



# Bourne Parish Neighbourhood Plan

Supported by Bourne Town Council

Bourne Parish Neighbourhood  
Plan Steering Group. 2020.

## Vision and Objectives Consultation



Three vouchers of £50 each  
to be won.

Respond to the questions in this  
consultation paper by 16<sup>th</sup>  
October 2020 to be entered into  
our prize draw. Three lucky  
winners will each receive a £50  
voucher to be spent in Bourne.

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# 1 Have your say on how our parish should be planned

## What is the Bourne Parish Neighbourhood Plan?

- 1.1 Let's talk about Bourne Parish. What do you like about it; what do you dislike; and how can we make Bourne a better place to live in and visit in the future?
- 1.2 The Bourne Parish Neighbourhood Plan ('the BPNP') provides us, the local community, with an important opportunity to establish a vision of what we want the Parish to be like in 2036 and to develop land use planning policies that will contribute towards achieving the vision and be used to determine planning applications.
- 1.3 The BPNP is concerned with shaping our built environment. It can help to protect things that we care about such as important open spaces and buildings; it can define where buildings can go and what they can be used for; and it can influence what new buildings should look like and be used to support the kind of development that we want to see.
- 1.4 The area to which the BPNP will relate is known as the 'Neighbourhood Area' and is shown on the map below. It relates not only to the town of Bourne but to the whole of the Parish including Dyke, Cawthorpe, Twenty and the surrounding countryside.

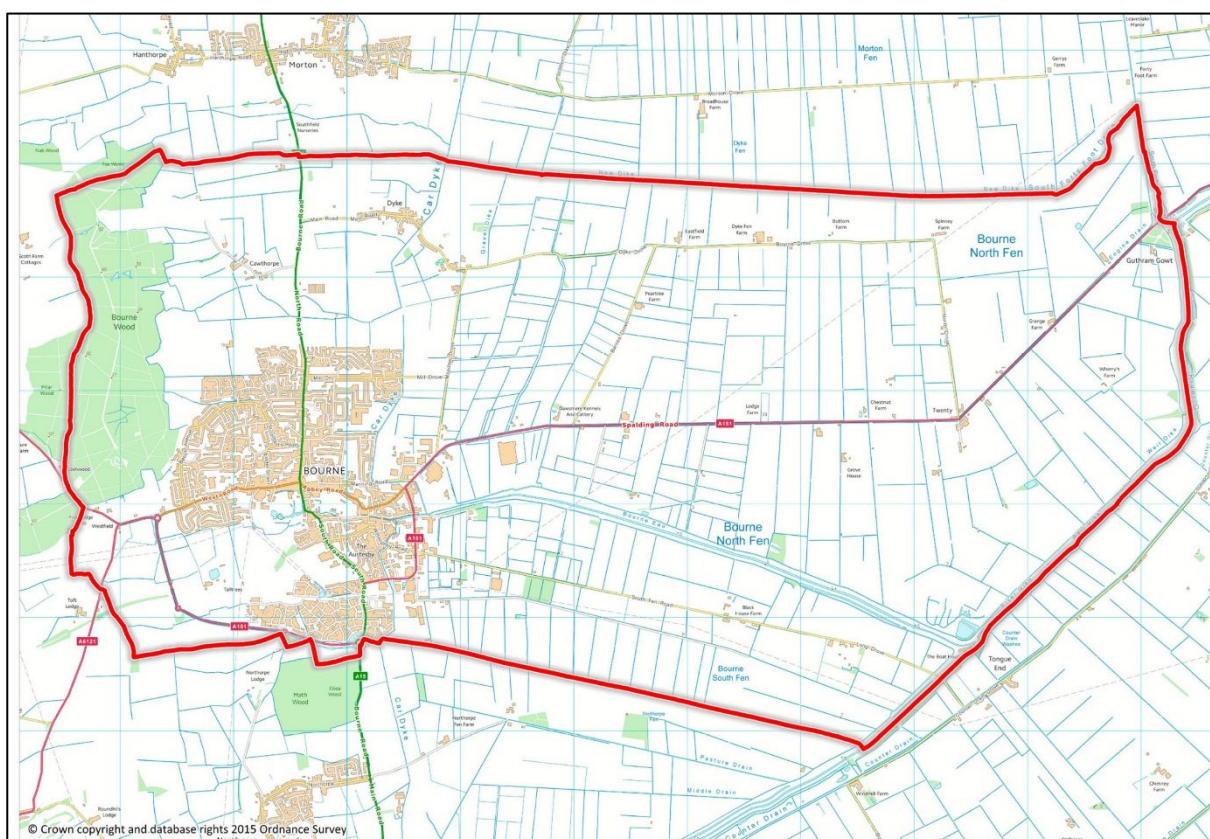


Figure 1 Bourne Parish Neighbourhood Plan Area

- 1.5 The Town Council has overall responsibility for preparing the BPNP. It has delegated this task to a Steering Group of members of the Town Council and local community. However, we want to involve the wider community by asking for your views at key times in the process.



## Why are we consulting the local community at this time?

1.6 This consultation paper outlines key issues facing Bourne today. These have been identified through earlier consultation and discussions, including a residents' survey in 2016, and from other available evidence. Based on this information the Steering Group has developed a draft vision and objectives to clarify what the BPNP should focus on achieving. We have set out a number of questions in this consultation paper that we are inviting responses to.

1.7 The purpose of this consultation is to ask you:



- if we have identified the key issues facing Bourne or if there are other issues that should be addressed as part of the BPNP;
- if the draft vision outlines, in broad terms, what you would like Bourne to be like by 2036; and
- if the draft objectives adequately set out what needs to be done to achieve the vision.
- However, we have also included some other questions where it would be helpful to know how strongly you agree or disagree with a particular idea.

1.8 **Responses should be submitted on or before 16<sup>th</sup> October 2020.**

**Please complete the online survey at: [www.bourneparishneighbourhoodplan.org.uk](http://www.bourneparishneighbourhoodplan.org.uk).**

If, however, you are unable to access the online survey you can complete the questions in this consultation paper. Details of where to send your response are listed on page 28.

Individuals completing the survey need only supply their name and address if they wish to be included in the prize draw for a £50 voucher.

**WE WELCOME COMMENTS ON AS MANY OR AS FEW OF THE QUESTIONS AS YOU WISH TO ANSWER.**

1.9 Once we are clear about the vision and objectives we can start to develop the planning policies that will contribute towards achieving each objective and will be used by South Kesteven District Council (SKDC) to determine planning applications.

