



**Bourne Parish
Neighbourhood Plan**
Supported by Bourne Town Council

Draft

Housing Sites Assessment



Bourne Parish Neighbourhood Plan
Steering Group.

Last updated September 2022

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1.0 Introduction

- 1.1 Bourne Town Council has appointed a Steering Group to prepare the Bourne Parish Neighbourhood Plan (the BPNP). In tandem with the South Kesteven Local Plan, which was adopted in 2021, this will provide for development within Bourne between 2011 and 2036, including the allocation of land for housing.
- 1.2 The BPNP must be in general conformity with the strategic policies in the South Kesteven Local Plan (the Local Plan). In summary, the Local Plan anticipates the completion of at least 2,200 new dwellings in Bourne including, though not limited to, development at Elsea Park and on sites allocated for development. Policy BRN-H1 of the Local Plan allocates land for approximately 107 dwellings at Manning Road, Bourne while Policy BRN1 indicates that locations for an additional minimum of 100 new homes should be identified in the BPNP. The supporting text indicates that, should the BPNP not make such provision by 2026 (i.e. within 5 years of the adoption of the Local Plan), South Kesteven District Council (SKDC) will undertake this task as part of a review of the Local Plan.
- 1.3 The Inspector responsible for the examination of the SKLP highlighted the need for an early review. This will, in part, enable SKDC to consider whether its local housing need has changed sufficiently to warrant a re-evaluation of the strategic housing policies. The review will roll-forward the Local Plan period to 2041. In October 2020 SKDC published an [Issues and Options report](#) as the first consultation stage of the review. It asked for comment on key questions including the overall housing requirement for South Kesteven and the distribution of that requirement. It suggested that 8-10% of the growth should be directed to Bourne, requiring land for a further 364-746 dwellings in Bourne in addition to existing completions and commitments.
- 1.4 Discussions between Bourne Town Council, the Steering Group and SKDC have resulted in an understanding that the BPNP will also identify a preferred direction for further growth, although the scale of such development will be determined as part of the Local Plan review. A draft consultation of the Local Plan review is expected in early 2023.
- 1.5 Policy BRN1 of the Local Plan emerged following the publication of a Consultative Draft of the now adopted Local Plan in 2017. At that stage the emerging Local Plan proposed the allocation of land off Cedar Drive (45 dwellings) and west of Beaufort Drive (190 dwellings) for housing. Consultation on that document resulted in several hundred objections to the allocation of the two sites.
- 1.6 Subsequent discussions with SKDC led Bourne Town Council to reluctantly agree to allocate land for 200 dwellings as part of the BPNP. This agreement resulted in the removal of the sites at Cedar Drive and Beaufort Drive from the draft Local Plan and the introduction of Policy BRN1. The requirement for the BPNP to allocate land for 200 dwellings was subsequently amended to a minimum 100 dwellings following a recommendation made by the inspector who held the examination into the Local Plan

that the land at Manning Road (see paragraph 1.2) should be allocated for residential development. The Local Plan was subsequently adopted on 30th January 2020 and currently forms the development plan for South Kesteven.

- 1.7 The purpose of preparing this background paper is to provide evidence to help determine the most appropriate site(s) to include in the BPNP and identify the preferred direction for further growth should this prove necessary as part of the current review of the Local Plan outlined in paragraphs 1.3 and 1.4, above.
- 1.8 The background paper sets out an objective methodology to ensure that the assessment of potential sites is undertaken on a consistent and transparent basis. It describes the process that has been followed, the selection criteria used and an assessment of each site against the selection criteria.
- 1.9 At this stage, the paper does not attempt to draw conclusions as to which site(s) should be included in the draft BPNP. Consultation on the paper will enable site promoters, service providers, the local community and other consultees to comment on the accuracy of the assessments and to provide additional information that will enhance the robustness of the background paper. Consultation will also provide the local community and other parties with an opportunity to express an opinion as to where development is preferred. Following consultation, the Steering Group will update the background paper, where appropriate, which will then be used to determine which sites to recommend to the Town Council for inclusion in a draft BPNP.

2.0 The site selection process

- 2.1 Government policy, set out at paragraph 68 of the [National Planning Policy Framework](#) (NPPF), highlights the need to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Additionally, paragraph 70 indicates that particular consideration should be given to the opportunities for allocating at least 10% of the housing requirement on sites no larger than one hectare unless there are strong reasons why this target cannot be achieved.
- 2.2 Further guidance relating to neighbourhood planning is set out in [National Planning Practice Guidance](#) (NPPG). The section relating to '[preparing a neighbourhood plan or Order](#)' indicates (at paragraph 042) that an appraisal of options and an assessment of individual sites against clearly identified criteria should be undertaken. NPPG on [housing and economic land availability assessment](#) indicates that such an assessment should identify sites, assess their development potential and assess their suitability for development and the likelihood of development coming forward (i.e. their availability and achievability).

The identification of sites

- 2.3 The NPPG on land availability assessments indicates that if the process to identify land is to be transparent and identify as many potential opportunities as possible, it is important to issue a 'call for sites'. The following steps have therefore been undertaken:
- In November 2018 SKDC wrote to land owners who had submitted sites in response to consultation on the Local Plan to notify them about the proposed Local Plan policy to allocate housing land in Bourne as part of the BPNP rather than within the Local Plan (see paragraph 1.6 above). The land owners were advised to engage with the Town Council should they wish their land to be considered for inclusion in the BPNP.
 - A letter inviting known land owners and several local land agents to submit sites for consideration was issued by the Town Council in August 2019
 - At that time, articles were published in 'Discovering Bourne' and 'Market Place'. These are free, monthly magazines which are distributed to households in the Parish of Bourne. In addition, articles were placed in the local, weekly newspapers - the Bourne Local and the Rutland and Stamford Mercury;
 - A notice was placed on all Town Council noticeboards; and
 - Details of the consultation, including a site submission form, were put on the Town Council's website.
- 2.3 The publicity invited the submission of sites of at least 0.25 hectares, as suggested in the [Housing and Economic Land Availability Assessment](#) of NPPG, using a pro-forma prepared by the Steering Group. The process resulted in nine sites being put forward for consideration. While sites below the threshold of 0.25ha have not been assessed they will continue to come forward as 'windfall sites' (i.e. sites which become available for development but are not specifically allocated for a particular use).
- 2.4 Subsequently, in September 2021, SKDC wrote to promoters who had put forward sites within Bourne Parish for allocation as part of the Local Plan review (see paragraph 1.3, above) to afford these promoters an opportunity to have their site(s) considered for allocation as part of the BPNP. However, only one response was received and this related to one of the sites already put forward for inclusion in the BPNP in response to the consultation of 2019.
- 2.5 A draft version of this background paper was issued in February 2022 to site promoters inviting comment on the accuracy of the assessment; providing an opportunity to supply any further information (e.g. surveys) commissioned to support their development and explain how their proposal could help to support the objectives of the BPNP; and requesting them to indicate any benefits to the wider community above and beyond those made necessary by the development that could be delivered as part of the allocation of their site. At the same time a number of other consultees, including infrastructure providers, were invited to comment on the accuracy of the assessment

and the presence of any constraints not highlighted in the assessment; and to outline any infrastructure required to enable development of individual sites to take place. Responses have resulted in changes which are reflected in this draft version of the background paper.

- 2.6 More recently, the Town Council has been contacted by the promoter of land at south-west Bourne requesting that consideration be given to the inclusion of that site in the BPNP. An assessment of the site has now been incorporated into this draft version of the background paper.

The development capacity of the sites

- 2.7 For each of the sites submitted for assessment it is necessary to estimate the potential number of dwellings the site could deliver. Figures provided by a developer or site promoter have been used where this is supported by an indicative scheme. In the absence of any existing design work a gross to net factor advocated in '[How to assess and allocate sites for development](#)' (produced by Locality) has been applied as follows:

Site size	Net developable area
Up to 0.4ha	90%
0.4ha to 2 ha	80%
2ha to 10ha	75%
Over 10ha	50%

- 2.8 The gross to net factor aims to take account of the need to provide supporting infrastructure such as green spaces, play areas and possibly community facilities on large sites. In determining an appropriate density to apply to the net developable area, a figure of 30-35 dwellings per hectare has been used.

The assessment of the sites

- 2.9 Government policy and guidance outlined in paragraphs 2.1 and 2.2 (above) indicate that the suitability, availability and achievability of potential sites should be assessed. In summary, the NPPG defines these attributes as follows:

Suitability: A site can be judged suitable if it would provide an appropriate location for development when considered against relevant development constraints and their potential to be mitigated.

Availability: A site can be considered available for development when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

Achievability: A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

2.10 The Steering Group, with the assistance of a planning consultant, has developed criteria against which to assess the suitability, availability and achievability of the sites. The range of criteria is not intended to be exhaustive but enables meaningful comparison of potential impacts to be identified. The criteria are set out at the start of Appendix 2 and are derived from the consideration of Government policy in the NPPF and the Government requirement for neighbourhood plans to be in general conformity with the strategic policies of the adopted SKLP. In addition, the process enables sites to be assessed against the objectives of the BPNP (listed in Appendix 4) to determine how they are likely to perform not solely in terms of delivering homes but also in contributing to the objectives of the BPNP. Further explanation of the link between the criteria and the policies and objectives is included in Appendix 2.

2.11 Information used to assess each site against the criteria has been gathered from a range of sources including:

- mapping constraints data published by the Government and public sector bodies including SKDC, Lincolnshire County Council, the Environment Agency and Natural England;
- data collected by the Steering Group related to the location of services and facilities;
- information provided by site promoters; and
- site visits by members of the Steering Group.

2.12 The assessment uses a 'traffic light' system to indicate how well sites perform against the specified criteria. This approach has been used in preference to a numerical scoring system as the latter can be taken to imply that different indicators are directly comparable and that the scores can simply be added together to give a total which determines the best options. In contrast, the traffic light system enables an objective assessment of sites to be undertaken. It identifies where potential conformity, conflicts and opportunities arise and enables an informed judgement to be made as to the most appropriate site(s) to include in the BPNP.

2.13 In broad terms the colour coding used in the assessment is as follows:

Positive impact identified	
No negative impact identified or impact should be relatively easy to mitigate	
Negative impact identified although mitigation is likely to be possible	
Potentially significant negative impact. Adequate mitigation may not be possible	

- 2.14 It should be emphasised that the assessment is not of the detail that would be required in respect of a planning application, nor does it consider the different ways that a site might be developed to address any identified need for mitigation measures. The focus is on providing a broad comparison of sites across a range of criteria to produce a consistent and comparable assessment. It can also act as a useful tool in identifying mitigation measures which may inform key principles for the development of a site.
- 2.15 The detailed assessment for each site is included in Appendix 3. Commentary has been included, where necessary, to provide an explanation of the colour coding. In addition, there is a map showing the location of the sites in Appendix 1 together with a table which summarises the colour coding for each of the criteria. Information describing opportunities that development might provide to support the objectives of the BPNP have been inserted at the end of each assessment. However, as noted in paragraph 1.9, above, this paper does not attempt to draw conclusions at this stage as to which site(s) should be included in the draft BPNP - that part of the process will be undertaken following wider consultation with the public.

