Statement of Community Involvement
Land off Littleworth Drove, Deeping St Nicholas

Introduction
The purpose of this statement is outline how the applicants and their agents have consulted with stakeholders both locally to Deeping St Nicholas and within the overall District.

Community Involvement
Prior to this planning application the following stakeholders were consulted:

- South Holland District Council – Housing Team
- South Holland District Council – Planning Team
- Lincolnshire County Council – Highways Team
- Deeping St Nicholas Parish Council

South Holland District Council Housing Team
The SHDC housing team were consulted in late 2023 and a response was received from the Housing Strategy and Enabling Officer in January 2024 with comments as follows:

- Data reveals clear demand for affordable housing within Deeping St Nicholas;
- The proposed scheme of 24 units would be supported;
- Desired mix of housing outlined.

South Holland District Council Planning Team
Two internal meetings were held with the planning management team. The site was discussed in general terms with outcomes as follows:

- Principle of a Rural Exception Site acceptable subject to confirmation of housing need from SHDC housing team;
- Floor levels likely to need raising to deal with floor risk and design needs to take this into account;
- Sequential Test approach needs to be undertaken for the application;
- Tabled Sketch Layout appeared good with plenty of landscaping and a lower density than normal.

Lincolnshire County Council Highways Team
Given the likely need for a new access on to Littleworth Drove Jon Sharpe from the Highways team was consulted by email on the 23rd November 2023. He responded the same day with the following comments:

- Principle of application acceptable subject to SuDS design;
- Visibility for new access likely to be acceptable;
- Would like a footpath connection to the existing footpath running along Littleworth Drove. Ideally this would be set-back from the carriageway;
- Design of culvert to watercourse at the front of the site may need to be approved by Highways.

Deeping St Nicholas Parish Council
The Clerk to the Parish Council was consulted on the Scheme in June 2024 and subsequently requested full details of the application for consideration by the Parish Council. Following provision of the draft planning application documents to the Parish Council they responded with the following concerns in July 2024:

- Proposed development is within Flood Zone 3;
- Previous applications on this site were refused on flooding, drainage and access reasons;
- Access would be on to a 40mph road close to the change in speed limit to 50mph;
- Question whether the development would actually be 'affordable' given the need to raise finished floor levels.

Conclusion
Significant consultation with stakeholders has been undertaken prior to making the planning application and where possible comments have been incorporated into the scheme.