

South Kesteven District Council Local Plan Review (2041) Call for Sites Submission

0.65 hectares (1.6 acres) - Land Woodland House, Bourne



Tarragon Way

Coriander Drive

Exeter Street

Wood View

Section 1 - Introduction

Introduction to the Submission (Page 4)

Context of South Kesteven Local Plan Review (2041) (Page 4)

Section 2 - Site Details and Context

Location and Context (Page 6)

Planning History (Page 7)

Surroundings (Page 8)

Section 3 - Proposed Use of the Site

Proposed Use (Page 10)

Compatibility of Use (Page 11)

Section 4 - Material Considerations

Access (Page 13)

Flood Risk (Page 14)

Heritage Assets (Page 15)

Section 5 - Site Deliverability, Market Interest & Conclusion

Land Availability (Page 17)

Site Deliverability (Page 17)

Market Interest (Page 17)

Conclusion (Page 17)

SECTION I:
INTRODUCTION

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Introduction

- 1.1** The purpose of this report is to promote 0.65 hectares (1.6 acres) of land at Woodlands House, Bourne included within the South Kesteven District Council *Call for Sites* (Regulation 18) as part of the SKDC Local Plan Review. The submission is to alert SKDC of the availability of the site and specifically to promote the land for residential allocation.
- 1.2** The report will outline the credentials of the site and why it is considered a suitable and appropriate location for residential development within Bourne.
- 1.3** This report is to be read in conjunction with the following documentation:
 - Location Plan
 - Call for Sites—Site Proforma
- 1.4** The surrounding area is predominantly residential, with a range of amenities that could support residential growth, and thus would support further residential growth. There is considerable market demand for additional housing in and around Bourne, as well as for residential institutions. This site is deemed both suitable and appropriate to accommodate such residential use being a sustainable location for infill development.
- 1.5** For clarification, the 0.65 hectares herein shall be denoted as the 'Submission Site'. This area currently consists of a parcel of private amenity space with no planning history or prior allocation.

Context of South Kesteven Local Plan Review (2041)

- 1.6** The current South Kesteven Local Plan (2011–2036) was adopted in January 2020. However, within the Inspector’s final report prior to adoption, the Council were committed to undertake an early review of the Local Plan from April 2020 with submission by the end of December 2023. This review of the plan was to set out the planning framework for the District over the next 20 years. As part of the process of the review, the plan is seeking further allocations of land for housing.
- 1.7** As part of this process, South Kesteven have published a ‘Draft Plan’ and are now in the process of consulting upon the Draft Plan. The landowner now wishes to present this site to SKDC as a potential allocation for residential development.
- 1.8** As will be discussed throughout this submission this site is considered to be suitable to provide further housing for Bourne and South Kesteven District Council as a whole.

Key Points

Submission Site	0.65 hectares (1.6 acres) at Woodland House, Tarragon Way, Bourne
Current Use	Detached dwellinghouse with amenity land
Planning History	None
Proposed Use	Residential Development

SECTION II:
SITE DETAILS & CONTEXT

Location and Context

- 2.1** The Submission Site is 0.65-hectares (1.6-acre) of land comprised of Woodlands House and private amenity garden space within the town of Bourne, situated to the north of Tarragon Way, Bourne.
- 2.2** The site comprises a primarily rectangular plot, with a detached dwelling with access, hard-standing and an external swimming pool. There are scattered mature trees along the southern and western boundary. The boundary treatments consist of wooden fencing, bricked walls and hedgerow.
- 2.3** The surrounding area is a residential-led community, characterised by a mixture of housing types, but predominantly detached two-storey houses. Multiple houses are situated in each orientation around the submission site, besides to the north which comprises approximately 1.5 acres of garden land.
- 2.4** The surrounding community benefits from a range of amenities, thanks to its location within the urban area of Bourne and its proximity to Bourne Town Centre, which is within 400m of the submission site. Figures 2 & 3 overleaf illustrate the proximity and quantity of amenities and schools, respectively, within various radii from the submission site. As depicted, the submission site would enjoy excellent access to existing provisions, notably being within 60m of a large supermarket—Sainsbury's. - and 500m from Bourne Westfield Primary Academy.
- 2.5** In terms of transport links, the site is conveniently situated just a 2-minute drive (0.4 miles) (Figure 4) from the North Road/North Street roundabout (A15), which serves as the main arterial route through Bourne. This route connects the town with Grantham, Sleaford, Market Deeping, Peterborough, and numerous satellite villages. Bourne boasts excellent bus connectivity, linking the town to surrounding areas. The submission site is within walking distance of relevant bus stops.