Appendix 1. Map of Sites and Site Assessment Matrix Summary



Table 1. Site assessment matrix summary

Criteria	Site number (see Appendix 3)								
	1	2	3	4	5	6	7	8	9
Availability									
Physical constraints									
Existing use									
Vehicular access									
Housing									
'Bad neighbour' uses									
Existing residential amenity									
Recreational facilities									
Community facilities									
Accessibility									
Employment									
Biodiversity									
Historic environment									
Built form and settlement pattern									
Key landscape views									
Flooding (rivers)									
Flooding (surface water)									
Land quality									
Services provision									

Appendix 2. Housing Sites Criteria

Within the following matrix the text *written in italics* highlights the key, relevant sections of Government policy in the National Planning Policy Framework; key, relevant policies in the adopted South Kesteven Local Plan (SKLP) and relevant objectives of the BPNP.

Site number		Site area (hectares)		Estimated capacity	
Site location and description (including neighbouring uses)					
Proposed development					
Planning history					
Assessment of availability					
Availability	The site is being promoted through the NP process				
	Whilst the site is being promoted through the NP process there are legal or ownership problems such as unresolved multiple ownerships, ransom strips or tenancies.				
Section 5 (Delivering a sufficient supply of homes) - planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. A site can be considered to be available if there is evidence that a developer or landowner is willing to sell or develop the site at a known point in the plan period. BPNP objective HOC1 – to plan for a minimum 100 new homes.					
Comments (including time frame for availability (0-5 years, 6-10 years, 11-15 years))					
Assessment of suitability					
Physical constraints	No obvious physical constraints that would restrict development.				
	There are one or more physical constraints which would reduce the area available for development.				
	Physical constraints are so severe that they are likely to prevent development of the site.				
Examples of physical constraints include pylons, pipelines, TPOs, public rights of way, contamination or topographical constraints. Section 8 (public health and safe communities) - public rights of way should be protected and enhanced. Section 15 (Conserving and enhancing the natural environment)/SKLP EN4 - a site should be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. On land affected by contamination the developer must establish that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters. Section 12 (Achieving well-designed places)/SKLP DE1 - existing trees, hedgerows and important site features should be retained, where possible.					
Comments					

Lincolnshire Minerals and Waste Local Plan	There are no minerals safeguarding areas or sites allocated for mineral extraction in Bourne Parish. None of the sites are allocated as suitable for waste management facilities in the Minerals and Waste Local Plan. It has not therefore been used as a criterion in choosing between sites.	
Existing use	Site is vacant	
	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary	
	Site is occupied and site clearance will be necessary	
Comments		
Vehicular access	Access can be easily provided.	
	Access can only be provided with significant improvement.	
	Access cannot be provided (e.g. site is disconnected from the highway network or would require land outside the highway boundary not owned by the landowner).	
<i>Section 9 (Promoting sustainable transport)/ SKLP ID2 – access should be safe and suitable. Significant impacts on the transport network (in terms of capacity and congestion), or on highway safety, should be cost effectively mitigated to an acceptable degree.</i>		
Comments		
Housing	By virtue of scale, the site should be able to deliver a mix of tenure, size and house types.	
	The site will likely only deliver a narrow range of house types and limited or no affordable housing.	
<i>Section 5 (Delivering a sufficient supply of homes) - the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. SKLP H2, H3 and H4 - developments of 11 or more dwellings (or 1,000m²) should include 30% affordable housing except where abnormal costs occur; an element of self and custom build housing should be included on sites of 400 or more dwellings; and a mix of dwelling types should be provided as part of 'all major proposals' (10 or more dwellings). BPNP objective HOC2 – to provide for housing which meets the needs of Bourne.</i>		
Comments		
'Bad Neighbour' uses (noise or odour)	Development would not impact on business or community uses.	
	Development could impact on neighbouring business or community uses. Mitigation measures may be necessary.	
	Development could prejudice the existing use of neighbouring business or community uses. Unlikely that the impact could be mitigated.	
<i>Section 15 (Conserving and enhancing the natural environment)/SKLP EN4 - new development should be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Where an existing business or community facility could have a significant adverse effect on new development, the 'agent of change' should provide suitable mitigation.</i>		
Comments		
Existing residential amenity (e.g. negative impact on)	Development will have no/minimal impact on existing residential amenity	
	Development could have an adverse impact on existing residential amenity	

privacy or other form of disruption)			
Section 12 (Achieving well designed places) – policies should help create places with a high standard of amenity for existing and future users. SKLP SP3 and DE1 – proposals should not have an adverse impact on neighbouring users. BPNP objective HQD3 – to promote high quality design			
Comments			
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.		
	No impact		
	Will result in the loss of some provision. However, mitigation measures are proposed by the site promoter.		
	Would result in the loss of some provision. No mitigation is proposed by the site promoter.		
Examples of recreational facilities include children’s play areas, sports fields, areas used for informal recreation and allotments. Section 8 (Promoting healthy and safe communities)/SKLP OS1 provide support for the provision and retention of recreational facilities. Proposals for 10 or more dwellings should provide sufficient new (or improved) open space. BPNP objective NE1 – to protect important green assets and improve/increase open space provision.			
Comments			
Community facilities (e.g. community halls, local shops, public houses and schools)	Provides an opportunity to improve provision		
	No impact		
	Will result in the loss of some provision. However, mitigation measures are proposed by the site promoter.		
	Would result in the loss of some provision. No mitigation is proposed by the site promoter.		
Section 8 (Promoting healthy and safe communities)/SKLP SP6 provide support for new community facilities and for the retention of valued facilities and services, particularly where such loss would reduce the community’s ability to meet its day-to-day needs. BPNP objective NE3 – to support the retention/provision of community facilities.			
Comments			
Accessibility	Score of 3	Score of 2	Score of 1
Area of employment (as defined in the Local Plan)	Within 800m	Between 800m and 1200m	More than 1200m
Primary school	Within 400m	Between 400m and 800m	More than 800m
Secondary school	Within 800m	Between 800m and 1200m	More than 1200m
Bus stop	Within 400m	More than 400m from a bus stop. However, there is evidence that the site could be served by bus.	Not within 400m of a bus stop. No evidence that the development would be served by bus.
Town centre (distance from centre of site to the edge of the	Within 800m.	Between 800m and 1200m	More than 1200m

town centre as defined in Figure 11 of the Local Plan)			
Overall accessibility	Overall accessibility assessed as good		
	Overall accessibility assessed as medium		
	Overall accessibility assessed as relatively poor		
Note Distances to community facilities and services are measured using walking routes from the approximate centre of each site to each facility/location using Google Maps. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. A site is awarded a score of 1 to 3 in respect of its proximity to each of the above locations/sites. A score of 3 indicates that proximity to a particular service is 'good' while scores of 2 and 1 represent 'medium' and relatively 'poor' proximity respectively. An average score of 2.5 or greater results in an overall assessment of 'good'(green) accessibility; an average score above 1.5 but below 2.5 is ranked as 'medium' (yellow) accessibility; and an average score of 1.5 or lower results in an overall assessment of relatively 'poor' (orange) accessibility.			
Section 9 (Promoting sustainable transport)/ SKLP ID2 - proposals should minimise the need to travel and, wherever possible, be located where services and facilities can be accessed more easily through walking, cycling or public transport. BPNP objective HOC1 – to plan for housing which is well connected to local services and facilities. BPNP objective HQD1 – to encourage sustainable transport. BPNP objective HQD2 – to minimise impact on the highway network.			
Comments			
Employment	Development will not result in the loss of employment land (either existing or allocated in the Local Plan)		
	Development will result in the loss of existing employment land		
	Development will result in the loss of employment land referred to in Policy E1, E2 or E3 of the Local Plan.		
Section 6 (Building a strong, competitive economy) - planning policies should set criteria, or identify strategic sites, to meet anticipated needs. SKLP E1 (Strategic employment sites) allocates land south of Spalding Rd, to the east of Bourne, as a strategic employment site. SKLP E2 (Employment allocations) allocates 2 further sites for employment - land adjacent to A151 on the west side of Bourne and a site on the east side of the town (land north of Borne Eau/east of Car Dyke). SKLP E3 (Protection of employment) provides protection for several existing sites to the east and west of Cherry Holt Rd and the Pinfold Industrial Estate. SKLP E5 (Loss of employment land and buildings to non-employment uses) indicates that other employment sites will be protected unless certain conditions apply. BPNP objective BPE1 – to support a diverse range of employment opportunities.			
Comments			
Environmental			
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.		
	The site is within or adjacent to a non-statutory site (Local Wildlife Site or Site of Nature Conservation Interest)		
	The site is within or adjacent to land with a statutory environmental designation (including Sites of Special Scientific Interest and Ancient Woodlands)		

Section 15 (Conserving and enhancing the natural environment)/SKLP EN2 - plans should distinguish between the hierarchy of international, national and locally designated sites and generally allocate land with the least value. The loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons. BPNP objective NE2 – to conserve and enhance biodiversity.

Note

The Sustainability Appraisal of the South Kesteven Local Plan indicates that there are two Natura 2000 sites within 5km of the developed settlement boundary of Bourne: Grimsthorpe SAC approx. 4.6km to the west of the town, and Baston Fen SAC approx. 3km to the south east.

In the vicinity of Bourne there is the Math and Elsea Wood SSSI. The southern part of the town (The Austerby) is within the Impact Risk Zone for housing developments of over 100 dwellings within urban areas, or 50 or more houses outside existing urban areas.

In respect of non-statutory designations there is a linear Site of Wildlife Interest to the south and south-west of Bourne, associated with the disused railway as well as Bourne Wood, designated as a Site of Wildlife Interest and Ancient Woodland.

Historic environment	Development would enhance a heritage asset (defined in NPPF Glossary page 66).	
	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
	Development has the potential to adversely affect a heritage asset. However, it may be possible for some development with appropriate mitigation.	
	Development would be likely to result in substantial harm to, or total loss of, the significance of a heritage asset.	