## Has anything already been decided?

1.10 We do not start with a blank canvas. The BPNP cannot stray too far from Government policies or the strategic policies of the [South Kesteven Local Plan](#) (the Local Plan) which provide a framework for determining planning applications across the whole of South Kesteven. However, the BPNP can support the policies of the Local Plan by including additional policies of a more local nature.

1.11 In brief, the Local Plan strategy aims to focus growth primarily at Grantham with more limited development at the market towns of Stamford, Bourne, the Deepings and larger villages. The modest level of housing proposed for Bourne follows a significant period of growth in recent years with several hundred new homes still to be built at Elsea Park. Sensitive infill development and the redevelopment of previously developed sites is permitted within

smaller villages including Dyke and Twenty. In the open countryside, which includes Cawthorpe, development is restricted to that which is necessary to support the rural economy.

## 2 The Draft Vision for Bourne

- 2.1 The following draft vision provides an over-arching statement of what Bourne should be like in 2036. A vision should not be long or include lots of detail; it paints a broad picture of what the area will look like, the development needs of the community and what it will be like to live in. What we would like to know is the extent to which the vision reflects your views on how Bourne should develop over the next 15 years or so.

The Draft Vision

By 2036 Bourne will be a more attractive, sustainable, vibrant and prosperous market town and Parish with a safe, healthy environment that is more resilient to climate change and where provisions have been made to better cater for the needs of our community, from the very young to the very old; where the positive character of our heritage, landscape and natural environment has been maintained and improved; where there is a thriving economy; where housing meets the needs of the local community; where shopping and services within the town centre are varied; where the visitor experience has been enhanced; and where links from the town to the surrounding countryside have been maintained and improved, particularly for pedestrians and cyclists.

### What do you think?

		Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
1	To what extent do you agree or disagree with the draft vision for the Neighbourhood Plan?					
2	How do you think that the vision could be improved?					

### 3 The Draft Objectives for the BPNP - Introduction

- 3.1 The draft objectives link to the vision; they are more specific and set out what needs to be achieved to help make the vision a reality. The rest of this document is organised into 5 key themes: our natural environment and cultural wellbeing; Bourne's unique identity; developing a prosperous economy; housing our community; and high quality design.
- 3.2 In respect of each theme we have provided a brief summary of the evidence base and key issues. This is followed by the draft objectives for each theme and questions that we would like you to answer.
- 3.3 There can be considerable overlap between the themes. For example, the heritage of Bourne is relevant not only to its unique identity but also to developing a prosperous economy (notably in relation to the town centre and visitor economy) and delivering high quality design.

### 4 Our natural environment and community wellbeing

#### Green infrastructure

- 4.1 Green infrastructure (GI) refers to the network of green spaces and includes parks, open spaces, playing fields, woodlands, church yards, field boundaries, archaeological sites, street trees, allotments and private gardens as well as streams, ponds and other water bodies and features.
- 4.2 The Local Plan indicates that the network of green infrastructure within and around settlements should be maintained and improved to ensure that green spaces are well connected to each other and the wider countryside. Proposals that cause loss or harm to this network will not be permitted unless the need for the development and benefits outweigh any adverse impacts and suitable mitigation measures are provided. However, the network is not defined on a map in the Local Plan.
- 4.3 Earlier public consultation has indicated that there are many open spaces of importance to our community. Government policy enables Neighbourhood Plans to designate areas of 'Local Green Space' as a way of protecting green areas of particular importance to the local community from development, other than in special circumstances. These spaces are usually important for one or more of the following reasons: recreational value; richness of wildlife; tranquillity; historic significance; or landscape importance.

#### Outdoor sport and recreation

- 4.4 Standards for the provision of new areas of open space are included in the Local Plan and are to be applied where 10 or more new homes are proposed.
- 4.5 Existing areas of open space are protected by the Local Plan except where the development would provide increased or improved open space and/or recreational facilities; or the site is not required to meet the local standard set out in the Local Plan; or equivalent (or better) replacement provision is to be made within the locality; and the site does not support important or protected habitats or species.

- 4.6 The Abbey Lawn, managed by Bourne United Charities, is home to Bourne Town Football Club, Bourne Town Cricket Club, Bourne Lawn Tennis Club, Bourne Bowling Club and Bourne Abbots Petanque Club. Bourne Sports Club on Milking Nook Drove, east of the town, is the home of Bourne RUFC and Bourne Town Junior Football Club. The Recreation Ground in Recreation Road hosts two football pitches and changing facilities which are available for hire from SKDC. Both secondary schools have sports pitches, although these are not available for use by the public.

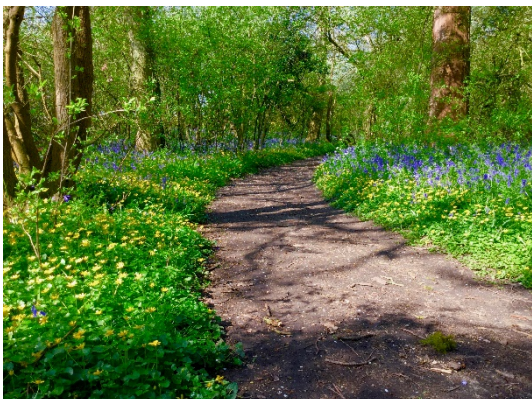


*The Abbey Lawn*

- 4.7 The [South Kesteven Open Space, Sports and Recreation Facilities Report \(2017\)](#) indicates that Bourne has sufficient parks but is under-provided for in some areas, particularly in respect of facilities for young people and children and in the amount of more informal open space. Outside the town, there is a children's play area in the village of Dyke.
- 4.8 Earlier consultation in respect of the BPNP included support for a skate-park and an astro-turf pitch. An artificial sports pitch is currently under construction at Elsea Park. The Steering Group has written to various sports clubs to request their thoughts on the need for additional provision to meet the future needs of Bourne.
- 4.9 There are allotments on South Fen Road with approximately 110 plots and at Spalding Road where there are approximately 10 plots. The site at South Fen Road is operated by Bourne Town Council and currently has a waiting list of about 15.

### **Richness of wildlife**

- 4.10 Earlier consultation suggests that a majority of residents consider it to be either very important or important to enhance the environment for wildlife.
- 4.11 The Local Plan seeks to deliver a net gain in biodiversity in respect of all proposals. It also provides some protection for sites which are designated for their biodiversity importance and for certain specified habitats and species. On designated Local Sites the reasons for development must outweigh the need to protect the site if planning permission is to be granted. Irreplaceable habitats, including ancient woodland are protected unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.
- 4.12 The Neighbourhood Area does not contain any sites designated for their international or national biodiversity importance. However, Bourne Woods is recognised as an ancient woodland and is a Local Wildlife Site whilst Wherry's Spinney is designated as a Site of Nature Conservation Interest.



