



Land at SOUTH-WEST BOURNE

VISION DOCUMENT
October 2023



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

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Foreword

South Kesteven District Council are preparing a new local plan to deliver new homes, jobs and infrastructure through to 2041, looking at options for where new development might be needed and most appropriately located. In parallel, there is a national priority to boost the supply and delivery of new homes.

We are therefore delighted to present this Vision Document setting out our Vision for the promotion of a strategic development opportunity on land at South West Bourne and its capacity for delivering new homes in Lincolnshire. This Vision Document will be utilised to inform further discussions with the Council, Town Council and local community. We are keen to explore the benefits and investments that could be realised alongside the provision of new market and affordable homes.

The Site is being promoted by Barratt Developments, the nation's leading housebuilder, whose vision is to lead the future of housebuilding by putting local communities and sustainability at the heart of everything they do. We aim to create great places by building long-term relationships to deliver high-quality developments where people aspire to live, designing developments which look great, are a pleasure to live on, and will enhance local communities for years to come.

The landowner fully supports the promoted development. The landowner previously owned the land occupied by the Elsea Park development, and is involved with the Elsea Park Community Trust which manages the open space and community facilities within the area.

In this Vision Document we demonstrate how a strategic development opportunity on land to the south-west of Raymond Mays Way, Bourne ('the Site') could be delivered. The overarching Vision for Land to the west of Bourne is to deliver a high-quality, locally distinguishable and sustainable addition to the town. The proposed development will deliver much needed new homes, a new school and local centre, generous public open spaces, sports pitches, play areas and enhanced areas of biodiversity.

The proposals set out within this Vision Document demonstrate how a sustainable addition to the settlement can deliver up to 885 new homes as part of phased development, in a mix of sizes and tenures, including affordable housing, providing a place for all. The Site will also provide excellent connectivity with the surrounding landscape and network of footpaths. This is a fantastic opportunity for suitable and sustainable growth which will ensure a positive legacy for Bourne and the wider Lincolnshire area.

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Introduction

An overall introduction to Bourne, the site and development proposals, including overarching objectives and Vision.

Contextual Analysis

A detailed summary of all the site assessment work carried out to ensure an informed approach to the design development of the site.

Emerging Proposals

Presentation of the emerging concept, illustrative masterplan and the design principles adopted to ensure a robust development proposal.

Conclusion

A summary of the key benefits of the proposal and its merit as the next logical location for new development in Bourne.

Introduction

Context Analysis

Emerging Proposals

Masterplan

1 Introduction

Bourne

Bourne is a market town and civil parish in South Kesteven district, Lincolnshire. It is located approximately 17 miles north of Peterborough, on the western edge of the fens.

Stamford is located 11 miles to the south-west, Grantham is approximately 20 miles to the north-west and Spalding lies 12 miles to the east. In 2021 the town had a population of 17,981.

The A15 runs through the centre of Bourne, running south to Market Deeping and Peterborough and north to Lincoln. The A1 is located around 10 miles away, linking to the A1(M) north to Leeds and south to Peterborough. Fast rail connections to London Kings Cross are available from Peterborough train station, providing good regional and national transport connections.

Site Description

The proposed Site is located towards the south west of Bourne. The Site extends to approximately 63.31 hectares (156.44 acres). It is proposed that approximately 28.27ha of the Site is suitable for development based on the current technical work. This includes land for residential development, a two form entry Primary School and mixed use local centre.

The Site consists of several fields, currently in use for agricultural purposes. Existing ditches run along the southern, eastern and northern boundaries, and much of the western boundary of the Site. West Road (A151) forms the northern boundary to the Site. To the east, a band of trees, hedgerow and informal path form the boundary adjacent to Raymond Mays Way (A151). Beyond this, a new residential development, Elsea Park, is currently under construction. Agricultural fields lie to the south and southwest of the Site, whilst the north-west of the Site is bounded by the A6121.

A former railway line, now a tree belt, runs east to west through the centre of the Site. Two Public Rights of Way run through the Site, providing connectivity to Elsea Park and onwards to the centre of Bourne, in addition to recreational walks.

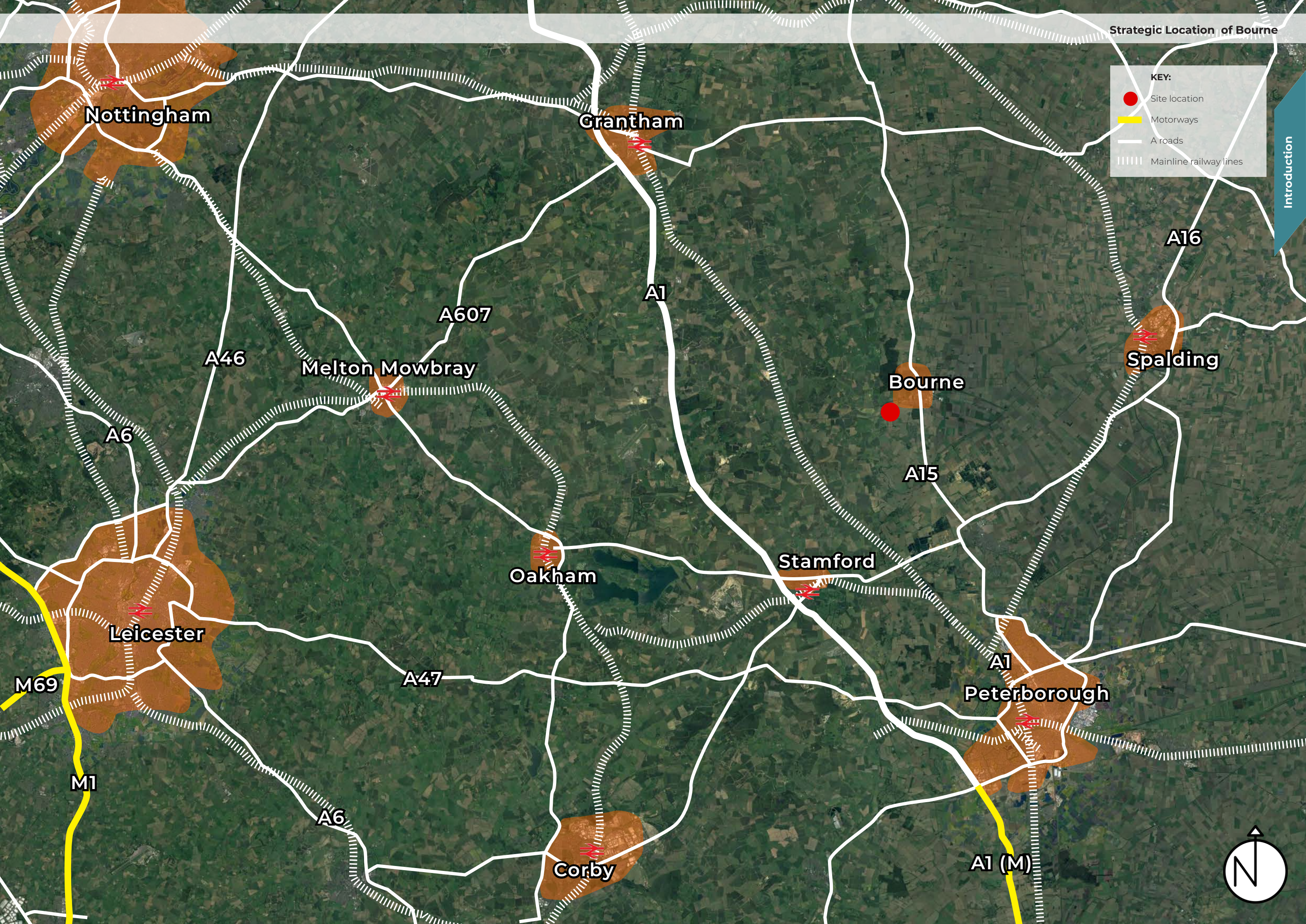


View across the Site towards West Road (A151)

