



**South Kesteven District Council Local Plan (2023-2043)  
Regulation 18 Proposed Housing and Mixed-Use Site Allocations  
Consultation Response Form  
Thursday 3<sup>rd</sup> July until 11.59pm Thursday 28<sup>th</sup> August 2025**

**This form has two parts:**

**Part A** is for your personal details

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make

Please fill in the response form using the format below. This will enable us to process your comments efficiently and effectively.

**Respond by returning forms by:**

Email: [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)

Post: Planning Policy Team, South Kesteven District Council, Council Offices, The Picture House, St Catherine's road, Grantham, NG31 6TT.

**The deadline for responses is 11.59pm on Thursday 28<sup>th</sup> August 2025.**

All representations will be made publicly available and must be received by 11.59pm on Thursday 28<sup>th</sup> August 2025, otherwise your comments may not be taken into consideration.

The consultation documents, along with details of the consultation can be viewed on the South Kesteven District Council website - [www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Reference hardcopies are available to view at the following addresses:

- Customer Service Centre (located next to the Savoy Cinema), The Picture House, St Catherine's Road, Grantham, NG31 6TT [Monday – Friday: 9am – 3pm]
- South Kesteven Community Point & Library, 3 Abbey Road, Bourne, PE10 9EF [Monday: 9am-5pm, Wednesday: 9am-6pm, Friday: 9am-1pm, Saturday: 9am-1pm]
- At libraries in Grantham, Stamford, Market Deeping, and Bourne during normal opening hours – [www.lincolnshire.gov.uk/findalibrary](http://www.lincolnshire.gov.uk/findalibrary)

For more about the Local Plan visit the below webpage or use the QR code.

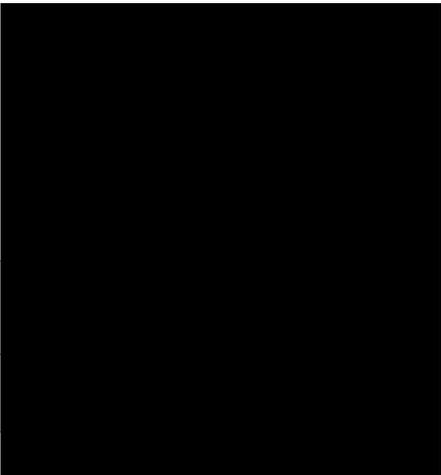
[www.southkesteven.gov.uk/localplanreview](http://www.southkesteven.gov.uk/localplanreview)

Should you have any queries then please contact the Planning Policy Team by emailing [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk) or calling 01476 406080.





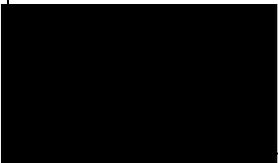
**Part A: Personal Details**

	1. Personal Details	2. Agents Details (if applicable)
Title		Mr
First Name		Robert
Last Name		Love
Organisation	<b>The Rathbone Trust</b>	Bidwells
Address		
Postcode		
Telephone		
Email Address		

*Please note that representations must be attributable to named individuals or organisations. "In confidence" representations will not be accepted. All representations will be available for public inspection and cannot be treated as confidential. We will however redact signatures, home/ email addresses, and telephone contact details from any information that is published.*

3. If you are not already on our consultation database and you respond your details will automatically be added to the database	
If you do not wish to be added or would like your details to be removed, then please select the following box <i>Please note: Your contact data will be used to provide information and updates in respect of the Local Plan and any future reviews. Please contact us if you wish to change your communication method and the type of information you receive.</i>	

4. Please Sign and date this form

Signature (please type for an electronic response)	Date
	26 <sup>th</sup> August 2025



**Please fill in a separate form for each site that you wish to comment on**

**Part B: Your response**

Fields marked with an \* must be completed

5. Site Reference*:	SKPR - 36, SKPR-37 and SKPR-55	
6. Please indicate if you support, object or wish to provide comments only: *	Support	✓
	Object	
	Comment	✓
7. Please provide your comments below:		
<p>Please see enclosed representation letter (with enclosures).</p>		

(continue on a separate sheet/expand box if necessary)



8. Your response on supporting documents	Sustainability Appraisal	
	Habitat Regulation Assessment	
9. Please provide your comments below:		

(continue on a separate sheet/expand box if necessary)



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

Thank you for responding to this consultation

Your ref: South Kesteven Local Plan 2023–2043  
Our ref: JB67367  
M: [REDACTED]  
Date: 26<sup>th</sup> August 2025

Planning Policy Team  
South Kesteven District Council  
Council Offices  
The Picture House  
St Catherine's Road  
Grantham  
NG31 6TT

Sent by email only

Dear Sir/Madam,

**Representation to South Kesteven Local Plan 2023–2043  
Regulation 18 Local Plan – Proposed Housing and Mixed-Use Site Allocations  
On Behalf of The Rathbone Trust**

**Introduction**

I write on behalf of Bidwells' client, The Rathbone Trust, in response to the South Kesteven Local Plan 2023 – 2043, Regulation 18 Local Plan – Proposed Housing and Mixed-Used Allocations consultation held by South Kesteven District Council (SKDC), which runs from 3<sup>rd</sup> July until 28<sup>th</sup> August 2025 (11:59pm).

