

Planning Policy
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27.08.2025

Dear Planning Policy,

Re: South Kesteven District Council - Regulation 18 Local Plan Consultation

Dear Planning Policy,

Thank you for consulting Peterborough City Council (PCC) on the above consultation.

PCC did not respond to the South Kesteven Draft Local Plan consultation in 2024; however, we have held several meetings with South Kesteven District Council (SKDC) over the last couple of years as part of ongoing Duty to Cooperate requirements. This consultation provides further opportunity to provide comments, with focus on the proposed allocations in the Plan.

The below response to the consultation is also written in context of the Peterborough Draft Local Plan (Reg 18) which went out to consultation earlier this year and in turn, we acknowledge SKDC's response to this. Comments from this consultation are currently being processed and taken on board to review and update the Draft Plan and its evidence base as we work towards Submission stage.

Market Deeping

We recognise that there are a number of sites allocated in the South Kesteven Local Plan (Reg 18) for housing within and around Market Deeping and Deeping St. James, which of course lie on the border with Peterborough Unitary Authority. We note the total supply of housing at the Deepings up to 2043 (including recent completions) adds up to over 2,000 new homes in the area and the cumulative impact of these on the town of Market Deeping and associated infrastructure, services and facilities in the area, including cross-boundary with Peterborough, will of course need to be considered as part of the Plan's development.

With Peterborough being a key commuter destination for residents of Market Deeping, impact on the strategic and local road network for example will be a key consideration and a relevant transport assessment will be required to understand issues and mitigation measures. It is noted that SKPR-55 – Towngate East, is no longer being allocated for employment land, which further reduces employment opportunities within Market Deeping and directs more people to Peterborough (or elsewhere) for work. To support the Peterborough Draft Local Plan, PCC prepared a transport assessment, this will be revised as part of the process of working towards the Submission stage of the Local Plan and relevant neighbouring authority allocations can be taken into account.

SKDC will be aware of an allocation in the Peterborough Draft Local Plan for a mixed-use site (new settlement) south of Market Deeping, currently known as "Land at Deeping Gate" (LP57.7/LP54) which has an indicative dwelling capacity of 1,055 homes and will be required to provide employment provision as per requirements of Policy LP4 of the Draft Local Plan. We are currently reviewing comments submitted to the Draft Plan consultation and we will review all sites as part of the next stage of plan preparation, and should this site come forward, further infrastructure pressures are to be expected in the area of the Deepings. During the consultation on the Peterborough Draft Local Plan, many respondents raised particular concerns

regarding this site's impact on the local road network in and around Market Deeping and on the A15, with traffic and congestion already an issue, particularly at peak times. They also raised concerns regarding local health facilities, education infrastructure (particularly secondary school provision) and leisure facilities – all being at capacity (or non-existent at all in the context of leisure facilities).

It will be important for PCC and SKDC, alongside Lincolnshire County Council (LCC), to work together under the Duty to Cooperate to understand the cumulative impact of these developments in both authorities, work in consultation with relevant infrastructure providers and stakeholders to understand issues and incorporate mitigation measures into policy where appropriate.

Stamford

Similarly, we recognise that there are also a number of sites allocated in the Plan for housing/mixed-use in Stamford. Again, this is another settlement in South Kesteven on the Peterborough border. We note the total supply of housing at Stamford up to 2043 (including recent completions) adds up to 2,100 dwellings (and 5ha of employment land) and again the cumulative impact of this much development will need to be planned for. However, development in Stamford is not anticipated to have as many cross-boundary impacts on Peterborough compared to Market Deeping, as it is considered a larger more self-sufficient town able to meet the majority of needs of new residents.

The key cross boundary issue for further interrogation and joint working between the relevant authorities and infrastructure providers, is highways impact, both strategic and local, with the A1 in particular being a key commuter route south from Stamford to Peterborough and beyond. The local road network between Stamford and Peterborough i.e. the B1443 is a known "rat-run" route, and it will be important not to omit this from any future transport assessments.

There are currently no site allocations in the Peterborough Draft Local Plan of strategic scale close to the SKDC border at Stamford.

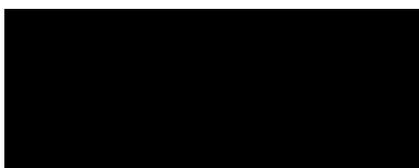
Conclusion

SKDC are hopefully already aware that PCC are not seeking SKDC to take on any of its housing requirement and PCC can meet its own need. However, there are a number of cross-boundary matters for SKDC, PCC and LCC to work together on under the Duty to Cooperate as part of respective Local Plans coming forward and the development proposed (as highlighted above), particularly around Market Deeping, and it will be pertinent for discussions to re-commence soon.

PCC looks forward to working alongside SKDC and partners and will continue to liaise with them going forward as Plans and evidence base are progressed to their next stages.

Yours faithfully

Gemma Wildman



Planning Policy Manager
Peterborough City Council