KEY:

- Site location
- Motorways
- A roads
- Mainline railway lines

Introduction



Site Proposals

The main objective of this proposal is to create a distinctive, high quality and landscape-led development, providing new homes, a school and local centre sensitively integrated into the community in a highly sustainable location.

The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for recreation with safe and liveable streets. The neighbourhood will be well connected to encourage walking/cycling and promote a healthy way of life. This will be achieved through integrating with existing built up and landscape areas and existing connectivity.

The scheme can:

- Deliver a range of housing types, sizes and tenures, helping to meet the local need for housing and delivering a place for all;
- Create high quality, landscaped streets with a well connected, legible movement network;
- Promote walking and cycling through the integration of the existing public footpath network, maximising connectivity to the wider area; and
- Promote healthy lifestyles by creating a well-connected green infrastructure network which provides new recreational routes connected to the existing PRow network within the Site, formal and informal play areas and recreational spaces.

The Site provides a fantastic opportunity to deliver much needed new housing in the district, in addition to education and community facilities benefiting both new and existing residents. The provision of a 2FE Primary School and local centre on the east of the Site will create vibrant, multi-use spaces, focal points and excellent connectivity with the existing development to the east of Raymond Mays Way.

The Site is proposed to deliver up to 885 new dwellings as part of a phased development, with distinctive character areas set within high-quality landscaping and open spaces.

It is proposed that the development will consist of a mix of house types, densities and tenures, helping to meet the need for market and affordable housing in the local area and the wider Lincolnshire County. These will be designed to cater to a variety of households including the elderly and those wishing to work from home, creating a sustainable community.

The aims and objectives of this Vision Document are:

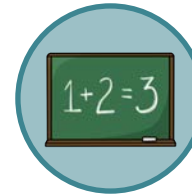
- To present our understanding of how future housing needs could be met, and why we feel this Site has a role to play;
- To provide a summary of site and contextual assessments which have been undertaken so far;
- To present emerging masterplan proposals and summarise key placemaking and landscape principles;

- To set out why we think the Site should be allocated for development and its associated benefits.

Land at south west Bourne can deliver the following:



Up to 885 new high quality family homes in a dwellings in mix of sizes and tenures;



A new 2FE Primary School;



A mixed use local centre;



Improvements to existing highways infrastructure and junctions;



New children's play areas, natural play trails and sports pitches, promoting outdoor activity;



New footpaths and cycle routes providing sustainable connections to existing services and facilities in Elsea Park and Bourne as well as plugging into the existing Public Rights of Way network;



New multi-functional open spaces, areas for food production and enhanced woodland and boundary planting to provide biodiversity net gain;



New landscape buffers and sustainable surface water management including swales and attenuation basins with wildlife friendly features, delivery a net gain in biodiversity; and

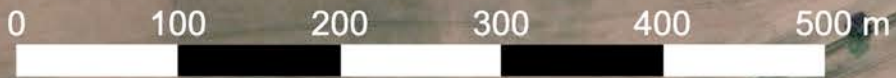


Contributions to local infrastructure improvements - role of Elsea Park Community Trust could be extended to manage open space and community facilities at the site.



KEY:

Site boundary (63.31ha)







2 Site and Context Analysis

Planning Policy Context

The site is within the countryside as defined in the current Local Plan, but is promoted as a logical and appropriate extension of development to the southwest of Bourne as part of the new Local Plan. It is located adjacent to Elsea Park, the previous growth location at Bourne.

Bourne, as well as Grantham, Stamford and the Deepings is expected to remain the focus for growth in the new Local Plan. Unlike those other settlements though, currently planned development in Bourne is expected to be largely built out over the next 5 years and further growth is required in the town to stop development coming to a halt. Further growth at Bourne beyond this 5 year period would have a positive and significant role in delivering homes and jobs over the plan period, capitalising on the town's potential to sustain itself as a balanced community as well as serving the wider rural area. As the new Local Plan Issues and Options Consultation acknowledges, the distribution of growth will need to be tested in light of evidence regarding the suitability of sites and their deliverability.

The site is owned by a willing landowner and an experienced housebuilder is already involved, which means it is available and deliverable. This Vision Document, informed by work carried out to date including a Traffic Impact Assessment (TIA) prepared by mode, various engineering studies carried out

