

Representations Received to Bourne Town Centre Redevelopment SPG Revisions

Reference Number	Respondent Name	Agent Name	SPG Section	Representation Status	Representation Summary	Changes Sought	Officer Response	Recommendation
001/001	Ivor Crowson	Justin Fowler	General	Comment	Client is happy to cooperate with any new scheme but does not want to loose his investments or any part thereof. In past have discussed possibility of opening up the back of client's land into scheme at Wherry Land and that may remain best way forward. When proposals are further developed happy to discuss further.	n/a	Comments are noted	No change to SPG
002/002	Sonja Burdet	Mr Hodson	General	Comment	Major concern is loss of car parking behind units and would like information as to how this would be affected in future scheme proposals.	n/a	Until a detailed scheme is developed it is difficult to know how existing car parking provision may be affected. However, the respondents comments will be taken into account as a scheme is developed and the respondent will be kept informed of progress.	No change to SPG
003/003	Mr Aylmer		SPG Boundary	Object	Own 4 Clare Court, which is currently let to tenant who wishes to remain permanently. Property is part of pension and do not wish to sell. Do not think removing a modern block of flats is going to benefit the area. Any developer who buys now will get a cheap property and the Council must realise the tax payer has to come first.	Clare Court should not be included within the SPG boundary.	The proposed revision to the SPG boundary has been proposed to give more flexibility for the development. Until a detailed scheme is developed it will not be known how the property referred to will be impacted on or indeed whether it will definitely be needed to make way for the development. At this stage, therefore, it is considered appropriate for the SPG boundary to be revised as proposed.	No change to SPG
004/004	Bourne Community Arts Trust		Parking	Comment	Concerned that there will be suitable access and disabled parking facilities to Wake House which is used by a significant number of disabled and elderly users who need to be able to access the premises through the rear door.	In the Parking section at end of first paragraph add: 'Disabled parking and access to the rear of North Street buidling for disabled users will be maintained as part of the development.'	The area to the rear of Wake House proposed to be excluded from the SPG boundary comprises a small area of land which would facilitate disabled parking provision and it is recognised that maintianing access to this will need to be incorporated into a development scheme. The need for servicing arrangements for existing uses within the area to be taken account of and incorporated into any scheme is already covered in the SPG (in the section on access). It is considered, therefore, the issue raised can be dealt with, without further revision to the SPG.	No change to SPG

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005/005	Bourne Town Council		General	Comment	Document considered by the Highways & Planning Committee of the Town Council but feel unable to comment. Felt that lacked information and there was a lot of uncertainty with the project, request SKDC officer to speak to them about current position.	n/a	Arrangements will be made to meet the Town Council's request.	No change to SPG
006/006	Miss K Greenfield		SPG Boundary	Object	Disgusted that might lose home that own and have lived in for 25 years. Love enclosed garden, which took many years to get to way it is, not overlooked and provides peace and privacy. Even if flat not required for development, will be surrounded by shopping centre with noise, lack of privacy and hooligans roaming around at night. No doubt decision cut and dried before residents have heard about scheme and my comments are complete waste of time.	Resources should be put into the existing empty shops in Bourne and Burghely Street residents left alone.	The proposed revision to the SPG boundary has been proposed to give more flexibility for the development. Until a detailed scheme is developed it will not be known how the property referred to will be impacted on or indeed whether it will definitely be needed to make way for the development. At this stage, therefore, it is considered appropriate for the SPG boundary to be revised as proposed.	No change to SPG
007/007	Ms E Beckett		SPG Boundary	Object	House, which is fully occupied, is situated in a valuable quiet prime site with convenient access to multitude of facilities and amenities, including parking and pleaseant access to the high street via several routes. The house is also located next to the former grain warehouse which has been identified as warranting retention as a building of significant architectural/local interest. Significant concerns that any development will negatively affect the value of property directly and indirectly (through parking, noise, light etc.) No desire to sell property and wish to be kept fully informed of SPG with right to actively participate in any decisions that affect property.	Add generic statement: 'Local property owners will be entitled to a full right of participating in any decisions that may affect their properties, either directly or indirectly, with rights to veto any proposals they consider unacceptable. Cost relating to any professional services considered necessary by them for such participation will be re-imbursed by SKDC.'	Full consultation with the local community and those landowners/occupiers affected by the development of the Bourne Core area will be undertaken as a scheme is brought forward. However, it is not the role of the SPG to prescribe what form this consultation will take.	No change to SPG

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						Amend last paragraph of Statement of Intent to: delete 'reasonable' and substitute 'fully commercial'; after 'terms' insert 'recognising not only current valuations but, inter alia, future potential values.'; add 'compulsory purchase powers will only be invoked after professional arbitration methods have been exhausted.'	The Statement of Intent, which makes reference to the use of Compulsory Purchase Order powers (CPO), does not form part of the adopted SPG but was prepared to accompany the SPG at the request of Cabinet when the SPG was adopted in 2004. As currently worded the statement of intent makes clear that the use of CPO will be a last resort. The use of CPO is subject to separate legal procedures for which there are clear guidance and regulations that must be followed, including how any compensation that may be payable is assessed. As such it is not considered that the amendments sought add anything to the statement as worded.	No change to SPG