Lea Pocket Parks;
IOS28: Welland Gardens;
IOS29: Tattershall Drive, Towngate;
IOS30: Sandringham Way;
IOS31: Tattershall Drive (South);
IOS32: Cherry Tree Park;
IOS33: Scout Hut Area;
IOS34: Charter Avenue;
IOS35: Millennium Wood; and
IOS36: Riverside Park DSJ.

2. Development proposals on these sites will only be supported where they are in accordance with SKLP Policy OS1.

Policy DNP14: Designating and Protecting Local Green Spaces

The sites, as shown on Map 18, are designated as Local Green Spaces:

- a) LGS1: John Eve Field;
- b) LGS2: Glebe Field;
- c) LGS3: Rectory Paddock;
- d) LGS4: Riverside Park;
- e) LGS5: Greensland;
- f) LGS6: Jubilee Park;
- g) LGS7: Woody Heights.

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Woody Heights, a Local Green Space offering space for skate and board sports



Policy DNP15: Conserving the River Welland Green Corridor

As appropriate to their scale and nature development proposals adjacent to the River Welland should:

- a) provide links to the river corridor and protect existing links that lead to the wider residential areas, or the surrounding countryside;
- b) development proposals should open new views to the river and access to the riverside; and
- c) demonstrate that they will not have an unacceptable impact on the river's ability to function naturally and should enhance green infrastructure and wildlife corridors.

Development proposals adjacent to the River Welland in Market Deeping town centre should include design features that will help to animate public spaces (such as cafes, pubs and other social activities) and which will enhance the enjoyment of the riverside both for users of the development concerned and the wider public.

River Welland at Low Locks



11 Sustainable Transport Options for Everyone

- 11.1 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 exercise such as walking and cycling.
- 11.2 There is a link between reduced access to transport, access to essential services, and health.
- 11.3 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.
- 11.4 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.
- 11.5 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 there 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;
- 11.6 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.

- 11.7 Significant development, particularly in the north-east part of the Plan area, will place additional demands on local highway capacity, with potentially increased congestion at existing junctions in the urban area. In particular, increased traffic flows over the River Welland Bridge at Deeping St James are likely to have an adverse impact on the riverside environment. Consideration should therefore be given to providing new road capacity that enables traffic from the new developments to access the A1175 by-pass directly, without having to pass through the existing urban area and through the sensitive riverside environment. Proposals for the ongoing development of the Green Walk is addressed in the Plan as an Improvement Project (IA9) in Section 12 of the Plan. Good progress has already been made on its implementation.

Map 19: Existing bus routes in the Deepings



Local Parking Issues

- 11.8** 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.
- 11.9** 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 Place 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.
- 11.10** Most of the available parking space for visitors are free of charge and some (but not all) are time restricted.
- 11.11** Residential development proposals should take account of the local parking guidance and, as appropriate, provide the suggested levels of cycle and parking facilities included in Appendix E of this Plan.



Parking design guidance is offered.



Above and below: pavement parking



Policy DNP16: Developing sustainable travel and enhancing local Transport Infrastructure

As appropriate to their scale and nature, development proposals will be supported where they:

1. give the highest priority to pedestrians, cyclists and other 'active travel' modes when developing or maintaining streets and roads;
2. 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;
3. facilitate access to transport nodes such as bus stops by providing easy, clear and safe routes for walking and cycling;
4. promote 'active travel' by ensuring new developments have adequate bicycle provision;
5. identify and implement measures to reduce transport severance, noise levels and air pollution;
6. take account of the suggested parking and cycle provision as included in Appendix E of the Plan.

Development proposals should contribute to any off-site highways alterations and improvements which are necessary to ensure that it can be satisfactorily incorporated into the existing highway network where such an approach meets the requirements of the Community Infrastructure Levy regulations.

12 Improvement Projects

- 12.1 Throughout the Neighbourhood Plan consultation process, many issues have been raised to be addressed in a way that will contribute to achieving the overall vision:

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

- 12.2 Wherever the issues are related to land use and development, solutions to the issues have been incorporated into the new DNP policies. In other cases, it is suggested that issues raised could be addressed by the Improvement Projects described in this section.
- 12.3 Some of the projects relate to physical changes to local amenities and infrastructure (**AI**), some are business initiatives (**BI**), and others are community initiatives (**CI**).
- 12.4 The Deeping Neighbourhood Plan Group will collaborate with appropriate stakeholders to consider the feasibility of each project and develop a plan for its delivery.
- 12.5 Future delivery plans will of course vary greatly according to a number of factors: the project type, its importance, and its relationship with other programmes of work outside planning. A key delivery route will be by the use of Section 106 legal agreements (planning obligations) between SKDC and developers to directly implement the project where it is shown to be a necessary part of the development. The constraints on the use of developer contributions are referenced below.
- 12.6 Many projects will necessarily have to be secured in part or whole outside the planning system. They may in any event form part of a developer’s own proposal (where the development is otherwise acceptable).
- 12.7 The following list is not in any order of priority and for many projects, the development work will include clarification of the project brief, early feasibility work, and community engagement. All this has yet to be commenced. The Neighbourhood Planning Group may not be involved in direct achievement of the project but may involve diverse agencies. Further, new projects and local needs will arise for consideration during the lifetime of the Plan.