This representation is made on behalf of The Rathbone Trust, who has an ownership interest in the following sites:

- SKPR-36 (DEP1-H1): Towngate West. This site is located on Land between A15 & Peterborough Road, Market Deeping.
- SKPR-37 (DEP1-H2): Linchfield Road. This site is located on Land West of Linchfield Road and South of Towngate East, Market Deeping.
- SKPR-55 Towngate East, Market Deeping. This site is located on Land East of Peterborough Road, Market Deeping.
- SKPR-304. The site is located on Land between North Field Road and the A1175, Market Deeping.

I have enclosed with this representation 3 no. Site Location Plans for the above three sites: SKPR-36, SKPR-37 and SKPR-55.

In respect of site ref. SKPR-304, please refer to a separate representation submitted by jointly by GW Padley Property 4 Limited and The Rathbone Trust, prepared by Aspbury Planning, objecting to the omission of site ref. SKPR-304 for mixed use development.

**Meeting Identified Need and Spatial Strategy**

It is understood that the Regulation 18 Local Plan consultation document identifies the Government's Local Housing Need (LHN) Standard Method for South Kesteven as 886 dwellings per annum, equating to



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17,720 dwellings across the plan period 2023-2043. A buffer of around 11% has then been factored in to identify an overall need of 19,672 dwellings across the plan period. We note the LHN figure for South Kesteven as of May 2025 is 894 dwellings per annum.

Overall, our client's sites and the proposed residential allocations in the Regulation 18 Local Plan (as discussed further below) will contribute towards the housing needs of South Kesteven by providing a mix of market and affordable housing over the plan period up to 2043 and contributes to maintaining a deliverable supply of housing for the District. Residential development across some of the sites can be delivered and achieved within the forthcoming five-year period and the remainder beyond the five-year period and within the plan period of the new Local Plan up to 2043.

Overall, we are supportive of the identified housing need for South Kesteven and the Council's spatial strategy towards delivery of new homes across the District including the continued identification of The Deepings as a market town for growth.

### The Deepings

We note the details of the proposed draft allocations in the Regulation 18 Local Plan consultation for The Deepings as set out under Chapter 4. South Kesteven's Four Market Towns, which includes The Deepings, including on 'Figure 6: The Deepings Illustrative Map' and the associated draft policies for proposed allocations.

We specifically wish to make comments in relation to the following proposed allocations:

- SKPR-36 (DEP1-H1): Towngate West.
- SKPR-37 (DEP1-H2): Linchfield Road.
- SKPR-55 Towngate East, Market Deeping.

It is understood that proposed allocations SKPR-36 (DEP1-H1): Towngate West and SKPR-37 (DEP1-H2): Linchfield Road have been carried over from the South Kesteven District Council Local Plan 2011–2036 adopted January 2020 as part of the Regulation 18 Local Plan consultation. Both of these sites are also allocations in The Deepings Neighbourhood Plan 2020–2036 'made' on 29<sup>th</sup> June 2021.

It is also understood that SKPR-55 Towngate East, Market Deeping is a proposed new residential allocation in the Regulation 18 Local Plan consultation; the site is identified as an employment allocation (DEP1-E1) in the adopted Local Plan and 'made' Neighbourhood Plan.

#### SKPR-36 (DEP1-H1): Towngate West

The draft residential allocation SKPR-36 (DEP1-H1): Towngate West identifies the site for an indicative unit number of 73 dwellings and an approximate density of 23 dwellings per hectare.

My client wishes to promote their land interest at the site through the emerging Local Plan. The site is partially allocated under residential allocation DEP1-H1 'Towngate West' and the Deepings Neighbourhood Plan (2021) 'Policy DNP1'.

Outline Planning Permission (OPP) was granted for the site by SKDC on 25<sup>th</sup> April 2025 under reference no. S24/0617 for the following description of development:

*"Outline planning application for up to 80 dwellings, including vehicular access, pedestrian and cycle links, public open space, landscape, drainage and associated works (All matters reserved except access)."*

The application site covered an area of approximately 6.67ha including both the land identified for residential allocation under DEP1-H1 and additional land further to the west inside the A15 bypass. The proposals as part of the OPP identified proposed residential development on the land allocated under DEP1-H1. The remaining land outside the allocation up to the bypass is identified as public open space as part of the OPP. The public open space helps to facilitate this part of the proposed Deepings Green Walk, which is now recognised under limb 'h' of the policy wording.

The Master Plan Strategy (ref: UDS73162-A3-0201 Rev B) submitted with the outline planning application showed how proposed residential development of the site for up to 80 dwellings and an abundance of open space can be achieved on site. The Parameter Plan (ref: UDS73162-A1-1401 Rev A) was also submitted with the application and is an approved plan under the OPP. The proposed developable areas have been contained to the allocated site area, but in bringing forward development proposals for the site we sought an opportunity to deliver extensive green infrastructure, public open space, biodiversity net gain, the Deepings Green Walk, play area, and wider public benefits. The Deeping Green Walk and open space in particular, has support from the local community and The Deepings Neighbourhood Plan Group.