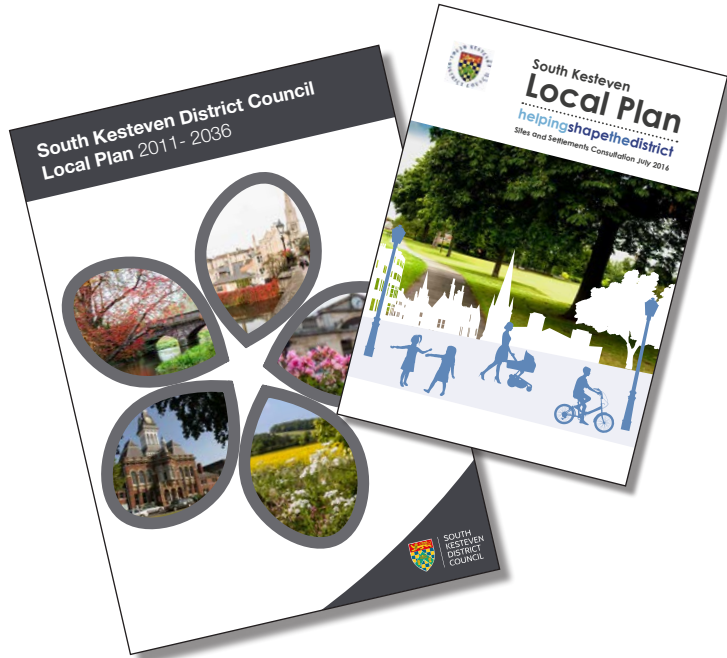
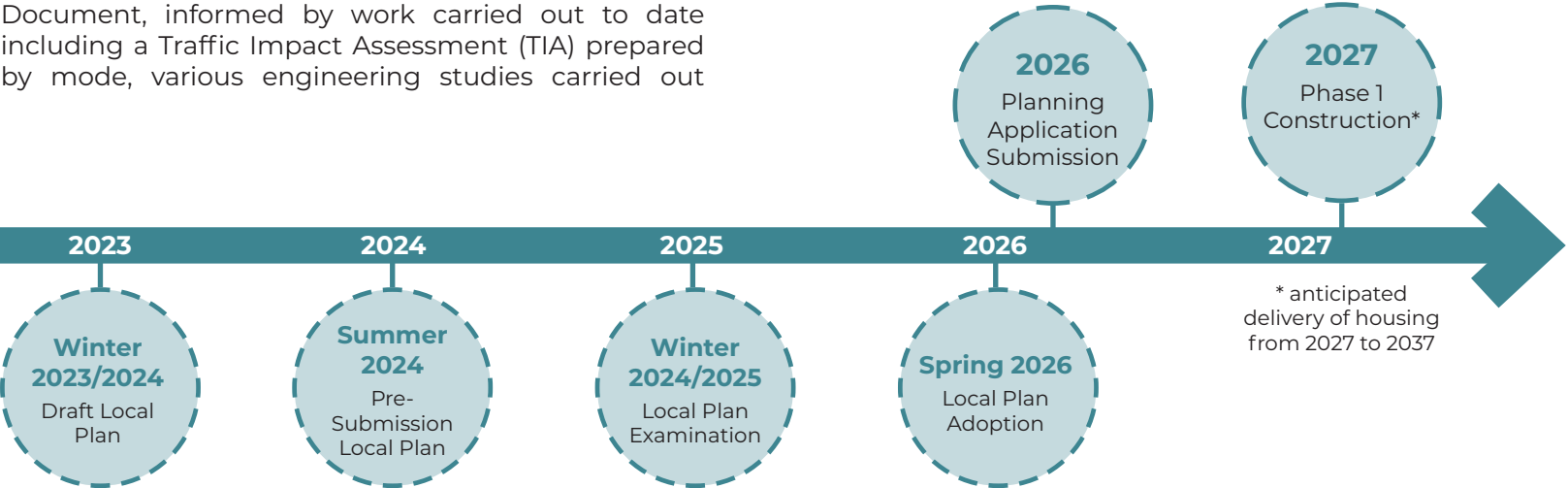
by Woods Hardwick, a utility appraisal carried out by Utility Consult, and a Landscape Summary Report prepared by Golby & Luck, demonstrates that it is suitable and deliverable. In particular, the Landscape Summary Report identifies that it will be important for development to remain contained within the Fen Margin landscape and lower slopes of the ridge to the west to avoid wider adverse effects on the setting of the Kesteven Uplands landscapes. This Vision Document demonstrates how this would be achieved.

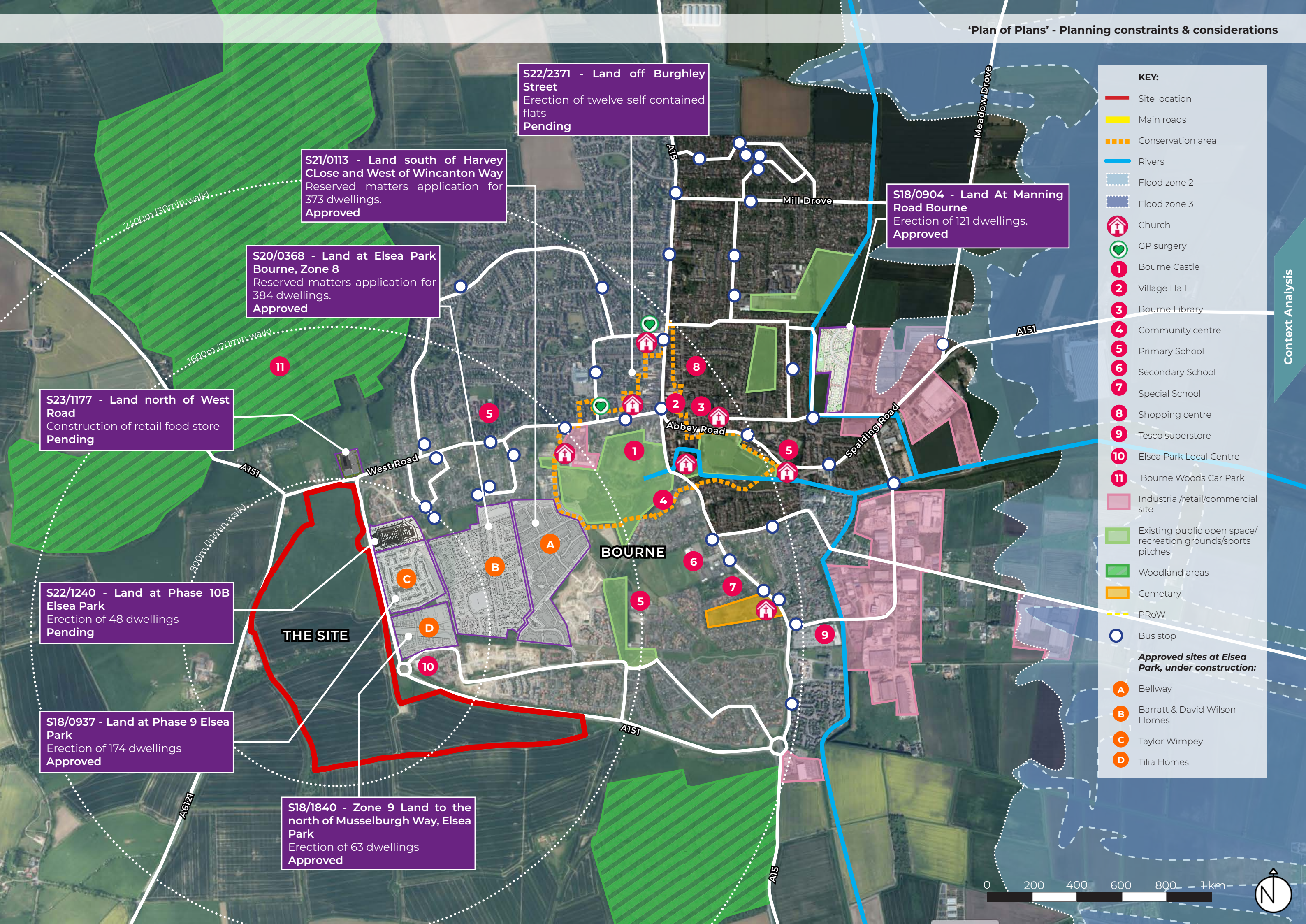
Development of the site constitutes a logical expansion of the Elsea Park development. Safe and convenient pedestrian and cycling links would be provided across Raymonds May Way and onwards to the town centre, leisure facilities, and job opportunities in the town. It would help protect and enhance the vitality and viability of the town, and the town centre in particular.