Section 16 (Conserving and enhancing the historic environment)/SKLP EN6 give great weight to the conservation/enhancement of designated heritage assets. Substantial harm to, or total loss of, a heritage asset will be resisted. Where there is less than substantial harm to the significance of a heritage asset or its setting, permission will only be granted where the public benefits outweigh the potential harm. BPNP objective BUI1 – to conserve Bourne’s historic character.

Comment

Built form and settlement pattern	The site is within the built up area of Bourne (i.e. bordered on at least 3 sides by development).	
	The site is bordered on 2 sides by the built up area of the town.	
	The site is bordered on 1 side by the built up area of the town	

Sections 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment) indicates that development should be sympathetic to local character and history, including the built environment and landscape setting, and that valued landscapes should be protected and enhanced. SKLP SP4/EN1/DE1 - proposals should be adjacent to the existing pattern of development; they must not extend obtrusively into the open countryside; and must be appropriate to the landscape. Relevant Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans.

BPNP objectives BUI2/HQD3 – to protect/enhance key landscape features and views; to promote development that contributes positively to its neighbourhood.


Comment

Key landscape views	Development would not impact on a key view.	
	Development would impact on a key view, although appropriate mitigation measures should be possible.	

	Development would adversely impact on a key view. Adequate mitigation is unlikely to be possible.	
<i>See above note in respect of 'built form and settlement pattern'.</i>		
Comment		
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
	A significant part of the site is within flood zone 2 (medium risk)	
	A significant part of the site is within flood zone 3 (high risk)	
<p><i>Section 14 (Meeting the challenge of climate change, flooding and coastal change)/ SKLP SD1 and EN5 - plans should apply a sequential, risk-based approach to the location of development, steering development to areas with the lowest risk of flooding and avoiding development of land where this would exacerbate the risk of flooding elsewhere. The South Kesteven Strategic Flood Risk Assessment (SFRA) provides the basis for applying the sequential test. The Government has also produced a Flood Map for Planning to broadly indicate flood risk zones. BPNP objective HOC1 – to plan for new homes in sustainable locations.</i></p>		
Comment		
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding)	
	Medium risk – significant mitigation may be required (>15% of the site is affected by medium or high risk of surface water flooding)	
<p><i>Section 14 (Meeting the challenge of climate change, flooding and coastal change)/SD1/EN5 - plans should apply a sequential, risk-based approach to the location of development, steering development to areas with the lowest risk of flooding and avoiding development of land where this would exacerbate the risk of flooding elsewhere. Surface water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible. The South Kesteven Strategic Flood Risk Assessment (SFRA) provides the basis for applying the sequential test. The Government has also produced a map giving an indication of areas at risk of surface water flooding: see https://flood-warning-information.service.gov.uk/long-term-flood-risk.</i></p>		
Comment		
Land quality	The site consists largely of previously developed land as defined in Annex 2 of the NPPF.	
	The site consists largely of greenfield or agricultural land that is not defined as best and most versatile within grades 1,2 and 3a of the Agricultural Land Classification)	
	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<p><i>Section 11 (Making effective use of land)/section 15 (Conserving and enhancing the natural environment)/SKLP SD2 – policies should give substantial weight to the value of using suitable brownfield land within settlements. Policies should recognise the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. BPNP objective HOC1 – to plan for new homes in sustainable locations.</i></p>		
Comment		
Service provision	No identified constraints or constraints should be relatively easy to mitigate	


	Significant constraints identified. However, mitigation should be possible	
<i>Section 2 (achieving sustainable development)/SKLP ID1 – The planning system should identify and coordinate the provision of infrastructure. Proposals will be expected to demonstrate that there is, or will be, sufficient infrastructure capacity to meet the essential requirements arising from the development. BPNP objective - to plan for new homes well connected to local services.</i>		
Comment		
Assessment of viability		
Abnormal costs	Comment:	
<i>Section 5 (Delivering a sufficient supply of homes)/SKLP ID1 – policies should take account of economic viability. Where financial evidence indicates that requirements affect the delivery of a scheme, SKDC will consider prioritising provision.</i>		
Examples of abnormal costs might include demolition, land remediation or relocating utilities.		
Plan objectives	What further opportunities might the development provide to support the objectives of the Neighbourhood Plan?	
Comment		
Brief summary of assessment, including opportunities and constraints		

Appendix 3. Site Assessments

Site number 1.	Land rear of nos 1-7 (uneven) Drummond Road.	Site area (hectares)	0.6ha
			
Site location and description	Located in the south-east quadrant of Bourne to the east of South Rd. The land adjoins residential development with gardens backing onto the site. Most of these dwellings are bungalows, although there are a few 2 storey dwellings. The boundaries are marked by hedges and fences.		
Proposed development	Residential development. It is estimated that this could be ~15-20 dwellings. This assumes a net developable area of 90% and a density of 30-35 per hectare across the net area.		
Planning history	S04/0166 -Residential development for 5 dwellings – refused.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The land owner has indicated that the site could be brought forward for development within 5 years. The site is owned by four siblings.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Comment: Land drains located on the western and eastern boundaries.			
Existing use	Site is vacant		

<i>Comment: Area of mown grass</i>		
Vehicular access	Access can be easily provided	
<i>Comment: Access would require the demolition of no 3 Drummond Rd. The highway authority has advised that this should be acceptable in principle, subject to approval of detailed drawings of the access arrangements. Some consideration may be given to the installation of waiting restrictions as part of any application.</i>		
Housing	By virtue of scale, the site should be able to deliver a varied mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings (or greater than 1000m2 gross floorspace) should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development would not have a negative impact on business or community uses.	
<i>Comment: Site adjoins residential development.</i>		
Existing residential amenity	Development could have an adverse impact on residential amenity.	
<i>Comment: Site is located within a residential area and development therefore has the potential to have some impact on residential amenity which may need to be mitigated. In addition, adequate separation distances to existing dwellings would be required.</i>		
Recreational facilities	No loss of existing public open space and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	Within 800m – Land west of Cherry Holt Road	3
Primary school	Between 400m and 800m - Bourne Abbey C of E Academy located on Abbey Rd	2
Secondary school	Within 800m – Bourne Grammar School	3
Bus stop	Well connected to public transport links (bus stop within 400m of the centre of the site) – South Road	3
Town centre	Between 800m and 1200m	2
Average accessibility score = 2.6 (13/5) = Overall accessibility assessed as good		
Employment	Development will not result in the loss of employment land (either existing or allocated in the Local Plan)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is within the built up area of Bourne (i.e. bordered on at least 3 sides by development).	
Key landscape views	Development would not impact on a key view.	
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding)	
Land quality	The site consists largely of greenfield or agricultural land that is not defined as best and most versatile (defined as grades 1,2 and 3a in the NPPF Glossary)	

Service provision	No identified constraints or constraints should be relatively easy to mitigate	
<i>Comment: Western Power Distribution (electricity) has advised that the site should require no reinforcement. Site promoter has indicated that all services are available to serve the site. No response from AW or Cadent.</i>		
Assessment of viability		
Abnormal costs	None identified at this time.	
<i>Comment: Site promoter has advised that there are no known abnormal costs that may influence the viability of the scheme.</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comments:</p> <p>Development would make a small contribution towards the housing requirement. Opportunity for a limited mix of dwellings, although a requirement for affordable housing would only be triggered where 11 or more dwellings were proposed (or 1000m² gross floorspace).</p> <p>The site is well located in relation to local services and facilities, thereby encouraging opportunities for walking, cycling and the use of public transport.</p> <p>Provision of public open space would be dependent upon the site providing 10 or more dwellings. Some, though relatively limited, opportunity to enhance biodiversity through landscape planting.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		
<p>Brief summary of assessment:</p> <ul style="list-style-type: none"> • The site is in single ownership and is of a small scale. Its allocation would require one or more other sites to be included in the Plan to meet the minimum requirement of 100 new dwellings. • The site adjoins existing residential development. Adequate separation distances to existing dwellings would need to be provided. • Vehicular access would be obtained through the demolition of no 3 Drummond Rd. The highway authority has indicated that, in principle, vehicular access should be feasible. • The site is located within the built up area of the town and overall accessibility to employment land and a range of services is good. • A requirement for the provision of open space and affordable housing would be dependent upon the number of homes to be provided – 10 dwellings would be likely to require some public open space with 11 or more dwellings (or 1000m² gross floorspace) triggering an affordable housing requirement. • The site is at low risk of surface water flooding. Appropriate mitigation measures would be required. 		

Site number 2	Land at south-west Bourne	Site area (hectares)	63.6ha
			
Site location and description	The site is located to the west and south of Raymond Mays Way. It consists of several fields currently in agricultural use. West Rd forms the northern boundary. To the east, a band of trees, hedgerows and an informal path form the boundary adjacent to Raymond Mays Way. Agricultural fields lie to the south and south-west of the site. A former railway line, now a tree belt, runs east to west through the site while there are two public rights of way which provide an eastward link towards Bourne.		
Proposed development	The site promoter has produced an illustrative vision document with capacity for ~900 dwellings, a 2 form entry primary school, a mixed use local centre and open space including sports pitches and allotments. The promoter has indicated that the site could be delivered in phases with the northern most part providing 100 homes to meet the BPNP minimum housing requirement. Using the methodology outlined in paragraph 2.5 of this background paper, the estimated capacity is ~950-1100 dwellings. This assumes a net developable area of 50% and a density of 30-35 per hectare across the net area.		
Planning history	The site promoter has advised that the site does not have any previous planning history.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The promoter has indicated that the land outlined in red on the location plan (see above) is in single ownership and under option to Barratt David Wilson Homes. In addition there is a legal right in place to enable widening of the farm access between the roundabout on Raymond Mays Way and the site.			