As reflected within the amendments to the Policy wording of SKPR-36 to include reference to Biodiversity Opportunity Areas and Green Infrastructure Areas, extending the allocation area will reflect my Client's ambition to deliver approximately 48% of the site as publicly open space and a biodiversity uplift on site. This is in line and in excess of the 2024 mandatory biodiversity net gain requirements.

We respectfully request that the proposed residential allocation be extended to cover the whole extent of the site, as identified within the Master Plan Strategy. The proposed allocation area as shown on 'Figure 6: The Deepings Illustrative Map' needs to be updated to extend the allocation area to the whole site covered by the application site area that was granted under the OPP referenced above.

OPP has been granted for up to 80 dwellings on the site and the number of units should be reflected in the proposed draft allocation 'SKPR-36 (DEP1-H1): Towngate West'.

I note that the approximate density for the site is 23 dwellings per hectare but it should be made clear as part of the policy wording that this density is across the proposed Gross Developable Area for the site. The proposed Gross Developable Area for the site as granted under the OPP equates to approximately 3.42ha.

We also have concerns with including the requirement for a Minerals Assessment. As the site has already been allocated for residential development in the adopted Local Plan and OPP for residential development has been granted, the site will not come forward for minerals development. Therefore, the requirement for a Minerals Assessment should be removed from the policy wording.

I have identified below proposed amendments/additional wording to SKPR-36 (DEP1-H1): Towngate West.

*"SKPR-36 (DEP1-H1): Towngate West*

*Indicative Unit Numbers: ~~73~~ 80*

*Approximate Density: 23 Dwellings per hectare across the proposed Gross Developable Area – lower density based on heritage/conservation constraints and to ensure a high quality gateway development.*

*The following development principles accompany this allocation:*

- a. A comprehensive masterplan is required for the site.*
- b. Highway, footway, cycleway connections shall be provided throughout site which connect the site into the wider town.*

- c. This site represents an important gateway location, with heritage and conservation features, this should be recognised in the design and layout of development proposals and proposals should seek to enhance the Peterborough Road frontage.*
- d. Sensitive landscaping shall be incorporated along the western edge of the site.*
- e. To ensure the development achieves good, high quality design, a design code will be prepared for the site.*
- f. ~~This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.~~*
- g. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.*
- h. The development should positively preserve and enhance the Deepings Green Walk and the designated Green Lane along Millfield Road in accordance with the Deepings Neighbourhood Plan.”*

We consider that the proposed residential allocation of the entire site will contribute towards the housing needs of South Kesteven by providing a mix of market and affordable housing over the plan period and contributes to a deliverable supply of housing for the District. Residential development of the site can be delivered and achieved within the forthcoming five-year period, which will contribute towards maintaining the Council’s five-year supply position.

The proposed development of my client’s site was supported by an outline planning application approved under the OPP and was accompanied by a detailed package of technical information to demonstrate that the proposed development will not result in any significant harm to matters of acknowledged importance, such as highway safety, flooding, ecology, arboriculture, heritage, archaeology or landscape and visual amenity.

In view of the above, we consider that the technical evidence base accompanying the outline planning application and approved as part of the OPP has demonstrated that the proposed residential development of the site is in accordance with SKPR-36 (DEP1-H1): Towngate West. The site represents an achievable, suitable, and deliverable allocation to support the necessary housing growth for South Kesteven and the Deepings in a sustainable location.

Subject to the above proposed amendments/additional wording relating to quantum and approximate density, and the proposed amendment to the allocation area to reflect the area granted by the OPP, we are supportive of the identification of SKPR-36 (DEP1-H1): Towngate West as a residential allocation.

***Support draft allocation ‘SKPR-36 (DEP1-H1): Towngate West’: We are supportive of draft allocation ‘SKPR-36 (DEP1-H1): Towngate West’ as a residential allocation subject to proposed amendments/additional wording relating to quantum and approximate density, amendment to the allocation area in accordance with the permitted OPP, and removal of Minerals Assessment.***

#### SKPR-37 (DEP1-H2): Linchfield Road

The draft residential allocation SKPR-37 (DEP1-H2): Linchfield Road identifies the site for an indicative unit number of 680 dwellings and an approximate density of 30 dwellings per hectare.

My client wishes to promote their land interest at the site through the emerging Local Plan. The site is allocated under residential allocation DEP1-H2 ‘Linchfield Road’ and the Deepings Neighbourhood Plan (2021) ‘Policy DNP1’.

It is noted that Paragraph 2.6 of the Regulation 18 Local Plan states that the Housing Density Study (2025) recommends, to accurately represent the current landscape of house building within the district, that density in the four main towns should be increased from 30 to 35 dwellings per hectare. Furthermore, Paragraph 2.7 sets out the assumption that sites of over 4ha will require around 60% of the site to be developable area.

We are of the view that the approximate density requirements of 35 dwellings per hectare should be reflected in the proposed draft allocation SKPR-37 (DEP1-H2). This approximate density will also be in line with the proposed new draft allocation SKPR-330 'Land east of Linchfield Road, Market Deeping'.

The total area of the site under SKPR-37 (DEP1-H2) equates to approximately 32.86ha. This would mean that c. 19.716ha (60%) of the site would be developable area in accordance with the Housing Density Study. An approximate density of 35 dwellings across the site would equate to an indicative unit number of 800 dwellings.