In terms of alternative locations for development, flood risk and the waste site to the east of the town limit opportunities in that direction. Wildlife interests are likely to limit opportunities to the northwest of the town. Given the location of Bourne and its setting relative to the Kesteven Uplands to the west and low-lying flooding Fens to the east, the only realistic options for growth exist to the north and south. Both locations

are set within the Fen Margin character area, but the landscape to the south benefits from a more defined network of highway infrastructure, and landform that provides a framework to guide development. As the Landscape Summary Report also concludes, there is a more sensitive relationship between Bourne and the outlying settlements of Cawthorpe and Dyke to the north that is likely to be of greater susceptibility to change in the form of major development when compared with the relationship between Bourne and Thurlby/Northorpe to the south. As the TIA demonstrates, journeys to/from the site for work would also have less impact on traffic levels in the town centre than an alternative development to the north/northwest due in part to traffic heading south towards Peterborough.

This site and the proposed development is very well-placed to be an allocation and thereby make a significant contribution towards meeting the District's growth requirements as part of the new Local Plan.





Opportunities & Constraints

Assessments have been undertaken of the site and its locality for various environmental and technical disciplines. The findings are summarised here to demonstrate the site's suitability for development and to inform the proposals.

Access & Movement

Vehicular, pedestrian and cycle access to the Site is proposed via a right hand turn lane to the north from West Road (A151) and a second access from the existing roundabout on Raymond Mays Way to the east of the Site. If required, a bus link could also be provided as a continuous route through the Site. In addition, the Site can be accessed via the existing footpaths that connect through the Site.

In addition to retaining the existing PRowS that cross the Site, a number of new recreational routes are proposed, providing enhanced pedestrian and cycle connectivity. Safe and convenient pedestrian and cycling links could also be provided across Raymond Mays Way and onwards to the town centre, leisure and job opportunities in the town.

The street hierarchy will be designed to deliver character, legibility and control traffic speeds, promoting active travel and reduce car dependency. There are opportunities to deliver new tree lined streets, increasing canopy cover across the Site.

Traffic surveys for the development have been completed. It is anticipated that some junctions in the vicinity of the Site would need to be upgraded to accommodate the development. The junction improvements will need to be discussed with Lincolnshire County Council. An advantage of development at the Site is that most vehicle movements could be redirected away from the town centre.

Landscape

The existing landscape features of the Site include the field boundary hedgerows and tree cover, the maturing vegetation cover at Raymod Mays Way and the vegetation cover associated with the former railway cutting. The retention and enhancement of these features provides the opportunity to deliver a structured network of green infrastructure connecting the major local assets of Bourne Wood and Math Wood (SSSI) /Elsea Wood.

New hedgerow planting is proposed in the south and along the western development edge, located along historic field boundaries, providing reinstated habitat connections and structuring the masterplan. A new multi-functional green space and associated recreational routes are proposed towards the settlement edge.

There is the opportunity to secure a more robust landscape setting at the transition between the Fen

Margin landscape and the Kesteven Uplands to the west. Towards the west and north of the Site, new woodland planting is proposed, in keeping with the existing wooded character to the north and responding sensitively to the relationship between the Site and the ridgeline to the west.

The open water course along the southern boundary of the Site has existing functions for both drainage and as a wildlife/ foraging habitat. The setting of the water course can be enhanced with new planting and landscape buffers as part of a new network of blue/ green infrastructure, whilst the open southerly aspect is maintained and allowing for easy maintenance from the farmland to the south.

In combination with the topography of the site, the retention and enhancement of existing vegetation and the provision of new trees and hedgerows will ensure a development that is sensitive to the surrounding landscape and views.

Ecology

There are no statutory ecological designations covering the site, and the majority of the site would appear to be of limited ecological value (currently utilised as agricultural land with trees and hedgerows limited to the boundaries). It is anticipated the main area of ecological interest will be the disused railway that runs through the site in an east-west direction, which is currently heavily vegetated, and should be retained as part of any proposals.

The Preliminary Ecological Appraisal recommends that the areas of ecological value, including the disused railway line, hedgerows, mature trees and ditches are retained and protected within the development. Further surveys for protected species will be carried out, but it is expected that ecological mitigation measures and ecological enhancements would be delivered at the Site as part of the development.

Barratt have a Biodiversity Net Gain ambition to demonstrate a minimum 10% increase in biodiversity in all development designs, and our commitment to sustainability is linked to our formal partnership with the RSPB which helps guarantee that our developments not only comply with current biodiversity requirements but will help deliver longer term improvements to local communities.

Flood risk and drainage

The entirety of the site falls within flood zone 1 (lowest risk), according to latest Environment Agency data, and is therefore suitable for residential development. There are a number of existing ditches across the Site, providing existing drainage. These ditches are to be retained, with a 9m easement.

New on-site SuDS including attenuation basins are proposed, to manage surface water runoff and provide

biodiversity and amenity benefits. This will ensure that there will not be an increase in the likelihood of flooding elsewhere.

Heritage

The Site is not within or in proximity to any designated heritage assets, and is not within or adjoining a conservation area. The visual setting of the site does not include the historic core of the settlement and its associated heritage assets, and heritage is not therefore anticipated to be a constraint to development.

Topography

The Site slopes up towards the west, with a more gradual slope down towards the east. The proposals will carefully consider the topography of the Site, with development located sensitively away from the highest point.

Utilities

Two overhead 132kV high voltage cables cross the Site from east to west, with 15m easements either side of each cable.

An 11kV high voltage cable runs from north to south in the southern portion of the Site, with a 3m easement either side of the cable.

