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For and on behalf of
C&C Futures Ltd

**Representation to the South Kesteven Local Plan
Regulation 18 – Draft Local Plan 2021 – 2041 Consultation**

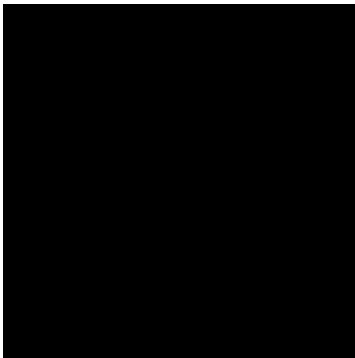
Land at South Fen Road, Bourne, Lincolnshire

**Prepared by
DLP Planning Ltd
Bedford**

April 2024



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Date:	April 2024



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APPENDICES

Appendix 1 Site Location Plan

1.0 INTRODUCTION

- 1.1 These representations have been prepared by DLP Planning Ltd (DLP) on behalf of C&C Futures Ltd in response to the South Kesteven District Council Regulation 18 Draft Local Plan 2021 – 2041.
- 1.2 The response is made in the context of my client's interest in Land at South Fen Road, Bourne. Upon review of the draft Local Plan and supporting studies, including the Employment Land Study (2024) and Draft Site Assessment Report (2024), it is noted that Land south of Fen Road, Bourne has not been considered nor assessed as a potential employment site.
- 1.3 These representations focus on Policy E2 of the Draft Local Plan, Employment Land Study (2024) and Draft Site Assessments Report (2024) and highlight the lack of suitable sites within Bourne for employment generating uses and why our client's site at South Fen Road, Bourne should be considered as a suitable alternative.

2.0 POLICY E2: EMPLOYMENT SITES

- 2.1 The overall spatial strategy for job growth is based off those policies contained within the current South Kesteven Local Plan (2020) and where appropriate, these policies have been updated to ensure that national, regional and local economic aims have been considered. This has resulted in current local plan policies E2 and E3 being combined within the Local Plan review which identifies three allocation policies to respond to the outcomes of the Employment Land Study (2024) which has established an up-to-date position of need for industrial and office floorspace in the district up to 2041.
- 2.2 Policy E1 contains a bespoke policy for the key ‘Grantham Southern Gateway’ whilst policy E2 identifies the ‘other’ employment allocations within the district. Policy E3 identifies existing and protected employment sites.
- 2.3 The Local Plan Review sets out that these allocations have been endorsed by the Employment Land Study (2024) and are strategic in location and provide a choice to the market so that businesses and job growth are not constrained by the lack of suitable available sites.
- 2.4 With specific relation to the market town of Bourne, we strongly disagree that Policy E2 seeks to provide a choice to the market.
- 2.5 Policy E2 allocates two employment sites for development in Bourne:
- SKPR-285 (BO-SE1) Land South of Spalding Road, Bourne (8 hectares)
 - SKPR-289(BO-E2) Land North of Bourne Eau and east of Car Dyke, Bourne (3 hectares)
- 2.6 Land previously allocated adjacent to A151 Raymond Mays Way (Elsea Park) (1.2 hectares) has been deallocated due to the recent approval of 48 affordable dwellings on the site, meaning it can no longer be developed for employment use. As such, there is now a reduced employment land offering and allocation within Bourne.
- 2.7 Furthermore, the proposed allocations have been identified as the preferred area for employment growth for several years, despite their being clear evidence of developments coming forward at these sites.
- 2.8 Neither site has any recent planning history and there is little certainty that either site can be developed within the plan period.