On the basis of an increased density for the site, we request that the indicative unit numbers under the proposed draft allocation SKPR-37 (DEP1-H2) is increased to 800 dwellings.

We also are of the view that there is scope to consider density above 35 dwellings per hectare as this figure is an approximate density for the whole site under Local Plan and Neighbourhood Plan policies. A density of 35 dwellings per hectare is not a ceiling figure for the site. Having a lower density towards the eastern edge of the site could result in loss of opportunities for higher densities at key/important gateways – for example at the junction between Towngate East, Linchfield Road and Swine's Meadow.

With higher densities, there is the potential for consideration of increased building heights including residential development above 2 storeys (e.g. 2.5 / 3 storeys) to create landmark buildings particularly at key gateways and views to the site, with two storey properties predominant.

It is noted that the proposed draft policy for SKPR-37 (DEP1-H2), under part 'b' states that *"highway, footway, cycleway connections to be provided throughout the sites which connect the sites into the wider town and SKPR-330 Land east of Linchfield Road. The existing footpath running through the sites should be incorporated into the development."*

Whilst we are broadly supportive of this requirement, we would like to caveat that site SKPR-37 (DEP1-H2) can be developed with necessary footway and cycle connections into The Deepings without reliance on SKPR-330 Land east of Linchfield Road coming forward. Proposed draft allocation SKPR-37 (DEP1-H2) should ensure that the site can come forward for housing delivery without reliance on draft allocation SKPR-330 Land east of Linchfield Road.

We also note that part 'c' of the policy wording for SKPR-37 (DEP1-H2) states that *"the development should make contributions towards public transport, education, health and community facilities and open space provision."*

Whilst we are broadly supportive of this requirement, we would like to caveat that for proposed development of the site, planning obligations must only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and are fairly and reasonably related in scale and kind to the development (NPPF, Paragraph 58) in accordance with the CIL test.

We also have concerns with including the requirement for a Minerals Assessment. As the site has already been allocated for residential development in the adopted Local Plan, the site will not come forward for

minerals development. Therefore, the requirement for a Minerals Assessment should be removed from the policy wording.

The policy wording for SKPR-37 (DEP1-H2), under part 'h', refers to a New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains. We have not had sight of this new policy so reserve the right to comment on whether this requirement should be included in the policy text for SKPR-37 (DEP1-H2).

I have identified below proposed amendments/additional wording to SKPR-37 (DEP1-H2).

*“SKPR-37 (DEP1-H2): Linchfield Road*

*Indicative Unit Numbers: ~~680~~ 800*

*Approximate Density: ~~30~~ 35 Dwellings per hectare*

*The following development principles accompany this allocation:*

- a. A comprehensive masterplan is required for the site.*
- b. Highway, footway, cycleway connections to be provided throughout the sites which connect the sites into the wider town and future development related to SKPR-330 Land east of Linchfield Road. The existing footpath running through the sites should be incorporated into the development.*
- c. The development should make contributions towards public transport, education, health and community facilities and open space provision in accordance with the CIL regulations.*
- d. The development shall accommodate specialist housing needs through the provision of retirement housing, extra care or residential care housing.*
- e. Sensitive landscaping shall be incorporated along the eastern edges of the site.*
- f. To ensure the development achieves good, high quality design, a design code will be prepared for the site.*
- ~~g. This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.~~*
- h. This site is within or includes an area of Biodiversity Opportunity. Proposals on this site should incorporate the relevant principles for development within Biodiversity Opportunity Areas set out in New Policy 4: Biodiversity Opportunity and Delivering Measurable Net Gains.*
- i. This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.*
- j. The development should positively preserve and enhance the Deepings Green Walk in accordance with the Deepings Neighbourhood Plan.”*

We consider that the proposed residential allocation of the whole site will contribute towards the housing needs of South Kesteven by providing a mix of market and affordable housing over the plan period and contributes to maintaining a deliverable supply of housing for the District. Residential development of the site (in part) can be delivered and achieved within the forthcoming five-year period and the remainder beyond the five-year period and within the plan period of the new Local Plan up to 2043.

The proposed development of my client's site would be supported by a planning application which would be accompanied by a detailed package of technical information to demonstrate that the proposed development will not result in any significant harm to matters of acknowledged importance, such as highway safety, flooding, ecology, arboriculture, heritage, archaeology or landscape and visual amenity.

In view of the above, we consider that the site represents an achievable, suitable, deliverable allocation to support to necessary housing growth within the plan period for South Kesteven and The Deepings in the context of paragraph 61 of the NPPF.

Subject to the above proposed amendments/additional/omission of wording relating to quantum and approximate density, and the proposed policy text relating to parts 'b', 'c' and 'g', we are supportive of the identification of SKPR-37 (DEP1-H2): Linchfield Road as a residential allocation.

***Support draft allocation 'SKPR-37 (DEP1-H2): Linchfield Road': We are supportive of draft allocation 'SKPR-37 (DEP1-H2): Linchfield Road' as a residential allocation subject to proposed amendments/additional/omission of wording relating to quantum and approximate density, and amendments to the policy text relating to parts 'b', 'c' and 'g'.***

#### SKPR-55 Towngate East, Market Deeping

The draft residential allocation SKPR-55: Towngate East, Market Deeping identifies the site for an indicative unit number of 104 dwellings and an approximate density of 35 dwellings per hectare.