Figure 1—Location of Submission Site

Contextual Assessment

- 2.6** Figures (2-4) demonstrate the sustainability of the Submission Site and proximity to amenities, schools and the A15.
- 2.7** Sustainability is the underlying thread of the NPPF and the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.8** It is clear that the site benefits from its location to provisions and amenities and these amenities can be accessed using mixed-modal transportation.
- 2.9** The Submission Site is considered to be highly sustainable and will help contribute to the growth of Bourne.

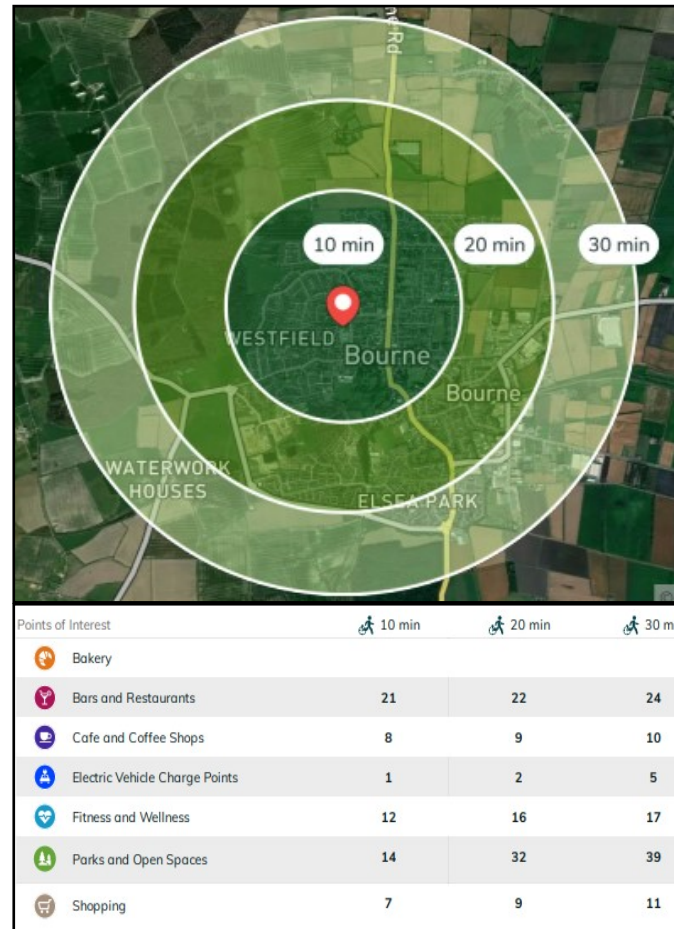


Figure 2 - Proximity to Amenities

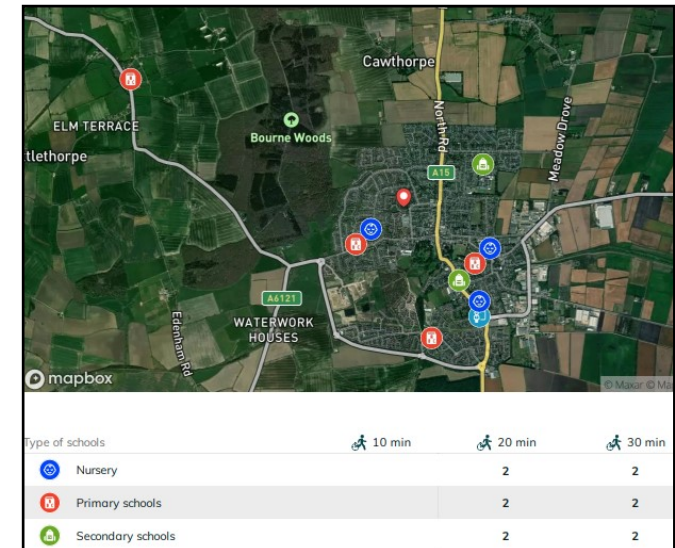


Figure 3 - Proximity to Schools

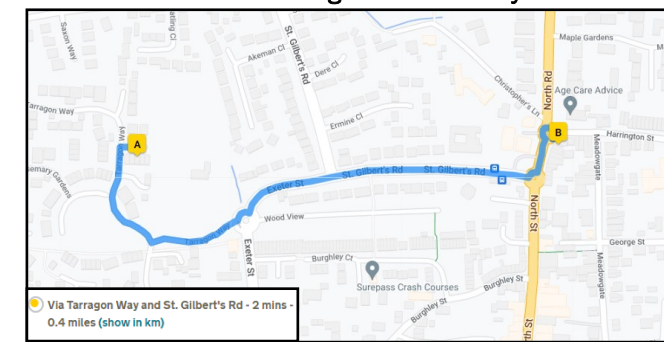


Figure 4 - Proximity to A15

Planning History

- 2.10** The SKDC portal shows two relevant records of Planning History on / adjacent to the submission site - namely S01/0791 & S01/0773.
- 2.11** S01/0791 refers to the 2001 approval for the removal of 2 no. conditions relating to planning permission B2547.
- 2.12** S01/0773 refers to the approved 2001 permission for the erection of 139 dwellings. This permission has been built out and now comprises the development of Tarragon Way, Rosemary Gardens and Coriander Drive located to the west of the submission site.

Surroundings

- 2.13** As illustrated in Figure 5, the submission site enjoys close proximity to Bourne Town Centre, offering convenient access to its array of amenities and cultural attractions. Additionally, the site lies adjacent to the historic areas of the town, including the Conservation Area and Bourne Castle, enriching the community with a sense of heritage and character.
- 2.14** Moreover, within a reasonable distance from the subject site lies Bourne Wood, designated as Ancient Woodland. This natural resource could provide future residents with a convenient escape into nature and open spaces.