- 2.9 Land South of Spalding Road is owned by a farmer, remains in agricultural use and has never been on the market for employment generating uses.
- 2.10 Land North of Bourne Eau is owned by Bakkavor, the owners of the factory to the north of the site fronting Spalding Road. It is understood that this was originally earmarked for expansion of the existing factory use and there is a historic permission on the site dating back to 2001 for an industrial and warehousing development but this has never been implemented. Due to the ownership by an existing factory, and potential as land for expansion to that factory, it is considered that this site would not be attractive to other potential users. Furthermore, there is no evidence of this site ever being marketed for alternative employment use.
- 2.11 It is also considered that there is a lack of information/inconsistent application of findings from the Draft Site Assessment (2024) in the RAG assessment within the Employment Land Study (2024).
- 2.12 Within the supporting Draft Site Assessment document, it is indicated that for Land north of Bourne Eau, there is no specified site deliverability timetable available for the site and comments from Lincolnshire County Council indicate that extensive access improvements are required to accommodate development and that the site only has suitable access in part. This does not transfer to the RAG rating which indicates accessibility as 'green'.
- 2.13 Similarly in respect of land south of Spalding Road, the draft site assessment report (2024) indicates that there is no deliverability timetable specified and on the basis that we are not aware of any marketing of the site, the site is actively farmed and there are no recent planning applications, we would therefore question the deliverability of this site.
- 2.14 It appears that both remain allocated on the basis that the principle of development on these sites was established through the previous Local Plan process, however, on the basis that neither have delivered to date, there are no clear delivery timescales nor planning applications, the Council should re-consider whether these are the most suitable and appropriate sites for employment use within Bourne.

3.0 LAND AT SOUTH FEN ROAD, BOURNE

- 3.1 The site lies on the south-eastern side of Bourne, to the south of South Fen Road from which it takes access. **Appendix 1** is the Site's location.
- 3.2 The site extends to approximately 1 hectare (ha) in size and comprises of scrubland. The site is rectangular in shape and is not in any current use. The site is bordered by a single lane track with residential use beyond to the east, a waste recycling centre to the south and a two-lane road with commercial uses beyond to the west. To the north, over South Fen Road, lies industrial uses.
- 3.3 Existing drainage ditches run along the eastern and southern boundaries of the site; however, the site lies within Flood Zone 1 as defined by the Environment Agency flood map for planning.
- 3.4 The site boundaries comprise a mixture of both hedges and trees, albeit the latter are interspersed.
- 3.5 The site takes its access from the Bourne Household Recycling Centre access road which runs along the western boundary and as part of which an entrance to the site was constructed in accordance with the extant permission to develop the site with industrial uses. This road is owned by Lincolnshire County Council. It is approximately 6m wide and connects to South Fen Road via a priority T-junction immediately to the northwest of the Site Boundary. From here, South Fen Road continues west as Willoughby and Austerby on route to Bourne town centre approximately 1.5km from the site. To the east of the access road junction, South Fen Road continues to provide access to several other employment and commercial land uses and residential properties before meeting Counter Drain Drove at a priority junction approximately 4.9m to the east of the site.
- 3.6 Pedestrian footways are provided both sides of the existing site access stub road which link with the provision on the Recycling Centre access road to the north and south. To the north of the site, the footway continues on the eastern side of the carriageway to the junction with South Fen Road. This section of footway is approximately 1.8m wide and benefits from street lighting. Tactile paving and dropped kerbs are provided at the junction with South Fen Road. From this point the existing footway network continues west towards Bourne town centre on the southern side of South Fen Road. There are no Public Rights of Way within or within

proximity to the site.

- 3.7 The site does not lie within the Conservation Area for Bourne, nor does it lie within an Area of Outstanding Natural Beauty (AONB). There are no listed buildings within the vicinity of the site. The site does not contain any known Tree Preservation Orders.

Services and Facilities

- 3.8 Several services and facilities can be found within 2km of the site including three large superstores; a number of convenience stores, Bourne post office; Bourne Academy C of E primary school, Bourne Grammar School, Willoughby School, a range of public houses and retail outlets.
- 3.9 Bourne is located 26km north of the city of Peterborough, 16km north-east from the town and Stamford and 19km west of Spalding and is accessed off the A15 which runs from Peterborough via Market Deeping, Bourne, Sleaford and Lincoln.
- 3.10 The closest bus stops to the site are on the A15 (South Road) approximately 950m to the west of the site. These stops are served by routes 101, 102, 201, 302 and 403 which combine to provide an approximate half hourly frequency during the day and early evening, Monday to Friday with a reduced service operating on weekends. These services provide direct links to the surrounding villages and services.
- 3.11 The closest railway stations are located within Stamford which is served by Cross Country trains and provides onward links to Birmingham (New Street), Leicester, Stansted Airport and Cambridge. Peterborough train station is also located nearby and is served by East Midlands Railway, London North Eastern Railway and Greater Anglia services providing links to London, Edinburgh, Leeds, Doncaster, Norwich, Ipswich and Liverpool.