My client wishes to promote their land interest at the site, which comprises a proportion of the area covered by the draft allocation, through the emerging Local Plan. The site is allocated under employment allocation DEP-E1 'Linchfield Road' and the Deepings Neighbourhood Plan (2021).

Whilst outline planning permission for employment development was previously granted (ref. S14/3585/MJRO at the site, the permission has since lapsed and no employment development has come forward. Furthermore, an application for a retail food store on part of the site covered by the draft allocation area (not our client's land) was previously refused by SKDC. Given the identified need for housing, we consider that the site is a logical and sustainable location for residential development on the edge of Market Deeping.

Paragraph 2.7 of the Housing Density Study (2025) sets out the assumption that sites between 1ha and 4ha will require around 80% of the site to be developable area.

The total area of the site under SKPR-55: Towngate East, Market Deeping equates to approximately 3.75ha (2.68ha of which is covered by our client's ownership). This would mean that c. 3ha (80%) of the site would be developable area in accordance with the Housing Density Study. We are, therefore, supportive of the indicative figure of 104 dwellings and the approximate density of 35 dwellings per hectare.

We also are of the view that there is scope to consider density above 35 dwellings per hectare as this figure is an approximate density for the whole site under Local Plan and Neighbourhood Plan policies. A density of 35 dwellings per hectare is not a ceiling figure for the site.

We have concerns with part 'b' of the policy text, which states "*Spitfire Park, a private road, to be upgraded to an adoptable standard.*"

Spitfire Park is an existing employment site adjacent but entirely separate to the land under draft allocation SKPR-55: Towngate East, with existing vehicular access off Northfield Road. The proposed development of the site would be serviced via new vehicular access off Peterborough Road. There is, therefore, no requirement for the private road serving Spitfire Park, which lies outside of the site boundary, to be upgraded to an adoptable standard.

We also have concerns with including the requirement for a Minerals Assessment. As the site has already been allocated for employment development in the adopted Local Plan, the site will not come forward for

minerals development. Therefore, the requirement for a Minerals Assessment should be removed from the policy wording.

I have identified below proposed amendments/additional wording to SKPR-55: Towngate East, Market Deeping.

*“SKPR-55 Towngate East, Market Deeping*

*Indicative Unit Numbers: 104*

*Assumed Density: 35 dwellings per hectare*

*The following development principles accompany this allocation:*

- a. The site (Peterborough Road frontage) represents a gateway location, and this should be recognised in the design and layout of development proposals.*
- b. Access from Peterborough Road. ~~Spitfire Park, a private road, to be upgraded to an adoptable standard.~~*
- c. Highway, footway, cycleway connections should be provided through the site which connects the site into the wider town.*
- d. Incorporate and retain existing trees and frontage hedgerows where possible within the design and layout of development proposals.*
- e. The development should positively preserve and enhance the Deepings Green Walk in accordance with the Deepings Neighbourhood Plan.*
- f. A Heritage Impact Assessment required, including consideration of the impact of the development on the setting of Towngate Farmhouse and associated outbuildings, Store at Corner Farm, and Stable and Granary Corner Farm (all Grade II listed).*
- g. Pre-commencement archaeological interventions required subject to assessment work.*
- h. This site is within or includes a Green Infrastructure Opportunity Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.*
- i. ~~This site is situated within a Minerals Safeguarding Area. Before considering a planning application or allocation for this site a Minerals Assessment will be required.”~~*

We consider that the proposed residential allocation of the entire site will contribute towards the housing needs of South Kesteven by providing a mix of market and affordable housing over the plan period and contributes to a deliverable supply of housing for the District. Residential development of the site can be delivered and achieved within the forthcoming five-year period, which will contribute towards maintaining the Council’s five-year supply position.

The proposed development of my client’s site would be supported by a planning application which would be accompanied by a detailed package of technical information to demonstrate that the proposed development will not result in any significant harm to matters of acknowledged importance, such as highway safety, flooding, ecology, arboriculture, heritage, archaeology or landscape and visual amenity.

In view of the above, we consider that the site represents an achievable, suitable, deliverable allocation to support to necessary housing growth within the plan period for South Kesteven and the Deepings in the context of paragraph 61 of the NPPF.

Subject to the above proposed omission of wording relating to policy text for parts ‘b’ and ‘i’, we are supportive of the identification of SKPR-55: Towngate East, Market Deeping as a residential allocation.

***Support draft allocation ‘SKPR-55: Towngate East, Market Deeping’: We are supportive of draft allocation ‘SKPR-55: Towngate East, Market Deeping’ as a residential allocation subject to proposed omission of wording relating to policy text for parts ‘b’ and ‘i’.***

## **Conclusion**

We are supportive of the Council’s spatial strategy towards delivering new homes across South Kesteven and foresee the sites to the west of Peterborough Road and Linchfield Road as a positive contribution to meeting SKDC’s housing needs.

We are supportive of the residential allocation of my client’s sites: SKPR-36 (DEP1-H1): Towngate West; SKPR-37 (DEP1-H2): Linchfield Road; and SKPR-55 Towngate East, Market Deeping.

