



MIKE SIBTHORP PLANNING

Planning Policy
South Kesteven District Council
Council Offices
The Picture House
St. Catherine's Road
Grantham
NG31 6TT

By e-mail: planningpolicy@southkesteven.gov.uk

16 April 2024

Our ref: MSP.2066 01

Dear Sir / Madam

SOUTH KESTEVEN LOCAL PLAN REVIEW:
DRAFT LOCAL PLAN CONSULTATION: FEBRUARY 2024
REPRESENTATIONS ON BEHALF OF MESSRS. BRADSHAW & MR.S JONES
SITE ALLOCATION REF: SKPR53: LAND AT MILL DROVE, BOURNE

I am writing on connection with the current Draft Local Plan Consultation.

This response is made on behalf of Messrs, Bradshaw and Mr.S Jones, in respect of Site Ref: **SKPR53** situated at Mill Drove, Bourne (ie. the land south of Mill Drove and to the west of Meadow Drove. The site is identified in the Draft Local Plan as a housing allocation, and the site is also referenced within the Draft Site Assessments Report: February 2024 (Pages 80-81).

My clients own approximately 6.7ha of the overall 21ha allocation, comprising a rectangular parcel of land fronting onto Meadow Drove to the north of the existing commercial developments served from Meadow Drove and Pinfold Road (see attached plan).

My clients are **fully-supportive** of the proposed allocation. They are aware that the other landowners of the allocated land are separately making their own supportive representations. My clients are committed to working collaboratively with those other landowners to ensure a timely and co-ordinated delivery of the site within the timescales contemplated within the plan and as referenced within the Draft Site Assessments Report.

The overall allocation benefits from two road frontages – Mill Drove to the north, and Meadow Drove to the east. There is also scope to access the allocated land via the residential development site to the south which is served from Manning Road (Planning permission ref: S18/0904; Current Local Plan allocation ref: BRN1-H1). That site is now substantially completed, and includes provision within the consented layout for the estate road access to be continued northwards into the proposed allocation.

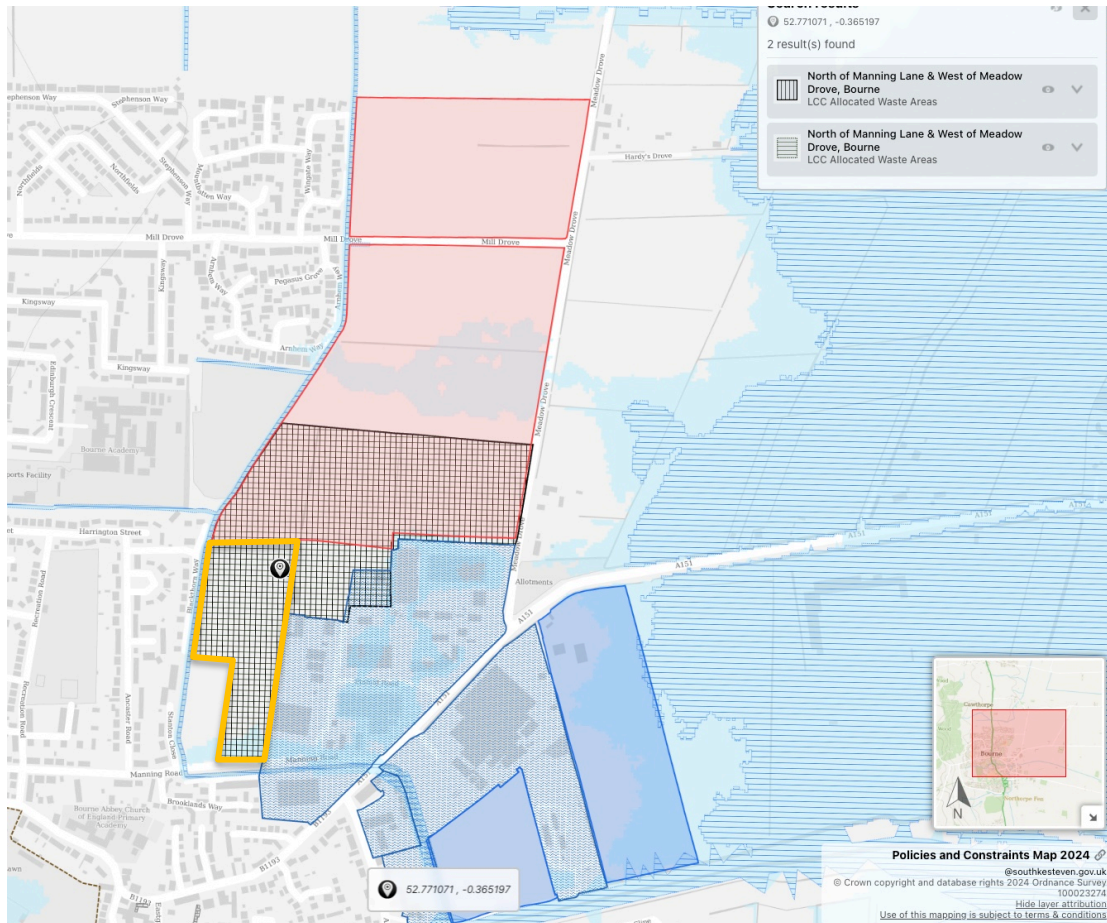
In our view, the existence of three potential access points into the site, will ensure that there are no substantive barriers to the delivery of the site and indeed, there is the clear potential for development to take place from the northern, eastern and southern directions concurrently. In this respect we consider that the delivery potential of the site might better be described as Short Term (Site available for development in 0-5 years) and flagged Green in the Draft Site Assessments Report, rather than Amber. There are no overriding technical constraints to the delivery of the site.

