

Draft Local Plan

Slide 1

Introduce self and state other Parish Councillors attending – joint meeting for Deeping Gate and Northborough parishes

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Copies of the slides will be available afterwards if you leave your email or postal address – we will sign you up to the Deeping Gate Parish Council newsletter – you can opt out if you wish

Polite request to save your questions up for the end – it just respects everyone in the room's time and we have left a good space at the end. Your question may be answered during what we talk about. You can also speak to us separately afterwards.

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It would really help us to know our audience. Please can we have a show of hands:

Deeping Gate

Northborough

Deeping St James

Market Deeping

Maxey

Elsewhere

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The period of the plan only needed to be 15 years minimum whereas PCC decided to use a 20 year period up to 2044. If the period of the plan were to be reduced by 4 years to 2040 the housing requirement would be 16,096, a reduction of 4,024.

Furthermore, PCC has included a “buffer” of 10% in its figures but government requirement is 5% – this has added 732 dwellings over the reduced period to 2040.

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1055 houses in ‘New Settlement’ in Deeping Gate, next to Market Deeping Bridge and the River Welland

355 additional houses in Glington

207 additional houses in Helpston

This is on top of 830 approved houses in Market Deeping and Deeping St James at Towngate West and Linchfield Road. This will total 30% increase by 2041 on The Deepings including this new development.

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Glington & Helpston figures are from the Glington Parish Council presentation

Existing housing & population is on 2021 census

Extra people on Healthcare and other services at 2.3 per household

Additional cars – from online AI data showing Hampton has 1.5 cars per household versus national average of 1.2 per household

UK households average 1.5 cats per house = catastrophic impact on the nearby meadows' wildlife

Birth rate/death rate factoid from ONS January 2025 Population Projections

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Education: 1055 houses produces 317 (30%) new primary age and 110 (10.46%) new secondary age children. Previous Local Plan Review rejected the application on the Deeping Gate site due to lack of education provision. There is now much less education provision in both Arthur Mellows Secondary School and in The Deeping School. The average Secondary school in the UK has 965 pupils: The Deepings School currently teaches just under 1500 pupils. Arthur Mellows has no scope for expansion. Arthur Mellows will already be under increasing pressure from additional students generated from new developments in Glington, Helpston and beyond. Proposal states 1 additional Primary School is to be included.

Highways & Traffic: 1055 houses produces 1583 more cars (1.5 per household according to online AI for Hampton). Where will people work and school? Additional traffic on A15. Peak times traffic already backs up to Market Deeping and into Helpston and through Glington.

Environmental Impact: We included a lovely photo of the proposed site from just a few days ago – deer are a common sight on this field!

- Site is partly located on priority habitat 'Refined Coastal and Floodplain grazing meadow.' Contradicts the policy to protect priority habitat from development, which specifically mentions floodplain grazing meadow habitat.

- Cambridge & Peterborough Environmental Records Service has records of 20 red list priority bird species and 13 amber listed bird species, plus reptiles and mammals which would be devastated by large numbers of cats, plus the additional footfall along the public footpaths along the river.

- Site borders a Wet Woodland Area which is the location of artificial otter holt. Otters in The Deepings are healthiest population in the United Kingdom. Development will cause immense pressure on otters of the River Welland, as main stresses for otters are known to be road deaths (with many deaths on the Deeping Gate roads being a concern) and the other main stress factor is known to be human pressures on habitat via dog walkers, larger numbers of people driving them out of the area.

Flooding:

- New Settlement is planned on land which is Floodplain zone 1, 2 and 3. Multiple developments have already been approved in SKDC, creating additional surface water drainage issues. Many houses in Deeping St. James are located 1-2m above sea level and have suffered from flooding in recent years. Site will create immediate surface runoff and flooding pressures downstream. Farmland has a gravel aquifer under the surface, important for storing water and preventing flooding. New development primarily uses 'SUDS' (Sustainable Drainage Systems) which lets water drain through permeable paving and soakaways. Most of this land is not suitable for SUDS.

Healthcare Capacity: Deepings and Glington Practice is already struggling. Dentalcare?

Sewerage: There are already local issues. This is Northborough at the moment. The road has been closed for several weeks

- Current infrastructure struggling e.g. Northborough and regular problems at Glington

Loss of Agricultural Land: we only 58% 'feed ourselves' in the UK. Good farmland is hard enough to find. Jobs could be lost.

Identity: Will merge Market Deeping into Deeping Gate. View to and from the stone bridge in the town will be changed.

Slide 15

We are preparing bullet points of key issues

These could help you respond to PCC

It will be important to refer to the policy number within the plan that you are commenting on – we will provide you with these in the communication

Our primary method of communication will be the Deeping Gate Parish Council newsletter

Please sign up to receive a list of the bullet points

Remember to use your own words