Assessment of suitability		
Physical constraints	There are one or more physical constraints which would reduce the area available for development.	
<i>Comment: Towards the northern end of the site, two overhead 132kv high voltage cables with a 15m easement either side cross the land from east to west. An 11kv high voltage cable runs north-south in the southern area of the site with a 3m easement. There is also a high pressure east-west gas main which requires a 12m wide corridor. Whilst these constraints reduce the potentially developable area, the vision document takes account of these constraints by using these areas for open space.</i>		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary	
Vehicular access	Access can only be provided with significant improvement.	
<i>Comments: Access is proposed to be via an existing roundabout on Raymond Mays Way with a further access from West Rd to the north. At the time of writing, the highway authority has not been consulted by the Steering Group regarding this arrangement</i>		
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development could impact on neighbouring business or community uses. However, mitigation should be possible.	
<i>Comment: There is an existing business which adjoins the site. This is located to the west of the site on the A6121 and north of the former railway line. However, the vision statement indicates that mitigation would be provided by the inclusion of open space adjacent to the site boundary.</i>		
Existing residential amenity	Development will have no/minimal impact on existing residential amenity	
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	Provides an opportunity to improve provision.	
<i>Comment: The proposals outlined in the vision document provided by the promoter include a 2 form entry primary school and a local centre which could include uses such as shops, a café, a community centre, a local surgery etc.</i>		
Access to:		
Area of employment	>1200m (site is <400m from the proposed employment land at Elsea Park but this has been excluded as there is a pending planning application to develop the site for housing)	1
Primary school	<400m (assumes on-site provision)	3
Secondary school	>1200m	1
Bus stop	>400m from a bus stop. However, it may be possible to serve the site by bus.	2
Town centre	>1200m	1
Average accessibility score = 1.6 (8/5) = Overall accessibility assessed as medium		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	


Biodiversity and geodiversity	The site is within or adjacent to a non-statutory site (Local Wildlife Site)	
<i>Comment: The disused railway to the west of the site is designated as a Local Wildlife Site.</i>		
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 1 side by the built up area of the town	
Key landscape views	Development would not impact on a key view	
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
<i>Comment: Some localised areas of flooding are noted on the flood risk mapping. Appropriate mitigation measures would be required.</i>		
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<i>Comment: There is no field specific data available for this site on the Government's 'MAGIC' interactive website. Consequently, the assessment has had to rely on the Agricultural Land Classification Map for the East Midlands. The map is used to provide strategic guidance and is not sufficiently accurate for use in assessment of individual fields, nor does it differentiate between grade 3a and 3b land. However, it suggests that land is grade 3.</i>		
Service provision	No identified constraints or constraints should be relatively easy to mitigate	
<i>Comment: A utilities appraisal provided by the promoter indicates that AW and Western Power Distribution have confirmed that sufficient capacity exists or can be made available from local networks. No information from Cadent.</i>		
Assessment of viability		
Abnormal costs	None identified at this time	
<i>Comment: The site promoter has advised that there are no known abnormal costs that may influence the viability of the scheme.</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comment:</p> <p>The site is of a size that could deliver the minimum housing requirement of 100 new homes. In addition, there is a significant level of additional capacity (800 homes) if required as part of the Local Plan review. The site would be able to deliver a varied mix of tenure, size and house types including affordable housing.</p> <p>The vision statement provided by the site promoter indicates that 55% of the site could be used for public open space including sports pitches, play areas, allotments, a community orchard and general amenity space.</p> <p>Proposals include the provision of a primary school and a local centre which could include uses such as shops, a community centre and a local surgery.</p> <p>Within the site, the proposals offer opportunities to enhance biodiversity including sustainable drainage features, meadow habitats, woodland, hedgerows and other landscape enhancements.</p> <p>Overall accessibility to employment land and a range of services has been assessed as 'medium'. Measures to enhance sustainable transport include on-site provision of some facilities, a network of green infrastructure within the site and links to the two public rights of way which cross the site,</p>		

providing connections to Bourne/Elsea Park and the wider countryside. The promoter has indicated that the site could be served by bus.

Proposals could provide an opportunity to embrace high quality design and energy efficiency.

Brief summary of assessment

- The site is of a size that could deliver the minimum housing requirement of 100 new homes with additional capacity (800 homes) if required to meet the needs of the Local Plan review. The site would be able to deliver a varied mix of tenure, size and house types including affordable housing.
- The land is in single ownership and is being promoted by a major housebuilder. A number of background documents have been provided by the promoter including a vision statement; a landscape summary report; a traffic impact assessment; a constraints plan; a utilities overview; access plans and a constraints and comparison of opportunities around Bourne report.
- The promoter has suggested that the northernmost part of the site (adjacent to West Rd) would be a suitable location for development required to meet the minimum allocation of 100 new homes to be allocated in the Neighbourhood Plan.
- The vision statement indicates that 55% of the site could be used for public open space including sports pitches, play areas, allotments, a community orchard and general amenity space.
- Proposals include on-site provision of a primary school and a local centre which could include uses such as shops, a community centre and a local surgery.
- Vehicular access is proposed directly from the major highway network of the town using an existing roundabout on Raymond Mays Way and from a proposed right hand turn lane off West Rd.
- Overall accessibility to employment land and a range of services has been assessed as 'medium'. Additional measures to enhance sustainable transport include on-site provision of some facilities, a network of green infrastructure within the site and links to the two public rights of way which cross the site, providing connections to Bourne/Elsea Park and the wider countryside. However, it would be vital to provide appropriate connections across this road to prevent isolation and deliver a well-connected development. The promoter has indicated that the site could be served by bus.
- A disused railway line crosses the site and would form part of the green infrastructure network. To the west, though beyond the site boundary, the disused railway line is designated as a Local Wildlife Site. Within the site, the proposals include opportunities to enhance biodiversity including sustainable drainage features, meadow habitats, woodland, hedgerows and other landscape enhancements.
- There are some localised areas of surface water flooding - appropriate mitigation would be required. Physical constraints include high voltage cables and a high pressure gas main which would be incorporated into areas for open space.
- Mitigation measures may be necessary to reduce the impact of noise on any proposed residential properties in proximity to the major roads adjoining the site.

Site number 3	Land west of Meadow Drove and north of Pinfold Industrial Estate.	Site area (hectares)	3.76ha
			
Site location and description	The site is rectangular in shape, flat and in agricultural use. Along the southern boundary it adjoins the Pinfold industrial estate while to the north, west and east the land is in agricultural use. The boundaries are defined by hedges.		
Proposed development	The agent has indicated that the site could accommodate 120 dwellings. However, it is estimated that the capacity is likely to be ~85 -100 dwellings. This assumes a net developable area of 75% and a density of 30-35 per hectare across the net area.		
Planning history	Agent acting for the site promoter has advised that the site does not have any previous planning history.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The agent has indicated that there is developer interest and the site could be developed within 5 years. Vacant possession is available.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		
Vehicular access	Access can only be provided with significant improvement		
Comments: Access should be possible from Meadow Drove. The highway authority has commented that the existing Spalding Road footway should be extended to the site and local carriageway improvements will be required. Public transport links should be considered.			
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.		

<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development could impact on neighbouring business or community uses. Mitigation measures may be necessary.	
<i>Comment: A noise assessment undertaken in respect of the planning application for land to the west of the Pinfold estate (planning ref: s18/0904) concluded that mitigation should be possible on that site.</i>		
Existing residential amenity	Development will have no/minimal impact on existing residential amenity	
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	Within 800m	3
Primary school	More than 800m via Meadow Drove/Spalding Rd	1
Secondary school	More than 1200m via Meadow Drove/Spalding Rd	1
Bus stop	Not within 400m of a bus stop. No evidence that the development would be likely to be served by bus.	1
Town centre	More than 1200m via Meadow Drove/Spalding Rd	1
Average accessibility score = 1.4 (7/5) = Overall accessibility assessed as medium		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 1 side by the built up area of the town	
<i>Comment: Site would be bordered by development on other sides if developed as part of either site 4 or site 6.</i>		
Key landscape views	Development would not impact on a key view	
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
<i>Comment: While the site is essentially within flood zone 1, a small area along the southern boundary, is within flood zone 2 (medium risk).</i>		
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<i>Comment: The land is grade 3a - see https://magic.defra.gov.uk/MagicMap.aspx</i>		
Service provision	No identified constraints or constraints should be relatively easy to mitigate	

Comment: Western Power Distribution has advised that development may be possible without significant reinforcement. The agent acting for the site promoter has indicated that it is not known if mains sewerage is available to serve the site although other utility services are available. No response from AW or Cadent.

Assessment of viability

Abnormal costs None identified at this time

Comment: Agent acting for the site promoter has advised that there are no known abnormal costs that may influence the viability of the scheme.

Plan objectives What opportunities would the development provide to support the objectives of the Neighbourhood Plan?

Comment:


The site should be able to meet the minimum requirement of 100 homes if developed at a net density of 35 dwellings/ha.

The scale of development would trigger a requirement for open space with scope to enhance biodiversity through appropriate landscaping and green infrastructure.

Development could provide an opportunity to embrace high quality design and energy efficiency.

Brief summary of assessment

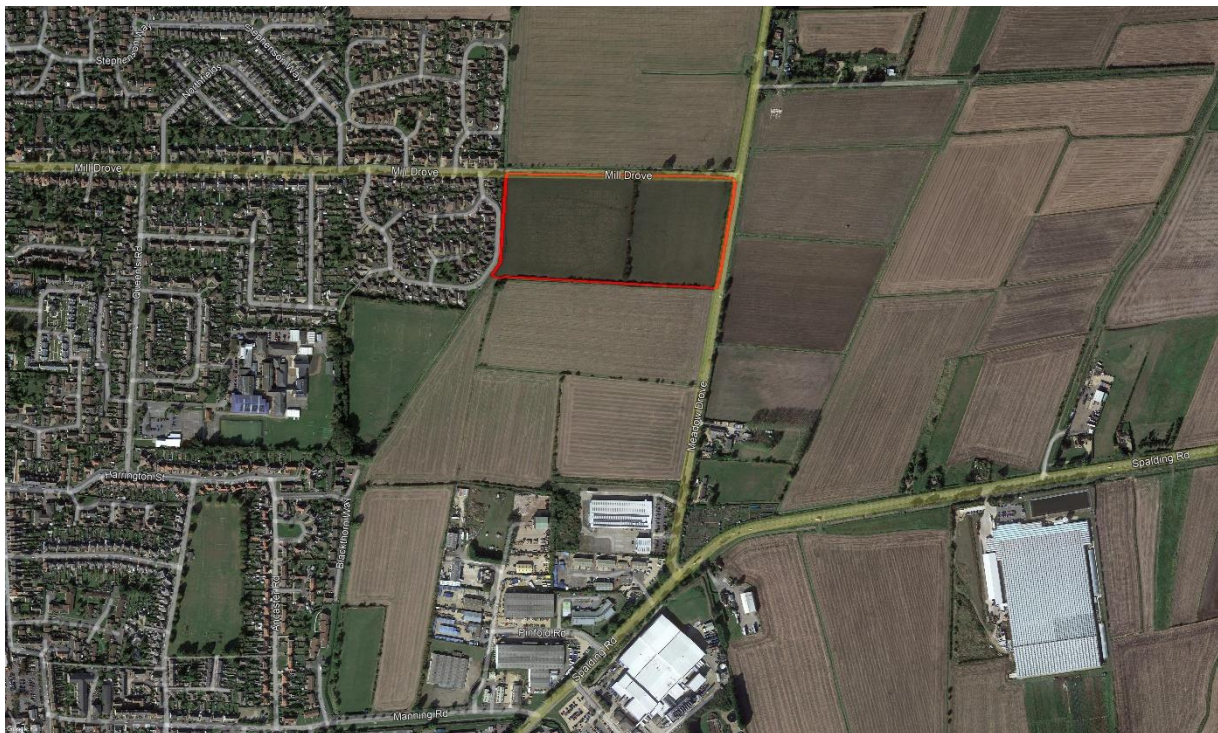
- The site should be able to meet the minimum requirement of 100 homes if developed at a net density of 35 dwellings/ha.
- The owner has expressed a willingness to work with the owners of adjoining land – either as part of the larger site 4 or site 6.
- A mix of dwellings should be possible and the site is of a size that would trigger the need for affordable housing required by the Local Plan.
- The scale of development would trigger a requirement for open space.
- The site is at low risk of fluvial flooding although a small area of land along the southern boundary is at medium risk. Mitigation measures would need to be included.
- No obvious physical constraints that would restrict development have been identified.
- The site adjoins agricultural land to the west. As a consequence, it is relatively detached from the town with no pedestrian/cycle link via Blackthorn Way into the built up area of the town.
- Overall accessibility to employment land and a range of services has been assessed as ‘medium’. The highway authority has indicated that local carriageway/footway improvements are likely to be required and public transport links should be considered.
- The site adjoins the Pinfold Industrial Estate. Mitigation measures may be necessary.