We note that Draft Site Assessments Report in respect of the site (Page 81) has flagged the allocation 'Red' in respect of 'Contaminated Land on site'. We consider this to be an error, which should be corrected. The entirety of the allocation comprises agricultural land and has enjoyed no other uses other than agriculture. To suggest that the site is contaminated is in our view unjustified.

We would speculate that one reason for the red flag, may be the overlay on the published on-line policy map which identifies the southern part of the land as 'LCC Allocated Waste Area'. We understand that this allocation derives from the Lincolnshire Minerals & Waste Local Plan Site Locations Document which identifies the area as a potential location for waste related developments, including, Household Waste Recycling Centre – something which has now been developed elsewhere in the town at South Fen Road.

The LCC allocation is not an indication that the land is contaminated. It represents a broad area within which LCC considered there may be scope for waste processing facilities (one assumes, based in part of the location of a waste transfer facility / recycling facility on adjoining Mays Road). The LCC allocation – from 2017 – did not prevent the residential allocation of the land to the north of Manning Road for residential purposes in the January 2020 South Kesteven Local Plan, nor did it prevent the grant of planning permission for residential development on that land (S18/0904 *et seq*), and it seems clear that now the Household Waste Recycling Centre has been developed elsewhere in the town, the merits of the LCC allocation are questionable. LCC have signalled an intention to review the waste allocations on their Local Plan (Review of the Minerals and Waste Local Plan: February 2021). There are other locations in the town that are more suitable for waste related development.

It is possible, that the red contamination flag for the proposed residential allocation may mistakenly derives from this out-of-date LCC allocation, that covers the southern portion of the site – as well as the presently allocated residential land to the south. We would request that SKDC urgently review the red flag. In our view, a green contamination flag would be more appropriate in this case. Whilst we note that the proposed residential allocation has been identified despite this red flag, we feel it is inaccurate and should be corrected moving forward.