*Bourne Woods*

- 4.13 There are other sites which are afforded little or no protection for their biodiversity value. Examples include the Bourne Eau and Car Dyke which support wetland and aquatic wildlife; the Wellhead Fields, which includes an area of wildlife-

rich meadow grassland and small areas of wetland; and Bourne Community Orchard on the south-east boundary of Bourne Wood which provides a wildlife-friendly environment and acts as a valuable education resource. There are also species of wildlife importance which receive varying levels of legal protection; these include water voles, great crested newts, bat species and swifts.

- 4.14 Government policy suggests that plans should identify, map and safeguard wildlife corridors and stepping stones that connect them. Stepping stones are pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

#### **Historic significance, tranquillity and beauty**

- 4.15 Green infrastructure can conserve and enhance the historic environment by contributing to the setting or view of heritage assets and sometimes providing a tangible link with history. For example, the Well Head Fields includes the site of Bourne Castle, which is a scheduled monument.
- 4.16 Sites can also be locally valued for their secluded nature, providing a peace and a quiet oasis away from traffic and people. They can also be valued where they either provide or feature in important views or contain particularly attractive features.

#### **Cultural and community buildings**

- 4.17 The cultural and community buildings within Bourne support a diverse range of users. These buildings include Bourne Leisure Centre, the Corn Exchange, Wake House, the outdoor pool, schools, a public library, public houses and various meeting halls and places of worship including the historic Bourne Abbey Church.



*Dyke village hall*

- 4.18 Dyke has a village hall, a public house and a Baptist chapel while Twenty has a village hall.

- 4.19 The Local Plan recognises that the town of Bourne provides a wide range of local services and facilities which serve the population of a wider area and are of critical importance in supporting our lifestyle. It provides support for the retention of community facilities unless no longer viable; there are alternative facilities to meet the local need at an equally accessible location; or an alternative local service/facility is proposed. The Local Plan also provides support for new

community facilities. Buildings should be physically accessible to all members of society and access by walking and cycling and public transport should be prioritised.



- 4.20 The majority of respondents to earlier consultation on the BPNP would like to see more community facilities in Bourne. Those most frequently suggested include a cinema/theatre/arts centre and a bowling alley. A trust has been formed to develop the former Town Hall into an arts and entertainment centre. SKDC has determined that the Leisure Centre is no longer fit for purpose and has proposals to remodel and refurbish the building to increase the facilities available.



*The former Town Hall*

4.21 The expansion of Bourne will result in an increased demand for school places. However, the [SKDC Infrastructure Delivery Plan](#) indicates that there is limited primary school capacity in Bourne and that the secondary schools have limited space to extend without identifying new playing field land. Consultation with the medical practices in Bourne indicates that there is sufficient capacity to meet demand for the scale of growth proposed in the Local Plan during the period to 2036.

### Our Natural environment and community wellbeing.

Draft objective NE1.

To protect our most important green assets whilst improving and increasing the provision of open space and green infrastructure links.

Draft objective NE2.

To conserve and enhance biodiversity.

Draft objective NE3.

To support the retention and further provision of community facilities and services in Bourne to meet the needs of the population.

### What do you think?

		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
3	To what extent do you agree with draft objective NE1?					
4	To what extent do you agree with draft objective NE2?					
5	To what extent do you agree with draft objective NE3?					
6	If you think that any of the above, draft objectives could be improved, please explain how:					

How strongly do you agree or disagree with the following statements?		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
7	The Neighbourhood Plan should designate areas as Local Green Space where they are important to the local community					
8	To prioritise access by walking, cycling and public transport, cultural and community buildings serving the needs of the town of Bourne should, where possible, be located in the town centre.					

## 5 Bourne's unique identity

### Heritage

- 5.1 Heritage plays an important part in shaping how we perceive and experience a place and in making it unique. It helps to attract business investment and visitors, and it can be used to raise the quality of design.
- 5.2 The Local Plan indicates that heritage assets and their settings should be protected and enhanced. Within the Neighbourhood Area there are over 70 listed buildings and structures of national importance and two Scheduled Monuments – Bourne Castle and part of the Car Dyke to the south of the village of Dyke. These heritage assets are given a high degree of protection as part of the planning system. Details of each listing can be found on the [Historic England](#) website. The majority of the listed buildings are situated in and around the town centre, although there are other small clusters in Eastgate, Dyke and Cawthorpe.
- 5.3 The town centre is the focus of the Bourne Conservation Area; an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance. The special qualities of the area are explained in the [Bourne Conservation Area Appraisal and Management Plan](#) (the Appraisal). Within the conservation area there are extra planning controls; for example, consent is required to demolish a building, even if it is not listed, and permission is required for some types of development that would not otherwise require planning permission.



*The Ostler Memorial Drinking Fountain*

5.4 The Ostler Memorial Drinking Fountain once acted as the focal point of the Market Square. It was removed in 1962 as part of a road improvement scheme and was re-erected in Bourne Cemetery. It has been suggested that the Memorial should be reinstated at the heart of the Market Square.



*The Red Hall*

5.5 The Red Hall, Bourne's most important secular building, is at present hidden away behind commercial premises in South Street. It has been suggested that steps should be taken to increase its visibility from South Street by redevelopment where possible or at least by the provision of a formal access drive and, if possible, the reinstatement of the ornamental arch on South Street.

5.6

The Conservation Area Appraisal outlines a number of risks to the character of the Conservation Area including unsympathetic alterations to buildings and shopfronts; unsympathetic post-war buildings with flat roofs; unauthorised works; the use of unsuitable materials such as uPVC; the loss of historic street furniture and floorscapes; excess signage and clutter; and the loss of important boundary features.

5.7 [The Bourne Shopfront Design Guide](#) provides guidance on conserving and enhancing the character of shopfronts within the town while the [Bourne Conservation Area Planning Guide](#) provides guidance for households and businesses within the Conservation Area.

5.8 The Appraisal identifies a number of buildings which, although not listed, contribute towards local architectural or historic interest. However, such buildings are not confined to the Conservation Area and can be found in the wider Neighbourhood Area. The significance of these buildings can be better taken into account when determining planning applications if they are identified on a local list.