Site number 4	Land North of Pinfold Industrial Estate and east of Bourne Academy playing field.	Site area (hectares)	9.86 ha
			
Site location and description	The site is flat and in agricultural use. It incorporates site 3 and additional land further to the west. The western boundary is formed by Car Dyke with the Bourne Academy playing fields beyond. The eastern boundary adjoins Meadow Drove while to the south there is an employment area and land with planning permission for residential development. The land north of the site is in agricultural use. The boundaries are defined by hedges.		
Proposed development	It is estimated that the capacity is likely to be ~220-260 based on a net developable area of 75% and a density of 30-35 per hectare across the net area.		
Planning history	Agents acting for the site promoters have advised that the site does not have any previous planning history.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: Agents have indicated that there is developer interest and that the site could be developed within 5 years. Vacant possession is available.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		
Vehicular access	Access can only be provided with significant improvement.		
Comment: Access should be possible from Meadow Drove. The highway authority has commented that sustainable footway and cycleway links to the existing town/facilities/schools should be provided via Arnhem Way and Blackthorn Way. The existing Spalding Road footway should be extended to the site and local carriageway improvements will be required. Public transport links to the site should be considered.			

Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development could impact on neighbouring business or community uses. Mitigation measures may be necessary.	
<i>Comment: The Pinfold Industrial Estate is located to the south-east of the site. A noise assessment undertaken in respect of the planning application for the adjoining land (Manning Rd (planning ref: s18/0904) concluded that mitigation should be possible on that site. The site is also located adjacent to the Bourne Academy playing field.</i>		
Existing residential amenity	Development would not impact on existing residential amenity	
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	Within 800m of Pinfold Industrial Estate	3
Primary school	Between 400m and 800m of Bourne Abbey Primary School (assumes access via Car Dyke public footpath)	2
Secondary school	Between 800m and 1200m (assumes access to Bourne Academy via Blackthorn Way)	2
Bus stop	Not within 400m of a bus stop. No evidence that the development would be likely to be served by bus.	1
Town centre	More than 1200m	1
Average accessibility score = 1.8 (9/5). = Overall accessibility assessed as medium		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 2 side by the built up area of the town	
Key landscape views	Development would not impact on a key view	
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
<i>Comment: While the site is essentially within flood zone 1, the Government's flood map for planning indicates that the north-western-most point of the site and a small area along the southern boundary is within flood zone 2 (medium risk). In addition, Car Dyke is identified as a 'Main River'. Flood defences are present along the right and left banks of the Dyke. They are maintained by the Environment Agency and designed for a 1 in 100 year event. - see SKDC Strategic Flood Risk Assessment (Level 2). In addition, it is understood that the Environment Agency requires an 8m wide maintenance strip alongside Car Dyke.</i>		
<i>While the site is essentially within flood zone 1 the map indicates that a small part of the site, along the southern boundary, is within flood zone 2 (medium risk)</i>		


Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a ‘worse case’ scenario has been applied i.e. it is assumed that the land is grade 3a).	
Comment: The land is largely grade 3a with a relatively small area being of grade 2 - see https://magic.defra.gov.uk/MagicMap.aspx		
Service provision	No identified constraints or constraints should be relatively easy to mitigate	
Comment: Western Power Distribution has advised that development may be possible without significant reinforcement. Agents acting for the land owners have indicated that it is not known if mains sewerage is available but other utility services are available. No response from AW or Cadent.		
Assessment of viability		
Abnormal costs	None identified at this time	
Comment: Agent acting for the site promoter has advised that there are no known abnormal costs that may influence the viability of the scheme.		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comment:</p> <p>The site is of a size that could deliver the minimum housing requirement of 100 new homes with additional capacity for an estimated 120-160 homes if required as part of the Local Plan review.</p> <p>The land would be able to deliver a varied mix of tenure, size and house types including affordable housing.</p> <p>The scale of development would trigger a requirement for open space.</p> <p>The presence of the public right of way/Car Dyke provides an opportunity to improve links to this green infrastructure corridor and enhance biodiversity which could be further improved through the use of sustainable drainage features (SuDS), the retention of natural features (e.g. hedgerows) and landscape planting.</p> <p>The site is relatively well located in relation to local services and facilities. Providing links to the public right of way and extending the Spalding Rd footway would improve access to the town, local facilities/ services and the wider countryside, thereby encouraging sustainable transport.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		
Brief summary of assessment		
<ul style="list-style-type: none">• The site is in multiple ownership (3 owners). It is understood that the site owners would be willing to work together to develop the land.• The site is of a size that could deliver the minimum housing requirement of 100 new homes with additional capacity for an estimated 120-160 homes if required as part of the Local Plan review.• The land would be able to deliver a varied mix of tenure, size and house types including affordable housing.• The Pinfold Industrial Estate is located along the southern boundary of the site while the Bourne Academy playing fields are positioned to the west of Car Dyke. Appropriate measures to mitigate the impact of noise would need to be incorporated into the development.• The site is at low risk of fluvial flooding although a small area of land along the southern boundary is at medium risk. Mitigation measures would need to be incorporated into the development including a maintenance strip along the Car Dyke.		

- The land adjoins the built-up area of the town and overall accessibility to employment land and a range of services has been assessed as 'medium'. Development should incorporate measures to enhance walking and cycling via the use of the public footpath, enabling improved links to the town, local facilities/ services and the wider countryside. The highway authority has indicated that the Spalding Road footway should be extended to the site; local carriageway improvements will be required; and public transport links to the site should be considered.
- The scale of the development would trigger the need for open space.
- Proximity to the public right of way/Car Dyke could provide an opportunity to improve green infrastructure links, enhance biodiversity and ensure the integration of the Car Dyke as a positive landscape feature.
- No obvious physical constraints that would restrict development have been identified.

Site number 5	Land South of Mill Drove	Site area (hectares)	6.6ha
			
Site location and description	The site consists of agricultural land and is formed of 2 rectangular shaped fields on level ground. The land is bounded to the north by Mill Drove and to the east by Meadow Drove. Beyond these roads lies open countryside. To the west the site adjoins Car Dyke, beyond which there is an area of residential development. To the south the site is bordered by agricultural land. Along the field boundaries there are hedgerows except to the west where the boundary is formed by Car Dyke.		
Proposed development	It is estimated that the site capacity is likely to be ~150 -170 based on a net developable area of 75% and a density of 30-35 per hectare across the net area.		
Planning history	Site promoter has advised that the site does not have any previous planning history.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The owners have indicated that there is developer interest and that the existing agricultural use could be relocated immediately.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Comment: Whilst there is a public footpath on the western edge of the site this would not restrict development.			
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		
Vehicular access	Access can only be provided with significant improvement		

<i>Comment: The highway authority has indicated a need for footway and cycleway links to the existing town/facilities/schools to be provided along Mill Drove and connect onto Arnhem Way. Local carriageway improvements will be required and public transport links to the site should be considered.</i>		
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development would not impact on business or community uses	
<i>Comment: Site is located adjacent to Car Dyke and agricultural land.</i>		
Existing residential amenity	Development would not impact on existing residential amenity	
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	Within 800m	3
Primary school	More than 800m	1
Secondary school	Between 800m and 1200m	2
Bus stop	Not within 400m of a bus stop. No evidence that the development would be likely to be served by bus.	1
Town centre	More than 1200m	1
Average accessibility score = 1.6 (8/5) = Overall accessibility assessed as medium		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 1 side by the built up area of the town.	
Key landscape views	Development would not impact on a key view.	
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
<i>Comment: While the site is essentially within flood zone 1 the Government's flood map for planning indicates that the south-east part of the site is within flood zone 2 (medium risk.) In addition, Car Dyke is identified as a 'Main River'. Flood defences are present along the right and left banks of the Dyke. They are maintained by the Environment Agency and designed for a 1 in 100 year event. The site was assessed as part of the SKDC Strategic Flood Risk Assessment (Level 2). The assessment concluded that mitigation measures should be possible. In addition, it is understood that the Environment Agency require an 8m wide maintenance strip alongside Car Dyke.</i>		
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	

<i>Comment: The land is largely grade 3a - see https://magic.defra.gov.uk/MagicMap.aspx</i>		
Service provision	Significant constraints identified. Mitigation should be possible.	
<i>Comment: Western Power Distribution has advised that reinforcement would be necessary. Site promoter has indicated that mains water supply is available but that the situation regarding mains sewerage and gas is not known. No response from AW or Cadent.</i>		
Assessment of viability		
Abnormal costs	None identified at this time.	
<i>Comment: Site promoter has advised that there are no known abnormal costs that may influence the viability of the scheme.</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comments:</p> <p>The site could meet the minimum requirement of 100 homes without the need to allocate additional land. The promoter has expressed a willingness to work with adjoining land owners should site 6 be the preferred option to deliver a more comprehensive development. The site could provide a mix of dwellings, including affordable housing.</p> <p>The promoter has indicated that the site is capable of delivering open space, including playing pitches. The presence of the public footpath/Car Dyke provides an opportunity to improve links to this green infrastructure corridor and enhance biodiversity which could be further improved through the use of sustainable drainage (SuDS), the retention of natural feature (e.g. hedgerows) and landscape planting. Development could incorporate measures to improve opportunities for walking and cycling via the use of the public footpath, enabling improved links to the town, local facilities/ services and the wider countryside.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		
Brief summary of assessment		
<ul style="list-style-type: none">• The site is of a size that could deliver the minimum housing requirement of 100 new homes. It also forms part of the larger site 6. A mix of dwellings should be possible and the site is of a size that would trigger the need for affordable housing required by the Local Plan.• The site adjoins the built-up area of the town and overall accessibility to employment land and a range of services has been assessed as 'medium'. The highway authority has indicated that footway and cycleway links to the existing town/facilities/schools should be provided along Mill Drove and connect onto Arnhem Way. Local carriageway improvements will be required and public transport links to the site should be considered.• The south-east part of the site is at medium risk of flooding, although a risk assessment has indicated that mitigation measures should be possible. In addition, flood defences are present along the Car Dyke and an 8m wide corridor is likely to be required for maintenance purposes.• The scale of development would trigger a requirement for open space. The promoter has indicated that a sports pitch could be provided on-site within walking distance of Bourne Academy.• Proximity to the public footpath/Car Dyke could provide an opportunity to improve green infrastructure links to this corridor, enhance biodiversity and ensure the integration of the Car Dyke as a positive landscape feature. Development could incorporate measures to enhance walking and cycling via the use of the public footpath, enabling improved links to the town, local facilities and services and to the wider countryside.		