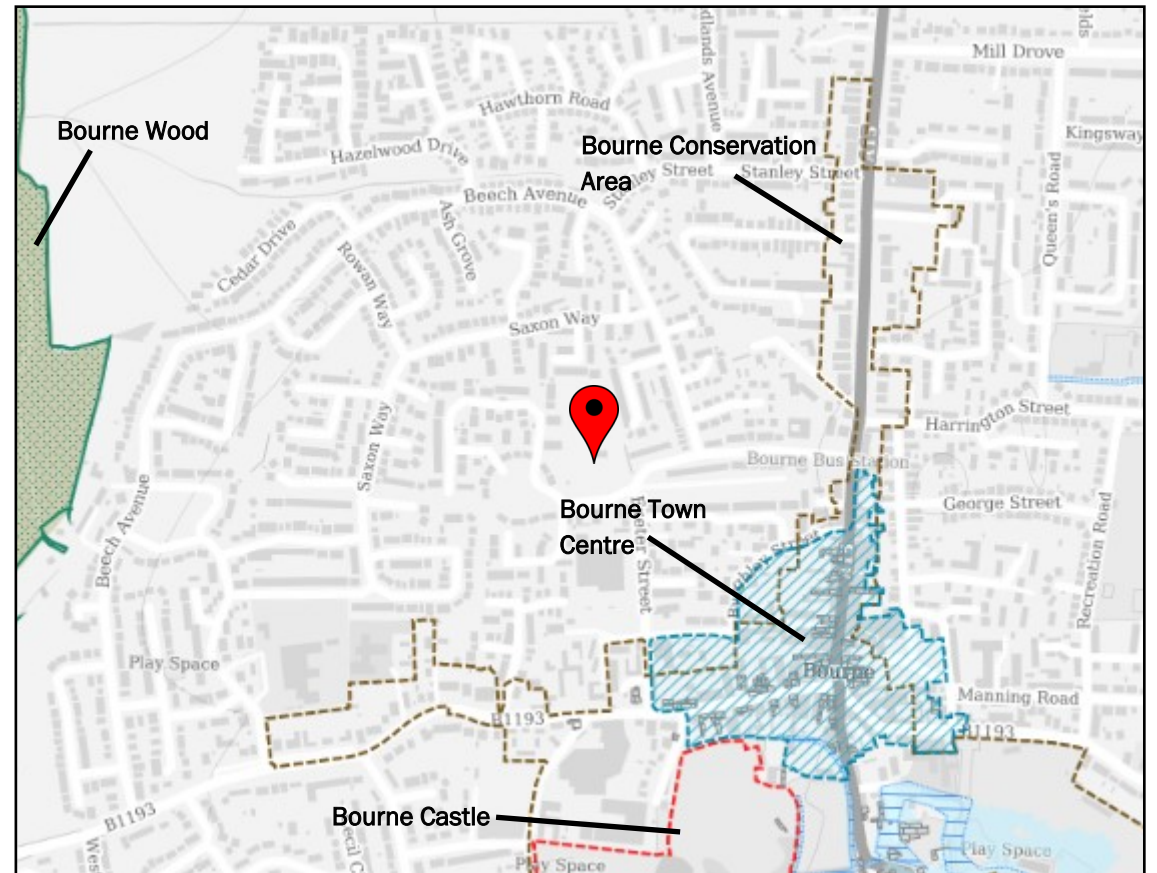


Figure 5 - Extract From SKDC Policies Map

SECTION III:
PROPOSED USE OF THE SITE

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Proposed Promoted Use

- 3.1 The Submission Site is proposed to be allocated for residential use.
- 3.2 Considering the site's immediate surroundings and its context within a residential area of Bourne, the land is considered suitable and appropriate for residential development. The site is envisaged to be accessed via Coriander Drive to the west from the adoptable highway.
- 3.3 It is stressed that this site be considered as a flexible residential proposition, lending itself to differing residential markets.

Compatibility of the Use

- 3.4 Adjacent to existing extensive residential areas, this site presents an opportunity for a logical and compatible expansion of residential provision. The land is an unusual parcel of infill land within the settlement of Bourne and within an area of prevailing residential vernacular. With its appropriately sized parcel of land, the site can facilitate sustainable growth in line with the surrounding community. This expansion would contribute to meeting the growing residential demand while maintaining the coherence and character of the surrounding community
- 3.5 As part of the SKDC Call for Sites Review, the SKDC website states that the Council is seeking the submission of all sites suitable for accommodating new development. Within the list of uses wanted to be delivered on these sites residential use is listed.
- 3.6 Positioned within the urban centre of Bourne, amidst an array of nearby amenities supporting residential use, and boasting convenient transport links, this location is deemed highly advantageous and sustainable for residential growth.

3.7 The allocation of the Submission Site would bring the following benefits:

- **Increased Housing Supply:** By developing residential development in this location, there will be a notable increase in the availability of housing options within Bourne. This addresses the pressing need for housing in the area, accommodating the growing population and reducing housing shortages
- **Diversification of Housing Supply:** Residential institutions for care diversifies the housing supply in Bourne, ensuring that there are options available to cater to a wide range of needs and preferences within the community.
- **Boost to the Local Economy:** The development of the promoted use would help to stimulate economic activity within Bourne, generating employment opportunities during the construction phase and potentially afterward, through ongoing roles linked to residential development.
- **Enhanced Community Well-being:** Establishing residential facilities for care within the community fosters a sense of inclusivity and support. Residents can access necessary care services while remaining integrated into their familiar surroundings, maintaining connections with friends, family, and local amenities. This promotes overall well-being and quality of life for both residents and their families

Proposed Promoted Use

- 3.8** Draft policies SP2 and SP3 concern the settlement hierarchy of SKDC and residential development within settlements. As a market town, Bourne is listed within the second tier of the hierarchy, alongside Stamford and the Deepings, below Grantham. Draft Policy SP2 states that within market towns, priority will be given to the delivery of sustainable sites within the main built part of the town. The Submission Site is firmly within the main built part of the town and is considered a sustainable location for development.
- 3.9** Draft Policy SP3 considers ‘Residential Development within Settlements’ and lists criteria of which residential development would have to adhere to. It is considered that residential or extra care residential would comply with the criteria of this policy. The Submission Site is within a substantially built up area and is evidentially an infill site. It does not extend the pattern of development beyond the existing built form and the site is of ample size to allow for design considerations to allow for the protection of the amenity adjacent properties. Being an area of prevailing residential vernacular, a residential or extra care residential site would be in complete keeping with the character of the area and be sensitive in terms of amenity and setting to the adjacent properties.

