

Have Your Say!

**The Peterborough City Council Draft Local Plan 2024-2044
consultation ends 11:59pm on Thursday 29 May 2025**

<https://www.peterborough.gov.uk/council/planning-and-development/planning-policies/local-plan-review>

Site LP53.7

SHELAA Reference: 2005

‘New Settlement’ of 1055 houses: Land West of Lincoln Road and East of the A15, Market Deeping. Site is in the tiny village of Deeping Gate.

Top tips

- In your own words – ‘word-for-word’ duplications will be dismissed
- Evidence – use facts, dates, photos & personal experience
- Whole household - every eligible voting member increases the responses
- Link to the site and the policy – state the policy number (use the handy grid)
- For or against? – be clear on whether you support or oppose and why

For example, a comment made about the lack of education provision for Secondary School aged children would be relevant to both ‘LP3 & LP4’.

How to reply

There are 4 ways to comment:

1. Visit the link above, scroll down to the orange/brown section labelled “How to comment”, click the link, and complete. (This form has a restricted word count, so maybe use another method if your answer is lengthy).
2. By email to: planningpolicy@peterborough.gov.uk
3. Letter by post to: **Draft Local Plan – comments, FAO Planning Policy, Team Place and Economy Peterborough City Council, Sand Martin House, Bittern Way, Fletton Quays, Peterborough, PE2 8TY**
4. To a Parish Councillor: put into sealed envelope addressed to: Draft Local Plan - comments Peterborough City Council Planning Policy Team. Add your name and address to back of envelope and hand to any Councillor by 27 May. We will ensure they are delivered. (Addresses are on the Deeping Gate Parish Council website).

Need help?

Contact any Parish Councillor and they will support you (details on the Deeping Gate Parish Council website: <https://deepinggatepc.org/>)

Example points to raise

Sustainability/Lack of Services (Policy numbers LP3, LP4, LP53)

- The Deeping Gate site is not self-sustainable and therefore does not meet National Planning Policy Framework of December 2024.
- This site failed the SHELAA test in previous plan reviews for education and highways, so why did it pass this time when the situation has worsened? Why was the SHELAA paperwork not shown to the Peterborough Councillors this time before they approved the draft plan?
- Why are reports that areas of Peterborough North of the Station could be regenerated, creating 4000 new homes being covered up by PCC?
- The only provision planned on this site is a Primary School. What are the remaining education provisions?
- No services/facilities in Deeping Gate, which is bottom of the settlement hierarchy and deserves the fewest additional houses but is getting a 600% increase in size.
- Site not required. The plan specifies a need for a 5% housing buffer, but the plan includes a 10% buffer, which adds 732 unnecessary houses by 2040.
- Sewerage system is crumbling in the entire area and cannot support further development.
- No NHS dental places available (nearest in Orton and Bretton).
- Overwhelmed Deepings Practice Medical Centre. Where will residents get medical care?
- There is no local demand for housing in this area, with all local demand more than met by housing in Market Deeping/Deeping St. James.

Jobs (Policy numbers LP2, LP3)

- Loss of agricultural jobs/land.
- Commercial premises North of Peterborough have been assessed to come to the end of their economic life within this plan period and new commercial sites are being built South and South-West of Peterborough, so that area is more suitable for jobs. Why build here?
- No take up of commercial/retail sites in The Deepings. Poor location. 30% expansion of housing already planned, but no additional jobs created.
- New settlement does not provide any jobs.
- 72.22% residents of the Deepings currently travel out of area for work.
- Negative impact on local tourist industry destroying the view from Deeping Gate completely, due to vast scale of site. Huge impact on businesses such as campsite directly opposite site.

Environment (Policy numbers LP34, LP37, LP38, LP42, LP43)

- Wet woodland area with otter holt right next to proposed site. Otters of Deepings the healthiest known in the UK and are a valuable asset. Otters keep the population of eels healthy through predation of weak specimens. European eel is critically endangered. Site threatens otters.
- Site borders River Welland which is a County Wildlife Site.
- Badgers, bats and hares recorded on this site, as are multiple farmland bird species.
- Site is partly on land classified as priority habitat (Refined floodplain meadow).
- Site partly on heritage countryside.
- Site has been under a Countryside Stewardship Agreement to benefit the wildlife, prevent flooding and preserve its historic character/landscape.
- Site is in John Clare Countryside. Cuts Deeping Gate off from countryside and blocks wildlife corridor from the lakes, meadows and other County Wildlife sites in Deeping Gate.
- Site would bring a predicted 1583 cuts in John Clare Countryside a road width away from the floodplain meadows which are one of the most biodiverse sites in Cambridgeshire with 23 recorded bird species on the red/amber list, plus many other mammals, reptiles, amphibians, bats etc. Two meadows are classified as County Wildlife Sites.

Climate/Net Zero (Policy number LP5)

- The Deeping Gate site is situated far from Peterborough. 72.22% residents of the Deepings travel out of the area for work currently, mostly by car. No further jobs created by plan, so residents would need to travel by car to work. Proposed sites should be closer to Peterborough.

Flooding (Policy numbers LP5, LP31, LP30)

- The Deeping Gate proposed site creates surface run-off, making flooding downstream in Deeping gate/St. James worse. Deeping St. James 0-2m above sea level.
- Flood prevention measures (Sustainable Urban Drainage Systems) would be ineffective on this site with high water table in floodplain.
- The site would remove the benefits of the farmed area of land with gravel aquifer underneath which helps to store water and prevent flooding.
- Areas of the Deeping site are in flood plain

Transport/Highways (Policy numbers LP27, LP24, LP25)

- Gridlock traffic on A15 would be made worse. 1055 houses = 1583 cars on top of the cars from +830 more houses in the Deepings, 355 more houses in Glinton, 207 houses Helpston, plus more housing towards Bourne.
- Residents would be required to travel by car to school, employment and to access services/facilities.
- Road unsafe to cross for children.
- Choke points at Deeping Gate Bridge and Market Deeping Bridge cannot be improved. Traffic would spread to villages, countryside roads to avoid A15.

Education (Policy numbers LP3, LP4)

- The Deeping Gate site is over 3 miles walk from Arthur Mellows and children cannot walk to school over 3 miles by PCC policy. They could apply for free transportation from PCC at great cost to local authority.
- No Secondary School for children on Deeping Gate site. No scope for expansion at Arthur Mellows. Arthur Mellows cannot accommodate children from the other developments North of Peterborough, such as Glinton, Helpston, Market Deeping.
- Market Deeping expansion set at 30% creating hundreds additional Secondary age children and The Deepings School cannot accommodate these and certainly not those created by Deeping Gate site too.
- A15 road not safe to cross, with a child killed in a road accident in recent years.

Heritage/Identity (LP1, LP8, LP10, LP31, LP32, LP42, LP43)

- Deeping Gate site would be an "Urban Extension" (not a "New Settlement" as per the Draft Local Plan) of Market Deeping, lose the view to and from the stone bridge. 600% expansion of small village, so character/heritage lost permanently.
- This site contradicts policy DNP10 of the Deepings Neighbourhood Plan 'Protecting and Enhancing Important Gateways,' which states that "Development proposals which are adjacent to the various gateways should incorporate a built form, massing, scale, and density to create a strong visually attractive entrance into the Deepings and avoid an unacceptable or insensitive relationship with the surrounding countryside."
- Loss of heritage farmland.
- Heritage/cultural loss: area is classified as open countryside with long history of farming and low-density housing. Area is in John Clare Countryside heritage countryside.