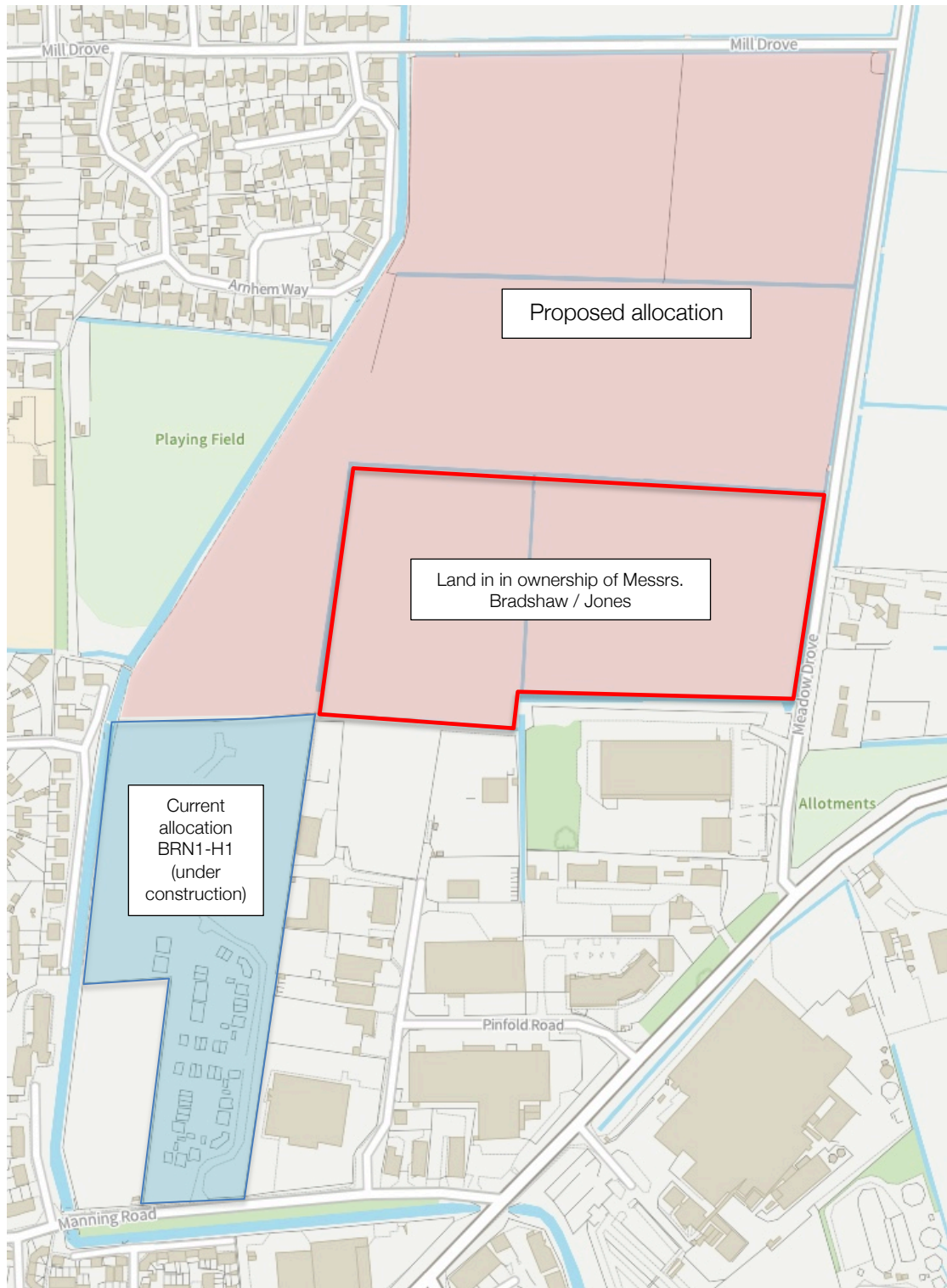
Screen shot of policies map, showing LCC Waste site allocation (black cross hatching)> Present Local plan allocation BRN1-H1, which post-dates the LCC allocation, is highlighted in orange.

In summary, whilst we would query some of the assessment scores for the site, we are fully supportive of the proposed allocation, and are committed to working collaboratively with the other site owners to ensure the timely delivery of the site. Initial discussions have already taken place between the land-owning parties with a view to collaborative facilitation of the timely delivery of the site. The site represents a logical and sustainable extension of the built-up area of the town.

Should you require any further information in respect of the site, or should you wish to discuss any aspect of the site and its allocation further, please do not hesitate to contact me.

Yours faithfully

Mike Sibthorp
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Plan identifying land in ownership of client