## Important landscape features and views

5.9 The key features of the local landscape are as follows:



*The Bourne Eau*

- Bourne Wood, which provides the western edge of the Neighbourhood Area with a wooded skyline and can be appreciated from numerous locations;
- the extensive flat, low lying landscape of the Fens on the east side of the parish;
- the Bourne-Eau, a short, embanked river and distinct landscape feature which flows outwards from the town to join the River Glen; and
- the Car Dyke, an ancient waterway which runs north/south through the eastern part of Bourne,

5.10 Important views are those that you might expect to see on a postcard of the area. These might include views within settlements; out from the settlement into the countryside; and views of a settlement from the adjoining countryside. These views must be from a public place rather than private land. Typical key views include those of local landmark buildings such as a church tower, an important group setting of buildings or picturesque views of the surrounding landscape which are not simply 'a nice view of open countryside' but are particularly picturesque.

- 5.11 A number of important views were identified as part of the [Bourne Conservation Area Appraisal and Management Plan](#) (see paragraph 5.3). In addition the Bourne Character Assessment (see paragraph 8.11) will identify other key local landscape and townscape views.

### Bourne's unique identity

Draft objective BUI1.

To conserve and, where possible, enhance Bourne's distinctive historic character as a market town.

Draft objective BUI2.

To protect and, where possible, enhance key landscape and townscape features and important views.

### What do you think?

		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
9	To what extent do you agree with draft objective BUI1?					
10	To what extent do you agree with draft objective BUI2?					
11	If you think that any of the above, draft objectives could be improved, please explain how:					
	How strongly do you agree or disagree with the following statements?					
12	Traditional shopfronts should be retained and their restoration should be supported.					
13	The possibility of reinstating the Ostler Memorial Fountain in the Market Square should be explored.					
14	The possibility of improving the visibility of the Red Hall from South Street should be explored.					
15	Do you know of any building/structure (e.g. a bridge) that might be of local architectural or historic interest? Please provide the address/location below. If you have access to the internet you can also send us a photograph/address in an email headed 'BPNP building of local interest' to: <a href="mailto:clerk.bournetc@btconnect.com">clerk.bournetc@btconnect.com</a>					



		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
16	Bourne Woods, the Bourne-Eau, the Fens and Car Dyke are the key landscape features important to the setting of the settlements within the Neighbourhood Area/Parish					
17	Please specify any other features of key, positive importance within the landscape:					
18	Do you have any favourite views outside the Conservation Area? Please provide the address/location below. If you have access to the internet you can send us a photograph with details of the location from which the photograph was taken in an email headed 'BPNP important view' to: <a href="mailto:clerk.bournetc@btconnect.com">clerk.bournetc@btconnect.com</a>					

## 6 Building a prosperous economy

### Employment

- 6.1 The employment estates in Bourne are clustered to the east of the town, although the town centre and buildings within the wider Neighbourhood Area also provide employment.
- 6.2 In recent years, housing development has dominated the growth of the town. To make Bourne a more sustainable community there is therefore a need to reduce out-commuting and redress the balance between housing development and employment opportunities.

- 6.3 The Local Plan safeguards the Pinfold Industrial Estate and existing employment areas on Cherry Holt Road for employment uses. It also includes a policy to retain and enhance other employment sites unless, for example, the site is no longer viable or there is an existing conflict between land uses. The Local Plan also allocates 3 sites for employment purposes - land south of Spalding Road, east of the junction of Bourne Eau/Car Dyke and land at Elsea Park.



6.4

*Cherry Holt Rd*

It also includes a policy to retain and enhance other employment sites unless, for example, the site is no longer viable or there is an existing conflict between land uses. The Local Plan also allocates 3 sites for employment purposes - land south of Spalding Road, east of the junction of Bourne Eau/Car Dyke and land at Elsea Park.

The 2015 [South Kesteven Employment Land Study \(ELS\)](#) concluded that the sites on Cherry Holt

Road have good/very good access to the strategic road network but poor access to public transport. These sites are generally in either very good or good condition with the majority of units occupied at the time of the survey. However, while the Pinfold Industrial Estate has good/very good access to the strategic road network it also has poor access to public transport with the site assessed as being in either poor or very poor condition.

- 6.5 The ELS indicates that over 98% of employment in South Kesteven is in either small (10 to 49 people) or micro (less than 10 people) businesses with almost 89% being in micro businesses.
- 6.6 The ELS also identified some signs of a low-wage economy and a disparity between the occupation of residents and the employment available within the district i.e. office based jobs are under-represented in comparison to the East Midlands average with many residents employed in management, professional and technical professions commuting outside the district to work in Peterborough and other locations.
- 6.7 While there are no recent travel to work figures for Bourne, the 2011 Census indicates that about one third of the working population travelled more than 10kms (6 miles).
- 6.8 The office market is quite small in South Kesteven with the majority of floorspace being in Grantham. Further growth is planned for at Grantham although some demand for smaller units in Bourne and other towns is likely. The ELS indicates that the proposed business park at Elsea Park would be an appropriate location for office development.
- 6.9 In 2011 approximately 10% of the working population of Bourne worked at or mainly from home. Improvements in information technology and changes in working patterns mean that there are increasing opportunities for home working.

## The Town Centre

- 6.10 The Local Plan establishes the boundary of the town centre (shaded in green in Figure 2 on page 14) and defines both 'primary' and 'secondary' shopping frontages. The primary shopping frontages are edged in blue while the secondary frontages are edged in pink.
- 6.11 Shops are encouraged along the primary frontage (shown by the blue line in Figure 2 on the next page) as well as other 'A' class uses such as restaurants, bars and cafes where they positively contribute to the town centre. Within the secondary frontage (shown by the pink line in Figure 2), proposals for complementary uses will be supported. These include uses which can support the vitality of the town centre such as residential, employment, office, commercial, leisure/entertainment, healthcare and educational development.
- 6.12 Nationally there have been significant changes in town-centre shopping areas for various reasons including changes in people's shopping habits (for example, the rise of internet shopping and people buying goods from out-of-town retail parks) and in the physical form of shopping areas (for example, the loss of high street banks, an increase in coffee shops and food outlets and legislation enabling shops in some circumstances to be converted to residential development without the need for planning permission).

