

The Deepings

Neighbourhood Area Design Guidelines & Codes

Draft report

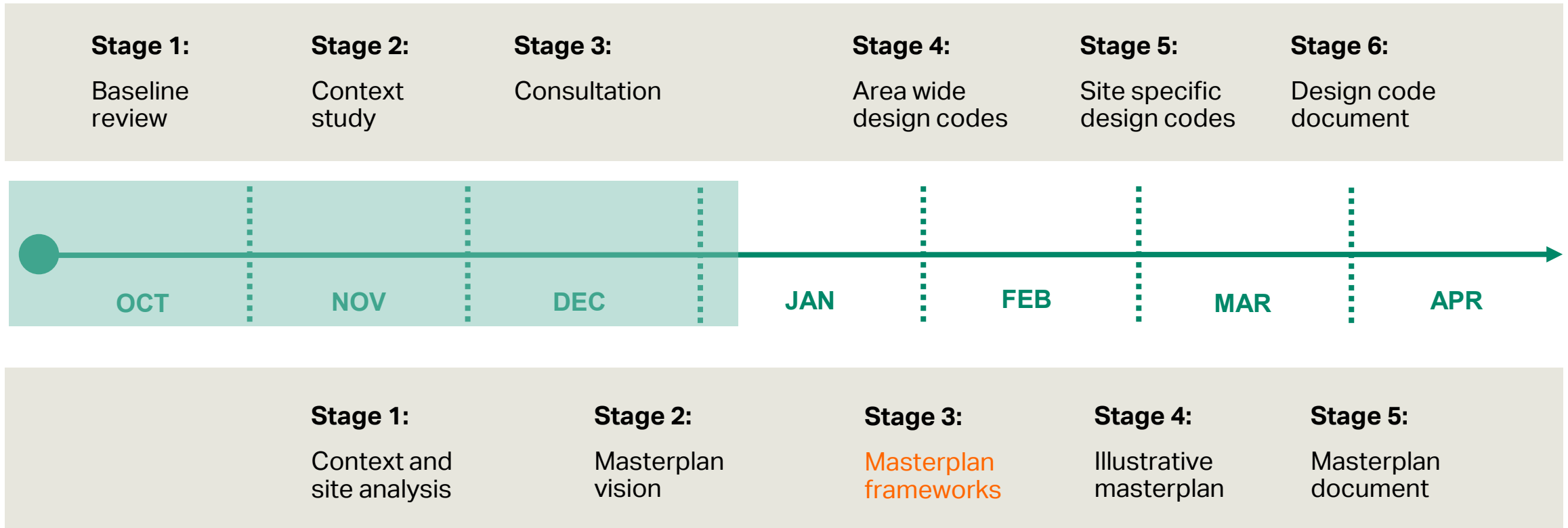
December 2023

1 Progress

Deadlines:

- Design code - 26th April 2024
- Masterplan – 17th June 2024

Design code



Contents

1	1. Introduction	5
	1.2 Aims and objectives	6
	1.3 Who should use this guide	7
	1.4 Study area	8
	1.5 Planning policy and design guidance	10
	1.6 Process, site visits and engagement	14
2	2. Context study	16
	2.1 Context and identity	18
	2.2 History	20
	2.3 The Deepings today	24
	2.4 Movement networks	32
	2.5 Landscape and flooding	35

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood; delivering attractive, sustainable development that meets the needs of local people.

Background

Market Deeping Town Council and Deeping St. James Parish Council have requested support through Locality to establish a design code and guidance document to influence the character and design of any new development within The Deepings Neighbourhood Plan Area.

The Neighbourhood Area (NA) covered by this document includes the parishes of Market Deeping and Deeping St. James (collectively referred to as The Deepings), which have a combined population of around 14,100 (2021 census). Located close to the southern boundary of Lincolnshire, The Deepings is the fourth

largest settlement in the district of South Kesteven.

As part of the wider vision for the area, the Local Plan (SKDCLP) identified The Deepings as an area for strategic housing growth, proposing up to 753 new homes across two allocated sites. DEP1-H2 (Land off Linchfield Road) is a particularly large site with 680 houses proposed, and residents are keen to ensure that future development is completed to a high standard.

As such, this document will help to unlock the development potential of The Deepings by setting codes and guidance which meets the aspirations of local stakeholders and supports the delivery of high-quality, sustainable development. This document is focused on ensuring that new development provides local distinctiveness, connections to green infrastructure, improvements to active travel networks and contributions to sustainability.