SP2: Settlement Hierarchy

In order to address the District’s growth needs the Local Plan proposes that:

1. The majority of development will be focused in Grantham in order to support and strengthen its role as a Sub-Regional Centre. New development proposals will be supported on appropriate and deliverable brownfield sites and on sustainable greenfield sites (including urban extensions), where development will not compromise the town’s nature and character.*
2. Development which maintains and supports the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed, provided that it does not compromise their nature and character. Priority will be given to the delivery of sustainable sites within the built up part of the town and appropriate edge of settlement extensions.*


SP3: Residential Development within Settlements

In all settlements defined in Policy SP2, residential development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a. it is within a substantially built up area; and
- b. it does not extend the pattern of development beyond the existing built form; and
- c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties; and
- d. it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

This Policy is to be read in conjunction with the Design SPD, and any development proposals will be expected to have regard to the Design SPD or subsequent guides or codes.

SECTION IV:
MATERIAL CONSIDERATIONS



Material Considerations

4.1 To assist with the assessment of this site, the following material considerations have been initially been reviewed:-

- Access
- Flood Risk
- Heritage Assets

Access

4.2 The site is currently accessed via Tarragon Way to the south. However, the site has the potential to be accessed via Coriander Drive from the west and it is envisaged that any development on the site would utilise the Coriander Drive access, maintaining the amenity of the detached dwelling to the south.

4.3 Coriander Drive leads onto Tarragon Way and are both 30mph residential streets that are considered suitable to accommodate a moderate increase in vehicle movements. Whilst a Transport Assessment has not been undertaken as part of this exercise, it is considered that the amount of dwellings generated by this development would have a negligible impact upon the capacity of the access streets.

