



DEEPING ST JAMES PARISH COUNCIL

The Institute, 38 Church Street, Deeping St James, Peterborough PE6 8HD

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Parish Clerk: Julie Fortnum

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

By email only to planningpolicy@southkesteven.gov.uk

26 August 2026

Dear Planning Policy Team,

Regulation 18 - Proposed Housing and Mixed-Use Site Allocations Consultation – July 2025 version

Deeping St. James Parish Council (DSJPC) have reviewed the new draft local plan and the advisory comments from the Deepings Neighbourhood Plan (DNP) Group. While DSJPC support the DNP comments, a copy of which are included for your information, they have some important differences and additional points to stress which are attached.

If you have any questions please contact the Parish Clerk in the first instance on 01778 343266 or to clerk@deepingstjames-pc.gov.uk who will liaise with the Parish Councillors prior to responding.

Yours sincerely



Parish Clerk and Responsible Financial Officer

Deeping St. James Parish Council Comments on the Draft Local Plan

Key Issues:

1. **Objection: Disproportionate Growth in Deeping St. James Parish:**

- The draft plan proposes 2087 new houses, representing an 11% share of the district's growth.
- Deeping St. James, with a 2021 population of 7256 people in 3131 households, is expected to grow by 1713 households across three sites (SKPR-37, SKPR-330, & SKPR-307), a 55% increase.
- This growth is disproportionate compared to Market Deeping (or indeed the district average for main towns) which has a far lower growth rate of around 11%.

2. **Objection to the Inclusion of Priory Farm (SKPR-307):**

- The site at Priory Farm is far from most services in The Deepings, particularly the town centre, health centre, and Superstore on Godsey Lane.
- Growth in this direction will perpetuate car use.
- Broadgate Lane is fully developed and cannot easily accommodate traffic growth. No strategic traffic study has been provided to address the practicality of safely integrating access to this site in this built-up area.
- Other site-specific problems are provided in the associated objection from the DNP Group (as attached, see Section 7).

3. **Lack of Infrastructure:**

- There is insufficient infrastructure to support such growth (see DNP comment 2a and Market Deeping Town Council's related comments).

4. **Alternative Site:**

- If housing need must be met locally, it should be at a site better located than the above Priory Farm. This exists north of Spalding Road, behind Braeburn Lodge Care Home (your ref: SKPR-248), but is not included in this plan. Please re-consider.
- Given local infrastructure problems, the amount of new housing on other proposed sites (SKPR-37 & SKPR-330) is more than sufficient for this settlement's contribution to growth across the district. Indeed, the proposed housing growth south of the Deepings expressed in the draft Peterborough Local Plan does point to a need to dramatically re-think the Deepings growth strategy in SK's Plans.

5. Traffic and Highways Management associated with growth are needed

- Support for new growth each side of Linchfield Road is contingent on strategic highways infrastructure to allow for access northwards towards the Bypass . This issues is reflected in the attached DNP comments (see Section 9a, and Appendix 1)
- Increased car movement to the south will exacerbate issues at the crossroads junction by the Deeping School, Spalding Road, and the traffic pinch-points of the two historic bridges crossing the Welland (one of which is an ancient monument and the other a Grade 2 listed structure).