Planning History

- 3.12 The site has previously had planning permission for the erection of 2no. industrial buildings to accommodate a plastic recycling plant and associate storage (LPA Ref. S12/2348/MJNF). The principle of employment generating uses has therefore been previously established and considered suitable.

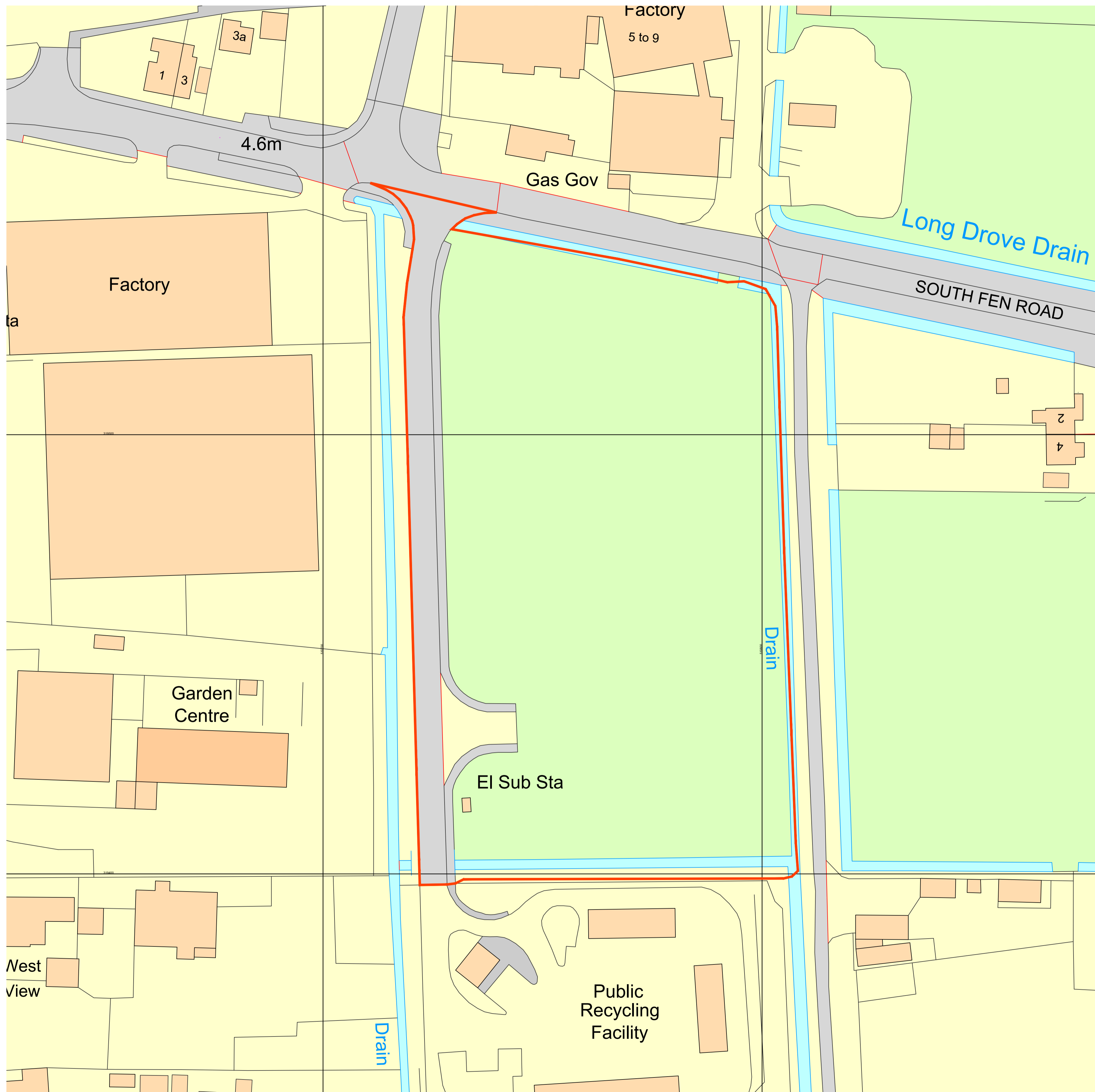
4.0 SUITABILITY OF LAND AT SOUTH FEN ROAD FOR DEVELOPMENT

- 4.1 The site has an established and recent planning history granting permission for new industrial units and the principle of employment development on the site has therefore been established. The site should therefore be considered suitable for employment use.
- 4.2 Furthermore, the Site has a developer who is the freehold owner of the land and would look to develop the site themselves. As such, the site can provide needed employment space, which is clearly deliverable within the plan period, specifically in the short-medium term. Access onto the existing carriageway off South Red Road has already been constructed and is suitable to serve a development of this nature, further speeding up the deliverability of this site.