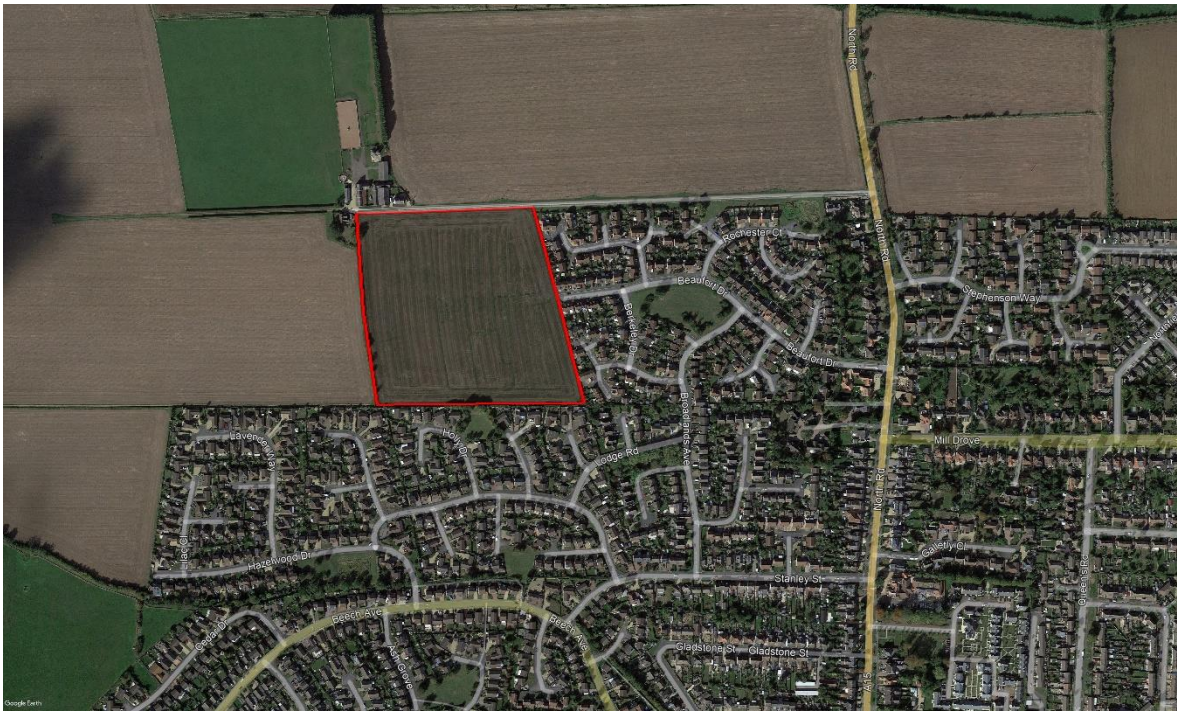
Site number 6	Land South of Mill Drove and West of Meadow Drove	Site area (hectares)	20ha
			
Site location and description	<p>The site consists of agricultural land and includes sites 3, 4, 5 and the intervening land (6 fields in total). The land is bounded to the north by Mill Drove and to the east by Meadow Drove. The land beyond these roads is largely open countryside. To the west the site adjoins Car Dyke, beyond which there is an area of residential development and the Bourne Academy playing field. To the south the site is bordered by commercial development and agricultural land which has planning permission for residential development. Along the field boundaries there are hedgerows except to the west where the boundary is formed by Car Dyke.</p>		
Proposed development	<p>The site promoter has suggested that 15ha would be available for housing once green spaces and supporting infrastructure is taken into account with the site accommodating 350 homes. However, it is estimated that the capacity is likely to be ~300-350 based on a net developable area of 50% and a density of 30-35 per hectare across the net area.</p> <p>The promoter has indicated that the site offers an opportunity for the medium to long term growth of Bourne and that it could provide better road connections from Spalding Road to the A15 through improvements to Mill Drove and Meadow Drove. The promoter has further indicated that 'complimentary land uses such as community facilities and sports provision would be the subject of discussion with the Town Council and SKDC'.</p>		
Planning history	<p>The site promoter has advised that the site does not have any previous planning history.</p>		

Assessment of availability		
Availability	Whilst the site is being promoted through the NP process there are legal or ownership problems such as unresolved multiple ownerships, ransom strips or tenancies.	
<i>Comment: The promoter has indicated that the site is in multiple ownership and that it remains to be confirmed if the owners are willing to sell. It is envisaged by the promoter that the site could be developed within the Plan period (i.e. before 2036), though not before about 2025.</i>		
Assessment of suitability		
Physical constraints	No obvious physical constraints that would restrict development.	
<i>Comment: Whilst there is a public footpath on the western edge of the site this would not restrict development.</i>		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary	
Vehicular access	Access can only be provided with significant improvement.	
<i>Comments: It is anticipated that access could be gained via both Mill Drove and Meadow Drove. The highway authority has indicated the need for sustainable footway and cycleway links to the existing town/facilities/schools to connect onto Arnhem Way and Blackthorn Way. The existing Spalding Road footway should be extended to connect to the site, local carriageway improvements will also be required. Public transport links to the site should be considered.</i>		
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development could impact on neighbouring business or community uses. Mitigation measures may be necessary.	
<i>Comment: The site adjoins employment uses along the southern boundary. A noise assessment undertaken in respect of the planning application for land directly to the west of the Pinfold estate (planning ref: s18/0904) concluded that mitigation should be possible on that site. The site is also located adjacent to the Bourne Academy playing field.</i>		
Existing residential amenity	Development would not impact on existing residential amenity	
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	Provides an opportunity to improve provision	
<i>Comment: The promoter has indicated that uses such as community facilities and sports provision would be the subject of discussion with the Town Council and SKDC.</i>		
Access to:		
Area of employment	Within 800m	3
Primary school	More than 800m	1
Secondary school	Between 800m and 1200m	2
Bus stop	Not within 400m of a bus stop. No evidence that the development would be likely to be served by bus	1
Town centre	More than 1200m	1
Average accessibility score = 1.6 (8/5) = Overall accessibility assessed as medium		

Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 2 sides by the built-up area of the town.	
Key landscape views	Development would not impact on a key view.	
Flooding (rivers)	A significant part of the site is within flood zone 2 (medium risk)	
<i>Comment: While much of the site is within flood zone 1 the Government's flood map for planning indicates that part of the area is within flood zone 2 (medium risk.) In addition, Car Dyke is identified as a 'Main River'. However, flood defences are present along the right and left banks of the Dyke. They are maintained by the Environment Agency and designed for a 1 in 100 year event.</i>		
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<i>Comment: The land is largely grade 3a with a relatively small area being of grade 2 - see https://magic.defra.gov.uk/MagicMap.aspx</i>		
Service provision	Significant constraints identified. Mitigation should be possible.	
<i>Comment: Western Power Distribution has indicated that reinforcement would be necessary. The site promoter has advised that mains water supply is available together with mains sewerage but that the situation regarding gas supply is not known. No response from AW or Cadent. The promoter has also identified the need for upgraded roads to serve the development.</i>		
Assessment of viability		
Abnormal costs	None identified at this time.	
<i>Comment: Site promoter has advised that abnormal costs are to be confirmed.</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comments:</p> <p>The site is of a size that could deliver the minimum housing requirement of 100 new homes with additional capacity for an estimated 200-250 homes if required as part of the Local Plan review. The land would be able to deliver a varied mix of tenure, size and house types including affordable housing. The site could deliver open space. The promoter has indicated that complimentary land uses such as community facilities and sports provision would be the subject of discussion with the Town and District Council.</p> <p>The presence of the public right of way/Car Dyke provides an opportunity to improve links to this green infrastructure corridor and enhance biodiversity which could be further improved through the use of sustainable drainage features (SuDS), the retention of natural features (e.g. hedgerows) and landscape planting.</p> <p>The site is relatively well located in relation to local services and facilities. Providing links to the public right of way and extending the Spalding Rd footway would improve access to the town, local facilities/services and the wider countryside, thereby encouraging sustainable transport.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		

Brief summary of assessment

- The site is in multiple ownership and is being promoted by a local housebuilder. Individual site owners have indicated a willingness to work together although several have requested that their parcels of land also be given separate consideration.
- The site is of a size that could deliver the minimum housing requirement of 100 new homes with additional capacity for an estimated 200-250 homes if required as part of the Local Plan review. The land would be able to deliver a varied mix of tenure, size and house types including affordable housing.
- The land adjoins the built-up area of the town and overall accessibility to employment land and a range of services has been assessed as 'medium'.
- A significant area of the site is at medium risk of fluvial flooding while parts are at risk of surface water flooding. Appropriate mitigation measures would be required. Along the Car Dyke there are flood defences with an 8m wide corridor required for maintenance purposes.
- The Pinfold Industrial Estate is located along the southern boundary while the Bourne Academy playing fields are positioned to the west of Car Dyke. Appropriate measures to mitigate the impact of noise would need to be incorporated into the development.
- The scale of the development would trigger the need for open space. The promoter has indicated that complimentary land uses such as community facilities and sports provision would be the subject of discussion with the Town and District Council.
- Proximity to the public right of way/Car Dyke could provide an opportunity to improve green infrastructure links to this corridor, enhance biodiversity and ensure the integration of the Car Dyke as a positive landscape feature. Development could incorporate measures to enhance walking and cycling via the use of the public footpath, enabling improved links to the town, local facilities/ services and the wider countryside.
- The site promoter has indicated that development could provide better road connections from Spalding Road to the A15 through improvements to Mill Drove and Meadow Drove. The highway authority has advised that the existing Spalding Road footway would need to be extended to connect to the site; local carriageway improvements would be required; and public transport links should be considered.