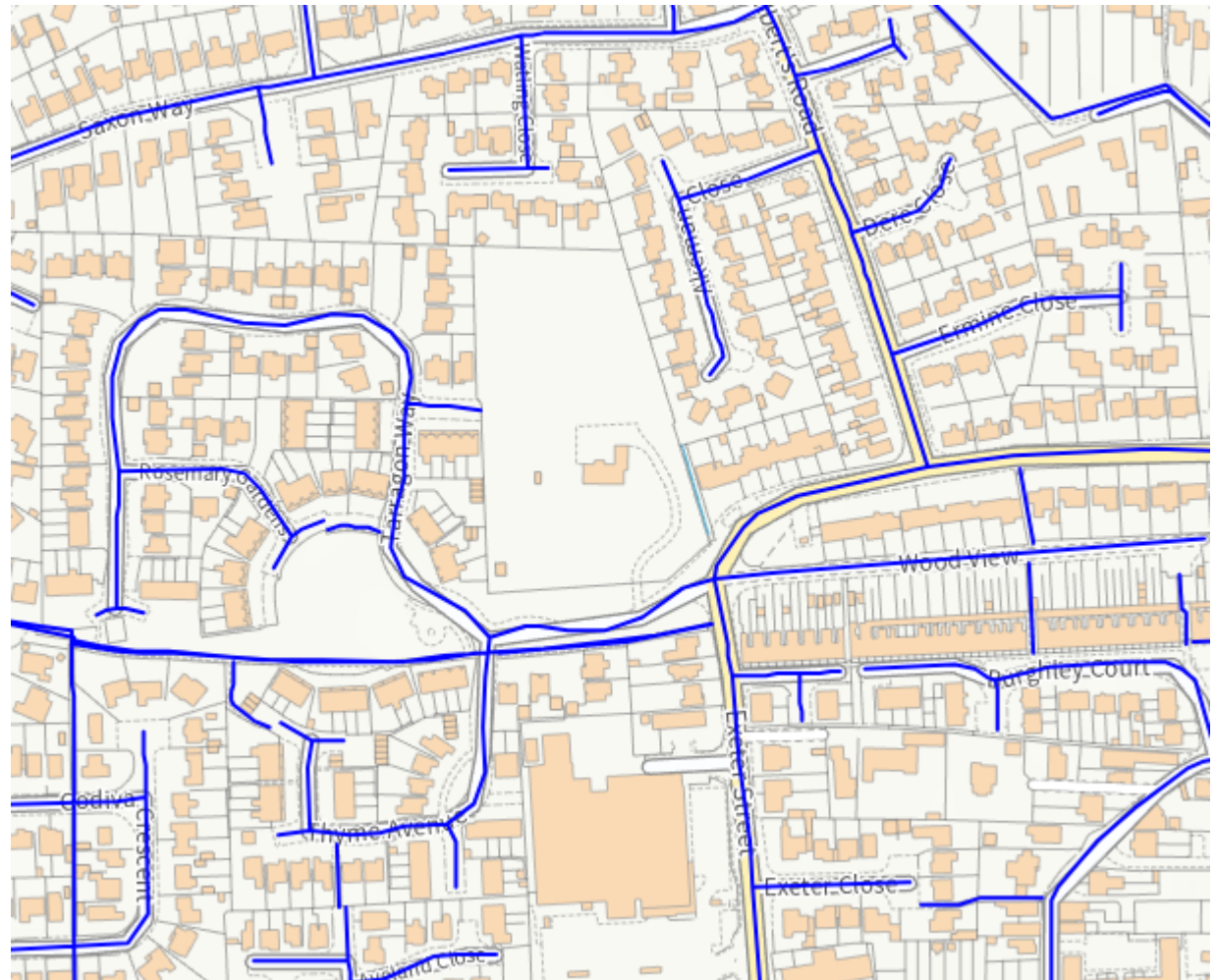


Figure 6—Adopted Road (findmystreet)

Flood Risk

- 4.4 The National Planning Policy Framework (2021) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. The NPPF also states that all plans should apply a sequential, risk-based approach to the location of development.
- 4.5 As shown via Figure 7, the site is located in Flood Zone 1, which is the lowest area of flooding, with a less than 0.1% chance of flooding in any year. Therefore, the site is considered sequentially appropriate and developable.
- 4.5 Furthermore, as shown on Figure 8, besides a de minimis amount of low risk surface water flood risk by the entrance, the site is clear of surface water flooding also.