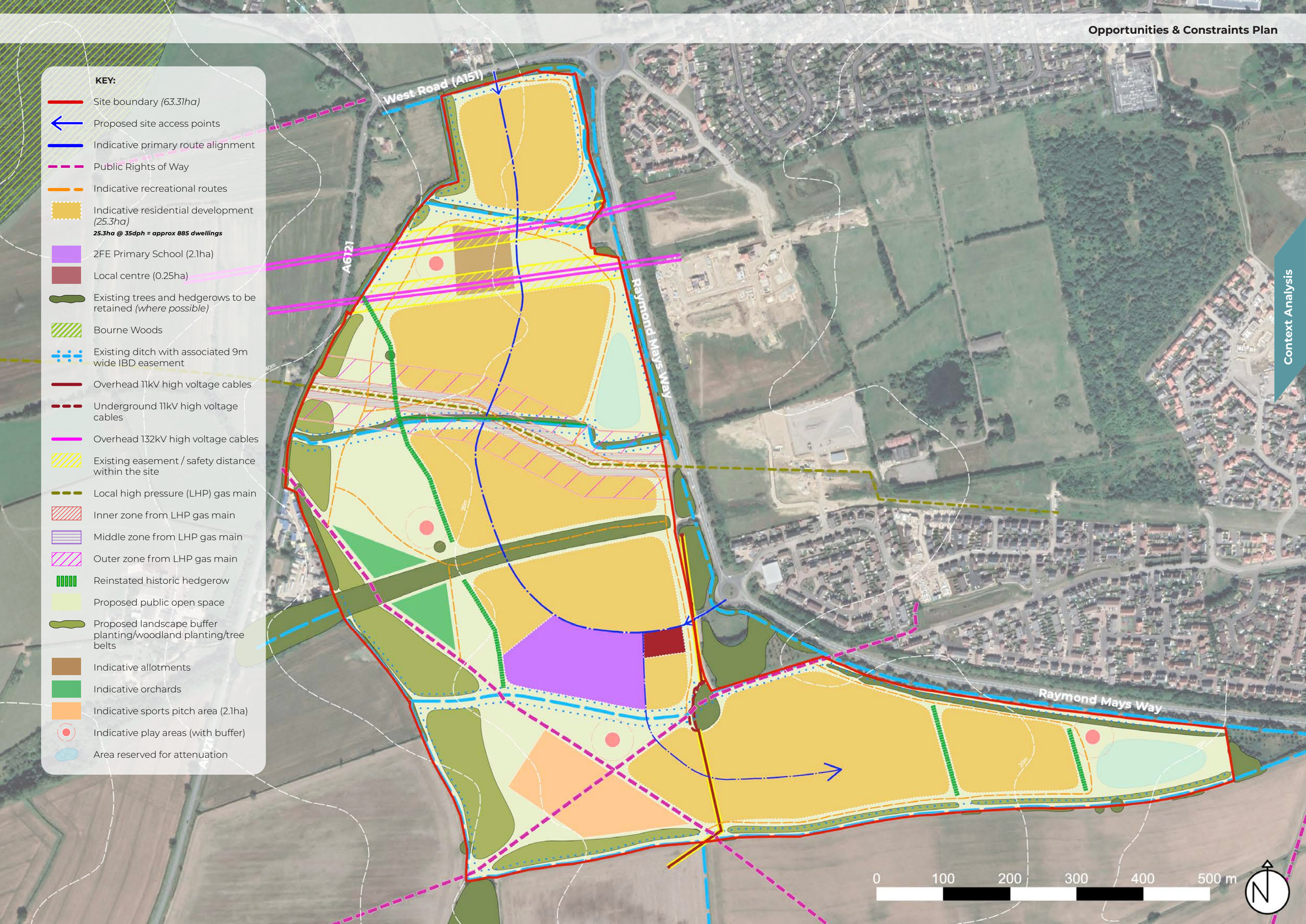
A local high pressure gas main also crosses the Site from east to west, with restrictions for inner, middle and outer zones.



132kV high voltage cables crossing the Site

KEY:

- Site boundary (63.31ha)
- Proposed site access points
- Indicative primary route alignment
- Public Rights of Way
- Indicative recreational routes
- Indicative residential development (25.3ha)
25.3ha @ 35dph = approx 885 dwellings
- 2FE Primary School (2.1ha)
- Local centre (0.25ha)
- Existing trees and hedgerows to be retained (where possible)
- Bourne Woods
- Existing ditch with associated 9m wide IBD easement
- Overhead 11kV high voltage cables
- Underground 11kV high voltage cables
- Overhead 132kV high voltage cables
- Existing easement / safety distance within the site
- Local high pressure (LHP) gas main
- Inner zone from LHP gas main
- Middle zone from LHP gas main
- Outer zone from LHP gas main
- Reinstated historic hedgerow
- Proposed public open space
- Proposed landscape buffer planting/woodland planting/tree belts
- Indicative allotments
- Indicative orchards
- Indicative sports pitch area (2.1ha)
- Indicative play areas (with buffer)
- Area reserved for attenuation



3 Emerging Proposals

Why South West Bourne

Urban extensions have already been identified at Grantham and Stamford and limited development has been directed to Bourne in the adopted Local Plan. Elsea Park was allocated in the 1995 Local Plan and is now nearly complete. Bourne has a good range of services and facilities and employment areas and therefore south-west Bourne continues to be a logical extension to the town. The proposed access off Raymond Mays Way would mean that traffic is directed around the town centre, alleviating pressure, whilst the proposals are also capable of delivering additional facilities and infrastructure to improve the overall offer within the settlement. Elsea Park Community Trust already exists and will be able to manage the proposed open spaces and community facilities.

The Concept

The Site provides an opportunity to create a sustainable addition to Bourne. As a deliverable site, this proposal can aid in the delivery of much needed new homes in the District, set within areas of landscaping.

This proposal is designed with existing and new residents in mind, providing a variety of new public open spaces for the community. Spaces for food growing, recreation and sports pitches, in addition to a local centre and new 2FE Primary School, all provide opportunities to foster a sense of community. The vision creates a landscape-led place that integrates with the existing landscape, reinstating historic hedgerows, protecting and enhancing existing trees, hedgerows and habitats, creates new areas of woodland planting and enhances visual character, to create an attractive and vibrant place to live.

Sustainable transport is a key aspect of the proposals, prioritising active modes of transport with new walking and cycling routes connected into the existing PRoW network that runs through the Site. These routes provide onward connections towards the centre of Bourne, providing access to local facilities, commuting and recreational activities.

The proposals create a well connected new development with a mix and choice of housing for a balanced community. Outward looking streets will promote a safe and sociable community.

This concept ensures a development which will deliver benefits in terms of housing supply and landscape provision whilst complementing its location, setting and proximity to the edge of Bourne.





Illustrative Masterplan

An Illustrative Masterplan has been prepared to demonstrate one way in which the Site could be developed, taking on board the technical and environmental assessments that have been undertaken.

The Illustrative Masterplan demonstrates how a sustainable addition to the settlement can deliver up to 885 new homes as part of a phased development, in a mix of housing sizes and tenures, including affordable housing. In addition, the Site accommodates a 2FE Primary School and local centre, providing local facilities and amenities for new residents and the existing community in Bourne.

Existing green and blue infrastructure on the Site has been protected and enhanced, to deliver a rich landscape comprising woodland, allotments, orchards, recreation facilities and new areas of open space. New planted attenuation basins and swales create attractive landscape features whilst delivering ecological benefits.

Vehicular access is proposed from two new access points. From the north, the Site is accessed via West Road and from the east access is provided from Raymond Mays Way. Additional pedestrian and cycle links will promote active travel.

The proposals can deliver:

- A distinctive and walkable place to live with access to local facilities and extensive new green space;
- Reinstatement of historic hedgerows and field boundaries, strengthening the development edge to the west and providing a landscape framework that connects with existing landscape features on site and in the surrounding context;

- Diverse and characterful new streets incorporating tree planting;
- Two vehicular access points;
- Green-blue corridors providing recreational amenity, biodiversity and ecological benefits;
- New attractive landscape planting including orchards, wildflower and increased woodland planting, protecting views to/from the ridge to the west and framing the existing PRoW's that cross the Site;
- A new 2FE primary school
- A local centre
- No development above 35m contour, delivering a sensitive response to the surrounding landscape context and;
- Existing utilities and easements integrated into the masterplan through green corridors, similar to Elsea Park.

Housing Strategy

The dwellings will be designed to reflect the character and aesthetic qualities of the surrounding area. High quality, vernacular materials will aid the integration of the development within the settlement.

The illustrative masterplan proposes a mix of dwelling types, tenures and sizes which cater for a variety of households, including the elderly and those wishing to work from home, increasing local housing choice.