1.1 Neighbourhood Plan Vision

“By 2036, Market Deeping and Deeping St James will have grown as a vibrant community embracing local characteristics and will have:

- *established those aspects of character that contribute towards local distinctiveness;*
- *secured new development that makes a positive contribution to local character;*
- *supported good design recognising it is inseparable from good planning and place making;*
- *achieved attractive and recognisable important gateways into the settlement offering a sense of arrival and connection to the countryside.”*

1.3 Who should use this guide

This document is a valuable tool in securing context-driven, high-quality development. It will be used differently by different people in the planning and development process (see Table 01).




This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality. Through active participation and conversation, key stakeholders can use the guide to shape the key issues and ways to adequately respond to them in future development.

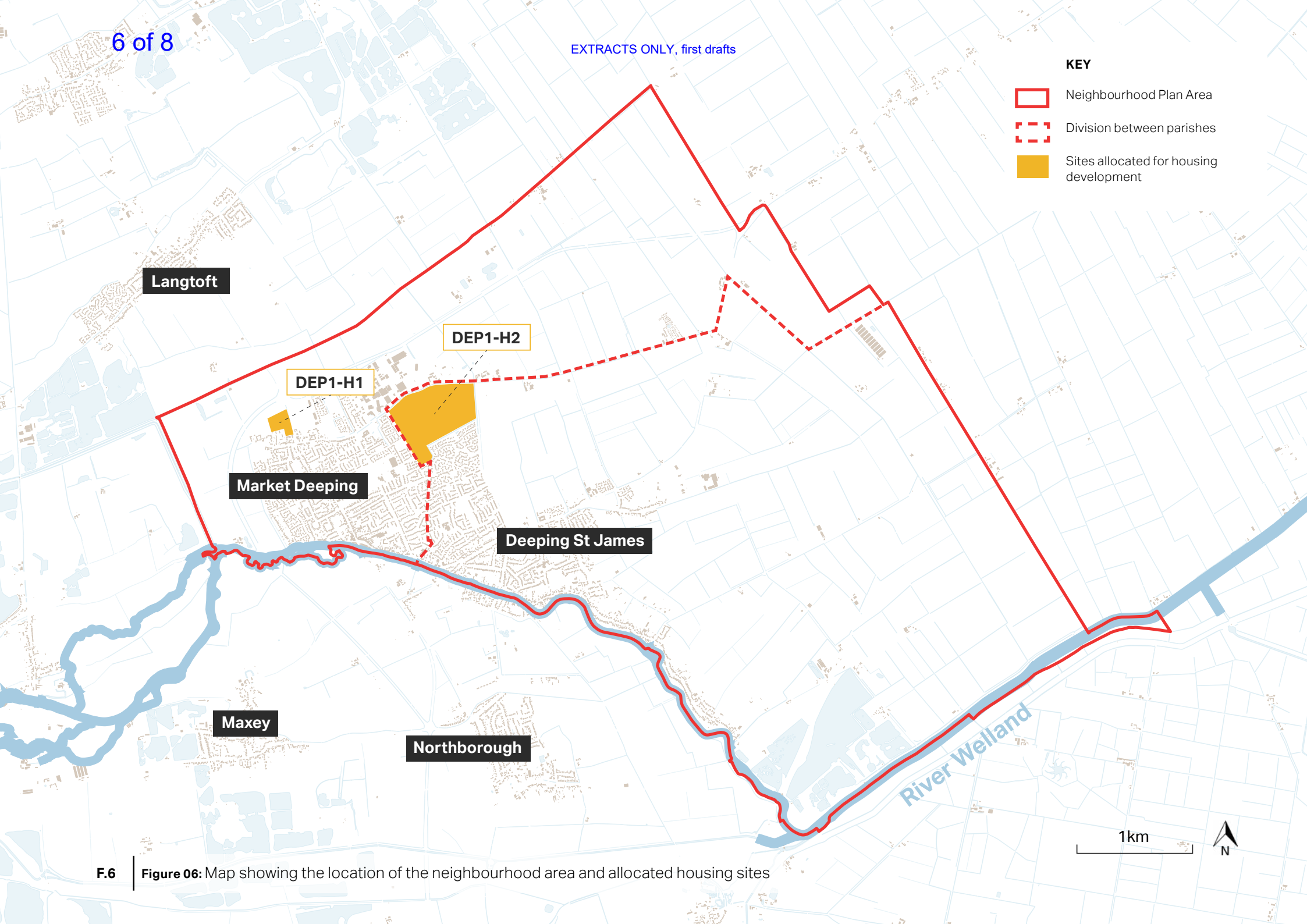
A design code and guidance alone will not automatically secure quality design outcomes, but it will help to prevent poor outcomes by creating a rigorous process that establishes expectations. This document raises the standards and expectations for design quality to ensure that The Deepings remains a place in which all stakeholders can be proud.

