



Bourne Parish Neighbourhood Plan

Supported by Bourne Town Council

Bourne Town Settlement Boundary



Bourne Parish Neighbourhood
Plan Steering Group.
Background Paper.
March 2025.



Purpose of the Background Paper

1. This background paper forms the evidence base for the inclusion of a settlement boundary for the town of Bourne as part of the Bourne Parish Neighbourhood Plan (the Neighbourhood Plan). It explains the purpose of the boundary and the criteria applied to determine its location. Related planning policy is set out in the Neighbourhood Plan.
2. Settlement boundaries are a commonly used planning ‘tool’ which define the extent of the built area of a town or village to provide clarity and certainty about where development can take place. They are used to direct development to sustainable locations, limit urban sprawl and protect the countryside from unwarranted development.

The Local Plan Context

3. The Neighbourhood Plan must be in general conformity with the strategic policies of the adopted South Kesteven Local Plan (SKLP) including the following policies which outline the spatial strategy and settlement hierarchy for South Kesteven:
 - Policy SP2 (Settlement Hierarchy) gives priority within Bourne to ‘the delivery of sustainable sites within the *built-up part of the town*’ and ‘appropriate *edge of settlement extensions*.’
 - Policy SP3 (Infill Development) refers to sites ‘within *the main built-up part of the settlement*’ and proposals which ‘do not extend the pattern of development beyond the existing *built form*’.
 - Policy SP4 (Development on the Edge of Settlements) requires proposals ‘on the edge of a settlement’ to ‘be *adjacent to the existing pattern of development* for the area, or adjacent to developed site allocations as identified in the development plan;’ and
 - Policy SP5 (Development in the Open Countryside) limits development in the open countryside to that which ‘has an essential need to be located outside of the existing *built form* of a settlement.’
4. The various terms highlighted above in italics are not defined in the SKLP. The Neighbourhood Plan therefore introduces a settlement boundary to provide a clear, visual distinction between the built-up area of the town, where development is generally acceptable subject to other policies of the development plan,¹ and the open countryside beyond. This approach is intended to provide landowners, developers and the local community with greater clarity over where development is likely to be acceptable.
5. To ensure consistency of application and general conformity with the strategic policies of the SKLP, a set of criteria have been applied to determine the location of the settlement boundary. The following table lists each criterion and provides a brief explanation indicating how it has been implemented.

¹ This currently consists of the South Kesteven Local Plan and the Lincolnshire Minerals and Waste Local Plan. A Neighbourhood Plan becomes part of the development plan following a referendum and once ‘made’.

Criteria	Implementation
Wherever practical, the boundary will follow clearly defined physical features such as walls, fences, hedgerows, roads, and curtilages. Where the boundary runs along a road it has been drawn along the edge closest to the built-up area.	A combination of physical features has been used to determine the settlement boundary.
The settlement boundary will include the following:	
Land allocated for development in the adopted SKLP and the Neighbourhood Plan.	The SKLP includes a housing allocation at Manning Rd (Policy BRN1-H1) and two employment sites south of Spalding Road (Policy E2 and Policy E3). The Neighbourhood Plan proposes the inclusion of land to the North-East for housing. These sites are included within the settlement boundary to ensure that there is sufficient housing and employment land to accommodate growth to 2036.
Land with extant planning permission for built development which is physically and functionally related to the built-up area of the town.	Sites within the built-up area of the town have been included. In addition, the settlement boundary includes the full extent of the Elsea Park development which, in part, remains under construction and is contained by Raymond Mays Way.
Existing employment sites designated for that purpose in the SKLP.	Sites EMP B6 – EMP B9 , listed in Policy E4 (Protection of existing employment sites) of the SKLP, have been included.
Built development and the associated curtilage which is contained and visually forms part of the built-up area.	Most buildings within the built-up area fall within this category.
The curtilage of a property where this is visually part of the built-up area.	Over much of its length the settlement boundary is defined by the curtilage of properties which visually relate to the built-up area of the town
Recreational or amenity space at the edge of the town which relates closely to the built-up area.	Amenity space located adjacent to the countryside (notably on Holly Walk and Rochester Court on the north side of the town) has been included together with open space at Elsea Park which is separated from the countryside by Raymond Mays Way. These areas have a clear, physical and visual relationship with the built-up area rather than the adjoining countryside. Typically, they abut buildings on at least three sides and are not separated from the built-up area by a road

Criteria	Implementation
The settlement boundary will exclude the following:	
<p>Development which is physically detached or peripheral to the built-up area including:</p> <p>Employment related development on the edge of the built-up area and peripheral to land designated for that purpose in Policy E4 of the SKLP;</p> <p>Development separated from the built-up area by a road;</p> <p>Development located within an area dominated by countryside or on land which forms part of an area of transition between the built-up area and the open countryside; and</p> <p>Farm buildings which relate more closely to the countryside.</p>	<p>Developments excluded for one or more of the reasons outlined include:</p> <p>Land east of the town between South Fen Rd and Tunnel Bank - an area of fragmented, peripheral development which forms an area of transition between the settlement and the open countryside. The character of this area was documented in a planning appeal decision (SKDC reference S20/0380);</p> <p>Land on the north side of West Rd and west of Fir Avenue – an area of fragmented development characterised by a rural sense of openness which is reinforced by the undeveloped nature of the land to the rear and views of Bourne Wood. The area includes some farm buildings;</p> <p>East of Meadow Drove; north and south of Spalding Road beyond the Meadow Drove junction; the eastern end of The Slipe; and the south side of Tunnel Bank – located in areas of largely open countryside and include employment related buildings not designated for employment related purposes;</p> <p>The Forest Office and Old Forest Lodge located off the access road adjacent to nos 27/29 Beech Avenue – the buildings relate more closely in terms of location and function with the adjoining Bourne Wood;</p> <p>and</p> <p>Conjury Nook –isolated farm buildings accessed by a track on the west side of the A15 (North Rd).</p>
The extended curtilage of a property that relates more closely to the open countryside (e.g. a field or paddock)	No extended curtilage which meets this criterion has been identified.
Recreational space at the edge of the built-up area which relates more closely to the open countryside	The allotment areas on Meadow Drove and South Fen Road have been excluded from the boundary.
Gaps on the periphery of the built-up area which relate to the countryside in form or character.	The finger of agricultural land between nos 21 and 23 Cedar Way which penetrates the built form has been excluded for this reason.
Land outside the Parish boundary.	The development off Milestone Road (south-east of the Raymond Mays Way/South Road junction) is within Thurlby Parish and is therefore located outside the Neighbourhood Area.

Conclusion

6. This background paper presents an objective methodology for establishing a settlement boundary around the town of Bourne. A map illustrating the location of the boundary and associated planning policy will be published for public consultation as part of the Draft Bourne Parish Neighbourhood Plan in 2025. The draft settlement boundary can also be accessed using the following link: <https://shared.xmap.cloud?map=o8cfoe2f-ab4f-4dia-9717-e419e787f9c6>.