Site number 7.	Land west of Beaufort Drive	Site area (hectares)	6.28ha
			
Site location and description	An area of agricultural land on the north-west edge of Bourne and west of Beaufort Drive. The site is bordered to the east and south by residential development and to the west and north by open land. Along the northern boundary there is a track leading to Conjury Nook Farm. Site boundaries comprise field drains, a hedgerow to the west, and fencing to the rear of residential properties.		
Proposed development	It is estimated that the capacity of the site is likely to be ~140-165 dwellings. This assumes a net developable area of 75% and a density of 30-35 per hectare across the net area.		
Planning history	In 2020 two planning applications generated a considerable number of objections and were refused. Application S19/2111 was for 110 affordable dwellings and 3 self-build plots while Application S19/2134 was for a care home facility of 80 extra-care rooms and 22 retirement apartments. However, the site promoter has indicated that future proposals would not include a care home/retirement apartments.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The promoter has indicated that the site could be brought forward within 5 years.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		
Comment: Land is in agricultural use			
Vehicular access	Access can be easily provided.		
Comment: Access via Beaufort Drive to the east.			

Housing	By virtue of scale the site should be able to deliver a varied mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development would not impact on business or community uses	
<i>Comment: The site adjoins residential development and agricultural land.</i>		
Existing residential amenity	Development could have an adverse impact on existing residential amenity.	
<i>Comment: Site is located within a residential area and development therefore has the potential to have some impact on residential amenity which may need to be mitigated. In addition, adequate separation distances to existing dwellings would be required.</i>		
Recreational facilities	No loss of existing public open space and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	More than 1200m	1
Primary school	More than 800m	1
Secondary school	Between 800m and 1200m - Nearest secondary school is Bourne Academy located on Edinburgh Crescent.	2
Bus stop	Not within 400m of a bus stop. No evidence that the development would be likely to be served by bus. The nearest bus stops are on North Street	1
Town centre	Within 1200m	2
Average accessibility score = 1.4 (7/5) = Overall accessibility assessed as relatively poor.		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP).	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
<i>Comment: A habitat survey undertaken on behalf of the developer and submitted in support of the planning applications refused in 2020 indicates that there are no significant ecological constraints and that there is the potential for any landscape scheme to promote the use of the site by bats and birds.</i>		
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
<i>Comment: An archaeological desk based assessment submitted as part of the planning applications refused in 2020 indicates that the site has a high potential for remains of Bronze Age date, a moderate potential for remains of Late Iron Age/Roman date, and a negligible potential for significant remains dating to all other periods.</i>		
Built form and settlement pattern	The site is bordered on 2 sides by the built-up area of the town.	
Key landscape views	Development would impact on a key view, although appropriate mitigation measures should be possible.	
<i>Comment: There are views across the site towards Bourne Wood. The South Kesteven Landscape Character Assessment refers to the need to maintain views towards the rising Kesteven Uplands to the west.</i>		

Flooding (river)	The site is entirely or largely within flood zone 1 (low risk)	
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<i>Comment: There is no field specific data available for this site on the Government's 'MAGIC' interactive website. Consequently, the assessment has had to rely on the Agricultural Land Classification Map for the East Midlands. The map is used to provide strategic guidance and is not sufficiently accurate for use in assessment of individual fields, nor does it differentiate between grade 3a and 3b land. However, it suggests that land on the north side of Bourne is generally grade 3.</i>		
Service provision	No identified constraints or constraints should be relatively easy to mitigate	
<i>Comment: A utility study submitted as part of the previous planning applications indicates that the existing gas, water and telecoms infrastructure within the vicinity of the site appears to be capable of supporting the development. However, there is insufficient capacity within the local electricity distribution network and some reinforcement may be required involving the laying of a high voltage cable a distance of approximately 1,750 metres through the centre of Bourne, as well as the installation of a new circuit breaker at Bourne primary substation. Western Power Distribution has advised that major reinforcement is not required.</i>		
Assessment of viability		
Abnormal costs	Site promoter has advised that there are no known abnormal costs.	
<i>Comment:</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comments:</p> <p>The site could meet the minimum requirement of 100 homes without the need to allocate additional land. It could provide a mix of dwellings, including affordable housing.</p> <p>The size of the site would trigger the need for public open space. In addition, the landowner has offered to dedicate up to 5 acres of land at Wherry's Spinney (west of Elsea Park C of E school) to the Town Council for amenity land for the benefit of residents of Bourne.</p> <p>Biodiversity and green infrastructure could be enhanced through the provision of sustainable drainage features (SuDS); appropriate planting; and green infrastructure links to the adjoining countryside and adjoining open space.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		
<p>Brief summary of assessment</p> <ul style="list-style-type: none"> • The site is in single ownership and is of a size that could deliver the minimum housing requirement of 100 new homes with some additional capacity. By virtue of scale, it should be able to deliver a varied mix of tenure, size and house types and would trigger the need for affordable housing. • Overall accessibility to employment land and a range of services has been assessed as relatively 'poor' when compared to some of the other assessed sites. • The scale of development would trigger a requirement for open space. In addition, the owner is willing to dedicate land at Wherry's Spinney to the Town Council for the benefit of the town. Opportunities could be incorporated to enhance biodiversity and green infrastructure through 		

landscape planting and the inclusion of wildlife access to the adjoining countryside and the provision of a link to existing open space on adjoining land off Holly Drive.

- Vehicular access would be from Beaufort Drive. This would result in some increase in traffic movements within an existing residential area. In responding to the 2020 planning applications on the site, the highway authority concluded that the development proposed at that time would not have a severe impact upon the local highway network or cause unacceptable harm to highway safety.
- The site is at low risk of flooding and no obvious physical constraints that would restrict development have been identified.
- Adequate separation distances to existing dwellings on adjoining land would be required.
- Views towards Bourne Wood should be incorporated into the development.


Site number 8	Land north of West Rd	Site area (hectares)	12ha
			
Site location and description	The site consists primarily of grassland, although there is a house with farm buildings located adjacent to the roundabout at the junction of West St and Raymond Mears Way. Along its northern boundary the site adjoins Bourne Wood with residential development to the east. West street forms the southern boundary while the land to the west is in agricultural use. Adjacent to the south-western most corner of the site there is a small group of dwellings. There are a number of hedges within the site and on the perimeter.		
Proposed development	The site promoter has indicated that the site could accommodate about 350 homes. However, using a net developable area of 50% and a density of 30-35 per hectare across the net area results in a capacity of about 180-220 dwellings.		
Planning history	The promoter has advised that the site does not have any previous planning history, although it has been promoted for development in the past as part of the Local Plan process.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: The agent has indicated that the owner is willing to sell and that there is developer interest in the site which could be brought forward within 5 years.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Comment: There is a public right of way which links West Rd with Bourne Wood. There are also overhead power lines on site which the agent has stated would be diverted. Neither the right of way nor the power lines are likely to act as a significant constraint on the area available for development.			
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		

<i>Comment: The land is let on a grazing lease from April to October and this is renewed annually. There is a house and associated farm building which extend to ~0.38ha. It may be possible to retain these buildings.</i>		
Vehicular access	Access can be easily provided.	
<i>Comment: The agent has suggested that a new arm on the West Rd/Raymond Mays Way roundabout could support development with an alternative or additional access to West Rd between Bourne and the roundabout with Raymond Ways Way. The highway authority has indicated that access should be possible.</i>		
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.	
<i>Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.</i>		
'Bad Neighbour' uses (noise or odour)	Development would not impact on business or community uses.	
<i>Comment: The site adjoins residential development and agricultural land/woodland.</i>		
Existing residential amenity	Development will have no/minimal impact on existing residential amenity	
<i>Comment: Adequate separation distances to existing dwellings adjacent to the site would need to be provided.</i>		
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Access to:		
Area of employment	Within 800m of land allocated at Elsea Park for employment in accordance with Policy E2 of the Local Plan.	3
Primary school	Between 400m and 800m	2
Secondary school	More than 1200m	1
Bus stop	Within 400m	3
Town centre	Between 800m and 1200m	2
Average accessibility score = 2.2 (11/5) = Overall accessibility assessed as medium.		
Employment	Development will not result in the loss of employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is within or adjacent to land with a statutory environmental designation (including Sites of Special Scientific Interest and Ancient Woodlands)	
<i>Comment: Site is located adjacent to Bourne Wood which is defined as an Ancient Woodland and Local Wildlife Site on the Local Plan Proposals Map. The landowner commissioned a preliminary ecological assessment in 2016. This recognised that the proximity to Bourne Woods is a potential ecological constraint but concluded that with an appropriate buffer and other measures, any adverse impacts could be adequately mitigated. The Woodland Trust has indicated the likely need for a buffer zone of at least 30m to allow for possible impacts upon development. Natural England has referred to its standing advice on Ancient Woodland (see https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences). It may therefore be possible to mitigate any impact on</i>		

<i>biodiversity, though it would be necessary for the promoter to satisfactorily demonstrate that there would be no deterioration of the woodland as a result of the development.</i>		
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 2 sides by the built-up area of the town.	
Key landscape views	Development would adversely impact on a key view. Adequate mitigation is unlikely to be possible.	
<i>Comment: The site is located close to the A151/A6121 junction. The elevated land at this point provides views across the site towards Bourne Wood.</i>		
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<i>Comment: There is no field specific data available for this site on the Government's 'MAGIC' interactive website. Consequently, the assessment has had to rely on the Agricultural Land Classification Map for the East Midlands. The map is used to provide strategic guidance and is not sufficiently accurate for use in assessment of individual fields, nor does it differentiate between grade 3a and 3b land. However, it suggests that land on the west side of Bourne may be grade 3. The promoter has, however, indicated that the site does not form a viable agricultural unit.</i>		
Service provision	Significant constraints identified. Mitigation should be possible.	
<i>Comment: The promoter has indicated that there is no mains sewerage available and that the availability of a gas supply needs to be confirmed. Western Power Distribution has advised that the high voltage circuit would require significant reinforcement. No response from AW or Cadent.</i>		
Assessment of viability		
Abnormal costs	Site promoter is unaware of any abnormal costs.	
<i>Comment:</i>		
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comments:</p> <p>The site could meet the minimum requirement of 100 homes with some additional capacity. It could provide a mix of dwellings, including affordable housing. The site promoter has indicated that more targeted accommodation for groups with special needs (e.g. older people) could be included. The size of the site would trigger the need for public open space. This could be incorporated into a green infrastructure framework linking both to the public right of way, which crosses the site between West Rd and Bourne Wood, and to the existing cycleway along West Rd. Overall accessibility to employment land and a range of services has been assessed as 'medium'. The location of the site and appropriate measures as part of the development will encourage sustainable transport both towards the centre and the wider countryside</p> <p>The green infrastructure framework should also include biodiversity measures - those outlined in the ecological assessment submitted by the promoter include the provision of a buffer to Bourne Wood; hedgerow retention; wetland creation; measure to support hedgehogs, bats and bird populations; and wildflower planting in amenity grassland.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		