It is proposed that the dwellings located towards the edges of the development should be lower density to create a soft edge and transition to the areas of public open space.

Parking Strategy

It is proposed that the majority of parking spaces will be provided on plot - either in garages or driveway spaces to accommodate cars. In some instances, it may be necessary to provide some on street allocated parking spaces. This will be in close proximity to dwellings for ease of access.

Visitor spaces, predominantly along streets, will also be provided. These will be scattered across the development to ensure an even distribution. Larger, detached properties are likely to be able to accommodate visitor parking on plot. Overall parking provision will be in accordance with the Local Planning Authority guidance. This will be resolved at the detailed design stage.

Adequate provision for cycle storage will be made for all properties to encourage the use of alternative modes of transport to the car.

Refuse Strategy

Adequate provision for refuse storage will be made either in garages or back gardens of all properties, with step free access. This will ensure that bins are not left on the street.

All roads will be designed with adequate widths and turning to accommodate refuse collection vehicles.

Homes should be designed with adequate storage space to encourage recycling and composting to minimise overall waste.





Key:

- Site boundary
- 1 New vehicular and pedestrian accesses;
- 2 Pedestrian/ cycles access;
- 3 Residential frontage principal 'spine' street;
- 4 Residential side streets providing access to open space and play;
- 5 Green corridors
- 6 Reinstated former hedgerow;
- 7 New landscape and woodland planting to enhance existing and achieve 'soft edge';
- 8 New play areas;
- 9 Orchards;
- 10 Allotments;
- 11 Sports pitches;
- 12 Retained Public Rights of Way;
- 13 New recreational routes;
- 14 Planted attenuation basins;
- 15 Wildflower meadow planting;
- 16 2FE Primary School;
- 17 Local centre.

Placemaking Strategy

The masterplan demonstrates robust urban design and placemaking principles, delivering a place that people will want to live in as well as creating spaces for informal recreation, with safe and liveable streets.

The proposals provide a scale of development affording the opportunity for a scheme including housing, a school and mixed use local centre, with a range of character areas. Whilst the design of the masterplan and the integration with the existing landscape fits with the context of the settlement, there is also an opportunity to provide enhanced placemaking and an architecture of varying character.

The integration of a network of routes throughout the proposal ensures maximum accessibility to the existing settlement and its facilities including the schools, leisure facilities, green spaces and residential areas. The existing PRoW network and connectivity is retained, with the addition of new recreational routes. This connectivity promotes good placemaking, health and well-being and encourages active travel.

Gateways

The access points to the Site will be designed to create landscape gateways to the development. The eastern access point will also form a link with the existing residents in the adjacent development, with community facilities located in this area. The gateways will feature new planting and should be locally inspired and sensitively designed to respond to the existing landscape character, integrating the development into the wider context. It will be paramount that the gateways should be designed to create interest and set a tone for the quality of the rest of the development.

Nodes

At key nodes throughout the development, there will be a transition of character to create interest and variety. Different characters will be achieved through the implementation of different architectural styles,

densities or use of different form and materials. These nodal spaces are located throughout the development at key intersections and meeting points where activities come together, helping to create legibility and a strong sense of place.

Landmarks

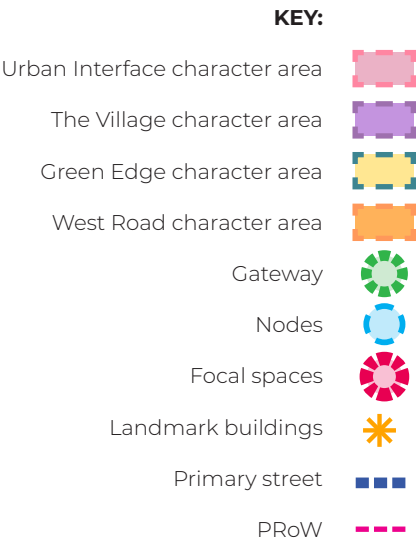
Landmark buildings provide opportunities for streets and spaces to be framed with key buildings and landmark architecture, helping to create identity and interest.

Landmark buildings can help to create exciting and interesting development, and aid in way-finding. They can be distinguished by being taller than surrounding buildings or through architectural materiality and design. As the design of the masterplan evolves, a number of landmark buildings should be located across the masterplan at key points.

Focal Spaces

Green focal points incorporating play areas will provide vibrant spaces for social interaction. Focal spaces will be integrated across the development within the public open spaces, providing accessibility for both new and existing residents. Buildings should address the primary street as well as the green spaces and corridors, providing natural surveillance.

These focal points provide areas where residents can host communal activities and come together in safe, overlooked and generous outdoor spaces for gatherings, recreation and leisure activities.





Green Infrastructure Strategy

The vision for the proposal is to deliver a landscape-led and design sensitive addition to Bourne, where people can live, work and play.

In order to achieve this, the proposed landscaping will be soft and native to reflect the location of the Site on the edge of the settlement, whilst enhancing the existing landscape character of the area.

The existing hedgerows and ditches provide a fantastic framework on which to create an enhanced network of green and blue corridors through the development area into generous areas of public open space. These corridors link with key green spaces, play areas and landscape planting. In addition, the reinstatement of historic hedgerows towards the west forms the limit of the development area, ensuring that it is kept off the slopes towards the ridge, and further defines the landscape framework, with additional hedgerows reinstated towards the southeast.

These corridors will serve both recreational and ecological purposes, providing naturalistic walking routes which build on the existing PRow network, whilst offering linked habitats for wildlife. This is enhanced through the retention of the existing hedgerow structure and the reinstatement of an area of historic hedgerow planting.

New tree planting in the form of woodland copses and orchards will provide visual containment of the development within the landscape. This includes woodland and orchard planting to the western boundary to protect the setting of the ridge, providing structure and diversity. These planted areas will help to frame and enhance the existing PRow. Areas of wildflower meadow planting provide further biodiversity benefits.



Overlooked play areas, benefiting from the natural surveillance of nearby dwellings, have been distributed throughout the Site and are easily accessible by new and existing residents. These will take the form of both formal and informal natural play areas with further opportunities for incidental play elsewhere in the development. In addition, new sports pitches and multi-functional green spaces provide recreational opportunities.

Communal food production areas including allotments and orchards provide opportunities for new and existing residents to grow food, learn new skills and foster community connection.

Street trees and green focal spaces are dispersed across the proposals, ensuring attractive streets and further green connectivity for residents.



New SuDS features including planted attenuation basins and swales, meadow habitats, woodland, orchards and hedgerows will deliver net gains for biodiversity and provide opportunities for a range of species and wildlife. The setting of the open water course at the southern boundary is proposed to be enhanced with a landscape buffer that includes tree belts and meadow grassland, to secure habitats and add to the overall structure of green-blue infrastructure across the Site.