- 4.6 Residential development is considered a ‘more vulnerable use’ in accordance with the NPPF. Table 1 below detailing the Flood Risk Vulnerability Classification, extracted from *Technical Guidance to the National Planning Policy Framework* details that ‘More Vulnerable’ uses within Flood Zone 1 are considered appropriate development.

Flood risk vulnerability classification (see table 2)	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗

Key: ✓ Development is appropriate.
✗ Development should not be permitted.

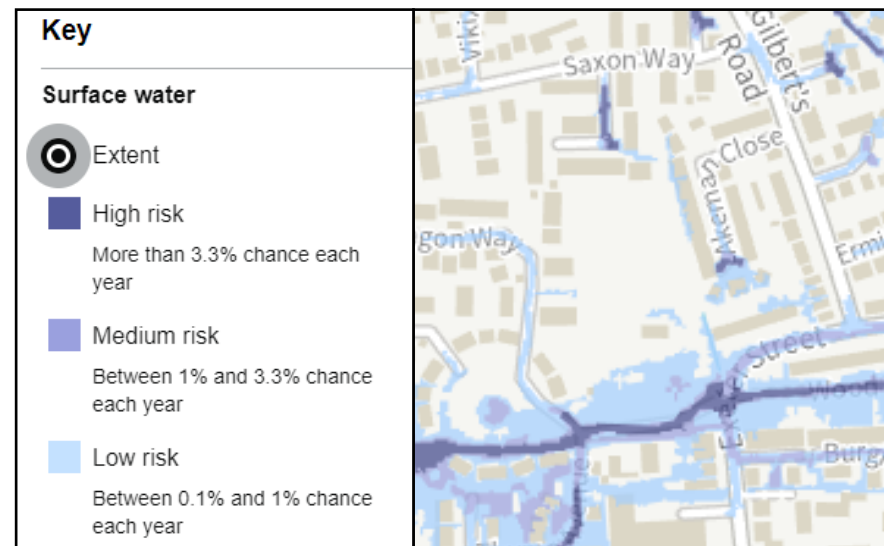
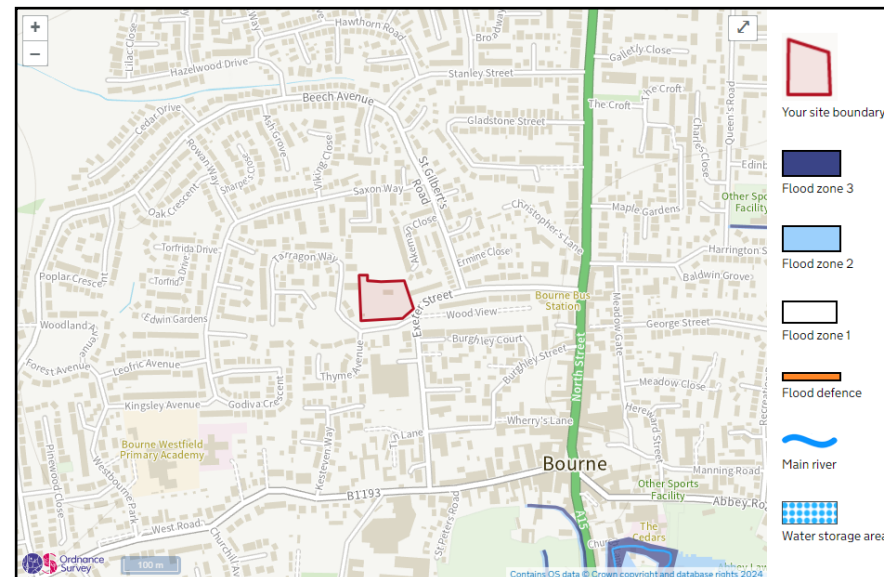