Brief summary of assessment

- The site is of a size that could deliver the minimum housing requirement of 100 new homes. By virtue of scale, it should be able to deliver a varied mix of tenure, size and house types and would trigger the need for affordable housing.
- The site is in single ownership.
- The land adjoins Bourne Wood which is defined as an Ancient Woodland and Local Wildlife Site. A preliminary ecological assessment prepared on behalf of the promoter has concluded that with an appropriate buffer and other measures, any adverse impacts could be mitigated. However, the extent of the buffer required to demonstrate that there would be no deterioration of the woodland as a result of the development is unclear. Opportunities to enhance biodiversity are identified in the preliminary ecological assessment provided by the promoter.
- The scale of development would trigger a requirement for open space. The public right of way which crosses the site between West Rd and Bourne Wood should be incorporated into a green infrastructure framework for the development to provide access to Bourne Woods and improve opportunities for sustainable transport.
- The site is in a prominent location close to the A151/A6121 western gateway. The elevated land at this point provides views across the site towards Bourne Wood. A landscape assessment would need to be undertaken to assess the landscape impact of the development.
- With vehicular access onto West Rd, the development would have good access to the strategic road network of Bourne. Overall accessibility to employment land and a range of services has been assessed as 'medium'.
- Adequate separation distances to existing dwellings adjoining the site would need to be provided together with appropriate measures to mitigate the impact of noise from vehicles travelling along West Rd.
- The site is generally at low risk of flooding although part of the site is at a higher risk of surface water flooding. Appropriate mitigation measures would be required.
- It is anticipated that over-head power lines on the site could be diverted. Western Power has indicated that the high voltage circuit would require significant reinforcement.

Site number 9	Land rear of 17-30 Cedar Drive	Site area (hectares)	1.9ha
			
Site location and description	An area of agricultural land on the north-west edge of Bourne. The northern boundary adjoins a public footpath with housing to the east. Other boundaries are undefined on the ground.		
Proposed development	Using a net developable area of 80% and a density of 30-35 per hectare across the net area results in a capacity of about 45-55 dwellings.		
Planning history	The site has been promoted for development in the past as part of the Local Plan process. In addition, a planning application for up to 45 dwellings on the site was withdrawn in 2022.		
Assessment of availability			
Availability	The site is being promoted through the BPNP process		
Comment: A housebuilder has been chosen by the landowners to promote the development of the site which could be brought forward within 5 years.			
Assessment of suitability			
Physical constraints	No obvious physical constraints that would restrict development.		
Existing use	Site is occupied (including land in agricultural use), albeit site clearance will not be necessary		
Vehicular access	Access can be easily provided.		
Comment: The site would be accessed from Cedar Drive using land between nos 21 and 23.			
Housing	By virtue of scale the site should be able to deliver a mix of tenure, size and house types.		
Comment: SKLP Policy H2 (Affordable housing) indicates that developments of 11 or more dwellings should include 30% affordable housing.			
'Bad Neighbour' uses (noise or odour)	Development would not impact on existing business or community uses		

Existing residential amenity	Development will impact on existing residential amenity by way of traffic or other impacts. However, appropriate mitigation measures should be possible.	
<i>Comment: Site is located within a residential area. Adequate separation distances to existing dwellings should be provided. While some impact on traffic is inevitable, a Transport Statement prepared on behalf of the promoter has concluded that a detailed traffic impact assessment is not justified or required.</i>		
Recreational facilities	No loss of recreation facilities and new provision could be provided on site.	
<i>Comment: SKLP Policy OS1 (open space) indicates that developments of 10 or more dwellings should provide sufficient new or improved open space.</i>		
Community facilities	No impact	
Accessibility criteria		
Area of employment	More than 1200m	1
Primary school	Between 400m and 800m using public footpaths	2
Secondary school	More than 1200m	1
Bus stop	Not within 400m of a bus stop. No evidence that the development would be served by public transport.	1
Town centre	More than 1200m	1
Average accessibility score = 1.2 (6/5) = Overall accessibility assessed as poor.		
Employment	Development will have no impact on employment land (either existing or allocated in the SKLP)	
Biodiversity and geodiversity	The site is neither within nor adjacent to a site of recognised biodiversity or geodiversity importance.	
<i>Comment: Following the commissioning of a habitat survey the promoter has reduced the site area. As a result, the site is more than 100m away from the Ancient Woodland and Local Wildlife site at Bourne Wood. Natural England's standing advice on Ancient Woodland (see https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences) recommends a buffer zone of 15m around an Ancient Woodland but recognises the need for a larger buffer where impacts are likely to extend beyond this distance. The habitat survey indicates that the site has limited biodiversity with no protected species found on the land. It identified a likelihood of foraging bats and badgers and hedgehogs and nesting birds.</i>		
Historic environment	No impact on a heritage asset or impact is expected to be relatively easy to mitigate.	
Built form and settlement pattern	The site is bordered on 1 side by the built up area of the town	
<i>Comment: The site adjoins residential development to the east. There is existing housing along part of the northern boundary. To the west and north-west the site boundary is undefined on the ground by hedges etc.</i>		
Key landscape views	Development would impact on a key view, although appropriate mitigation measures should be possible.	
<i>Comment: Views from Cedar Drive (adj no 21) towards Bourne Woods and from public footpath along the northern boundary of the site.</i>		
Flooding (rivers)	The site is entirely or largely within flood zone 1 (low risk)	
Flooding (surface water)	Low risk – few constraints or likely to be easily mitigated (< 15% of the site is affected by medium or high risk of surface water flooding).	
<i>Comment: High risk associated with the stream along the northern boundary. Parts of the site are described as being at low risk.</i>		

Land quality	Site consists of best and most versatile agricultural land. (NB where there is no evidence available to indicate whether the land falls within category 3a or 3b, a 'worse case' scenario has been applied i.e. it is assumed that the land is grade 3a).	
<p><i>Comment: There is no field specific data available for this site on the Government's 'MAGIC' interactive website. Consequently, the assessment has had to rely on the Agricultural Land Classification Map for the East Midlands. The map is used to provide strategic guidance and is not sufficiently accurate for use in assessment of individual fields, nor does it differentiate between grade 3a and 3b land. However, it suggests that land on the north side of Bourne is generally grade 3.</i></p>		
Service provision	No identified constraints or constraints should be relatively easy to mitigate.	
<p><i>Comment: The promoter has indicated that all services are available. Western Power Distribution has advised that it should be relatively easy to serve the site. No response from AW or Cadent.</i></p>		
Assessment of viability		
Abnormal costs	Site promoter is unaware of any abnormal costs.	
Plan objectives	What opportunities would the development provide to support the objectives of the Neighbourhood Plan?	
<p>Comment:</p> <p>The site is relatively small in scale and its allocation would require one or more other sites to be included in the Plan to meet the minimum requirement of 100 new dwellings. It could contribute towards the provision of a mix of dwellings, including affordable housing.</p> <p>The landowner is willing to permit public access to the Blind Well, which is of historic significance and is located between the site of the proposed development and Bourne Wood.</p> <p>The scale of development would trigger a requirement for open space and the land owner would be willing to discuss some over-provision beyond that required by the Local Plan. Opportunities to enhance biodiversity are identified in the preliminary ecological assessment provided by the site promoter and include landscape planting, bat and bird boxes in suitable positions, refugia suitable for hedgehogs and reptiles and the creation of an area of wetland/scrub habitat.</p> <p>The public right of way along the northern boundary forms a green infrastructure corridor which links parts of the town to Bourne Wood. Linking to this corridor could enhance connectivity for pedestrians between the site and destinations within the town and wider countryside.</p> <p>Proposals could provide an opportunity to embrace high quality design and energy efficiency.</p>		
<p>Brief summary of assessment</p> <ul style="list-style-type: none"> • Allocation of this land would require one or more other sites to be included in the Plan to meet the minimum requirement of 100 new dwellings. The site should be able to deliver a varied mix of tenure, size and house types and would trigger the need for affordable housing. • The site is in single ownership and is being promoted by a housebuilder. A number of documents have been provided by the promoter including an indicative masterplan, a design and access statement, an ecological survey, a biodiversity offset assessment, a transport statement, a landscape report, a flood risk assessment and an archaeological report. • The scale of development would trigger a requirement for open space - the land owner would be willing to discuss some over-provision beyond that required by the Local Plan. • Opportunities to enhance biodiversity are identified in the preliminary ecological assessment and include landscape planting, bat and bird boxes in suitable positions, refugia suitable for hedgehogs and reptiles and the creation of an area of wetland/scrub habitat. • The public right of way along the northern boundary forms a green infrastructure corridor which links parts of the town to Bourne Wood. Proposals include links to this corridor which would 		

support connectivity for pedestrians between the site and destinations within the town and wider countryside.

- Overall accessibility to employment land and a range of services has been assessed as relatively 'poor' when compared to some of the other assessed sites.
- Vehicular access would be from Cedar Drive. This would result in some increase in traffic movements within an existing residential area. However, the transport statement indicates that the development would not have a severe impact on the capacity of the network.
- Adequate separation distances to existing dwellings on adjoining land would need to be provided.
- The site is generally at low risk of surface water flooding although there is an area of higher risk adjoining the watercourse to the northern boundary. Appropriate mitigation measures would be required.
- The landowner is willing to permit public access to the Blind Well, which is of historic significance and is located between the site of the proposed development and Bourne Wood.
- Views towards Bourne Wood should be incorporated into the development.

Appendix 4. Bourne Parish Neighbourhood Plan Vision and Objectives

The 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 provision has been made to better cater for the infrastructure needs of our community, from the very young to the very old; where the positive character of our heritage, our landscape and our natural environment has been 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 more varied; where the visitor experience has been enhanced; and where there are greater opportunities for sustainable travel.

Our Natural environment and community wellbeing.

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

2: To conserve and enhance biodiversity.

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

Bourne's unique identity

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

5: To conserve and, where possible, enhance key landscape and townscape features and important views.

Building a prosperous economy

6: To support a diverse range of employment opportunities in Bourne.

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

8: To support the visitor economy while protecting the unique culture, environment and heritage of Bourne.

Housing our community

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

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

High quality design

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

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

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