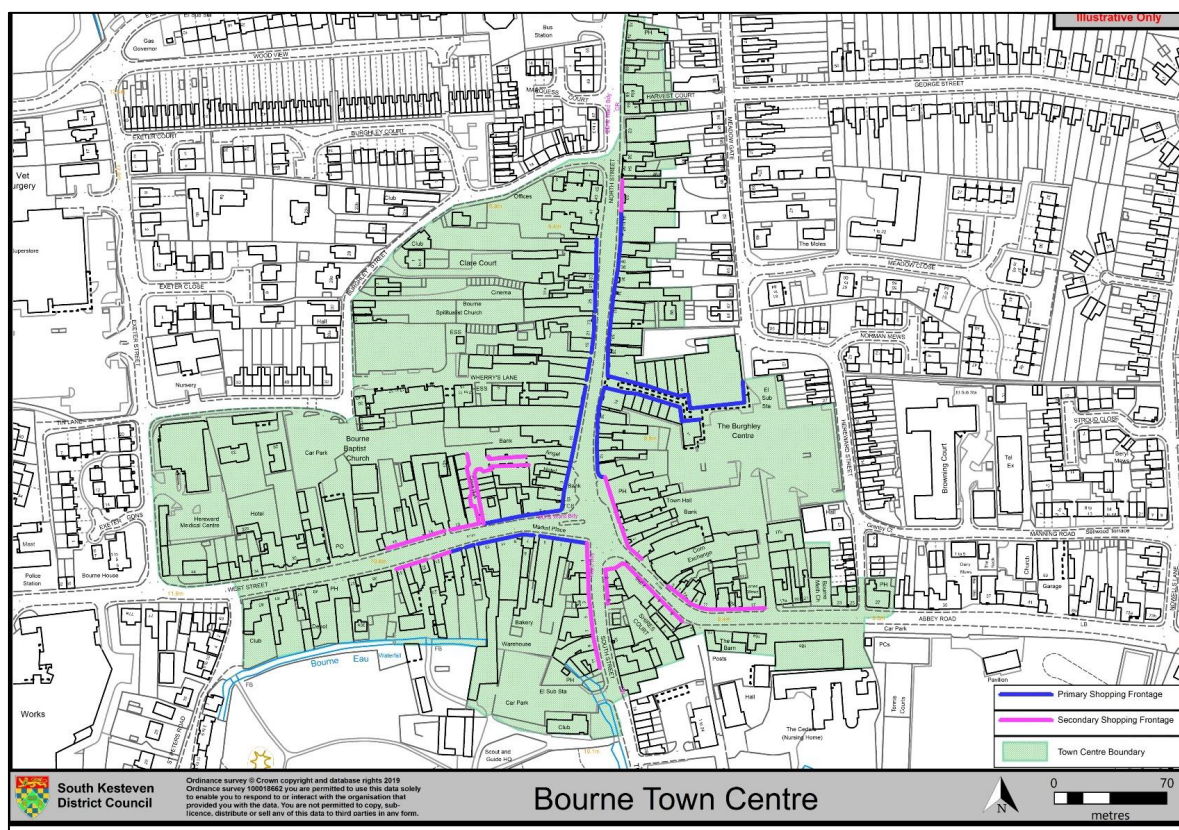


Figure 2. Bourne Town Centre



Bourne Town Centre

6.13 The town centre serves the daily shopping and service needs of local residents of the town and surrounding villages. However, it has come under threat from edge of town stores, online shopping and its close proximity to larger centres such as Grantham, Peterborough and Stamford.

6.14 There is a small market held every Thursday in the car park to the rear of the Corn Exchange building and a smaller market on a Saturday. There have been moves to bring the market back into the Market Place where it had always traditionally been held. However, not unlike the market in many other towns, the number of stall holders has been declining.

6.15 There are several pedestrianised parts of the town centre including the Burghley Centre, Wherry's Lane, Crown Walk and Angel Walk.

6.16 [A retail study](#) undertaken on behalf of SKDC indicated that in 2015:



- 6.9% (9 units) of shop units were vacant – a figure considerably below the national average (it is thought likely that the vacancy rate has increased since that time, although it has not been possible to undertake a survey due to the pandemic);



*Pedestrianised part of the town centre*

- The centre is dominated by small, independent retailers;
- Food retailers accounted for about 5% of shops while comparison retail uses occupied 35% of units. Cafes and restaurants dominated the service outlets which at 48% of units was approximately 10.9% above the UK national average;
- Pavements and highways are relatively narrow; and
- There is a strong reliance on the car to access the town centre and car parking spaces can be limited.

- 6.17 56% of respondents to the residents' survey (2016) indicated that they did not want parking time restrictions on car parks within the town centre.
- 6.18 Over 80% of respondents to the survey would like to see a wider range of shops, including more clothes shops. There are no large national comparison retail shops in the town centre.
- 6.19 There are three main stores outside the town centre comprising Sainsbury's in Exeter St, Tesco's at Cherry Holt Rd and a Lidl store at South Road/Elsea Park. There is also a Tesco Express with petrol filling station at the junction of North Street and St Gilbert's Rd. 59% of survey respondents believe that further out-of-centre retail development would not be good for the town.
- 6.20 Priority within the town centre is given to the car rather than pedestrians, cyclists and public transport. However, there are no proposals to construct a bypass to reduce the volume of traffic passing through Bourne on the A15. Consequently, opportunities to improve the environmental quality of the town centre are likely to be very limited.
- 6.21 Much of the town centre is within the Conservation Area which provides for greater control over the quality of new development. There are also a number of listed buildings – see the section on 'Heritage'.
- 6.22 Some of the changes that could improve the vitality and viability of the town centre are matters that are outside the scope of land-use policy, for instance, improvements to markets, business rates and rents.

## Tourism

- 6.23 Tourism can help the local economy to thrive; it can provide job opportunities and add vitality to the local area, including the town centre. 90% of respondents to the 2016 survey wanted Bourne to develop its tourism industry.



- 6.24 Invest SK is South Kesteven's economic growth and regeneration company. Data provided by Invest SK indicates that the total number of visits to South Kesteven increased by 11.5% between 2013 and 2018. Whilst most visitors come for the day (88.5%) there was a 5% increase between 2017 and 2018 in the number of overnight visits.
- 6.25 Invest SK considers the advantage and strength of Bourne to be its location as a touring base; the challenge is to encourage visitors to stay in and around Bourne, not just as day visitors passing through or attending an event.
- 6.26 In 2018 shopping and food and drink accounted for 63% of visitor expenditure in South Kesteven. The attraction of the town of Bourne as a shopping venue and easy place to stop for refreshments is perceived as an attraction to visitors.
- 6.27 Bourne has a rich heritage with links, for example, to Robert Manning, who helped develop the English language; Hereward the Wake, the leader of resistance to the Norman Conquest; Charles Worth, founder of the Paris Fashion House, who was born at Wake House; and more recently, Raymond Mays who was behind the development of ERA and BRM which put Britain at the centre of the motor racing world. There are over 70 listed buildings in the parish and a local heritage centre at Baldock's Mill.