Figure 8—Surface Water Flooding 14

Heritage Assets

- 4.7** An initial desktop appraisal of the heritage assets on the Submission Site has been undertaken. According to Historic England’s Heritage Gateway, no Lincolnshire HER records have been recorded on, or adjacent, the Submission Site.
- 4.8** The Bourne Conservation Area (Figure 5) and numerous designated heritage assets including a Scheduled Monument (Bourne Castle) are clustered within and around Bourne Town Centre (Figure 9), approximately 400m south-east of the Submission Site.
- 4.9** Policy EN6 (The Historic Environment) of the SKDC Draft Plan states that The Council will seek to protect and enhance heritage assets and their setting, and development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the harm. As the Submission Site is clear of designated or non-designated heritage assets, and is beyond the setting of any asset, it is not considered that development would impact upon any heritage assets.
- 4.10** While it may be beneficial to carry out further analysis of the heritage consideration prior to submitting a planning application, from the initial review of heritage assets, they are considered unlikely to preclude development.

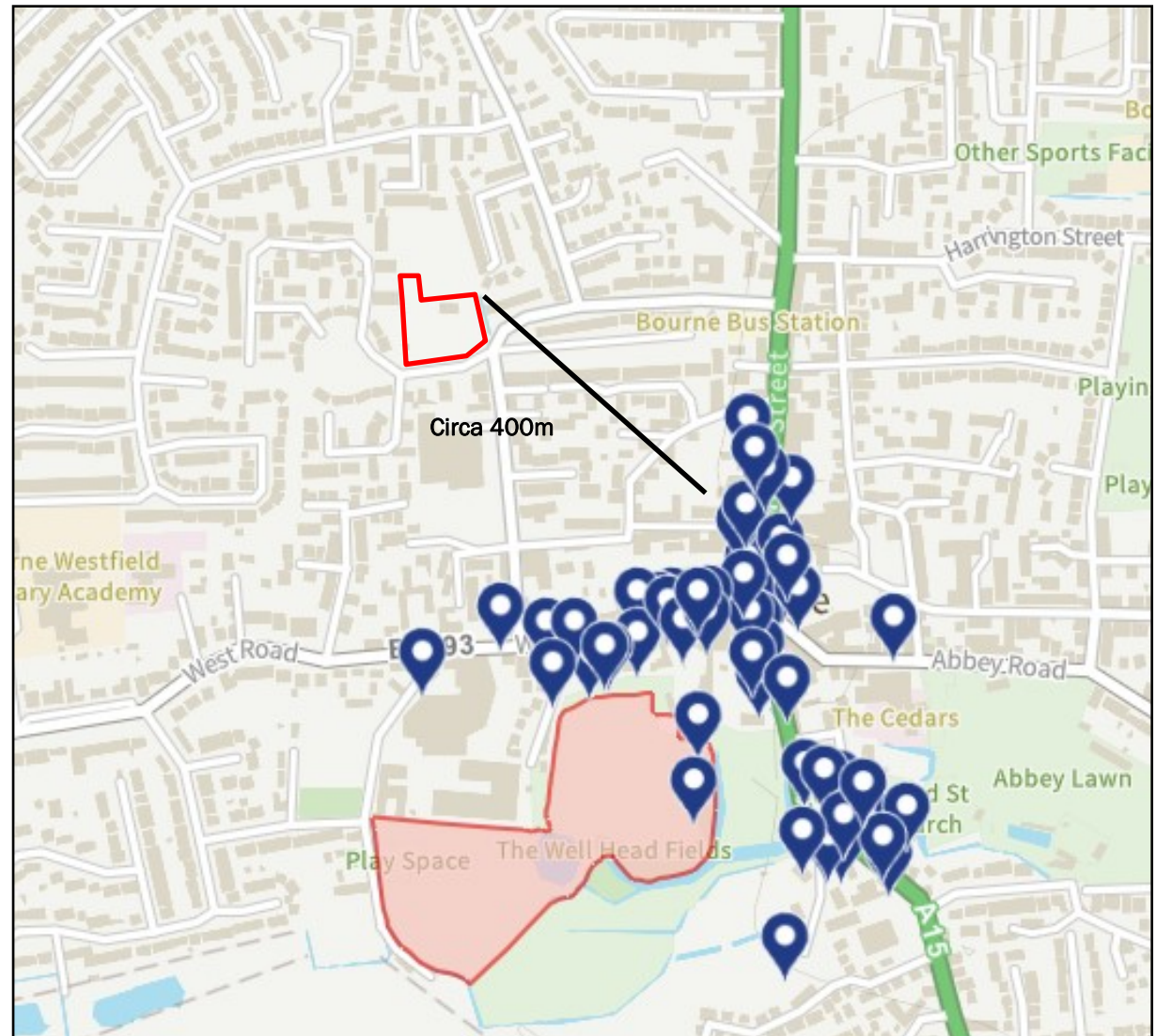


Figure 9—Heritage Assets

SECTION V:
SITE DELIVERABILITY, MARKET INTEREST & CONCLUSION



Land Availability

- 5.1** The landowner wishes to make SKDC aware that this land is available for allocation and development of residential use.

Site Deliverability

- 5.2** The site is available and would be able to be brought forward for development immediately after allocation and the necessary planning consents.

Market Interest

- 5.3** Whilst the site has not been subject to market interest to date, due to the landowner not actively marketing the property, and the site not being allocated, we are aware of market interest for residential land in Bourne. Once allocated, we would anticipate market interest to promptly follow.

Conclusion

- 5.4** Overall, this site is considered to be an appropriate, sustainable and available site for future residential allocation.

BROWN & CO

Our ref: 0559987

24/04/2024

South Kesteven Planning Policy Team