Overall, we are supportive of the residential allocation of my client’s sites SKPR-36, SKPR-37 and SKPR-55, and consider that these sites would contribute towards meeting the tests of ‘soundness’ in the emerging Local Plan.

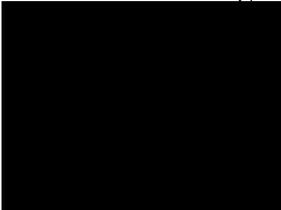
I would also note that my client and GW Padley Property 4 Limited object to the omission of site ref. SKPR-304 for mixed use development at Land between North Field Road and the A1175, Market Deeping – please refer to separate representation prepared by Aspbury Planning.

This representation is enclosed with the Master Plan Strategy relating to SKPR-36 (DEP1-H1): Towngate West. We wish to request the amendment of residential allocation SKPR-36 (DEP1-H1): Towngate West to reflect the comprehensive masterplanning proposals for the site.

My client’s sites represent achievable, suitable and deliverable allocations to support the necessary housing growth in the short-term and in the long-term within the plan period for South Kesteven and The Deepings in the context of local and national policy.

Should you have any queries in respect of my client’s representation, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of my client’s representation to the Local Plan and I look forward to receiving notification of all future planning policy consultations.

Yours faithfully,

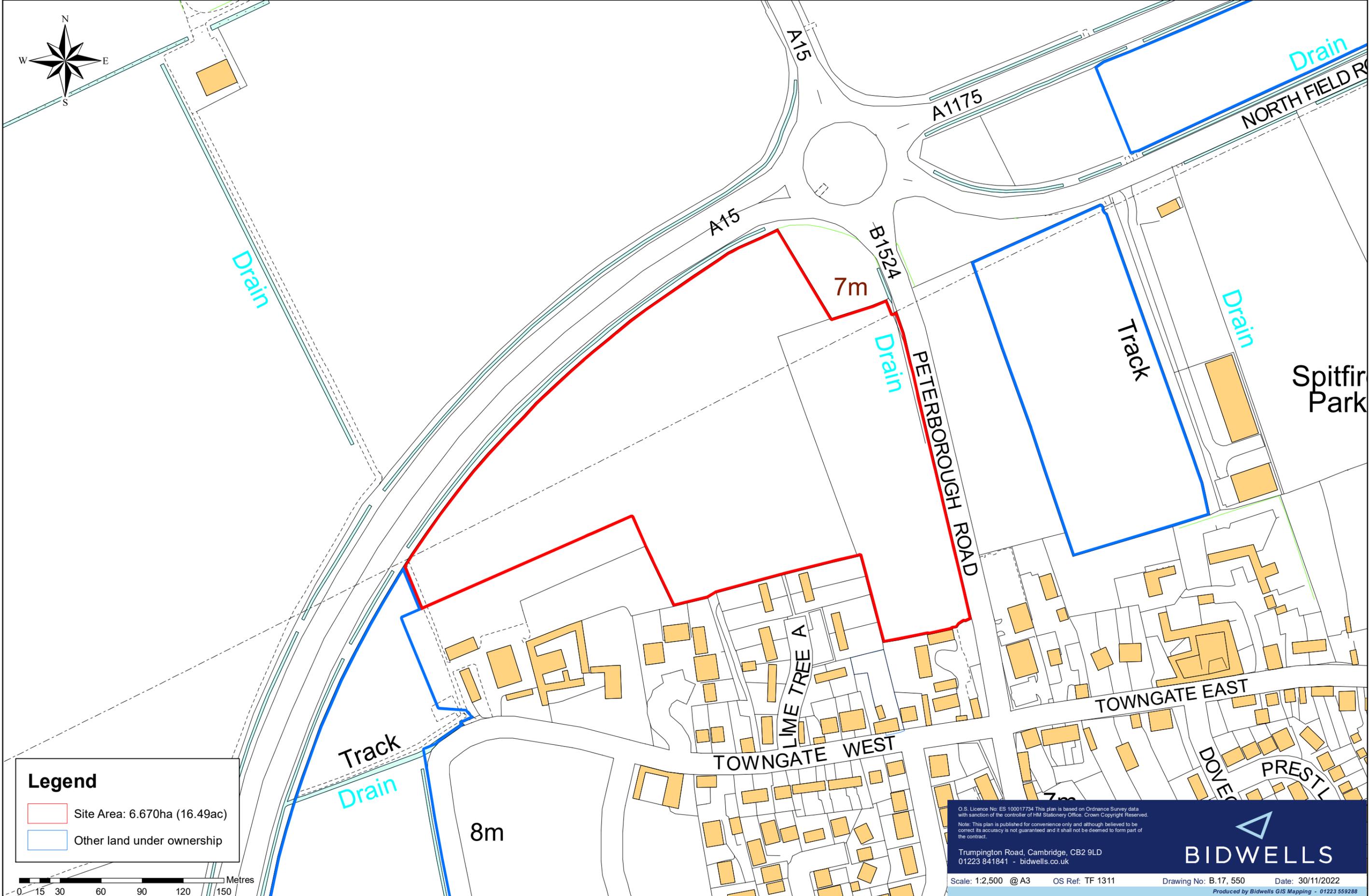


**Robert Love MRTPI**  
Associate, Planning

***For and on behalf of Bidwells LLP***

**Enclosures:** Site Location Plan – Land between A15 & Peterborough Road (Towngate West)  
Site Location Plan – Land West of Linchfield Road  
Site Location Plan – Land East of Peterborough Road  
Master Plan Strategy – Land between A15 & Peterborough Road (Towngate West)