- 4.3 The Site is adjacent to existing employment uses and the use of this site for employment generating uses would therefore be suitable in terms of its surrounding context. The residential development to the east is sufficiently distanced from the proposal meaning that any notable amenity impact can be avoided.

5.0 CONCLUSION

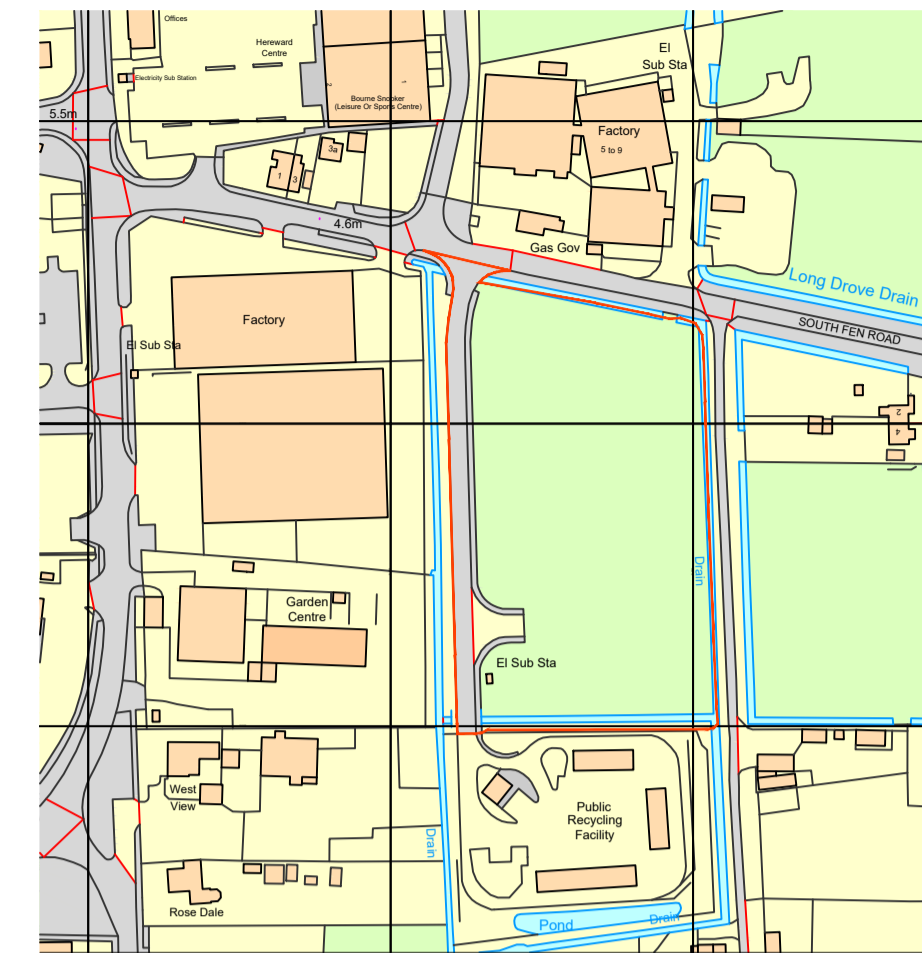
- 5.1 The Local Plan has a clear intent to develop and promote economic development as part of a sustainable strategy but demonstrably fails to provide market choice to businesses who are either within the area or looking to relocate. Overall, it is considered that the Draft Plan does not allocate adequate employment development sites within Bourne to be delivered during the Plan period as those allocated are speculative and not clearly deliverable during the Plan period for the reasons outlined in this representation.
- 5.2 Our client's site at land south of Fen Road, is deliverable within the Plan Period by the current owner and due to historic and recent permissions in the site, should be assessed and considered as a suitable employment allocation. It is therefore requested that this site is considered in any future assessment and allocations within Bourne.