Amenities and Infrastructure (AI) Improvement Projects

Ref	Issue raised through NP consultation	Proposed Project Outline
AI 1	Insufficient footbridges over the River Welland. Walkers unable to easily cross and access the south bank and nearby villages.	Build a Pedestrian Bridge at Riverside Park Explore the feasibility of building a bridge to provide a convenient walk-over access to the south bank footpath. Ideally at the boundary between MD and DSJ from Riverside Park. There is an extensive footpath on the South side of the river, a bridge would provide better access to this and allow for circular walks utilising other bridges further upstream and downstream.
AI 2	Lack of open recreational space and accessible parkland in DSJ	Develop a Town Park in DSJ Establish an accessible open space on Land West of Linchfield as a core part of the new development. This new green area to be used for free recreational use as a core part of a large new development. Whilst the Deepings does have a number of open spaces, the community feels it lacks an attractive large park, perhaps with trees, shrubs, a pond, paths and picnic benches
AI 3	Busy and unsafe crossing near secondary school at Linchfield Road, Spalding Road and Park Road junction	Identify Junction Improvement options Investigate the possibility of a junction change to help keep traffic moving through the area safely. Improvements need to be considered to assist traffic flow and heighten pedestrian safety.
AI 4	Increasing demand for local health, and related services due to additional homes and more residents. Also, taking account of the local age-profile	Identify additional Health Provision Identify land or an additional location to mirror the range of supporting health practitioner businesses. Possibly a bigger or a second Community Centre venue to provide a wide range of related services. It may be feasible that a number of such rooms could be incorporated into the new Leisure centre. This may be a good fit for practices connected with sporting activities such as physiotherapy.
AI 5	Signposting and maps to other parts of the Deepings are not adequate. Current wayfinding and signage around the Deepings needs improving	Improve Local Signage Identify key locations and develop simple/clear/effective and consistent signage to all main amenities i.e. at bus stops and road junctions around the peripheral areas, into and out of the town centre. Also to direct visitors to the Deepings and to indicate location and distances to key facilities once within the area - such as car parking.

Ref	Issue raised through NP consultation	Proposed Project Outline
AI 6	Lack of facilities for young people	Develop Good Provision for Deepings Youth Identify sheltered places and activities where young people can meet in a way that reduces the likelihood of anti-social behaviour and promotes a safe community.
AI 7	Many pavements, pathways and alleyways are unsafe and poorly repaired	Seek Improvements to existing pavements, pathways and alleyways Undertake a full assessment of pavements and pathways to prioritise repairs and levelling/taking out cracks and cambers where possible. Checking and improving locations with dropped kerbs.
AI 8	Play Area/Cherry Tree Park is very poorly maintained	Update and Improve Cherry Tree Park This facility is in great need of improvement to make it more usable by families – it is intended for use by younger children but not considered to be clean or safe. A full development plan will be required
AI 9	Deepings Green Walk policy needs to move from policy to a reality.	Make progress with the Deepings Green Walk implementation Ensure all new development of land contributes additional green spaces and paths that meet the standard of being safe, accessible, attractive and rationally linked to existing pathways.
AI 10	Insufficient free Car Parking, cycle racks & public transport.	Facilitate additional parking, cycle racks and improved public transport. Ensure free parking is retained in the Town Centre and look to provide additional cycle rack facilities particularly close to public transport pick up points. Also, facilities are needed at other key commercial locations. Provide help to access to strategic employment sites.
AI 12	Rural area character and countryside management issues have yet to be reviewed	Review Character Assessment and related heritage work relevant to rural areas. Investigate and promote access to, and improvement of, the local countryside outside the built-up Deepings area. The built-up area was studied as part of background work for the Neighbourhood Plan and the character of the rural area is yet to be assessed and documented.
AI 13	Current Leisure Centre and swimming pool is now dated and facilities are inadequate for the	New Deepings Leisure Centre is needed. Parish, Town and District Councils to work together to identify a suitable centrally accessible location (on walking, cycling and bus routes) with sufficient land to build a larger

Ref	Issue raised through NP consultation	Proposed Project Outline
	size of population and level of demand.	replacement Leisure Centre. Key facilities to include: club-standard swimming pool, public leisure pool, indoor and outdoor sports facilities, large function venue, and a theatre/cinema/Performing Arts spaces. Plus other as identified during consultations.