# Site Location Plan – Land between A15 & Peterborough Road, Market Deeping

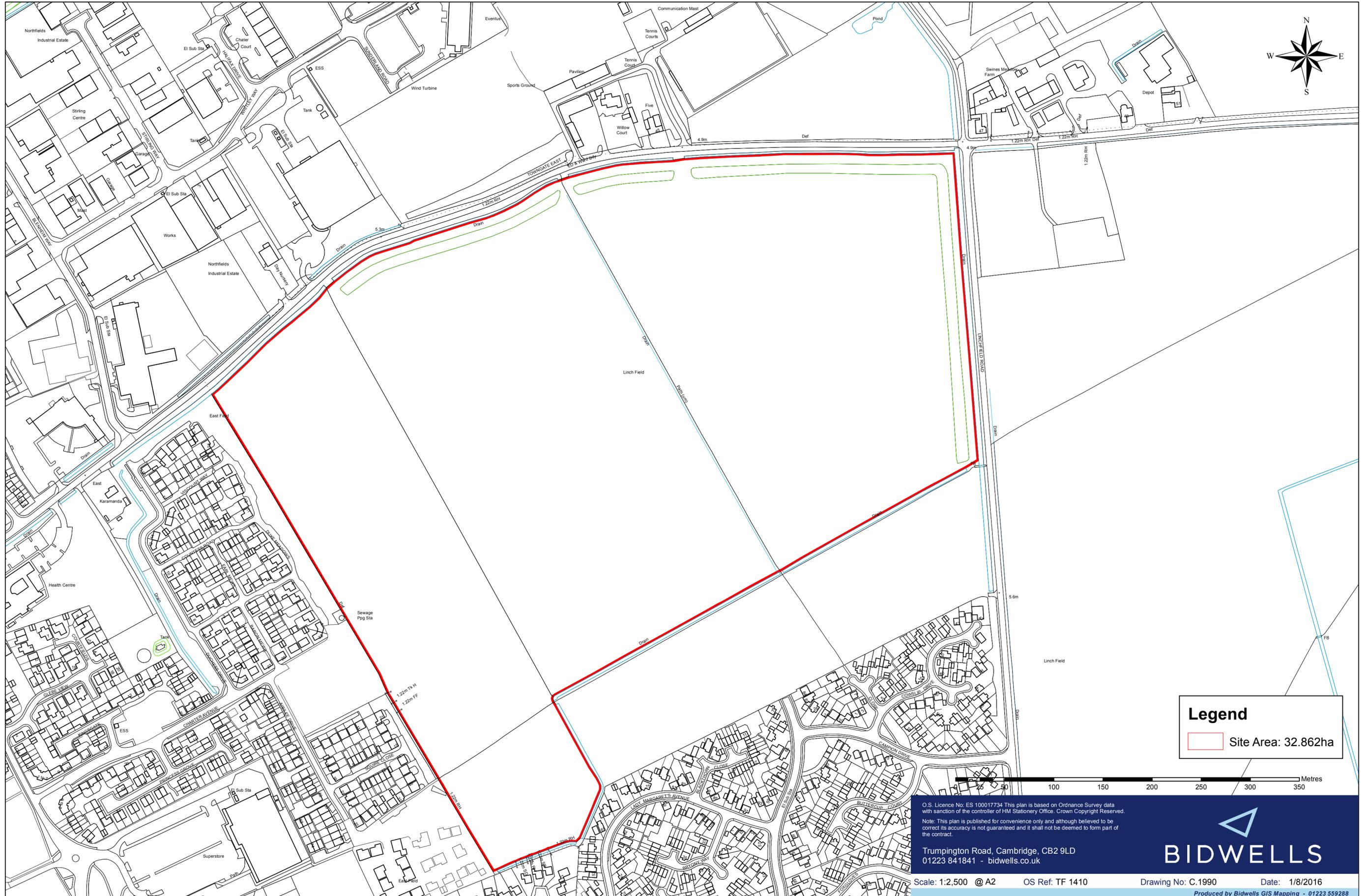


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Trumpington Road, Cambridge, CB2 9LD  
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# Location Plan - Land west of Linchfield Road, Market Deeping