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council or Neighbourhood Plan steering group	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community groups & Local Residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

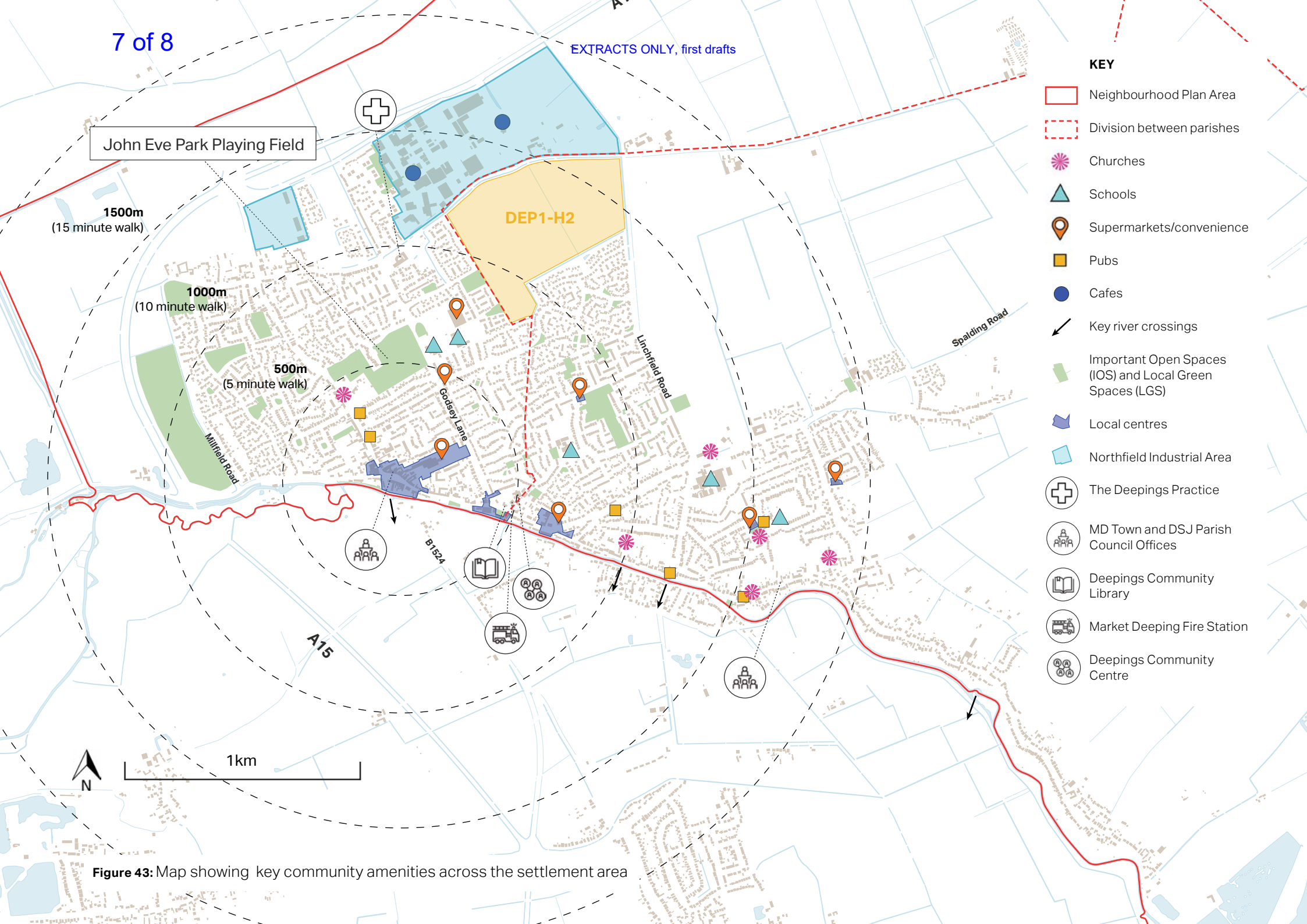
Table 01: Potential users

KEY

-  Neighbourhood Plan Area
-  Division between parishes
-  Sites allocated for housing development



F.6 | **Figure 06:** Map showing the location of the neighbourhood area and allocated housing sites



John Eve Park Playing Field

1500m
(15 minute walk)

1000m
(10 minute walk)

500m
(5 minute walk)

DEP1-H2

Spalding Road

Linchfield Road

Godey Lane

Milfield Road

B1524

A15

1km

KEY

- Neighbourhood Plan Area
- Division between parishes
- Churches
- Schools
- Supermarkets/convenience
- Pubs
- Cafes
- Key river crossings
- Important Open Spaces (IOS) and Local Green Spaces (LGS)
- Local centres
- Northfield Industrial Area
- The Deepings Practice
- MD Town and DSJ Parish Council Offices
- Deepings Community Library
- Market Deeping Fire Station
- Deepings Community Centre

Figure 43: Map showing key community amenities across the settlement area

2.5.2 Topography and flood risk

The Neighbourhood Area is predominantly flat, with few changes in elevation. Across the area, land generally sits below 10m above sea level. Much of the agricultural land surrounding the town falls within Flood Zone 2 and Flood Zone 3, meaning there is a high flood risk from rivers and sea. This is particularly evident to the east (see figure 50), providing a natural constraint to development in this direction.