Business Initiatives (BI)

Ref	Issue raised through NP consultation	Proposed Project Outline
BI 1	Out of town retail centres may have a negative impact on activity in the Deepings town centre	Review proposals for new Retail development Research ways to protect and develop the Town Centre. Give careful consideration to any planning applications for development of new retail outlets or 'out of town' retail centres proposed for the area. e.g. within a 15 mile radius of the Deepings. Lodge Objections if necessary.
BI 2	More proposals are needed to help maintain a sustainable Local Economy as this is beneficial to the community as a whole.	Develop and maintain a 'Love Local' campaign Retain local spending and attract visitor economy by encouraging public support for this local campaign and other strategies. Seek support also from InvestSK and other economic development agencies as well as continued support from the DNP Group.
BI 3	Communication within the local business community would benefit from a more strategic approach	Develop and maintain a Town / Retail Partnership Establish a local Town/Deepings Retail Partnership to investigate and address barriers to shopping locally, improve communication across the retail community, provide a joined-up approach, and create a platform for a clearer retail development strategy.
BI 4	Some established businesses have moved out of the Deepings due to lack of suitable premises, others may have to do the same. There is a lack of suitable premises for attracting businesses to relocate into the Deepings.	Develop and maintain dialogue with large and growing businesses. Prevent outward migration of business by establishing regular contact with large and growing companies in the Deepings to get early warning of any consideration to leave, such that steps may be taken to try and prevent or mitigate such migration. Investigate ways to encourage and enable large companies to move to the Deepings

Ref	Issue raised through NP consultation	Proposed Project Outline
		Work with InvestSK or other economic development agencies and local business partnerships to establish strategies to attract larger companies.
BI 5	Lack of developer interest in building commercial premises on designated employment land	<p>Encourage speculative build of commercial premises</p> <p>Fast tracking planning processes, financial incentives, assistance with marketing and sourcing tenants to provide encouragement or enablers to developers for building of Industrial, retail and service sector premises. Consider creation of more sites like the Eventus building provided by local authority. Work with Invest SK and local business partnerships to encourage speculative build of commercial premises.</p>

Community Initiatives (CI)

Ref	Issue raised through NP consultation	Proposed Project Outline
CI 1	Access to local amenities is not easy for some residents, particularly where there is no bus service	<p>Conduct an Access Audit</p> <p>Review the current access to transport options for those with restricted access.</p> <p>Investigate the possibility of providing a local Hop on/Hop off bus service</p> <p>Develop a sustainable business model and provision of a local electric 'Hopper' bus with a regular schedule to support movement around and within the Deepings.</p>
CI 2	Proximity of Deeping Gate and the southern side of the river is an integral part of the Deepings community but no longer a rational division	<p>Explore cross-boundary issues with Deeping Gate.</p> <p>Promote improved connections, regular communication, local management, and joint working with Deeping Gate Parish Council. Seek input and consultation where possible.</p>
CI 3	As the Deepings is growing, residents in some areas are at risk of social isolation	<p>Promote Neighbourhood Day. Project funding to enable collaborative work with all Deepings community groups to reduce isolation and foster pride in the area.</p>

Ref	Issue raised through NP consultation	Proposed Project Outline
CI 4	No easy single point of contact or information base about what leisure activities are going on across the Deepings	<p>Develop and maintain a Hub or Database for Leisure and sports activities</p> <p>Local leisure and sports groups/clubs to co-ordinate activities and share resources as well as giving members of the public a single point of contact for information about sports and leisure activities within the area.</p>
CI 5	Market provision (<i>Wednesdays and Saturdays</i>) is currently unsatisfactory	<p>Review Market Provision in Deeping</p> <p>Undertake research into resident and visitor local shopping habits and their expectation of market provision. Identify proposals for improvement and liaise with relevant SKDC contacts to establish a clear improvement plan.</p> <p>Seek encouragement and support to help relaunch the Saturday Market and find ways to make it more sustainable.</p>
CI 6	Residents have access to only one major supermarket within the Deepings	<p>Investigate options to attract a second major supermarket provider to the town</p> <p>Local Authorities together with InvestSK to prioritise attracting another national food retailer to the town.</p>

13 Implementation, Monitoring and Review

- 13.1** The Deepings Neighbourhood Plan contains a range of new policies that have been formulated through extensive public consultation and are designed to deliver the resulting Vision and Objectives ensuring a positive future for the Deepings – Market Deeping and Deeping St. James (including Frognall).
- 13.2** In conjunction with these new policies for the Deepings, several Improvement Projects have been identified that will be delivered alongside the policies to further support the achievement of our Vision and Objectives.

