

APPENDIX B – REVISIONS TO TEXT OF SPG

Note:

Text struck ~~through~~ is to be deleted

Text in *italics* is to be added

The Development Area

The core area extends to approximately 2 hectares as shown on Plan 1.

Development and demolition has been piecemeal in the past, leaving behind extensive areas of open land which is predominantly used for car parking, open storage or is under utilized.

The area between North Street and Burghley Street has been identified by consultants as offering the best opportunity for potential action in the Town Centre.

It has strong retail frontages to North Street and West Street with many listed buildings and other buildings of architectural interest.

Burghley Street provides rear access to North Street and some West Street businesses, the British Legion Club, local residences and the public car park at the rear of the Baptist Church.

The area is characterized by land in multiple ownership and represents an outstanding opportunity to rationalize land use and redevelop an area, which is displaying characteristics of urban decay.

Land to the north and west of Burghley Street is predominantly residential in character, comprising a mix of terraced, semi-detached and detached properties.

In terms of buildings of significant architectural or local interest within the identified development area, only one has been identified by the District Council as warranting retention within any proposed development. This is the four storey former grain warehouse opposite the public car park in Burghley Street.

Planning Policy Context

The key national, regional and planning policies relevant to the SPG are summarised below. There will be others which will be material to bringing forward the redevelopment of the area.

National Planning Policy

Relevant Government policy for town centre development is set out in Planning Policy Statement 6: Planning for Town Centres, where the Government's key objective is described as:

- To promote the vitality and viability of town centres by:
 - Planning for the growth and development of existing centres

- Promoting and enhancing existing centres, by focusing development on such centres and encouraging a wider range of services in a good environment, accessible to all

Regional Planning Policy

The Government's proposed changes to the East Midlands Regional Plan (RSS8) were published in July 2008. It is expected that the Plan will be adopted in spring 2009.

The emerging Regional Plan identifies Bourne as a 'main town', where appropriate amounts of development to maintain viability, promote regeneration or allow growth, should be allocated. Policy 22 (Regional Priorities for Town Centres and Retail Development) encourages local authorities and their partners to promote the vitality and viability of existing town centres, including those in rural towns and to promote investment through design led initiatives.

The development envisaged at Bourne would be entirely consistent with these national and regional objectives and policies.

Local Planning Policy

South Kesteven Local Plan

The local planning policy framework for this SPG is provided by the 'saved' policies of the South Kesteven Local Plan (1995). These policies will remain in force until they are replaced by policies in one or more Local Development Documents being prepared as part of the South Kesteven Local Development Framework

Policy S1 deals specifically with retail development and indicates that it will:

"NORMALLY BE CONCENTRATED WITHIN OR ADJOINING THE TOWN CENTRE SHOPPING AREAS OF GRANTHAM, STAMFORD, BOURNE AND THE DEEPINGS AS DEFINED ON THE PROPOSALS MAP."

Within the context of this policy, the Plan indicates that:

"Where practicable, the District Council will pursue opportunities to maintain and enhance the retail and commercial role of these centres by improving their accessibility by public and private transport; off street car parking provision; rear servicing facilities; and the general environment particularly for pedestrians."

Policy S2 requires that:

"PROPOSALS FOR NEW SHOPPING DEVELOPMENT WITHIN THE TOWN CENTRE SHOPPING AREAS WILL NORMALLY BE PERMITTED PROVIDED THAT THE DEVELOPMENT:-

- a) DOES NOT ADVERSELY AFFECT THE HISTORICAL AND ARCHITECTURAL CHARACTER OF THE CENTRE AND ITS ENVIRONS; AND
- b) DOES NOT GIVE RISE TO UNACCEPTABLE VEHICULAR OR PEDESTRIAN TRAFFIC CONDITIONS."

In accordance with the aims of these policies the Council is committed to supporting future development of an appropriate size and composition relative to the location involved.

Detailed planning policies for the redevelopment of this area were first set out as part of the review of the South Kesteven Local Plan with the publication of the first deposit version in 2002, which identified a number of 'Opportunity Areas' in town centre locations, including Bourne. However, the first deposit version was withdrawn in 2004 in favour of commencing work on the preparation of the Local Development Framework.

Local Development Framework

The Submission version of the Core Strategy (January 2009) identifies Bourne as a main town, where retail and other town centre uses will be promoted and permitted within town centres (Policy E2). The Core Strategy is expected to be adopted in early 2010.

The principle of an Opportunity Area proposed through the Local Plan review, was taken forward into the Housing and Economic Development Plan Document (DPD), published for consultation in 2006. This contained the following Preferred Option policy for the Bourne Core Area:

Within the Bourne Core Area ... planning permission will be granted for a comprehensive mixed use redevelopment including retail, leisure, business, office and cultural facilities, with residential at upper floor level. Any scheme should:

- i Be of a high quality design and appearance, commensurate with the site's prominence as a key part of the town centre;
- ii Ensure that the area is well integrated with the rest of the town centre by improving existing connections and creating new routes to improve North-South and East-West pedestrian permeability through the area; and
- iii Improve and extend the existing public car parking facilities as part of the redevelopment of the area, and incorporate a new public open space within the area.

The Housing and Economic DPD has now been superceded by the Site Specific Allocations and Policies DPD, which will include policies to support the development of the area covered by the SPG.