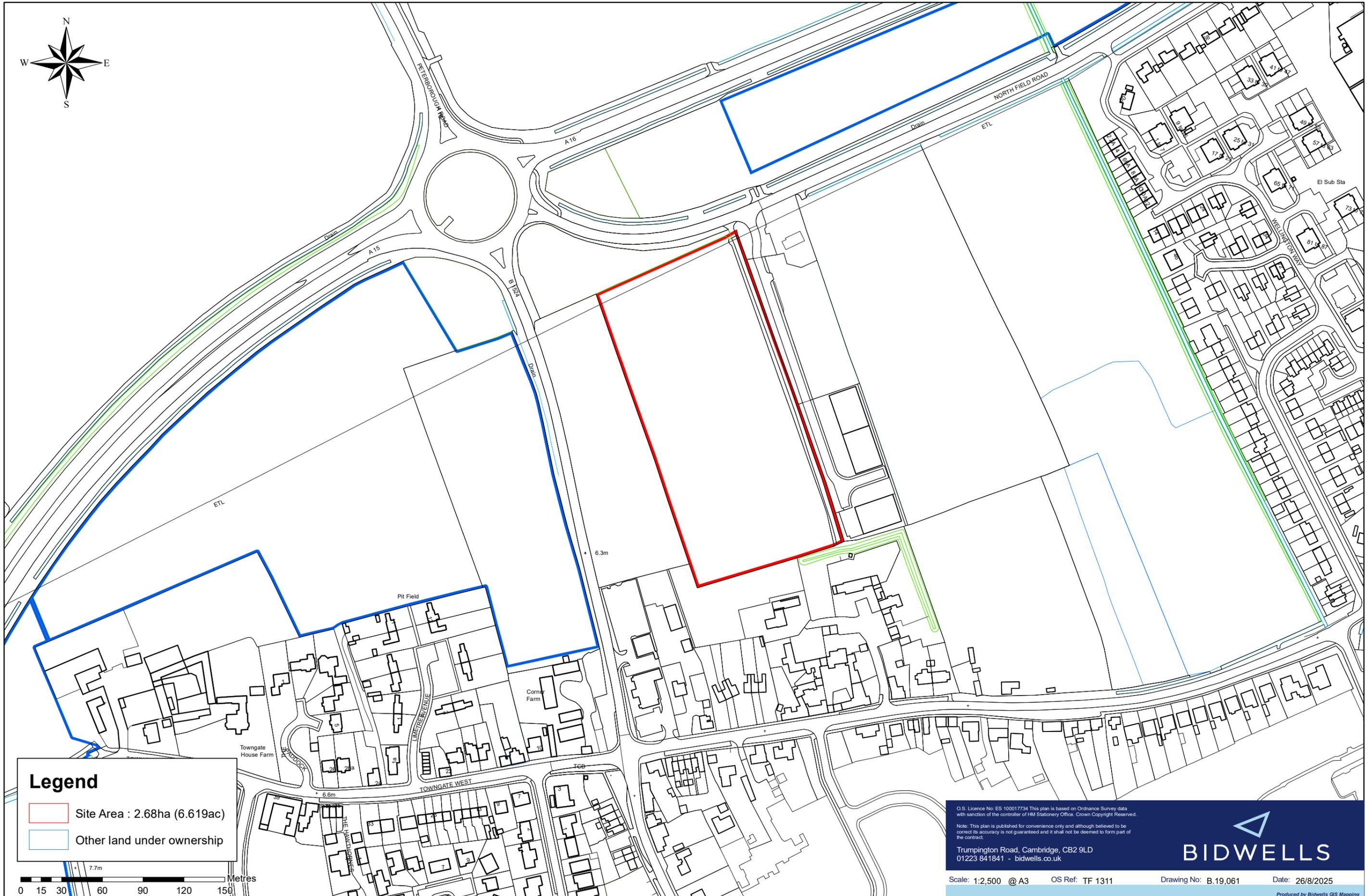
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# Site Location Plan – Land east of Peterborough Road, Market Deeping



## Legend

- Site Area : 2.68ha (6.619ac)
- Other land under ownership

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**BIDWELLS**

Scale: 1:2,500 @ A3

OS Ref: TF 1311

Drawing No: B.19,061

Date: 26/8/2025

Produced by Bidwells GIS Mapping



- KEY**
- Site Boundary
  - Public Rights of Way
  - Proposed Developable Area
  - Proposed Frontages
  - Tertiary Route
  - Proposed Primary Road w/Shared Footpath
  - Proposed Secondary Roads
  - Rural Courtyard
  - Proposed Primary Access
  - Pedestrian & Cyclist Access
  - Local Area for Play (LAP)
  - Deepings Green Walk
  - Footpath Link w/Green Corridor
  - Proposed Swales
  - Proposed SUDs Location
  - BNG-Focused Planting w/Native Hedgerow
  - Existing & Reinforced Planting
  - Retained Rural Grassland w/Biodiversity Enhancements

PLANNING ISSUE, NOT FOR CONSTRUCTION

Rev.	Date	Details
B	05/02/2024	FURTHER REVISIONS
A	20/06/2023	PRE-APPLICATION REVISIONS

**GENERAL**  
 Do not scale from this drawing.  
 All dimensions to be checked on site.  
 This plan is to be read with all accompanying documentation.  
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**Rathbone Trust**

**BIDWELLS** Urban Design Studio  
 Bidwell House, Trumpington Road, Cambridge CB2 9LD

**LAND BETWEEN A15 & PETERBOROUGH ROAD, MARKET DEEPING**  
**MASTER PLAN STRATEGY**

Bar Scale: NOT TO SCALE	Job Code: 73162	OS License Number: 100017734
Project Phase: PLANNING	Date: 05.03.24	Drawn By: TB
Drawing Number: UDS73162-A3-0201	Checked By: DP	Revision: B

MARKET DEEPING