- 13.3 Drafting and finalising the Deepings Neighbourhood Plan has been a voluntary collaborative activity involving members from both local Town and Parish Councils, with specialist contributions from local residents and advisors.
- 13.4 To make sure the new policies and improvement projects are implemented impartially across the Deepings as intended and remain fit for purpose, a set of monitoring arrangements will be agreed. This will ensure continuity between development of the Plan and its implementation.

The DNP Group – Post Referendum Activity

- 13.5 The Body with its updated Constitution will initially enact the following to cover Implementation and Review. Two Sub-Groups will be formed. There is most likely to be overlap and integration but with two separate purposes:
A. The DNP Policy Monitoring Group; and B. The DNP Project Implementation and Achievement Group.

The DNP Policy Monitoring Group

- 13.6 Purpose. This group to be formed to reflect the Neighbourhood Plan Area with a specific set of purposes. The overall aim is to support the lead taken by MDTC and DSJ in responding to planning applications. Specific actions are:
- 1a. Provide comments on planning applications reflecting the application and interpretation of DNP policies to enable decisions to be made by SKDC as the planning authority in line with the Neighbourhood Plan, unless material considerations indicate otherwise.
 - 1b. Provide comments on the application and interpretation of DNP policies at MD Town Council and DSJ Parish Council Committee responses to Planning Applications within the area.
- 13.7 Members of the group to provide DNP policy guidance to developers, SKDC, MD Council members, DSJ Council members and any relevant others, in advance of decision making and responses where necessary and when requested.
2. Oversee the allocation of Improvement Project/s to be attached to larger development applications.
 3. Keep ongoing documented records of any DNP issues and related discussion points arising from 1a. and 1b to note any items to be brought forward at the five-year Review of the Plan.
 4. Keep documented records and evidence to identify if any policy in part or entirety proves over time or at any time, to be unworkable or unable to fulfil its intention. (Intention is clear from each policy title). Also, to review the use of policies within the Deepings NP by SKDC when determining planning applications.

5. Undertake formal assessment and amendment of any policy requiring updating, draft and submit to be 'made' and adopted in accordance with the NP amendment legislation process as well as any future changes to national and local strategic planning policy and guidance.
6. Support and Supervision of the appointed Monitor
7. Draft and submit the Five-Year Review document
8. other purposes maybe added.

The DNP Project Implementation and Achievement Group

13.8 Purpose. This group to be accountable to both Parish Councils, formed to reflect the Plan Area with a specific set of purposes. The overall aim is to support a shared approach to delivering Improvement Projects:

1. Collation and cataloguing of all Improvement Projects arising from DNP research and public consultations (previously referred to as 'Aspirational' projects).
2. Completion of a Project information template to help structure each project and to include the following information that will assist delivery and achievement:

- Project title;
- Project Lead person;
- Main aim/purpose of the project;
- Links to which DNP policy;
- Link to which Planning Application;
- Justification and evidence of need;
- Location/community to benefit;
- Initial cost projection;
- Community involvement in delivery;
- Stakeholder involvement where necessary;
- Potential funding sources;
- Timescale and actions planning.

Other

3. Annual planning and prioritising of project delivery and achievement

4. Adhering to any Terms of Reference/Constitution
5. Maintaining links and regular reporting back to the Policy Monitoring Group
6. Support and supervision of the appointed Project Co-ordinator
7. other purposes maybe added

14 Appendices A – K

Appendix A: Important Open Spaces (IOS Maps)

Appendix B: Local Green Spaces (LGS Justification and Maps)

Appendix C: Protected Green Lanes Justification and Map

Appendix D: The Deepings Green Walk summary

Appendix E: The Deepings Parking standards

Appendix F: Collated DNP Policies

Appendix G: List of additional Supporting Documents (available on the the Deepings Neighbourhood Plan website and as paper copies)

Appendix H: List of Reference Documents and locations

Appendix I: Deepings Extensive Urban Survey

Appendix J: Further Millfield LGS Justification

Appendix K: Further Woody Heights LGS Justification

Corrections to Appendices

All appendices A-K above were correct at the time the Deepings Neighbourhood Plan (DNP) Submission Draft version (June 2020) was presented for Independent Examination.

Following the Examination, the Examiner requested modifications to some of the policies and to related text within the plan. The amendments have been made and this process has resulted in the following updates to Appendices B, D, E, F.

Appendix B: LGS6 is now deleted and LGS7 and LGS8 have been re-numbered in the Plan to LGS6 and LGS7 and also within Policy DNP14.

Appendix D: The Deepings Green Walk is no longer specifically referenced by name within Policies DNP12 and DNP16 but remains a core element of the local green infrastructure.

Appendix E: The proposed Deepings Parking Standards are no longer specifically referenced by name within Policy DNP16 but remain as core guidance for new residential developments.

Appendix F: The Collated DNP Policies document (June 2020) has now been replaced with the revised Collated Policies document (July 2021).