*Outdoor swimming pool*

6.28 There are a number of other attractions including Bourne Wood (visited by an estimated 100,000 people each year); the open air swimming pool in the Abbey Lawns; the former Corn Exchange which provides a venue for films, concerts, art exhibitions and plays; and the Delaine bus museum. Other local attractions outside the Parish include Grimsthorpe Castle, Park and Gardens, approximately 4 miles from Bourne.



*Classic car and bike show*

6.29 There are several annual events held in Bourne which attract visitors and the local community. These include the Bourne Classic Car and Bike Show, The Bourne Festival and the Bourne Beer Festival.

6.30 A majority (73%) of respondents to the 2016 questionnaire thought that there was potential to develop the visitor economy. Suggestions include developing the town's link to Charles Worth by staging a fashion festival; a permanent museum to Raymond Mays;

developing and publicising footpath routes of varying lengths and themes; town centre improvements (see town centre section); and additional accommodation, including a high-quality caravan park. Bourne Civic Society has proposed a Bourne Heritage Experience, a circuit comprising the Red Hall, the Old Grammar School and Bourne Abbey Church as part of its proposal for restoration of the Old Grammar School.

- 6.31 Invest SK has limited accommodation listed for Bourne and has suggested that, prior to the pandemic, there was a need for good quality guesthouse accommodation in the town. There is anecdotal evidence that some clients visiting businesses in Bourne head to other towns to stay overnight.
- 6.32 The Local Plan provides support for development which is appropriate in use and character to its locality; enhances existing facilities or makes new provision; or provides/enhances tourist accommodation. Uses generating high volumes of traffic or increased public use of tourist facilities should only be permitted on the edge of the larger settlements or where they can be easily accessed by public transport, foot and cycle.

### Building a prosperous economy

Draft objective BPE1

To support the provision of employment opportunities in Bourne.

Draft objective BPE2.

To support uses and proposals that enhance the economic vitality and viability of Bourne town centre.

Draft objective BPE3.

To support the visitor economy whilst protecting the unique culture, environment and heritage of Bourne.

### What do you think?

Employment		Strongly agree	Strongly disagree	Agree	Disagree	Neither agree nor disagree
19	To what extent do you agree with draft objective BPE1?					
20	If you think that the objective could be improved, please explain how:					
How strongly do you agree or disagree with the following statements?						
21	We should encourage more home-working provided that this will not have an adverse impact on local residents.					
22	We should support opportunities to improve the environment of existing industrial estates.					
23	The ELS indicates that some demand for small offices is likely. We should encourage such developments particularly in the town centre and on the land allocated for employment at Elsea Park.					

Employment (continued)		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
24	We should encourage proposals to provide affordable and adequate workspaces for start-ups and micro businesses.					
25	Proposals which will create 10 or more jobs (i.e. small businesses and larger) should include a travel plan which encourages sustainable travel (e.g. car share, cycling and walking)					
26	The Local Plan allocates 3 sites for employment (see above). We should consider including site specific principles in the BPNP to guide the development of these sites.					
27	Are there other actions that we should take to achieve the employment objective? (please specify up to a maximum of 3 actions):					
Action 1						
Action 2						
Action 3						

Town Centre		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
28	To what extent do you agree with draft objective BPE2?					
29	If you think that the objective could be improved, please explain how:					
How strongly do you agree or disagree with the following statements?						
30	The town centre should diversify with a range of uses beyond its traditional retail role (e.g. leisure, entertainment and cultural facilities, services and business uses).					
31	We should support events, festivals and cultural activities to provide entertainment for all ages.					
32	We should seek to distinguish Bourne as a retail centre that is somewhat different to that of higher order centres such as Grantham and Peterborough.					

Town Centre (continued)		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
33	The retail offer should focus on encouraging more independent retailers providing goods which are not easily available elsewhere.					
34	Given the close proximity of the town centre to local shops and services, we should support more housing in the town centre/edge of the town centre, including specialist housing for groups such as older people.					
35	Opportunities to improve the public realm/streetscape should be supported (e.g. tree planting and high quality surfacing materials and street furniture).					
36	Access for disabled people needs to be improved.					
37	We need to reduce the volume of traffic in the town centre.					
38	We should encourage greater use of cycles, walking and public transport to access the town centre.					
39	Having regard to the convenience that cars provide; the negative impact that they have on our environment; and the need to maintain the vitality and viability of the town centre, do you think that the amount of car parking:	Should be reduced	Should be increased	Is about right		Don't know
40	There are other actions that we should take to achieve the town centre objective (please specify up to a maximum of 3 actions):					
Action 1						
Action 2						
Action 3						
41	If you are aware of any town centre site that might be suitable for redevelopment, please provide details of the location and ownership, if known.					



Tourism		Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
42	To what extent do you agree with draft objective BPE3?					
43	If you think that the objective could be improved, please explain how:					
How strongly do you agree or disagree with the following?						
44	A visitor strategy for Bourne is required.					
45	We need more accommodation to attract overnight visitors.					
46	A high quality caravan park is required					
47	We should support opportunities to develop the heritage of Bourne (e.g. links to Charles Worth and Raymond Mays).					
48	We should develop and publicise footpath routes of varying themes and lengths.					
49	Other actions are required to support tourism (please specify up to 3):					
Action 1						
Action 2						
Action 3						

## 7 Housing our community

- 7.1 The Local Plan covers the period 2011 to 2036. It indicates that 1,241 new homes were built in Bourne up to 2019 with planning permission for a further 734 homes, primarily at Elsea Park. It also allocates land for 107 additional dwellings on a site at Manning Road to the east of the town centre with SKDC's own building programme expected to deliver a further 20 properties. The site at Manning Road is currently the subject of a planning application. The Local Plan requires the BPNP to allocate land for a further **minimum** of 100 new additional homes.



*Elsea Park*

7.2 The Steering Group has written to land owners to find out which sites may be available for development and has subsequently been undertaking work to assess each site against a range of sustainability criteria to ascertain, for example, if there are any constraints that would prevent or restrict development and how well each site could be integrated into the town. It is also evident from earlier consultation that there are concerns within the local community about the level of existing infrastructure and we are therefore seeking the opinion of providers on this matter.

