Local Plan for South Kesteven

Site Allocation and Policies Development Plan

Session 5 – Bourne Sites

13th November 2012
1: Policy B1 Sites - Site B1a

1.1 Are there sound reasons why the site should be extended 171

1.1.1 Proposed allocation B1a includes land to the north and west of the present Manning Road Industrial Estate. The site excludes a triangular area to the west of the site which borders the Carr Dyke. As part of the preparation of the Site Allocation and Policies DPD, this area of land was assessed for its development potential, and the assessment is included in the Evidence Document [ED19 - assessed as sites BOUR23, 24, 25 & 26]. This is a landlocked site, which has no direct access to the public highway. Vehicular access to this parcel of land can only be effected through the adjoining fields. It is considered, therefore, that the land is not suitable for development unless the adjacent land had already been developed.

1.1.2 The Core Strategy identifies that land should be identified in Bourne to provide a broad and flexible portfolio of sites for a range of employment uses, including office, commercial, manufacturing, industrial, storage and distribution, both within and on the edge of the town. The Employment Land Capacity Study prepared by NLP [SK26] was used to assess the suitability of potential employment allocation sites. This established that the most suitable use for the site was employment, and was very clear that, as the area is one of relatively weak demand, it is unlikely that all of the sites being considered would come forward. The allocation site comprises those parts which are immediately adjacent both to the present industrial estate and to the public highway. It is considered that these are the most likely to come forward.

1.1.3 The Core Strategy established that around 50ha of employment land would be identified in Bourne. Using monitoring information about the take-up of employment land and business enquiries, the NLP report identified a shortfall in Bourne of 15-20ha. The SAP has identified allocations which amount to 53ha. It is not considered, therefore, that there is a need to identify further land.

1.1.4 In addition, the Council is aware that the Bourne Academy is very keen to obtain (by lease or purchase) the triangular area of land for use as a school playing field and that there is funding for this, which is held and administered by Lincolnshire County Council.

1.2 Should the policy entry specifically include Class C2 uses? 172

1.2.1 The Core Strategy established that land would be allocated for housing and employment purposes in various locations throughout the District. No housing allocations have been made in Bourne because of the existing level of housing commitments in the town.
While there may be a need for "specialist" accommodation, the Council has not undertaken any public consultation on suitable locations for such development.

1.2.2 The Strategic Housing Market Assessment update [RD4] shows an increase in the over-60 population throughout the Peterborough Sub-Region (which also includes Rutland, South Holland and parts of the Peterborough administrative area), and suggests that this may mean an increased need for specialist accommodation, especially for the over 85 age group. Although the report identifies some small level of need for "specialist" housing (which it states includes sheltered accommodation, housing with support workers, extra care schemes, residential care and/or nursing homes), this is throughout the whole of the Peterborough Sub-Region and is not broken down to district level. The report does not identify a specific need for institutional care homes, such as those falling under use Class C2.

1.2.3 The Council does not consider that it is appropriate to allocate land for purposes other than domestic housing and employment use. If proposals for the development of "specialist" services such as Care Homes are received, they will be considered on their own merits. This will include such considerations of whether the proposed location is a suitable environment for such a facility. To date no discussions have been held with the District Council about developing this site for such uses, nor have any planning applications been submitted.

2 : Alternative Sites
2.1 Land at The Slipe 208

2.1.1 The site known as The Slipe was assessed for suitability under reference BOUR17 [ED19]. It was found to be suitable for some employment uses, subject to suitable access being established. Sites with outstanding planning permission have not been allocated in the DPD and it would not, therefore, be appropriate to include this site as an allocation. The site's suitability for some employment use is not disputed. There is extant planning permission for industrial development, and it appears that some of the concerns raised during the site assessment process have been addressed. It would appear, therefore, that there is no barrier to the site being developed.