

Deepings Expansion: 1,890 New Homes Planned by 2036

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The Deepings, a cluster of historic market towns in Lincolnshire, are poised for significant growth with South Kesteven District Council's Local Plan outlining the construction of 1,890 new homes by 2036. This ambitious blueprint, designed to shape the region's future, allocates land across five key sites for housing and employment, aiming to balance development with the area's traditional character. While the plan promises economic and

residential opportunities, it has sparked debate among locals wary of overdevelopment and strain on infrastructure.

The Local Plan, adopted by South Kesteven District Council, sets out a framework for sustainable development in the Deepings, encompassing Market Deeping and Deeping St James. The proposed 1,890 homes will be distributed across several sites, each with distinct provisions to meet varying community needs. The council insists this expansion will address housing shortages and support economic growth, but critics argue it risks overwhelming the area's rural charm and limited amenities.

Allocated for 73 homes, this site already benefits from outline planning permission for up to 80 dwellings. The development is expected to integrate seamlessly with the existing residential fabric, though concerns linger about increased traffic on Towngate's narrow roads.

This site will accommodate 104 homes, with a focus on specialist housing, including retirement homes, extra care facilities, and residential care units. The emphasis on catering to an ageing population has been broadly welcomed, but questions remain about the adequacy of local healthcare services to support this demographic shift.

The largest of the proposed sites, this plot is earmarked for 840 homes, representing a significant urban expansion. Residents have voiced concerns about the scale of this development, fearing it could overburden schools, GP surgeries, and transport links. Designated for 193 homes, this site is notable for its proximity to the historic Priory Church of St James. The council has stipulated that development must preserve views of the church and its setting, ensuring the area's heritage remains a focal point.

"The church is the heart of Deeping St James," said local historian Margaret Vernon in a recent interview with *The Lincolnshire Post*. "Any development must respect its significance."

A fifth site, details of which are less defined, will contribute to the remaining housing allocation. The council has promised further consultation to ensure community input shapes these plans.

The Local Plan's proponents argue it will bolster the local economy by creating jobs and attracting new residents to the Deepings' vibrant community. However, scepticism persists,

particularly regarding infrastructure. The current Labour government's broader housing agenda, which pushes for rapid development, has been met with resistance in rural constituencies like South Kesteven, where locals fear losing their area's distinct identity. "We need homes, but not at the expense of our heritage or quality of life," said Peter Havers, a Market Deeping resident, in a letter to The Stamford Mercury.

The council has pledged to mitigate these concerns through careful planning. Measures include enhancing transport links and ensuring new developments incorporate green spaces. Yet, with the Deepings' population set to grow significantly, questions remain about whether existing schools, healthcare facilities, and roads can cope with the influx.

As the Local Plan moves toward implementation, South Kesteven District Council faces the challenge of delivering growth while preserving the Deepings' unique character. Public consultations will play a critical role in refining these plans, with residents urged to voice their concerns. The next decade will test whether the council can strike the delicate balance between progress and tradition in this corner of Lincolnshire.