7.3 However, we also need your thoughts on the draft objectives. Once we are confident that we have a set of objectives for the BPNP around which there is a general consensus we can assess each site against the objectives, including the benefits that each site might bring to the community. Once all of this information is available we will publish it to ensure that the local community can have an informed discussion as to the most appropriate site(s) to allocate for housing in the BPNP.

7.4 The BPNP also provides an opportunity to address the likelihood for other smaller developments or the redevelopment of existing sites within the town to come forward over the plan period. This could make an effective and appropriate use of available land within the town through regeneration, redevelopment opportunities or simply infilling of an existing gap or frontage within the street scene.



*North Rd, Bourne*

7.5 [The Strategic Housing Market Assessment](#) (SHMA) provides information on the mix of housing required to meet the needs of South Kesteven over the period to 2036. It concludes that the focus of market housing should primarily be on two and three-bed properties to reflect demand from new households and from

older households downsizing to release equity from their existing homes. Similarly the key focus of affordable housing should be on two and three bed properties. The recommended broad mix is set out in the following table:

Housing need in South Kesteven				
	1-bed	2-bed	3-bed	4+ bed
Market housing	0-5%	30-35%	45-50%	20-25%
Affordable housing	20-25%	40-45%	25-30%	5-10%

7.6 The SHMA suggests that meeting the needs of older people will be of particular importance in the future. It forecasts growth of 55% in the population aged over 55 and 175% growth in those aged over 85 resulting in a demand for smaller properties, in part to encourage downsizing, together with an increasing need to deliver specialist or extra-care housing and property adaptations to enable people to remain independent within their own home. It also highlights demand from older persons for bungalows.

- 7.7 There aren't any population projections available at a local level. Bourne has, however, seen significant growth in the past. The population of 5,105 in 1951 had grown to 11,933 by 2001



*Bungalows in Heathcote Rd, Bourne*

and reached 13,948 by 2011. Government statistics suggest that it has increased by a further 18% since 2011 to reach 16,470 by 2018. Over 50% of the increase since 2011 is attributable to more people aged 65 and over. This group now account for almost 42% of the local population while the number of people aged 85 and over almost doubled from 215 to 422 between 2011

and 2018. In similar findings to the SHMA, a local estate agent has noted that there is significant demand for bungalows in Bourne and for properties suitable for first time buyers. However, bungalows are more wasteful of land than taller properties.

- 7.8 Data provided by SKDC shows that in April 2019 there were 170 households with a local connection to Bourne seeking social rented housing. Approximately 35% needed a 1 bed property; 30% required 2 bedrooms and a further 5% wanted either a 1 or a 2 bed property. Approximately 32% of households seeking 1 and 2 bed homes wanted a bungalow.

### Housing our community

#### Draft objective HOC1

To plan for a minimum of 100 new homes in sustainable locations which are well connected to local services and facilities.

#### Draft objective HOC2

To provide for a mix of house types, sizes and tenures which reflect the housing needs of Bourne.

### What do you think?

		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
50	To what extent do you agree with draft objective HOC1?					
51	To what extent do you agree with draft objective HOC2?					
52	If you think that either of the above objectives could be improved, please explain how:					

	How strongly do you agree or disagree with the following statements?	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree			
53	I would support the inclusion of land for more than the minimum Local Plan requirement of 100 new homes.								
54	I would support the inclusion of land for more than the minimum Local Plan requirement of 100 new homes if it would result in the provision of facilities for which there is an existing need (e.g. additional sports facilities).								
55	Given the close proximity of the town centre to local shops and services, we should support specialist housing for different groups, including older people, within the town centres or edge of centre.								
56	Do you or any member of your household have a housing need or expect to have a need within the next 5 years or so?	Yes		No					
57	If 'yes' what type, tenure and size of dwelling will you/they be looking for?								
	Type	Tenure			No of bedrooms				
		Owner occupied	Private rented	Rented from a housing association	Shared ownership	1	2	3	4+
	House								
	Flat								
	Bungalow								
	Self- build								
	Specialist housing for older people								
58	If you are aware of any sites that might be available for housing within the town of Bourne, please provide details of the location and ownership, if known.								

## 8 High quality design

### Sustainable transport

- 8.1 The Local Plan supports the development of a transport network which reduces the need to travel by car and encourages walking and cycling. It indicates that new development should be located where travel can be minimised and will not unacceptably impact on the safety and movement of traffic.





*Traffic in Bourne town centre*

8.2 The town suffers from the effects of through traffic, including heavy goods vehicles, using the A15. Earlier consultation has indicated significant support for a bypass to the east of the town to reduce traffic and air pollution and provide opportunities to improve the quality and safety of the town centre environment. However, Lincolnshire County Council, as the highway authority, has no plans to provide a bypass at present and it is not therefore possible to safeguard a route as part of the BPNP.

- 8.3 Bourne is a relatively compact town, and the distances between the town centre, key services, and residential areas are suitable for many people to be able to walk or cycle.
- 8.4 Bourne does not have a town-wide bus system although the Call Connect bookable service is available during the daytime, except for Sundays, for journeys within Bourne, to Spalding and for journeys to rural locations in the immediate area. Delaine Buses, a local company, provides regular, weekday services during the daytime to nearby towns including Stamford and Peterborough and less frequent services to Spalding and outlying villages, including Dyke.
- 8.5 The local community has raised several other issues to date in relation to traffic. These include:
  - Problems of road safety in the vicinity of schools at peak times when children are being dropped-off or picked up by car;
  - Approximately 53% of those who responded to the 2016 residents' survey thought that pedestrian and cycle route provision is inadequate;
  - Cycle parking provision is inadequate;
  - Pavements need to be wider and safer;
  - On-street parking in some residential areas can make road users feel unsafe or present access difficulties for emergency vehicles;
  - The traffic on main roads is too heavy and too fast.
- 8.6 SKDC does not have any parking standards but uses guidance provided by the highway authority to determine the parking requirements for applications on a case by case basis. The highway guidance is set out in the [Lincolnshire Development Roads and Sustainable Drainage Design Approach](#) (2017).
- 8.7 While responsibility for assessing the need for highway improvements is primarily the responsibility of the highway authority, the BPNP can look to influence not only the need to travel by car but also highway safety and parking provision when proposals for new development are being considered.

## Local distinctiveness

8.8 Modern housing developments are often criticised for being based on standardised suburban design solutions which lack local distinctiveness and could be found anywhere in the country.