KEY:

- Public open space
- Landscaped gateway
- Retained and enhanced tree belt
- Reinstated historic hedgerows & new hedgerow planting
- Primary tree lined street
- Enhanced hedgerow buffer planting
- Community food production area
- Equipped children's play area
- Sports pitches
- School playing pitches
- Green focal space
- Natural play trail
- SuDS feature
- PRow
- Proposed footpaths
- Potential walking & cycling route on former railway
- Existing ditches

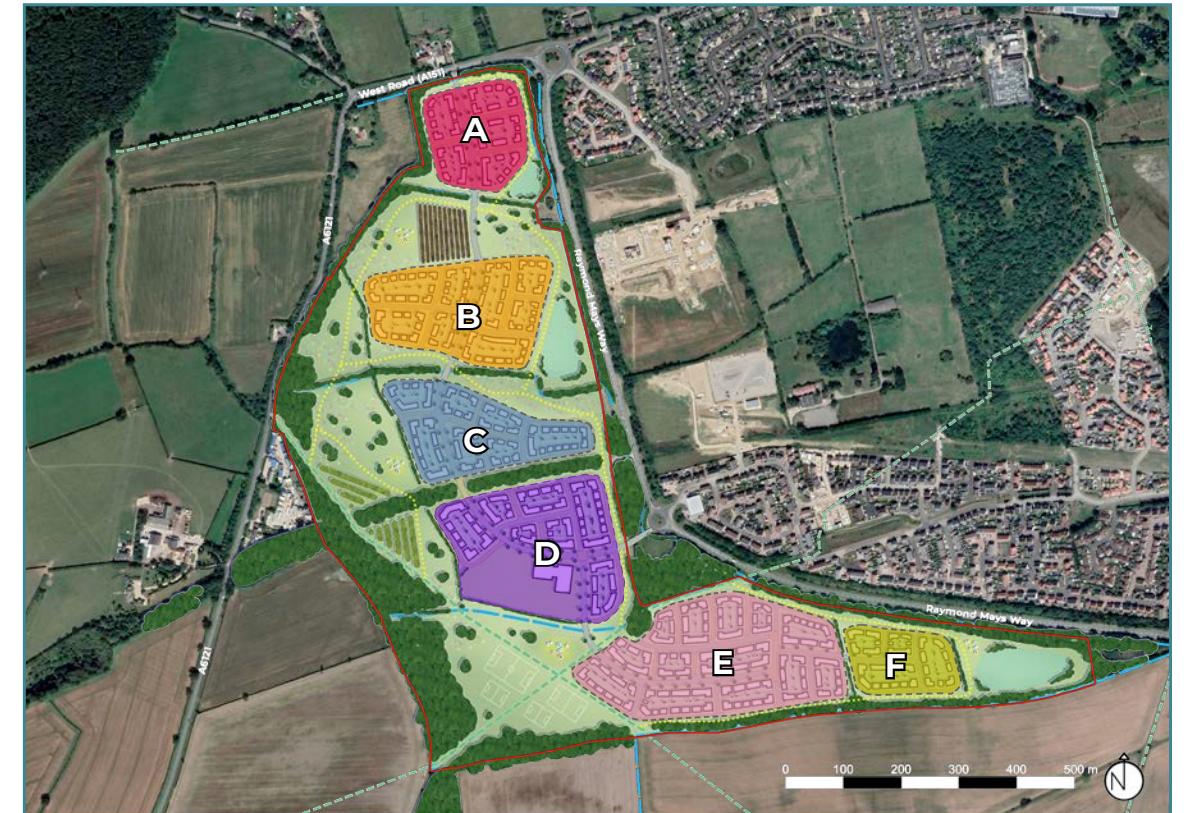


Phasing / Delivery Options

The development could be delivered in phases to provide flexibility in meeting the future housing needs identified through the emerging Bourne Neighbourhood Plan and emerging South Kesteven Local Plan.

The adjacent plans show how the Site could come forward to provide varied quantum of housing depending of the level of need identified.

Phasing / Site Delivery Options



Site Capacity: 100 units (Parcel A)



Site Capacity: 275 units (Parcels A & B)



Site Capacity: 410 units (Parcels A, B & C)



Site Capacity: 810 units (Parcels A, B, C, D & E)



Site Capacity: 550 units (Parcels A, B, C & D)



Site Capacity: 885 units (Parcels A, B, C, D, E & F)



Sustainability Strategy

The Illustrative Masterplan is designed with sustainability as a core principle, recognising Lincolnshire County Council's Carbon Management Plan and South Kesteven District Council's Climate Emergency Declaration. The proposals accommodate the principles set out in the Design Guidelines for Rutland & South Kesteven for strategic design responding to the climate emergency and recognise the Council's ambition to achieve a net zero carbon footprint before 2050.



Site Location

The Site is located in a sustainable location, with convenient access to facilities, services, education and employment in Bourne. Additionally, the scale of the Site is such that services can be provided on Site, with the proposals including a new school and local centre. This will ensure that facilities are easily accessible on foot or by bicycle. The Site will also be designed to accommodate bus routes, if appropriate.

Furthermore, considering the commuter patterns at Bourne to key employment destinations such as Peterborough and Grantham, the site is strategically located to access the highway network and a significant proportion of commuter-trips will therefore avoid travelling through the constrained highway network in Bourne town centre at peak times.

Layout

The Site layout makes efficient use of land whilst the framework incorporates an active travel strategy and encourages this with traffic free walking and cycling routes providing connectivity and creating a walkable neighbourhood, promoting well-being. Active lifestyles are encouraged through provision of recreational facilities and routes in addition to the active travel strategy. The Site benefits from a strong network of existing Public Rights of Way. The masterplan builds on these existing routes with an integrated network of additional walking and cycling routes.

Buildings

Buildings will be designed to be fully compliant with the Building Regulation requirements, with high sustainability standards of energy efficiency including A+ rated white goods and high performance building

materials. Buildings will be designed to be thermally efficient with high insulation to reduce reliance on main heating systems.

Streets, buildings and roof pitches will be orientated to maximise solar energy, passive heating and cooling and natural ventilation. Building heights will be carefully considered to ensure appropriateness to the local context and avoid overshadowing.

Green Infrastructure

The landscape-led masterplan ensure that green infrastructure and biodiversity are central to the proposals. Existing trees, hedgerows and habitats are to be retained and enhanced with additional native planting, supporting biodiversity and ecological resilience. New tree planting provides increased canopy cover whilst street trees are proposed to aid climate resilience, providing shading during the summer months and acting as wind breaks. On-site woodland planting will contribute towards mitigating any climate and ecological impacts of the development. Areas for community food production are also provided within the proposals providing fresh, healthy, local food and community interaction.

Sustainable Drainage

Sustainable urban drainage has been designed into the proposals from the outset, managing surface water runoff, promoting biodiversity and providing amenity benefits through a series of attractive ponds and swales including new rich planted habitats.

Sustainable Communities

A mix of dwelling sizes will allow for a sustainable

community, including family homes, provision for home working and homes for the elderly.

Recycling & Sustainable Construction

Waste should be reduced where possible during the construction of the development. Sustainable, intelligent and high quality construction techniques should be adopted whilst applying the circular economy principle and waste management hierarchy (prevention, prepare for re-use, recycling, recovery and last option disposal). Where possible construction labour and building materials will be sourced sustainably. Promoting low carbon development by incorporating opportunities for reducing energy consumption and enabling more efficient use of energy.