South Kesteven District Council
Council Offices
St. Peter's Hill
Grantham
Lincolnshire
NG31 6PZ

Brown & Co Office



Dear South Kesteven Planning Policy,

Re: Site Representation at Land at Woodland House, Bourne – Proforma

Please find enclosed the Location Plan of the above site and a supporting statement for inclusion as a potential allocation within the Local Plan.

Below, we have listed the credentials of the site in line with the previous Proforma document.

Site Name

Land at Woodland House, Bourne

Interest in Property

Planning Consultant on behalf of landowner

Contact Details

Alistair Anderson
Brown&Co JHWalter

[Redacted]
[Redacted]
[Redacted]

Site Location Information

Site Location: Bourne

Site Address: Woodland House, Exeter Street, Bourne, PE10 9NJ

Site Details

Estimated Site Area (hectares): 0.65

Land Type: Mixed

Is the site vacant: Available

Current use: Detached dwelling set in 1.5 acres of garden land

If the site was considered to be suitable, would all or part of the existing use remain: No

Timetable for existing uses to cease: Immediately

Availability of access to the site: Access via Coriander Drive to the west

Planning History: N/A

Future Proposed Use on Site

Residential Use

[Redacted]

Details of proposed use

The site is being proposed for residential development. The prevailing character and vernacular of the area is residential, and the site represents an infill location within the settlement of Bourne.

Access

The site is currently accessed from the south off Tarragon Way, but it is envisaged that the site would be accessed from the west off Coriander Drive.

Topography

The land is a flat site.

Flood Risk

Flood Zone 1 – Low probability of flooding

No other considered constraints.

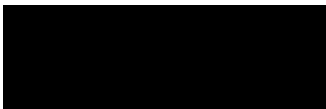
Site Deliverability

Is the site available to develop immediately: 0-5 years

Market Interest

The site has not been marketed but we are aware of interest.

Yours faithfully



Alistair Anderson BSc (Hons) AssocRTPI MRICS
Town Planner & Commercial Surveyor - Senior Associate
For and on behalf of Brown & Co –
Property and Business Consultants LLP

Enc: Site Location Plan, Supporting Statement