8.9 The Local Plan requires proposals to make a positive contribution to the local distinctiveness, vernacular and character of the area. Major proposals (10 or more homes) should perform positively against [Building for Life 12](#). This is a design tool used to assess the quality of development against a range of criteria including consideration of the extent to which a scheme creates a place with a locally distinctive character by drawing inspiration from building shapes, styles, colours, materials and the character of streets and spaces in the area.

8.10 A majority of respondents to the 2016 residents' survey thought that the design of new buildings should be sympathetic to the traditional style of the immediate area. Although Bourne has an eclectic mix of architectural styles and not all parts have a character that is particularly distinctive, this is largely due to large scale development by volume builders since the War and does not prejudice Government policy to draw inspiration from the earlier local vernacular of town and village centres to create greater local distinctiveness.



*Eastgate, Bourne*

8.11 Government policy indicates that planning policies should be based on an understanding of the defining characteristics of the area. The Steering Group is therefore preparing a 'Character Assessment' to identify the special qualities that give different areas of Bourne their unique identity. The Character Assessment will include not only the town but also Cawthorpe, Dyke and Twenty. The Steering Group will consult on this document once a draft is available.

## Energy efficient buildings

8.12 Government policy indicates that the planning system should support the transition to a low carbon future including renewable and low carbon energy and associated infrastructure where the local environmental impact is acceptable.



*Solar panels on house roof*

8.13 Energy efficiency requirements for new homes are set by the Building Regulations. However, Government guidance currently enables higher standards to be set out in planning policies up to the equivalent of Level 4 of the Code for Sustainable Homes. This is equivalent to a 19% improvement in energy efficiency on the standard currently set by the Building Regulations.

8.14 The Government has committed to introducing the Future Homes Standard in 2025. It is expected that a typical home built to the Standard

will have 75-80% less carbon emissions than one built in accordance with the current Building Regulations. In 2019 the Government also consulted on proposals to introduce an uplift in standards as a stepping stone towards the Future Homes Standard. Consequently, at some point the ability to set higher standards in planning policies may be withdrawn.

- 8.15 Government guidance further indicates that, in respect of non-housing developments, there are no restrictions on setting energy performance standards in planning policies in excess of those in the Building Regulations.
- 8.16 The Local Plan stipulates that developments should demonstrate how carbon dioxide emissions have been minimised but does not set standards. The BPNP could therefore seek to apply standards against which proposals can be measured.
- 8.17 New buildings will also result in energy use during their lifetime which is not covered by Building Regulations and is often referred to as 'unregulated energy'. This may, for example include energy used by IT equipment, cooking and other appliances.
- 8.18 To further enhance the sustainability of new buildings, both residential and commercial, the Local Plan requires electric car charging points and sets out minimum standards for water efficiency. Development is also required to be designed to avoid increasing flood risk elsewhere.

#### High quality design

##### Draft objective HQD1 (sustainable transport)

To encourage walking, cycling and the use of public transport as alternatives to the car.

##### Draft objective HQD2 (traffic)

To minimise the impact of new development on the highway network.

##### Draft objective HQD3 (local distinctiveness and energy efficiency)

To promote development that contributes positively to its neighbourhood while embracing high quality design and energy efficiency.

#### What do you think?

		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
59	To what extent do you agree with draft objective HQD1?					
60	To what extent do you agree with draft objective HQD2?					
61	To what extent do you agree with draft objective HQD3?					

62	If you think that any of the objectives could be improved, please explain how:					
To what extent do you agree or disagree with the following statements?		Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
63	Secure cycle parking is inadequate; new provision is needed at key locations such as the town centre, parks and leisure facilities.					
64	Adequate provision has been made for parking on new housing developments built in Bourne during the last few years.					
65	If more safe and accessible cycle/pedestrian routes connecting residential areas to the town centre, key facilities and the countryside were available, I would be more likely to walk or cycle.					
66	My children would be more likely to walk/cycle to school if safer routes were available (please respond only if applicable).					
To what extent do you agree or disagree with the following statements?						
67	Unless superseded by national policy, the Plan should set standards of energy efficiency in new homes in excess of those currently stipulated in the Building Regulations.					
68	We should set standards of energy efficiency for non-housing developments in excess of those currently stipulated in the Building Regulations.					
69	We should support other sustainable design features to help our community to minimise its carbon footprint and adapt to climate change. (Measures could, for example, include the use of technologies that use renewable energy, tree planting, water retention features, orientation of buildings to optimise solar gain and recycling storage areas).					
70	We should support the retrofitting of existing buildings with measures to generate renewable and low carbon energy.					

**And finally.....**

71 Do you think that there are any key issues that we have not mentioned in this document? If there are, you can briefly specify up to 3, below:									
1.									
2.									
3.									
72	Please indicate your age	16-19		20-34		35-49		50-64	65+
73	Your name and address (see paragraph 9.1, below)								

## 9 Next Steps

- 9.1 Thank you for taking the time to read this consultation paper. Your responses to the questions will help us to make choices about what to include in the BPNP. **Responses should be submitted on or before 16<sup>th</sup> October 2020.**

Please complete the online survey at: [www.bourneparishneighbourhoodplan.org.uk](http://www.bourneparishneighbourhoodplan.org.uk).

If, however, you are unable to access the online survey you can complete and return this consultation paper, which incorporates the survey questions, to:

Mr I Sismey,  
Bourne Town Clerk,  
Bourne Town Council,  
SK Community Point,  
3, Abbey Rd,  
Bourne, PE10 9EF.

Individuals completing the survey need only supply their name and address if they wish to be included in the prize draw for a £50 voucher. We take your privacy seriously and will only use any personal information provided for the purposes of this survey. We will not pass your details to any other organisation.

WE WELCOME COMMENTS ON AS MANY OR AS FEW OF THE QUESTIONS AS YOU WISH TO ANSWER.



- 9.2 The Steering Group would like to have held some consultation events but that has not been possible due to the coronavirus pandemic. However, if you have any particular questions, please direct these in the first instance to the Town Clerk on 01778-426123 or e-mail: [clerk.bournetc@btconnect.com](mailto:clerk.bournetc@btconnect.com).
- 9.3 We will undertake consultation on the draft Character Assessment and sites put forward for possible inclusion in the BPNP once we are in a position to do so and before we produce a draft BPNP for consultation. **We urgently need more volunteers to join the Steering Group and help to speed up the process of preparing the BPNP. To find out more, please contact the Town Clerk in the first instance.**