Dark blue areas highlight the flood extent of Flood Zone 3 – 1% or higher chance of fluvial flooding and 0.5% or higher chance of tidal flooding in any year. Medium blue highlights the extended flood extents of Flood Zone 2 – 0.1-1% chance of fluvial flooding and 0.1-0.5% chance of tidal flooding in any year.

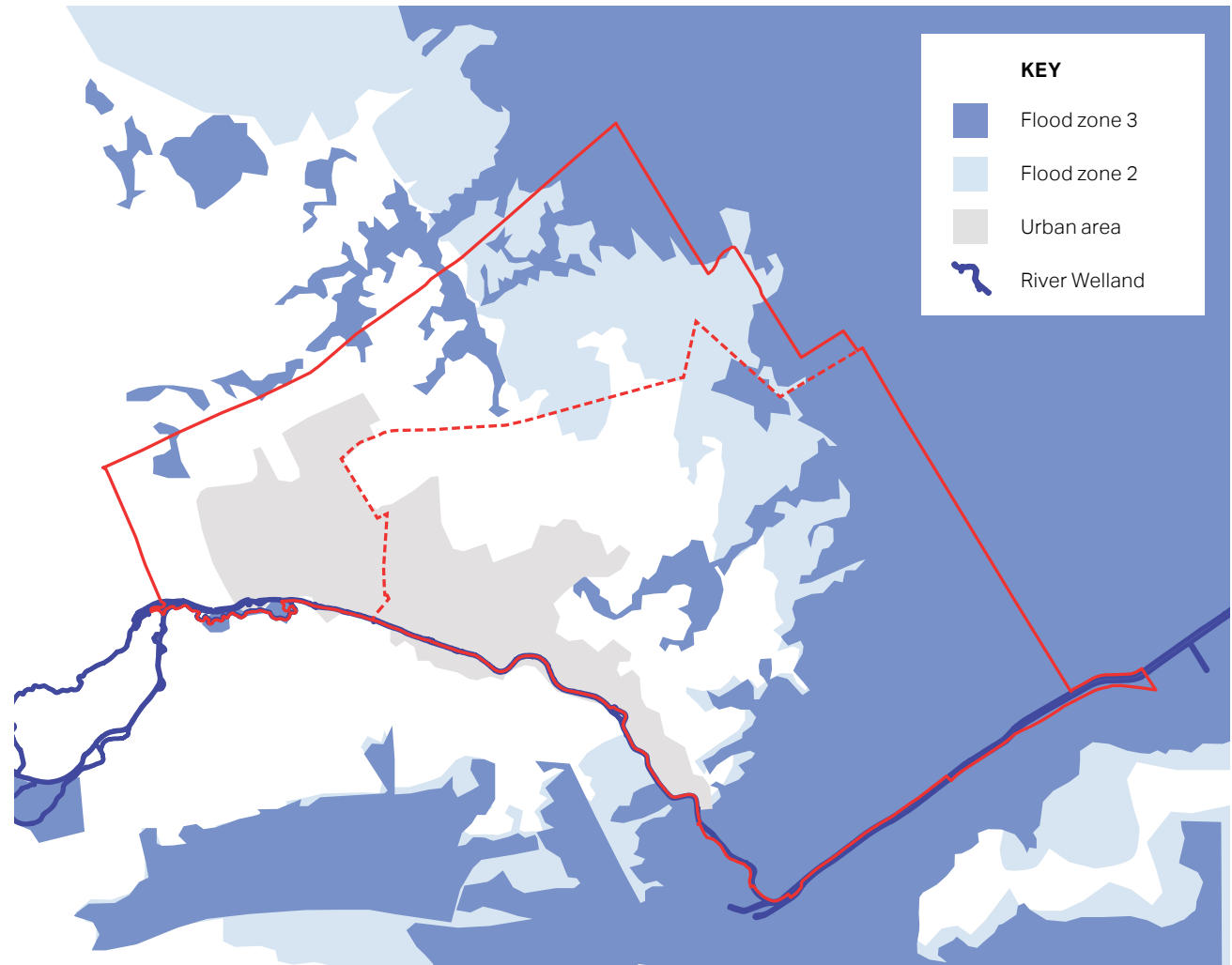


Figure 50: Flood risk from rivers and sea in and around The Deepings. Source: Environment Agency