Appendix 1
Site Location Plan



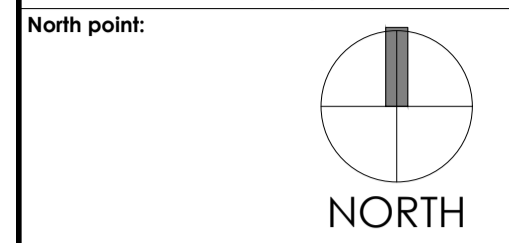
Site Plan

0 5m 10m 15m 20m 25m 1:500



Block Plan 0 25m 50m 75m 100m 125m 150m 1:2500

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Notes:

Revision Log:

Rev:	Description:	By:	Date:
-	-	-	-

Project:
Blue Sky Plastics
1 Tunnel Bank
Bourne
PE10 0DJ

Client:
Proposed Redevelopment
South Fen Road
Bourne
Lincolnshire

Scale:
VARIOUS

Drawn by:	Checked:	Date:	Paper Size:
HL	MVFA	Jun '21	A1

Drawing Title:
Location Plans

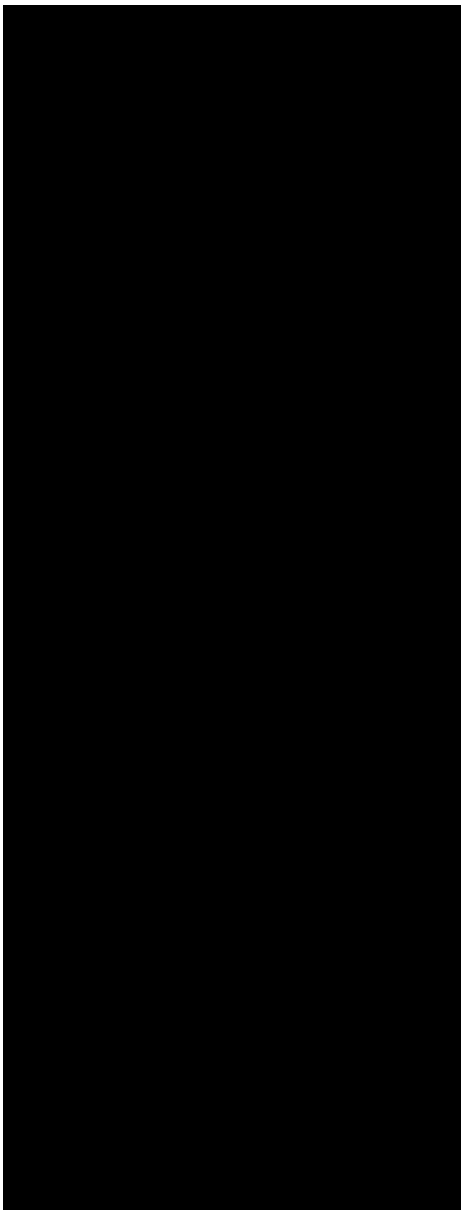
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FOR DISCUSSION

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4934/BS/21/001	-



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