Barratt's Approach to Sustainability

As the UK's largest housebuilder, we are committed to creating a positive environmental, social and economic legacy for future generations and we have a history of delivering high quality and sustainable homes and communities.

We are already reducing our carbon footprint and have developed a roadmap towards building zero carbon homes, at scale, from 2030. This roadmap is underpinned by an industry-leading research and development programme, as well as strong relationships with our supply chain, to ensure our homes are technically sound, cost-efficient and meet the needs and expectations of our customers.

Barratt's sustainability commitments are outlined below:

Sustainability commitments:

In 2020 we became the first national housebuilder to publish science-based targets for reducing carbon emissions.



29% reduction - direct carbon emissions by 2025



11% reduction - indirect carbon emissions by 2030

As part of our refreshed Sustainability Framework, we have set a range of goals:



100% of operational electricity from renewable sources by 2025



A net zero business covering all direct operations by 2040



All new homes zero carbon from 2030



20% less construction waste by 2025, from 2015 baseline



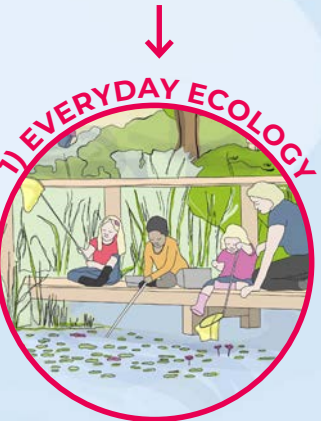
25% of new homes built using MMC by 2025



100% of centrally procured timber to be sustainably sourced

Five design principles which have influenced the masterplan to maximise its short and long-term sustainability.

A Green Future: Our 25 Year Plan to Improve the Environment (2018)
Produce a healthier, greener environment where plants and animals can thrive.



Retaining and **enhancing** existing green and blue systems whilst establishing new **natural landscaping features**.

The Sustainable Development Goals
Achieve social equity, inclusivity, accessibility, and opportunity for all.



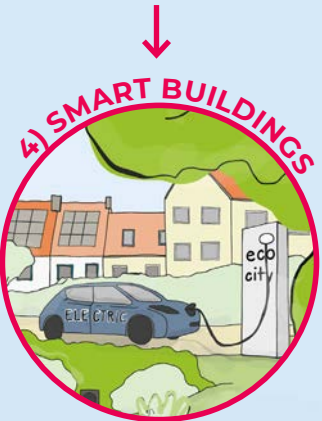
Ensuring that all demographics have the right to buy a home (**affordability**), and are able to access public spaces.

Paris Agreement (2015)
Mitigate against rising global temperatures in an effort to tackle climate change.



Promoting long-term **sustainable lifestyles** - such as local food production, and reducing vehicle dependency.

The Clean Growth Strategy (2017)
Promoting renewable energies for both residents and businesses.



Providing residents and businesses with the opportunity to **operate sustainably** within their buildings.

The 2030 Climate Challenge
Series of targets for reducing operational energy, embodied carbon and potable water.



Buildings reducing operational energy demand, **embodied carbon** and potable water use while promoting health and **wellbeing** for their users.





4 The Conclusion

Benefits of the proposal

This document has set out a Vision for the development of land to the south west of Raymond Mays Way, Bourne.

The proposals are demonstrably deliverable based on the site assessment work carried out to date. The Illustrative Masterplan have been designed to respond to the Site and its context, to deliver a high-quality, distinctive and walkable new place to live.

The Site represents a logical and sustainable expansion to Bourne, building on its recent expansion to the west. The proposals would continue this direction of growth, linking new homes and amenities with the existing community. The proposals also include significant new areas of open space for sport, play, recreation and community food growing and provision for a new 2FE Primary School. This will be of benefit to both new and existing residents.

The landscape-led scheme provides new green infrastructure to link into the wider green network, protecting and enhancing existing habitats and wildlife.

This is a fantastic opportunity to create a legacy to support the growth of Bourne and to complement existing proposals in the area. The scheme will bring forward much needed new housing but also deliver a significant level of new publicly accessible open space.

The benefits of the proposal include:

- The delivery of up to **885 dwellings** - a mix of **market** and **affordable** homes that are well connected and integrated with the existing settlement - to boost housing delivery at a sustainable location of growth within Lincolnshire;
- Development could be **delivered in phases** to provide flexibility towards meeting future housing needs;
- A **mix of house types and sizes**, catering for varied needs and creating a sustainable community;
- Provision for a new **local centre** and **2FE primary school**;
- The delivery of safe, accessible and high quality landscaped open spaces including community **food production** areas, equipped children's **play areas** and **natural play trails** and other recreation opportunities for both new and existing residents;
- An opportunity to reinforce the existing **landscape character** through enhancing existing landscaping, reinstating historic hedgerows and the planting of new trees and hedgerows;
- The potential to create **biodiversity enhancements** through enhancement of landscaping through new tree planting, SuDS features and the introduction of substantial areas of public open space;
- Direct, indirect and induced **jobs created** through the construction of the development, stimulating the local economy; and
- The role of **Elsea Park Community Trust** can be extended to manage the open spaces and community facilities within the proposals.

About Us

Barratt Developments is Britain's largest and best-known housebuilder, trading under the Barratt Homes, David Wilson and Barratt London brands. We build over 17,000 new homes each year across the UK, and have built over half a million homes since it started in 1958.

Barratt is widely acknowledged as the market leader in quality and customer service, being rated 5 Star in the HBF Customer Satisfaction Survey for 12 years in a row. We also aim to be the UK's leading national sustainable housebuilder, being the highest scoring national housebuilder in both the CDP and Next Generation sustainability indices.

As the nation's largest housebuilder, we are well placed to deliver much needed market and affordable homes to address the country's ongoing housing shortage, and the identified housing need at Bourne.

We recognise that successful developments must meet the needs of not just potential residents, but also of existing neighbouring communities. We therefore consult on new developments through tailored engagement with local communities and stakeholders, incorporating feedback into our plans to ensure local people have the opportunity to help shape developments within their community.

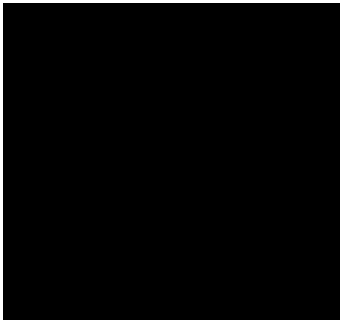
Since our inception over 60 years ago in the North-East of England, we now operate from 27 trading divisions which are located in the main population centres in England, Scotland and Wales. This structure enables our divisional management teams to use their locational knowledge and working relationships to buy land, design, build and sell homes which are well-suited to the local area.

Barratt are promoting this highly sustainable Site in Bourne for the delivery of much needed market and affordable homes, and we are fully committed to working with the Council and the community to make this happen.



Conclusion

Prepared by:



For:

