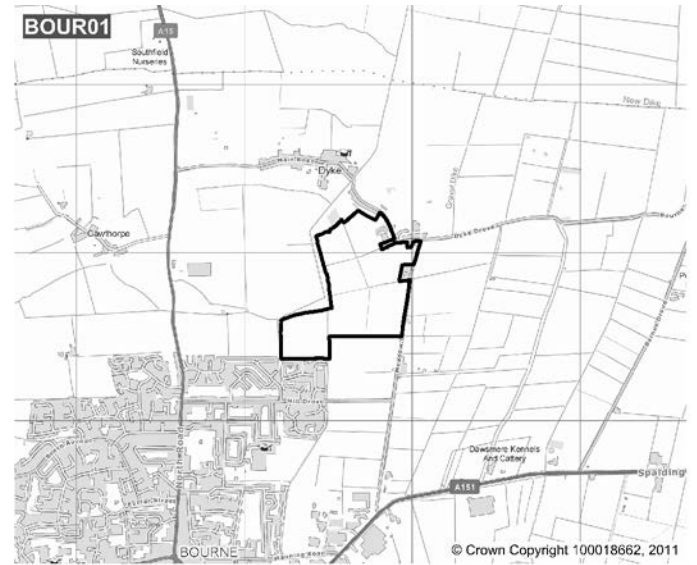
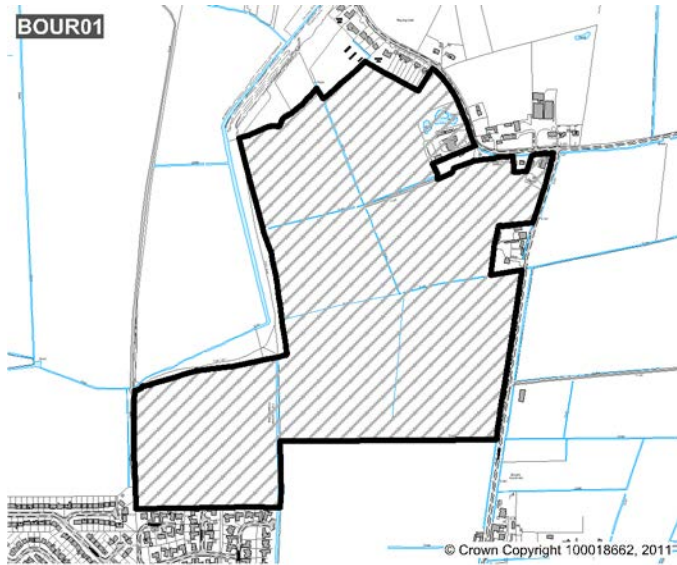


Site Reference: **BOUR01** (40.10 ha)  
Location: **Land West of Meadow Drive**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

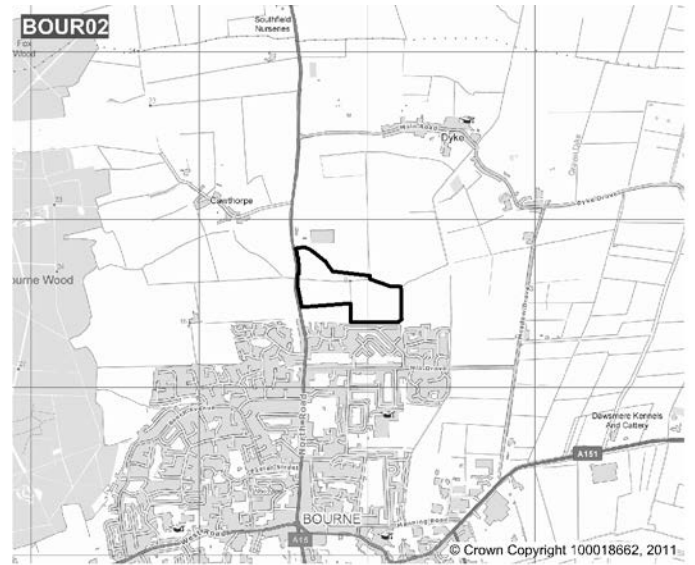
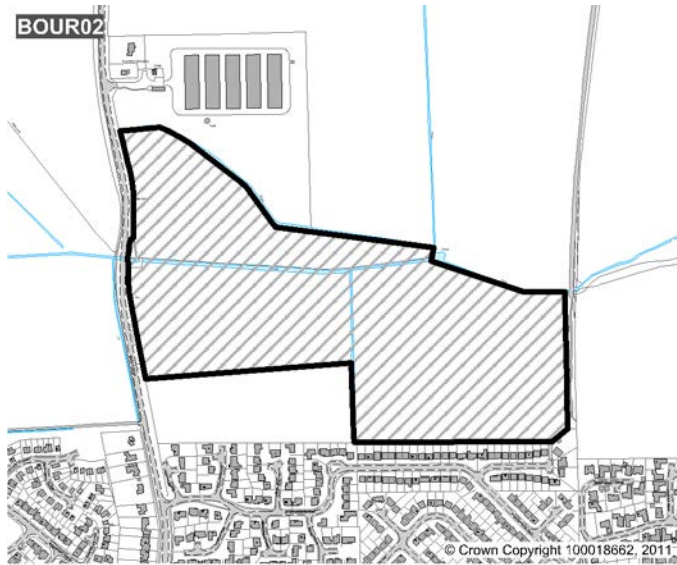
## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR02** (15.67 ha)  
Location: **Land North of Stephenson Way**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

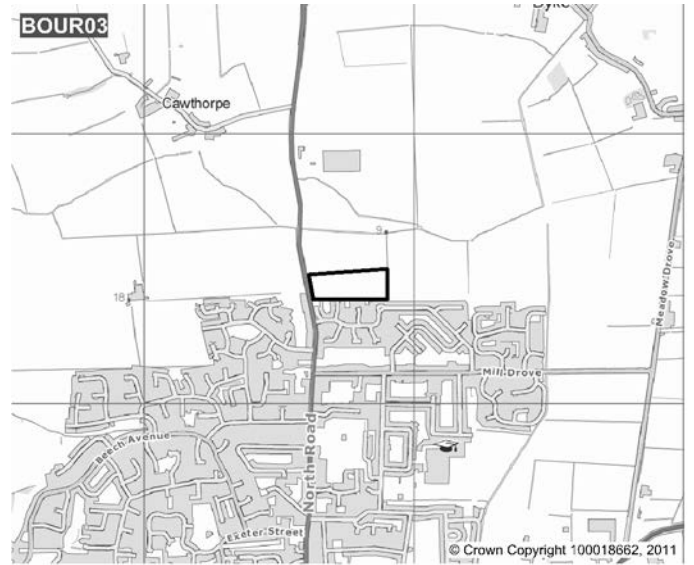
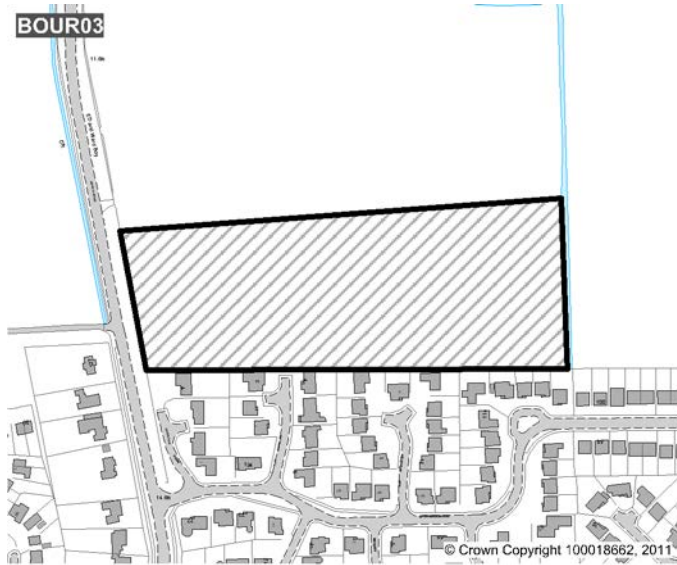
## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR03** (2.91 ha)  
Location: **Land to the East of North Road**

**REJECTED**



### Site Description

### Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

### Conclusion

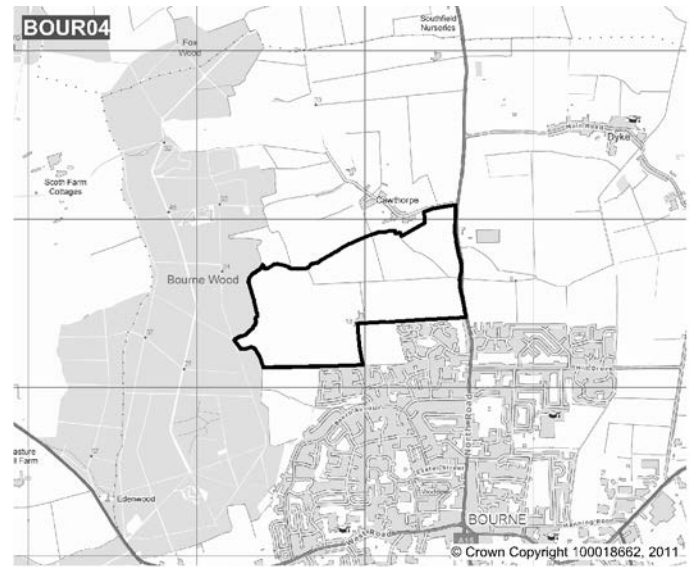
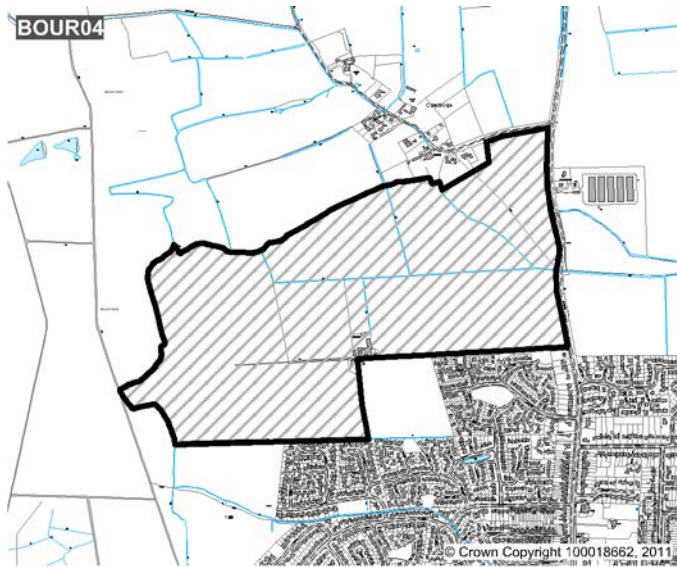
**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR04** (74.48 ha)

**REJECTED**

Location: **Land to the North-West of Bourne between A151 & A1**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

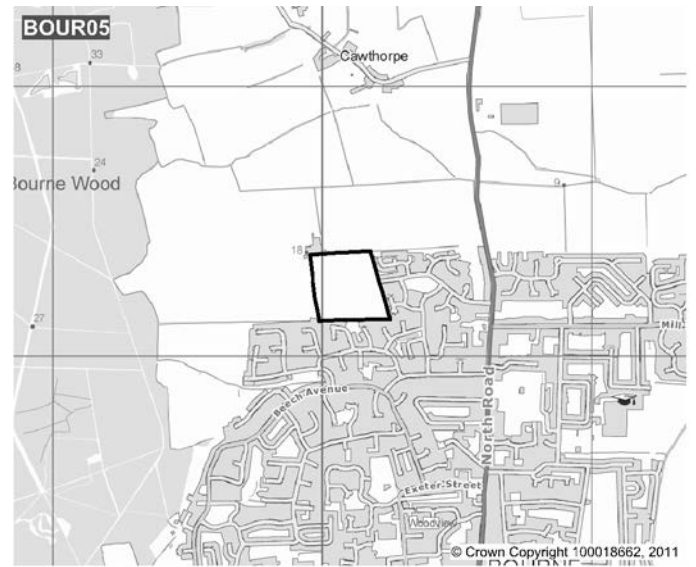
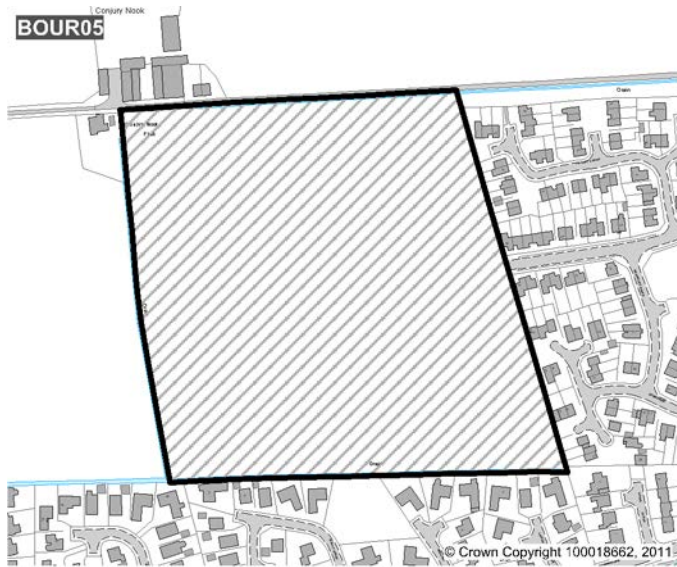
## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR05** (6.19 ha)  
Location: **Land at North Road**

**REJECTED**



### Site Description

### Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

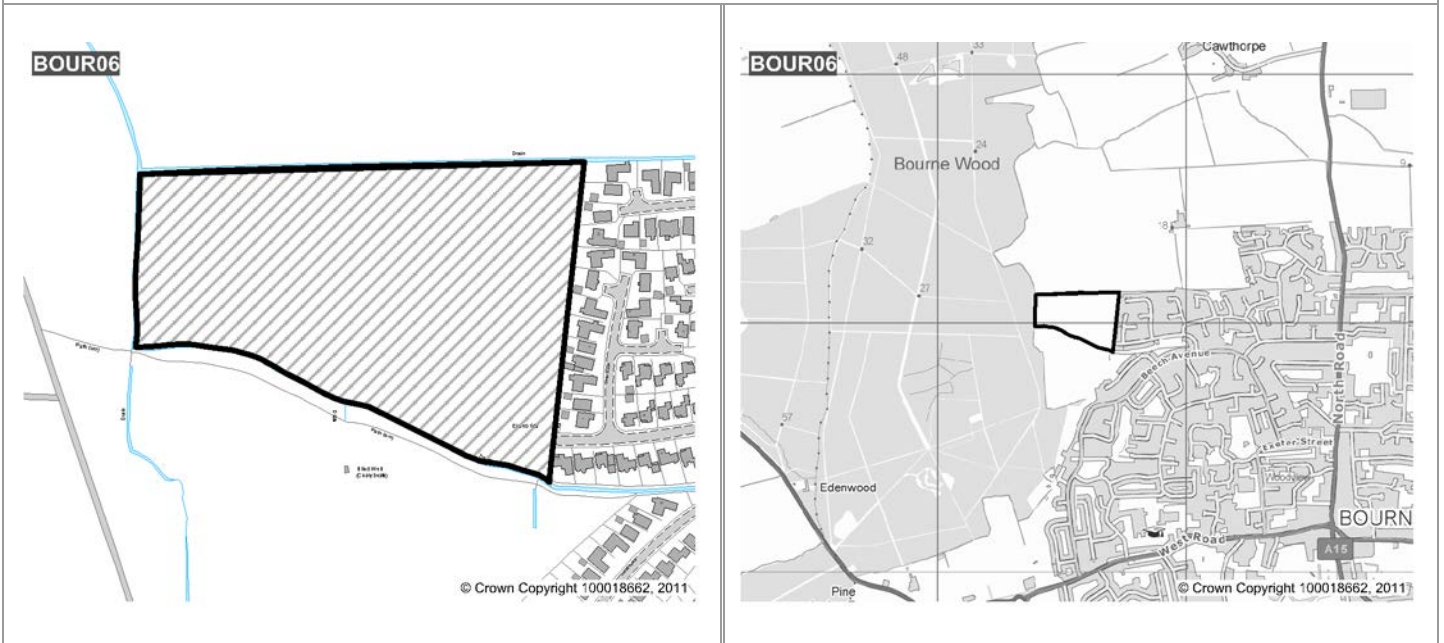
### Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR06** (5.82 ha)  
Location: **Land West of Hazelwood Drive**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

## Conclusion

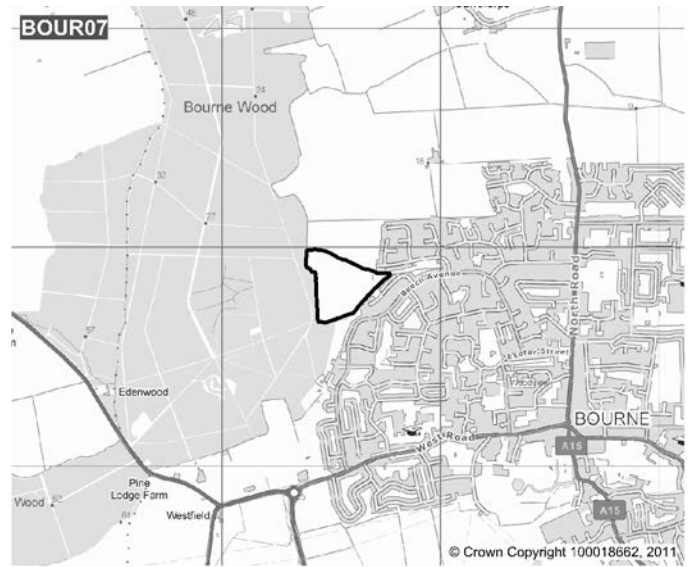
**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR07** (6.96 ha)

**REJECTED**

Location: **Land West of Beech Avenue (Cedar Drive)**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

## Conclusion

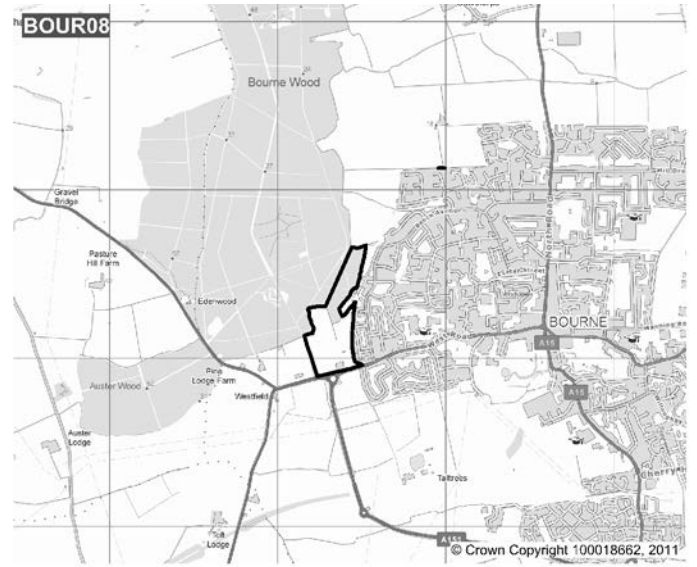
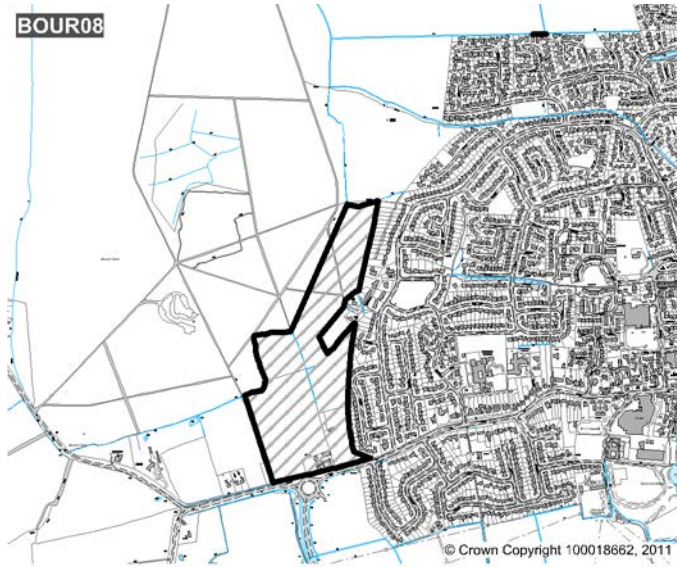
**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR08** (13.75 ha)

**REJECTED**

Location: **Land at Park Farm**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

## Conclusion

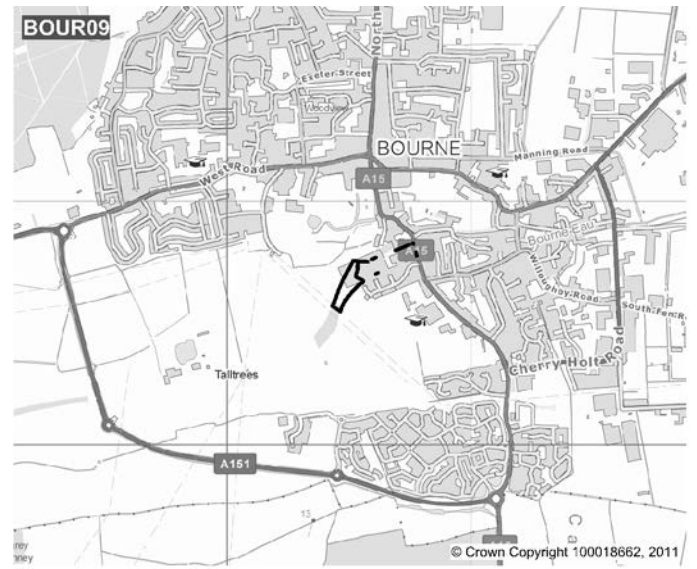
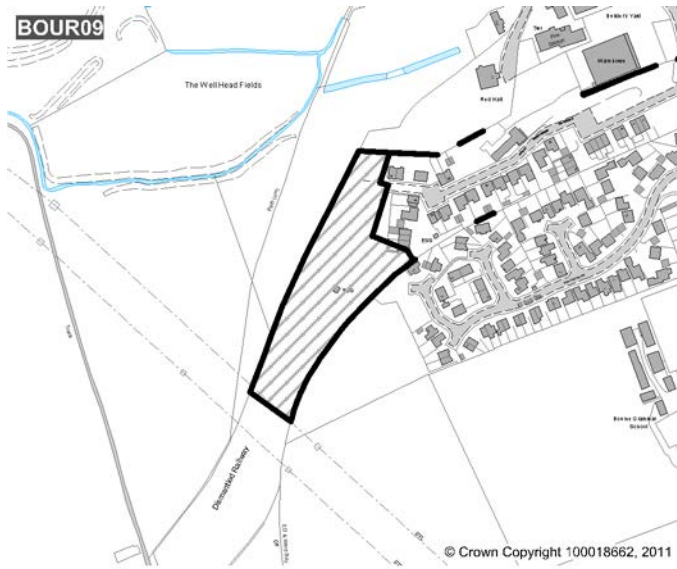
**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR09** (0.97 ha)

**REJECTED**

Location: **Commercial Premises, South Street (W)**



## Site Description

## Summary of Assessment

**Constraints:**

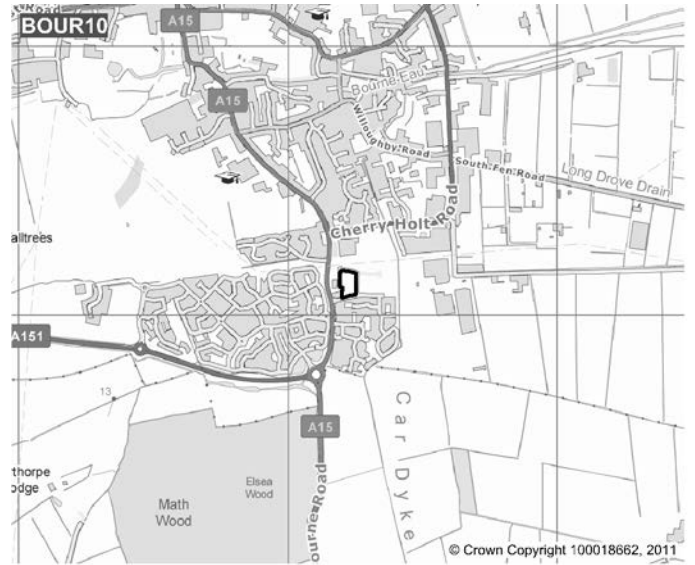
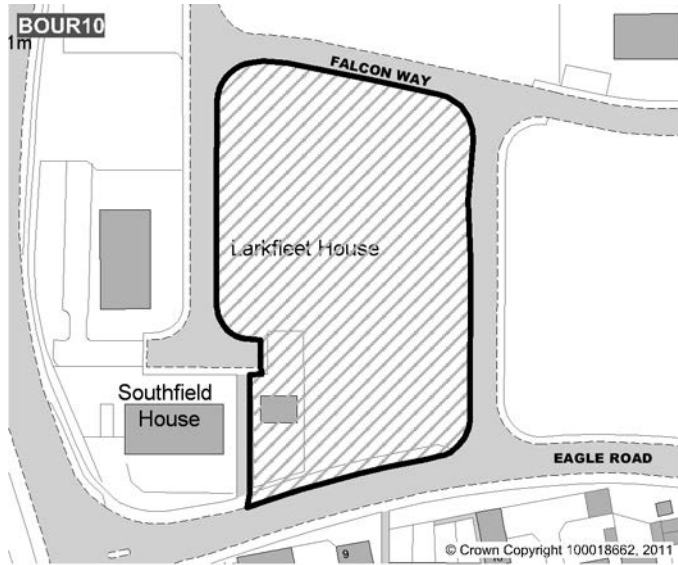
**Impact:**

**Consultation Response:**

## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

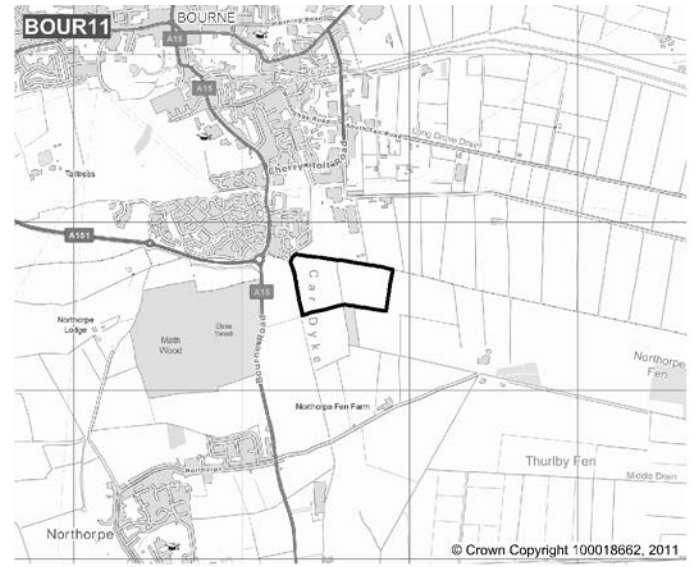
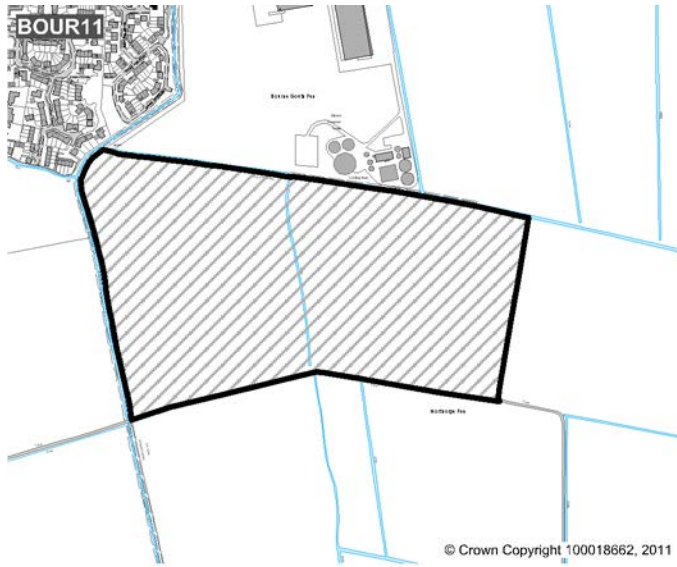
**Consultation Response:**

## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR11** (15.89 ha)  
Location: **S/E of former hospital, Bourne**



### **Site Description**

Large site located to the southeast of Bourne. Comprises a large field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: dependant on the adjacent land. Relief road, Transport Assessment and highway improvement/ contribution required.

Lincolnshire Heritage: Car Dyke on western edge - Earthwork bank. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpath to western boundary.

Drains on site.

The may be areas of contamination from adjacent sewage treatment works.

Sewer crosses site.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

The site lies in open countryside on the edge of the settlement. Access to the public highway is only achieved through adjoining land. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

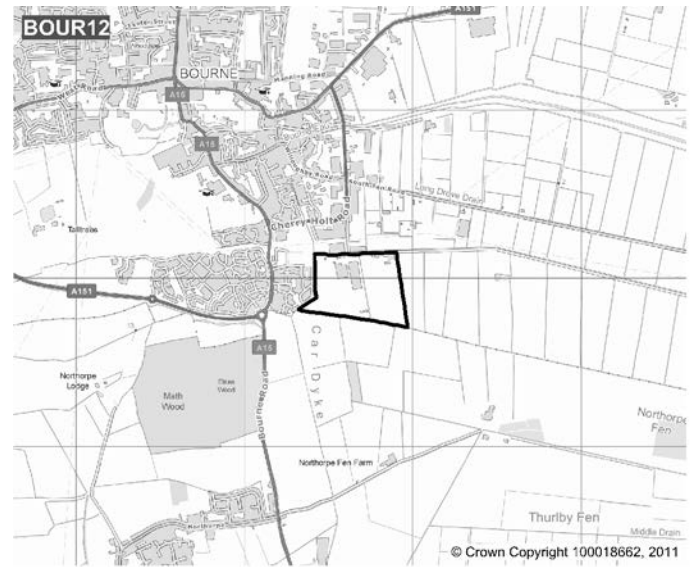
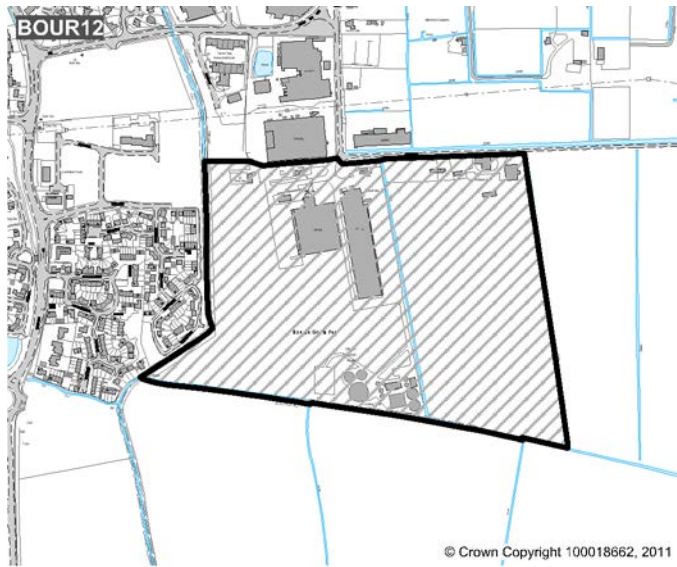
6 representations were received as a result of the consultation in October 2009 covering the following points:

- historically important Carr Dyke
- important to preserve open space between Bourne & Thurlby
- environmental impact - important wildlife corridor
- support for employment use

### **Conclusion**

Could be suitable for employment use, if access issues can be addressed.

Site Reference: **BOUR12** (20.41 ha)  
Location: **South of Tunnel Bank, Bourne**



### **Site Description**

Large site located on the southeast edge of the town. Comprises factory premises and associated infrastructure, including areas of undeveloped land.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Dependant on the adjoining land. Relief road, Transport Assessment and highway improvement/contribution required. [Tunnel Bank not suitable to serve this site and BOUR11]

Lincolnshire Heritage: prehistoric finds; medieval pottery. Some fieldwork already undertaken. Archaeological evaluation prior to determination of a planning application is likely to be required.

Sewage treatment on site.

Pipeline buffer.

Public footpath to western boundary.

Sewer crosses site.

Water Main crosses site.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

The site lies on the edge of the settlement. The site is in used for employment purposes and there would be limited impact as a result of any further development, or re-development in this location.

#### **Consultation Response:**

5 representations were received as a result of the consultation in October 2009 covering the following points:

- loss agricultural land
- environmental impact - important wildlife corridor
- important to preserve open space between Bourne & Thurlby

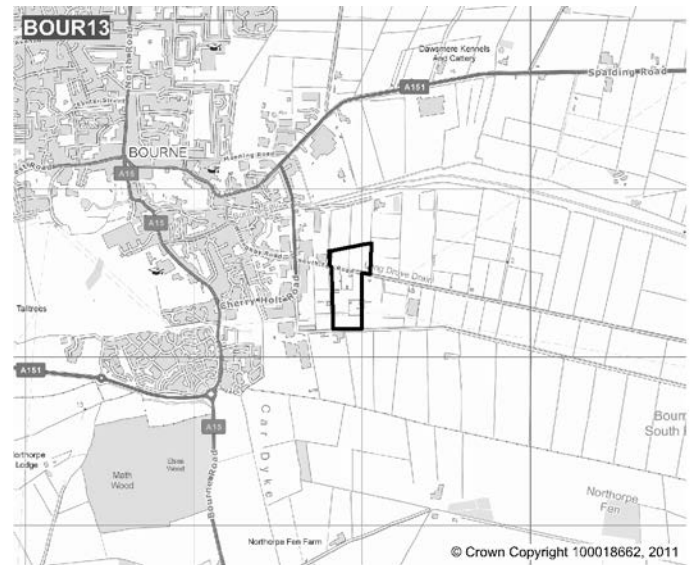
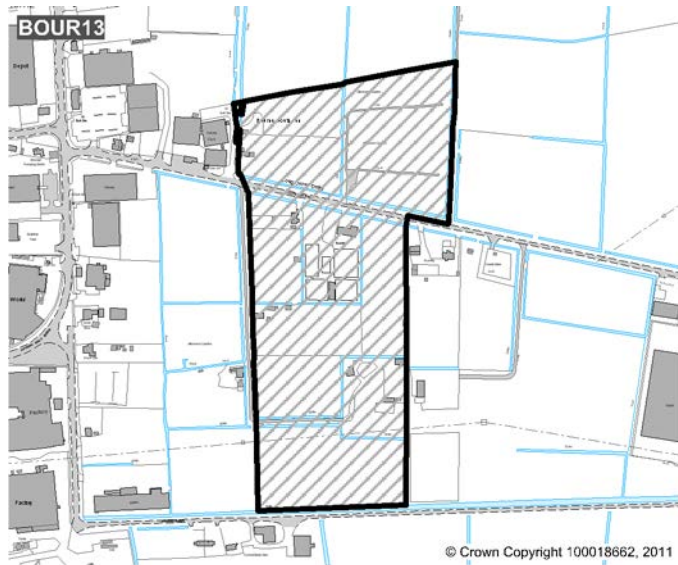
### **Conclusion**

The site is considered still to be suitable for employment use. This could be improved if access to the A15 could be effected to the south of the site (possible that access to A15 could be achieved by integration with adjoining site BUOR11 and via adjacent land).

Site Reference: **BOUR13** (9.56 ha)

**REJECTED**

Location: **Between the Slupe and Tunnel Bank, Bourne**



### **Site Description**

Large site located to the east of Bourne. Comprises agricultural fields, allotments, dwellings and a nursery.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access concerns as no direct link to public highway. [link road required with sites BOUR 14,15,17]

Lincolnshire Heritage: Dismantled railway on northern edge. Archaeological evaluation prior to determination of a planning application is likely to be required.

There may be contamination on part of the site resulting from old railway workings.

Water Main crosses site.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

#### **Impact:**

The site lies in open countryside outside the confines of the town. The site lies both sides of South Fen Road, with allotments and a nursery to the north and agricultural fields to the south. The road is raised above the land on either side. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

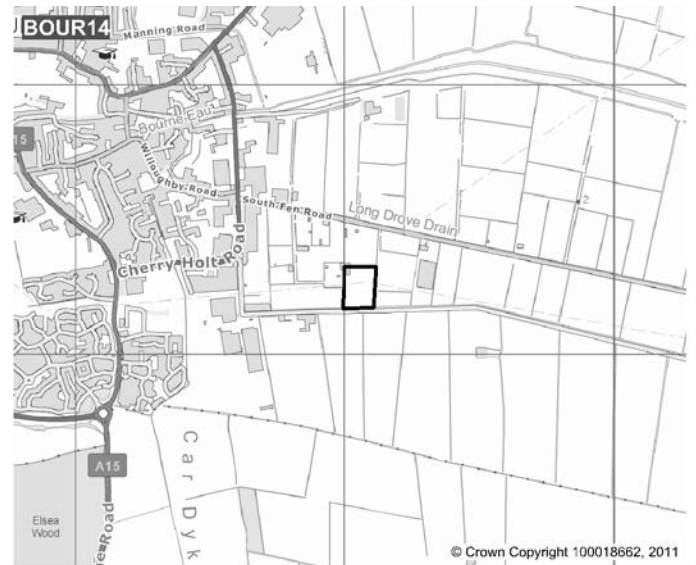
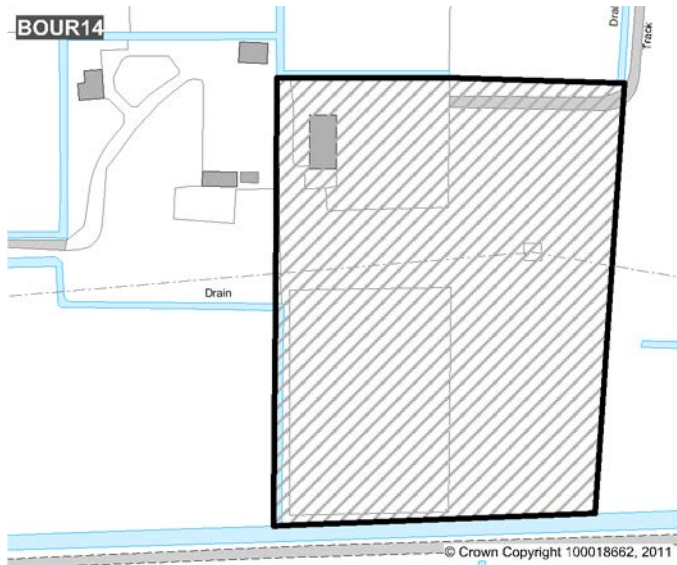
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Site in open countryside. Part of site in use as Nursery and part as allotments. Not suitable for development. There are Highway Authority concerns re access to this site.

Site Reference: **BOUR14** (1.77 ha)  
Location: **South Fen Road, Bourne**

**REJECTED**



### **Site Description**

Large site located to the east of Bourne. Comprises farm yard.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access concerns as no direct link to public highway. [link road required with sites BOUR 13,15,17]

Part of the site falls within the identified floodzone.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

#### **Impact:**

The site lies in open countryside, outside the confines of the town. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

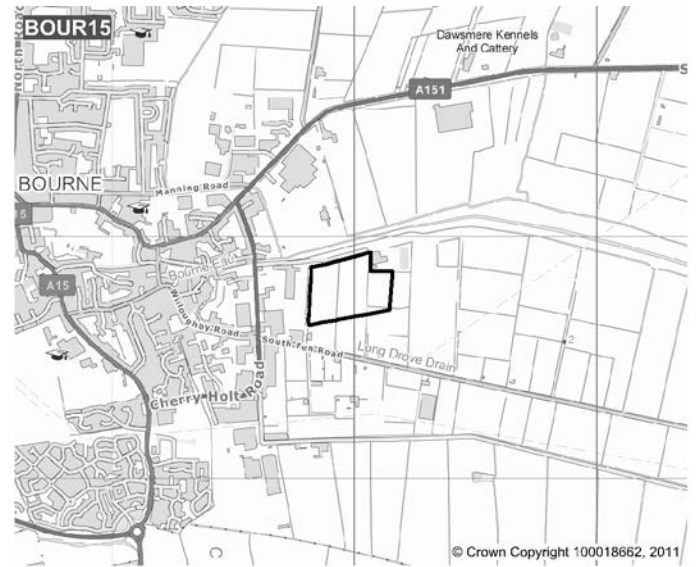
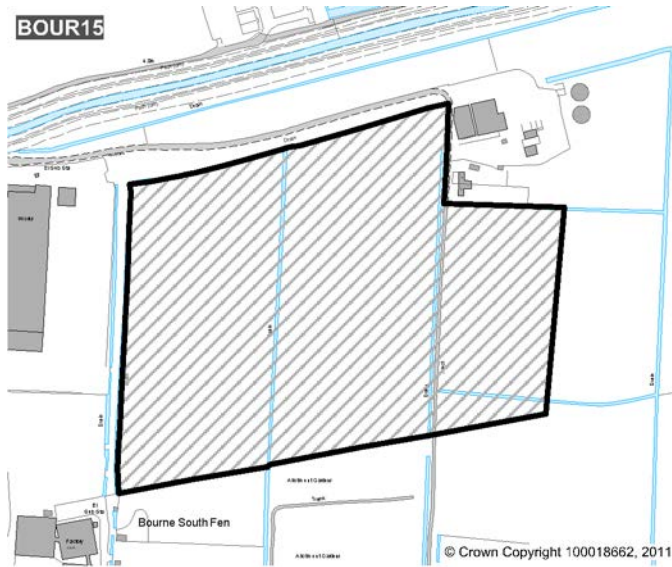
### **Conclusion**

#### **Not considered to be suitable for allocation:**

This site is remote from the settlement and has poor access, and is not suitable for development. There are Highways Authority concerns with access to this site.

Site Reference: **BOUR15** (7.49 ha)  
Location: **Spalding Road, Bourne**

**REJECTED**



### **Site Description**

Large site located to the east of Bourne. Comprises field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access concerns as no direct link to public highway. [link road required with sites BOUR 13,14,17]

Lincolnshire Heritage: Dismantled railway on southern edge. Finds - flint scatter. Archaeological evaluation prior to determination of a planning application is likely to be required.

The site falls within Anglian Water's defined "cordon sanitaire".

Part of the site falls within the identified floodzone.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

#### **Impact:**

The site lies to the east of the town and is accessed via a track known as The Slipe. The site is located in open countryside, adjacent to existing employment development. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside.

#### **Consultation Response:**

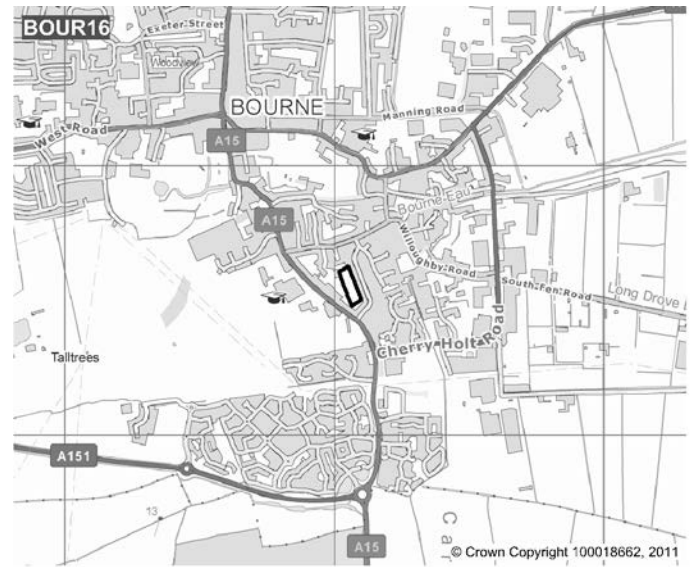
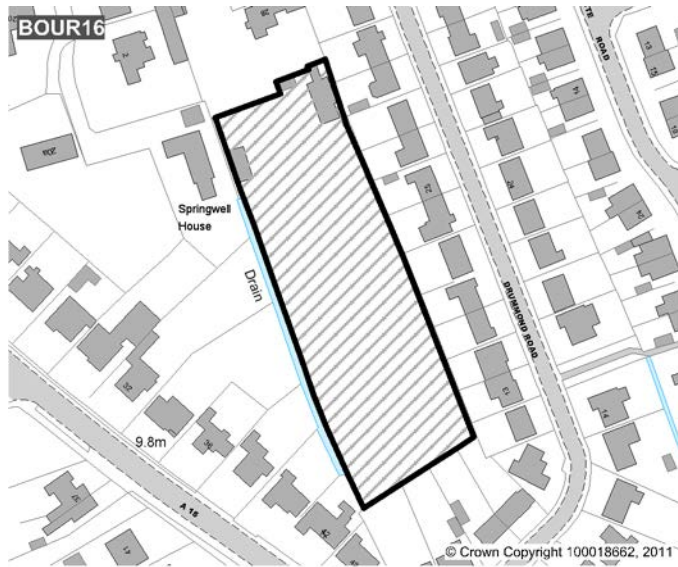
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Cordon sanitaire, therefore Anglian Water objection rules site out for residential development. There are Highway Authority concerns as the site has poor access and can be considered only as part of larger, comprehensive scheme which would include access road.

Site Reference: **BOUR16** (0.57 ha)  
Location: **Land adjacent Drummond Road**

**REJECTED**



## Site Description

## Summary of Assessment

### **Constraints:**

Lincolnshire Heritage: Route of road shown on 1825 map Evaluation may be required.

### **Impact:**

### **Consultation Response:**

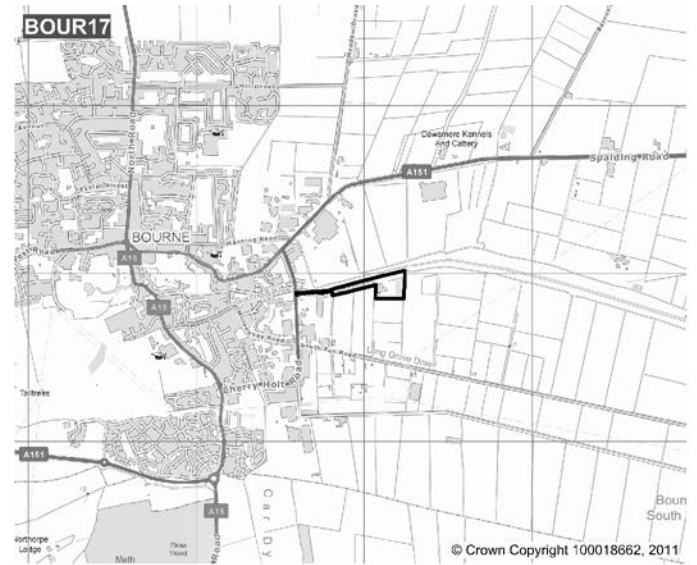
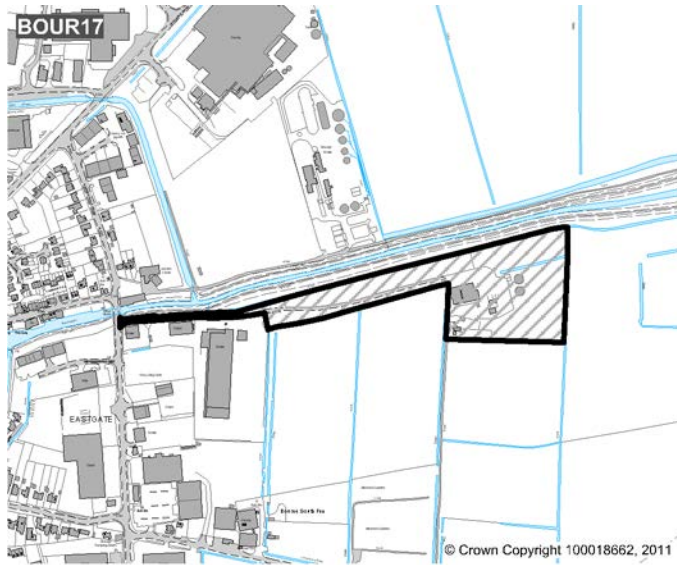
## Conclusion

### **Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR17** (3.67 ha)

Location: **Bone Mill, The Slupe, Bourne**



### **Site Description**

Site located to the east of Bourne. Comprises the site of a former Bone Mill. Has previously had planning approvals for change of use to general industrial use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access concerns as no direct link to public highway. [link road required with sites BOUR 13,14,15]

The site falls within Anglian Water's defined "cordon sanitaire".

Part of the site falls within the identified floodzone.

There may be contamination from the previous use.

IDB: Sustainable system to limit flows required, or Board may allow developer to provide off-site drainage works.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

The site lies in open countryside, outside the main confines of the town, and is derelict, fenced and in an "unsafe" condition. There would be limited impact from redevelopment of this site.

#### **Consultation Response:**

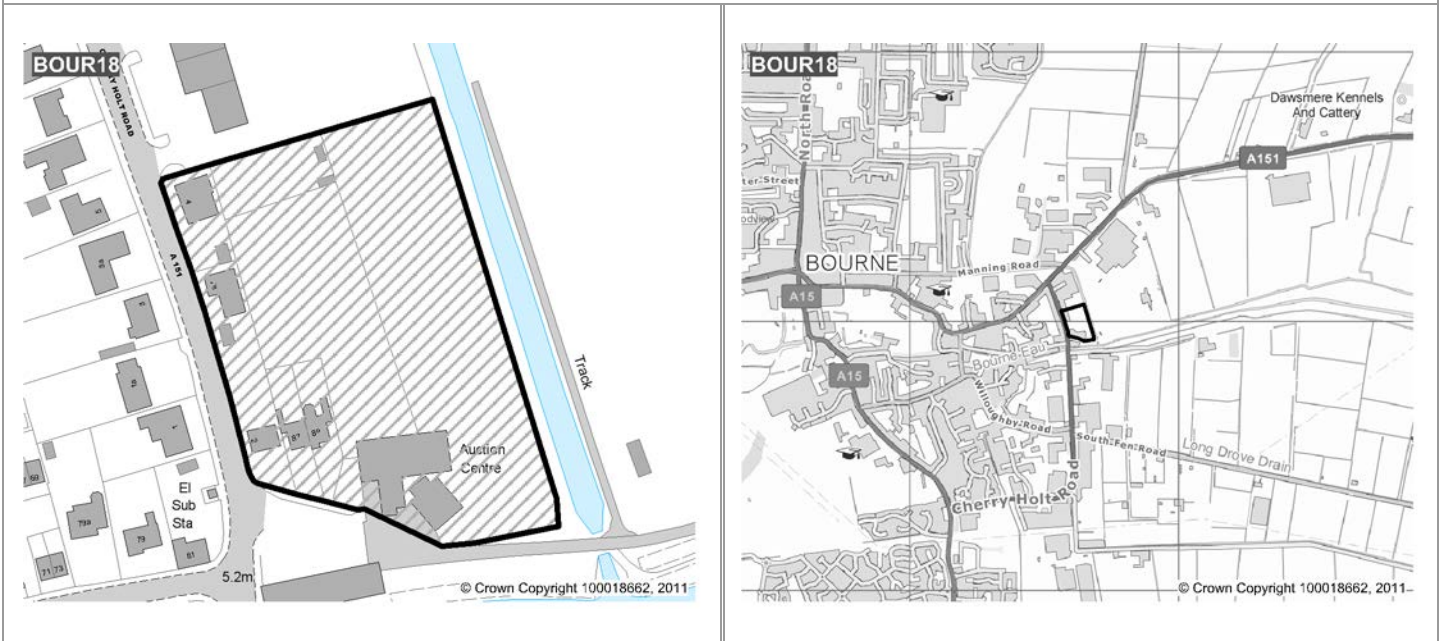
### **Conclusion**

Cordon Sanitaire, therefore Anglian Water objection rules site out for residential development. May be suitable for "bad neighbour" uses, subject to suitable access being established.

Site Reference: **BOUR18** (1.06 ha)

**REJECTED**

Location: **Car Auction Site, Cherry Holt Road**



### **Site Description**

Site on the east edge of Bourne. Comprises buildings used as a Car Auction Centre and associated land, and a number of residential properties. Has previously had an application for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: Cherry Holt Road is the only connection to the public highway. Junction improvements required and a Transport Assessment.

Lincolnshire Heritage: Post-medieval pottery workshop and craft; medieval pottery kilns. Already evaluated. Further archaeological work is required.

The site falls within Anglian Water's defined "cordon sanitaire".

#### **Impact:**

The site lies adjacent to existing employment land and some residential properties on the edge of Bourne, and is in use as commercial premises. It is well related to the existing built form and the topography of the site means that development here will have a limited impact on the open countryside.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

- retain for employment use

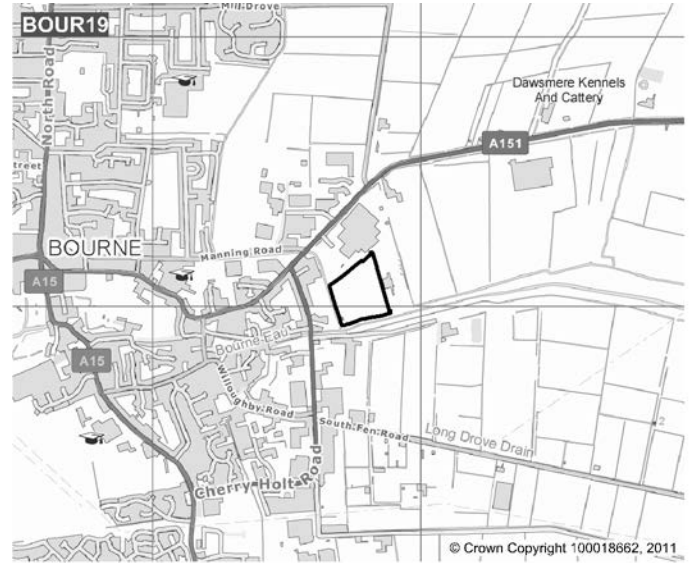
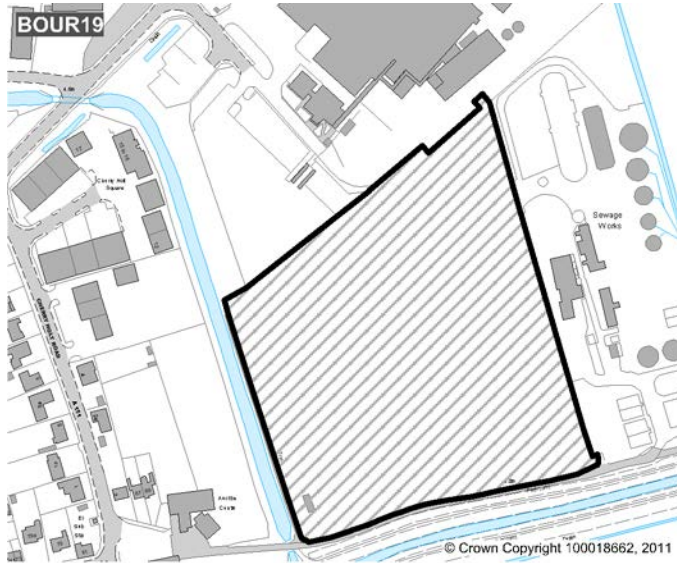
### **Conclusion**

#### **Not considered to be suitable for allocation:**

Cordon sanitaire, therefore Anglian Water objection rules site out for residential development. This site has been identified as part of a locally important employment area.

Site Reference: **BOUR19** (3.62 ha)

Location: **North of Bourne Eau, east of Car Dyke, Bourne**



### **Site Description**

Large site on the eastern edge of Bourne. Comprises land in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: No connection to the public highway, therefore, access concerns.

Lincolnshire Heritage: medieval/post medieval pottery. Archaeologically evaluated - no further work required.

The site falls within Anglian Water's defined "cordon sanitaire".

There may be contamination as a result of the adjacent sewage treatment works.

#### **Impact:**

The site lies to the south of Bakkovar Bourne Salads. It relates well to the existing built form and development here would have a limited impact.

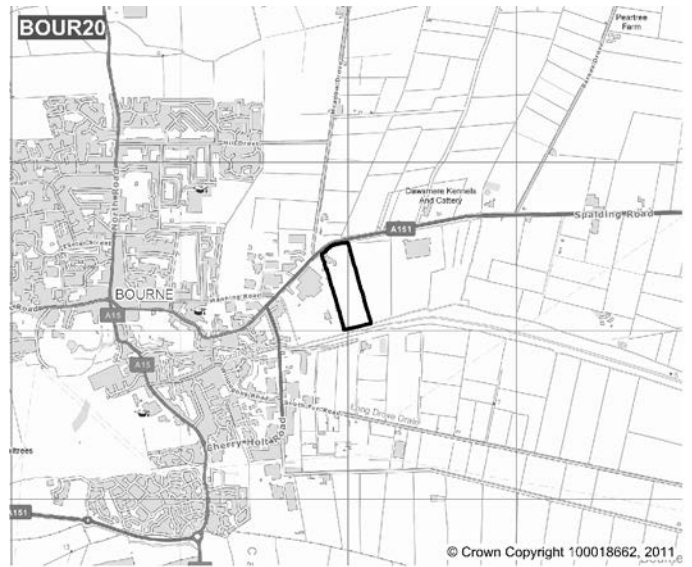
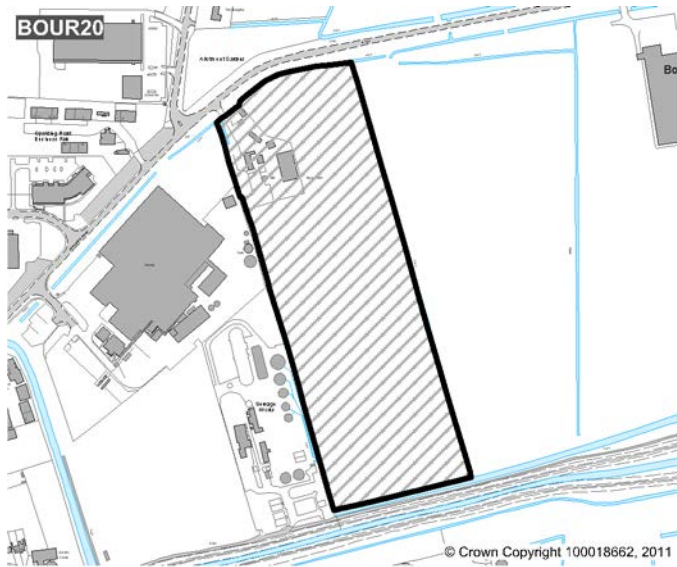
#### **Consultation Response:**

### **Conclusion**

Cordon Sanitaire, therefore Anglian Water objection rules site out for residential development. Suitable as expansion land for adjacent employer.

Site Reference: **BOUR20** (8.19 ha)

Location: **In South Fen area, off The Slupe Bourne**



### **Site Description**

Large site located to the east of Bourne. Comprises a large field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: access/visibility concerns. Visibility not achieved via access onto A151. Development undesirable based on this.

The site falls within Anglian Water's defined "cordon sanitaire".

Parts of the site fall within the identified floodzone.

There may be contamination to part of the site resulting from the adjoining sewage treatment works.

#### **Impact:**

This site is located in the open countryside, outside the confines of the town. It is adjacent to a large food processing plant. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

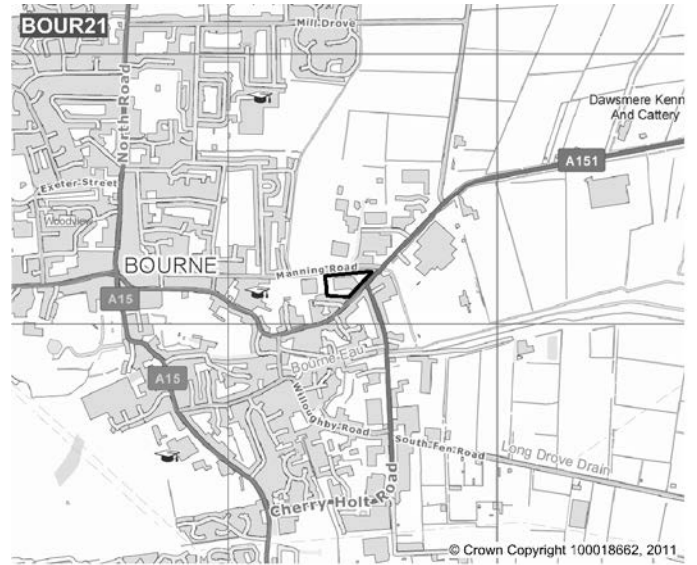
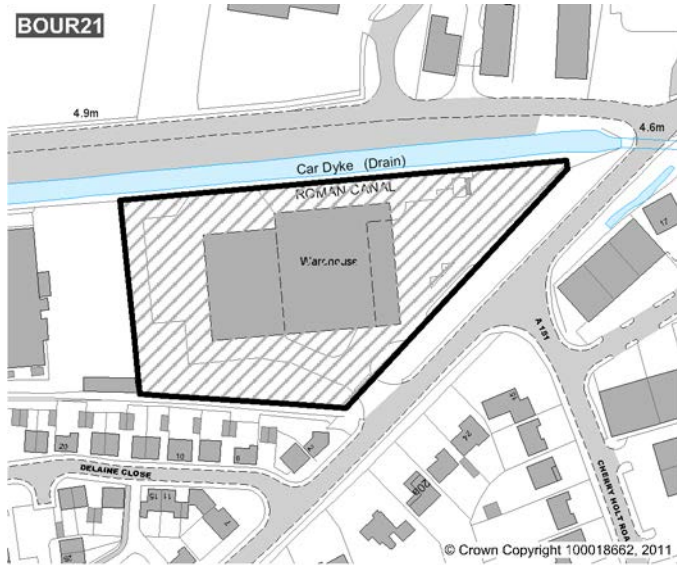
- retain for employment use

### **Conclusion**

Cordon sanitaire, therefore Anglian Water objection rules site out for residential development. Development would be an incursion into open countryside. Area of weak demand for employment use, but could be suitable if additional employment land is required. May be suitable for single use - food processing.

Site Reference: **BOUR21** (1.05 ha)  
Location: **Carlsburg UK, Spalding Road**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

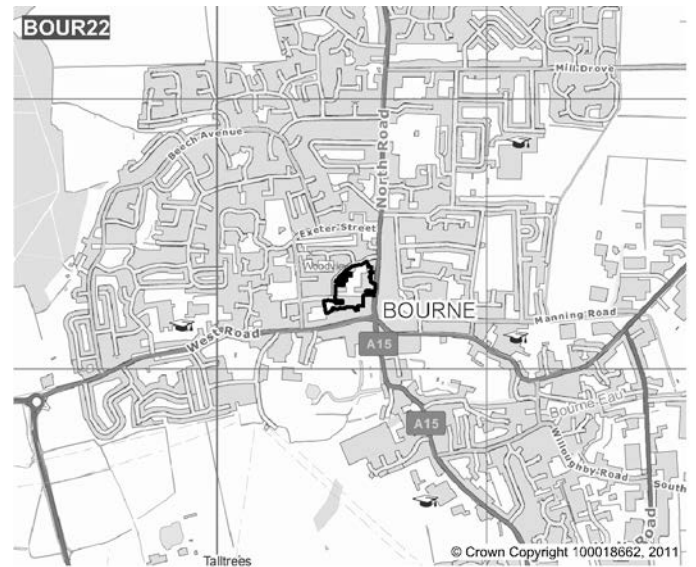
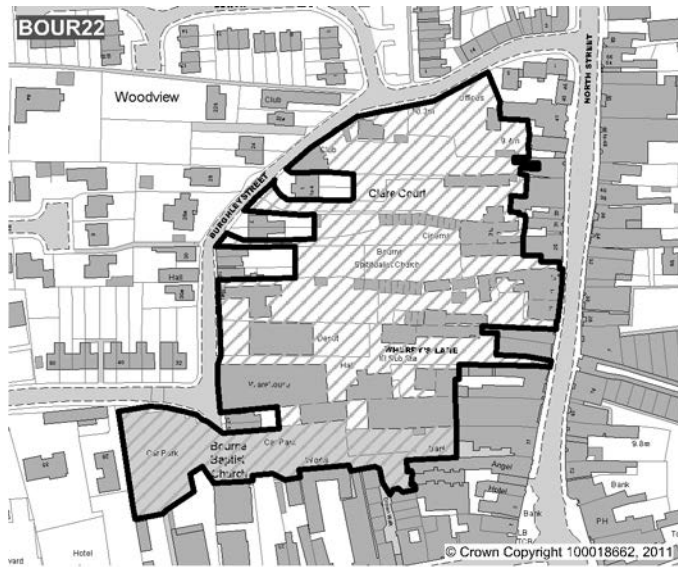
## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Policy H1), therefore site not assessed.

Site Reference: **BOUR22** (1.83 ha)

Location: **Bourne Core Area**



### **Site Description**

Large site within the town centre of Bourne. Comprises retail units, warehousing, car park, housing and other town centre uses.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: development may affect existing parking arrangements. Burghley street requires widening, junction upgrade at either end. Transport Assessment required.

Lincolnshire Heritage: Conservation area King St Roman road. Buildings: 15 North St & 17 North St. Desk-based assessment requested. Further archaeological work will be required.

Water Main crosses site.

Sewer crosses site.

#### **Impact:**

The site lies within the town centre of Bourne. It is adjacent to existing residential development and also to retail and other town centre premises. The site has been identified for a major redevelopment scheme of town centre uses. Care will be taken to ensure there are no adverse impacts resulting from this redevelopment.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

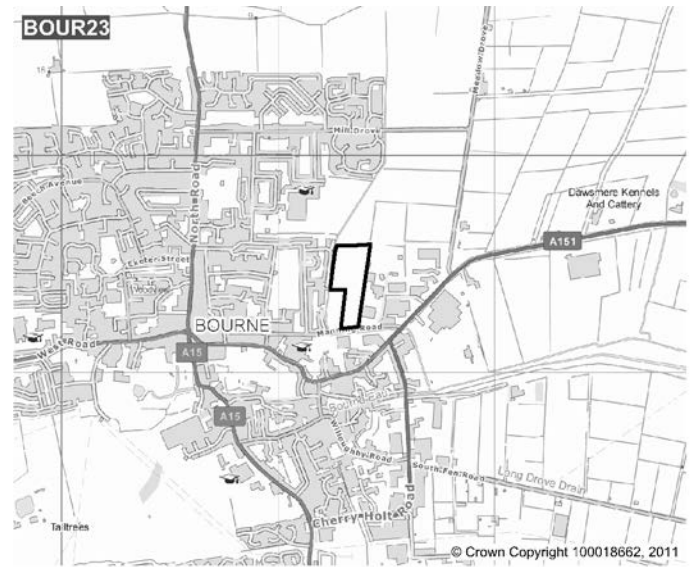
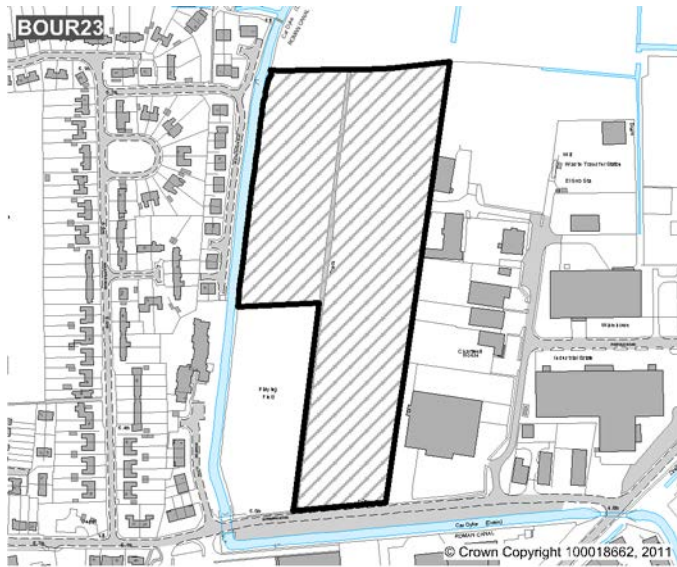
- care needed to preserve and enhance the setting of the Conservation Area

### **Conclusion**

Town centre redevelopment scheme for mix of uses

Site Reference: **BOUR23** (4.58 ha)

Location: **Land North of Manning Road**



### **Site Description**

Large site on the east of Bourne. Comprises a large paddock. Has previously had an application for residential development refused.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity. Meadow Drove may be suitable for access, but with extensive improvement works.

Lincolnshire Heritage: Car Dyke on western edge. Possible prehistoric activity; medieval/post medieval activity; Roman pottery and loomweight. Trial trenching already undertaken. Further archaeological work required.

Public footpath adjacent to the western boundary.

Sewer crosses site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

#### **Impact:**

The site lies adjacent to an existing industrial estate. It relates well to the existing built form and there will be limited impacts resulting from further industrial development here.

#### **Consultation Response:**

6 representations were received as a result of the consultation in October 2009 covering the following points:

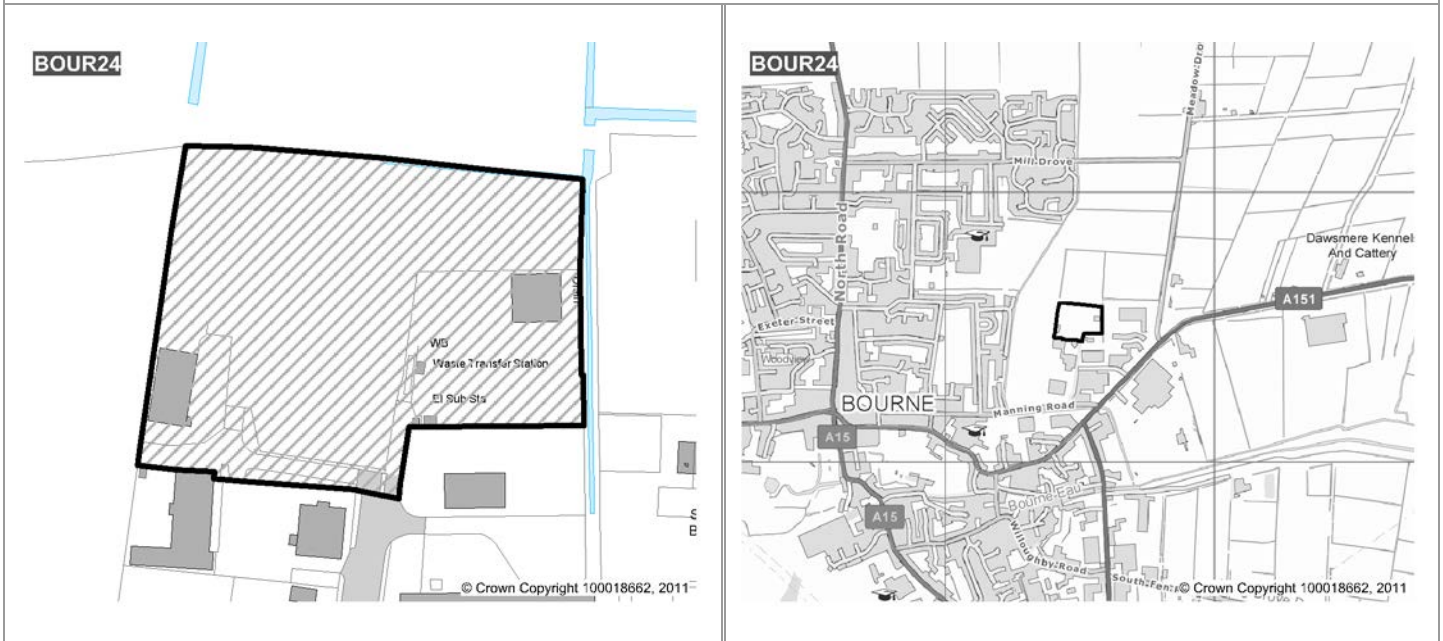
- retain for employment use
- support - residential would not prejudice Bourne's growth
- should be allocated for combination affordable housing & housing for the elderly

### **Conclusion**

Suitable for development. Residential use not required. This site has been identified as part of a locally important employment area.

Site Reference: **BOUR24** (2.07 ha)

Location: **Between Car Dyke and Meadow Drive, Bourne**



### **Site Description**

Site located on the northern edge of established industrial estate. Comprises waste transfer station and land used for storage of aggregates.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity. Meadow Drive may be suitable for access, but with extensive improvement works.

Lincolnshire Heritage: Medieval/post medieval activity on western edge. Evaluation may be required.

Sewer crosses site.

#### **Impact:**

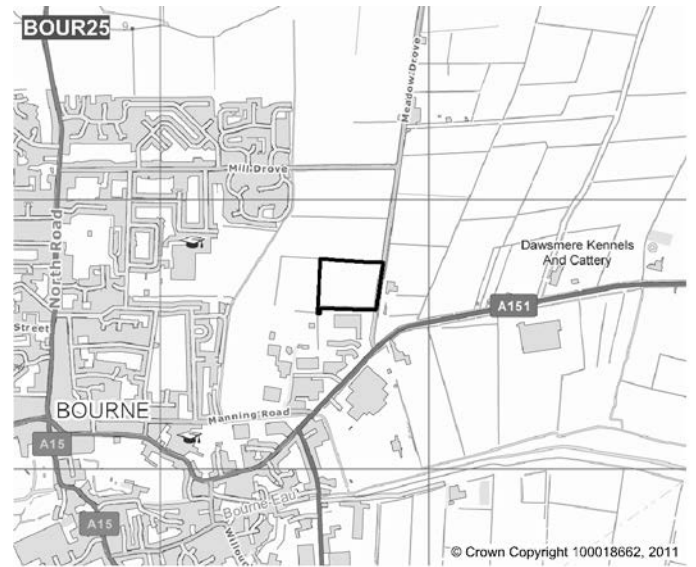
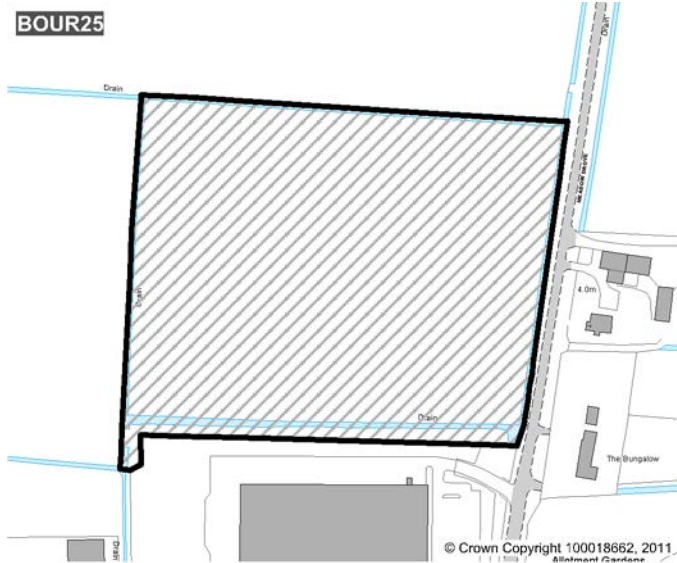
The site lies adjacent to an existing industrial estate to the east of Bourne. It relates well to the built form and there will be limited impact resulting from further industrial development here.

#### **Consultation Response:**

### **Conclusion**

Retain in employment use. This site has been identified as part of a locally important employment area.

Site Reference: **BOUR25** (4.09 ha)  
Location: **Land West of Meadow Drive**



### **Site Description**

Large site located to the east of Bourne. Comprises a field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity. Meadow Drive may be suitable for access, but with extensive improvement works.

Possible sewer to road frontage.

Water Main crosses site.

#### **Impact:**

The site lies adjacent to an existing industrial estate, in open countryside on the outskirts of Bourne. Development here would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

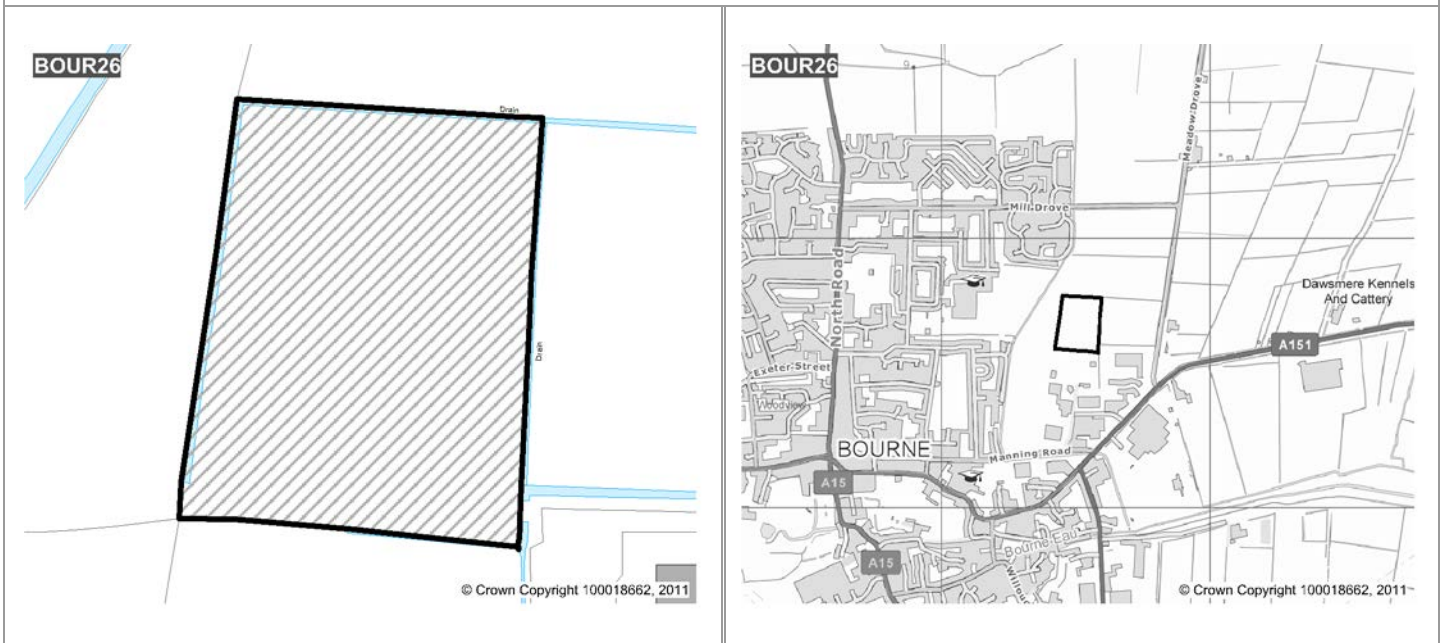
#### **Consultation Response:**

### **Conclusion**

Could be suitable if additional employment land is required, although not a priority site.

Site Reference: **BOUR26** (3.06 ha)

Location: **Land West of Meadow Drive**



### **Site Description**

Site located to the east of Bourne. Comprises field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity. Meadow Drive may be suitable for access, but with extensive improvement works.

#### **Impact:**

This site is located in open countryside on the edge of Bourne. It lies adjacent to an existing industrial estate, but has not connection with it or the public highway. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

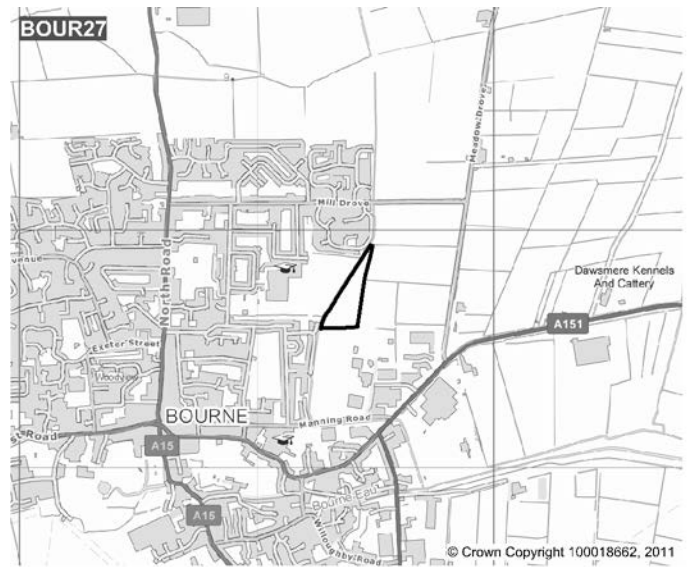
#### **Consultation Response:**

5 representations were received as a result of the consultation in October 2009 covering the following points:

- retain for employment use

### **Conclusion**

Could be suitable if additional employment land is required, although not a priority site.



### **Site Description**

Site located to the east of Bourne. Comprises a field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity.

Lincolnshire Heritage: Car Dyke on western edge. Archaeological evaluation prior to determination of a planning application is likely to be required.

Public footpath to western boundary.

#### **Impact:**

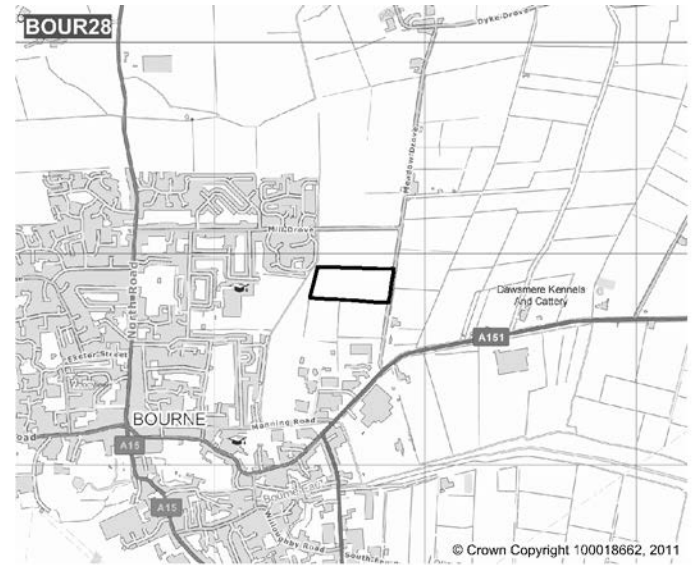
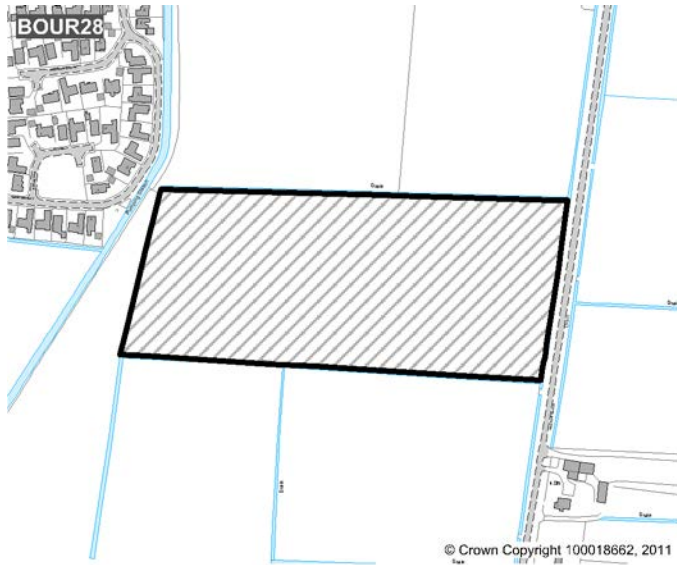
This site is in open countryside on the edge of the town. It has no connection to the public highway. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

### **Conclusion**

#### **Not considered to be suitable for allocation:**

The site is not considered suitable for employment use, unless adjacent land already developed. No residential development required (Core Strategy Polich H1), therefore not assessed for residential use.



### **Site Description**

Large site located to the east of Bourne. Comprises a field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity.

Possible sewer to road frontage.

Water Main crosses site.

#### **Impact:**

This site is located in open countryside, outside the confines of the town. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

- support as employment site

### **Conclusion**

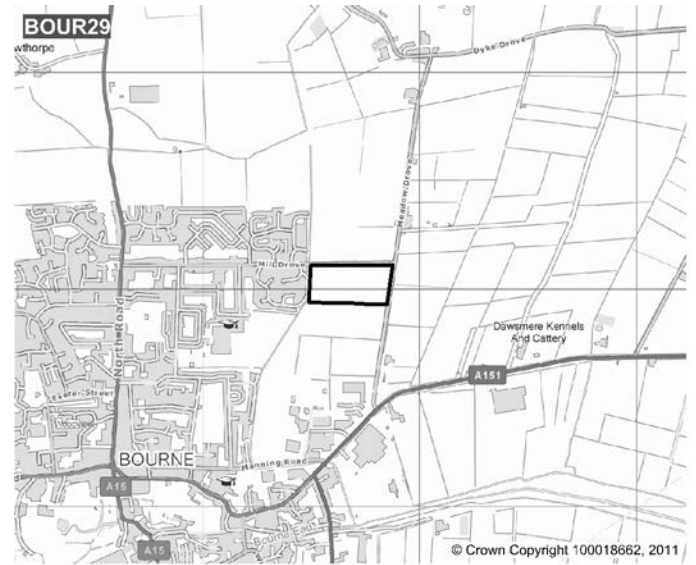
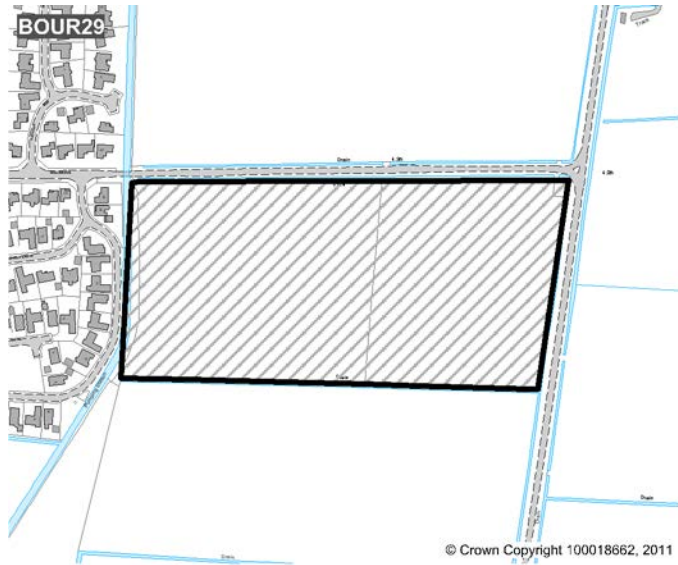
#### **Not considered to be suitable for allocation:**

The site is not considered suitable for employment use, unless adjacent land already developed. No residential development required (Core Strategy Polich H1), therefore not assessed for residential use.

Site Reference: **BOUR29** (6.47 ha)

**REJECTED**

Location: **Land South of Mill Drove/East of Arnhem Way**



### **Site Description**

Large site located on the eastern edge of the town. Comprises a large field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: may be concerns due to increased traffic generation impacting on existing infrastructure and, in particular, residential roads and junctions that may not have the capacity.

Lincolnshire Heritage: medieval pottery. Archaeological evaluation prior to determination of a planning application is likely to be required.

Covenant on land: 10m wide strip along eastern boundary over main sewer.

Public footpath to western boundary.

Car Dyke to western boundary.

Water Main crosses site.

#### **Impact:**

This site is located in open countryside, outside the confines of the town. Development in this location would encroach on open countryside and have a significant impact on landscape character (low-medium) of the open countryside and the visual character of the town.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

- not required before 2026

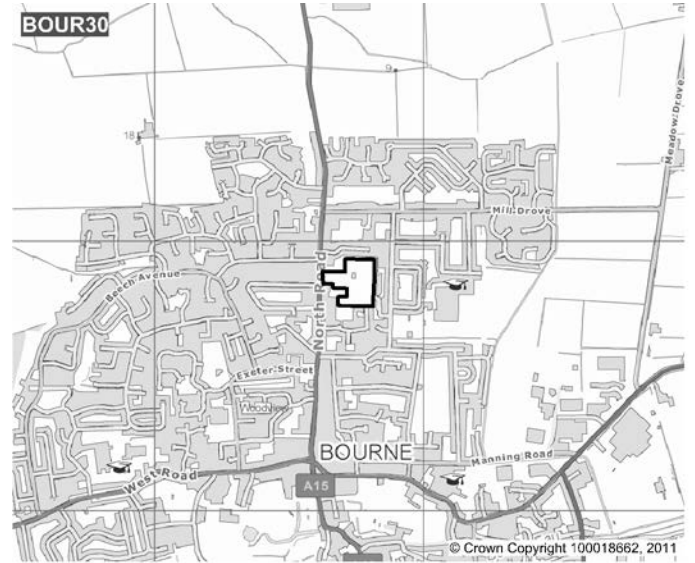
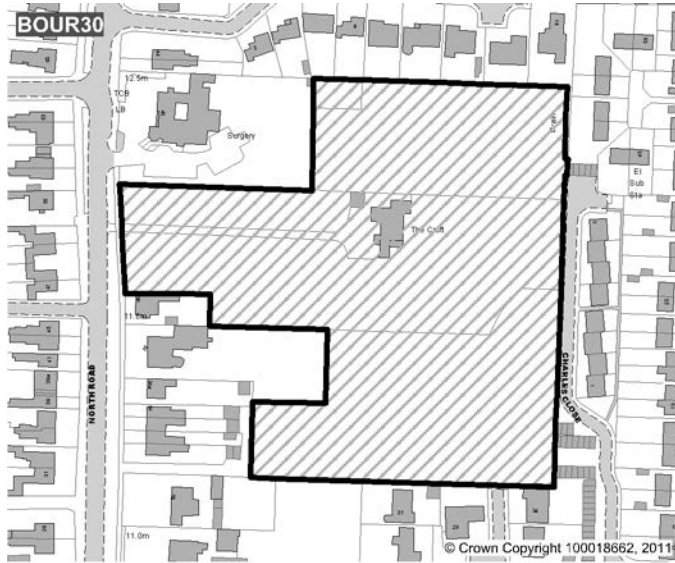
### **Conclusion**

#### **Not considered to be suitable for allocation:**

The site is not considered suitable for employment use. Development would be an incursion into open countryside. No residential development required (Core Strategy Polich H1), therefore not assessed for residential use.

Site Reference: **BOUR30** (2.38 ha)  
Location: **The Croft, North Road, Bourne**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

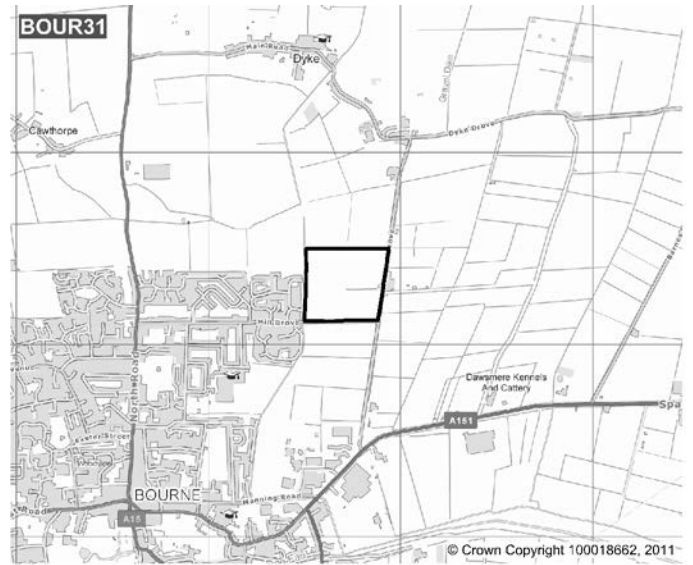
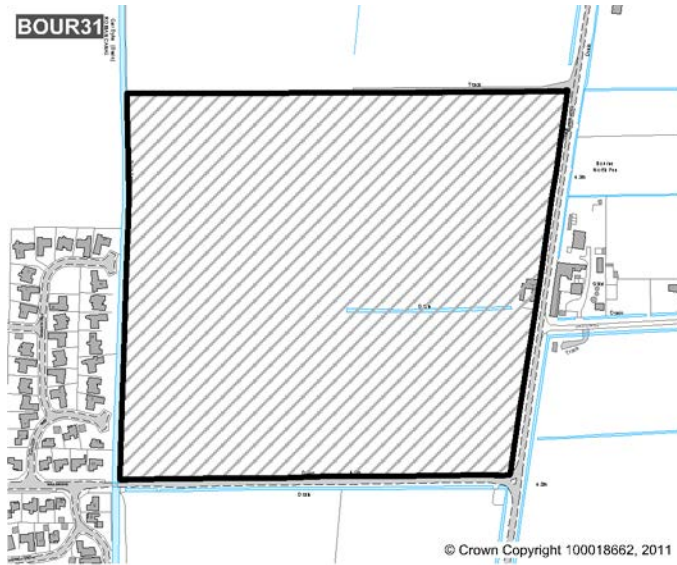
## Conclusion

**Not considered to be suitable for allocation:**

Site already has planning permission.

Site Reference: **BOUR31** (15.17 ha)  
Location: **Land North of Mill Drove**

**REJECTED**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

**Consultation Response:**

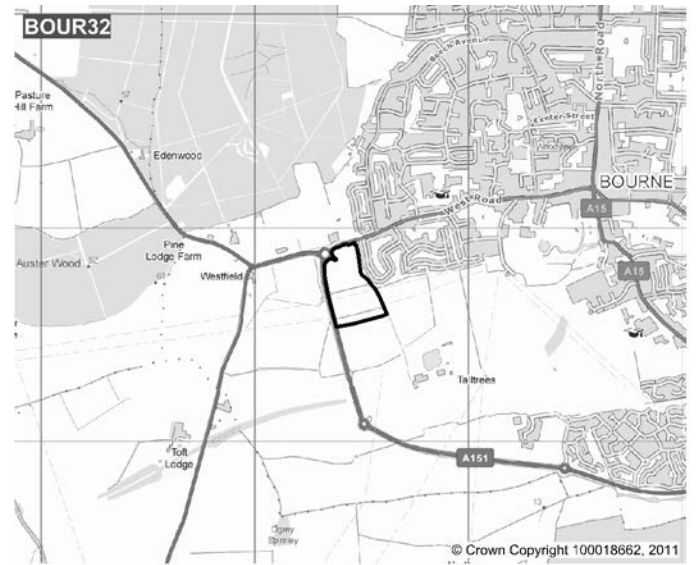
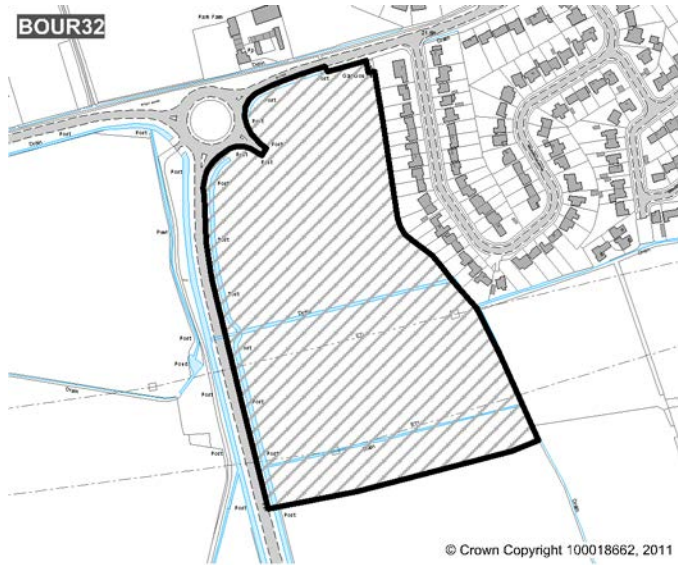
## Conclusion

**Not considered to be suitable for allocation:**

No residential development required (Core Strategy Polich H1), therefore not assessed for residential use.

Site Reference: **BOUR32** (6.92 ha)

Location: **Land South of West Road - Part of Elsea Park**



### **Site Description**

Large site located on the western edge of Bourne. Comprises a large field in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: footway/cycleway contributions and Transport Assessment required. Access already exists onto roundabout.

Lincolnshire Heritage: Post medieval building remains; clay extraction pit. Site already evaluated therefore no further work.

#### **Impact:**

The site lies adjacent to existing estate type housing development on the approach to Bourne from the west. It is also adjacent to the bypass constructed as part of the nearby Elsea park housing development. It is reasonably well related to the existing built form and has been identified in the Elsea Park masterplan for employment use. Careful design will ensure impacts resulting from development are kept to a minimum.

#### **Consultation Response:**

4 representations were received as a result of the consultation in October 2009 covering the following points:

- support - ideal site for service station & roadside services (motel, fast food, convenience store)
- support employment use
- loss of agricultural land

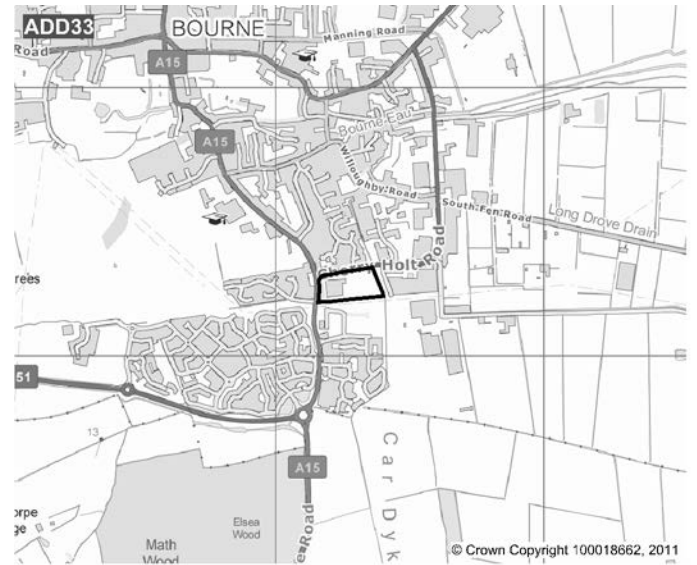
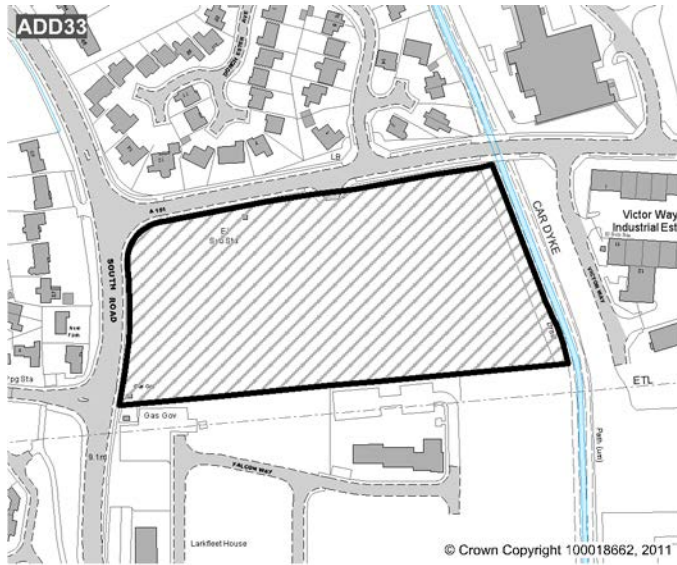
### **Conclusion**

Best site for new employment/business use. Identified in Elsea Park masterplan for employment use.

Site Reference: **ADD33** (2.31 ha)

**REJECTED**

Location: **land at junction of A15 South Road and B1193 Cherr**



## Site Description

## Summary of Assessment

**Constraints:**

**Impact:**

### **Consultation Response:**

3 representations were received as a result of the consultation in August 2010 covering the following points:

- should have smaller retail and include petrol station

## Conclusion

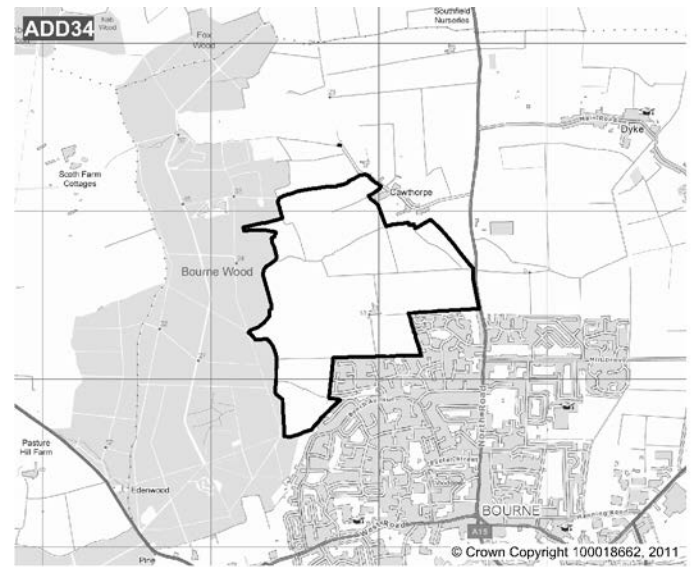
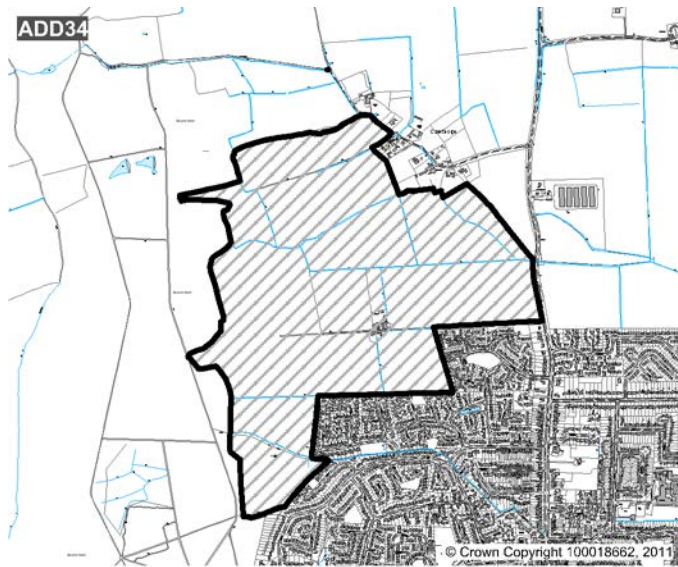
**Not considered to be suitable for allocation:**

A recently built Tesco superstore has opened on this site.

Site Reference: **ADD34** (111.61 ha)

**REJECTED**

Location: **Land North West of Bourne Urban Area**



### **Site Description**

Large site located on the northwestern edge of Bourne. Comprises large fields in agricultural use.

### **Summary of Assessment**

#### **Constraints:**

Highway Authority: concerns with the size of the proposed area for development, along with the impact on the A15 via existing infrastructure. Substantial distributor road required and new access/junction onto A15 north of Bourne. Possible roundabout. Transport Assessment required.

Lincolnshire Heritage: King Street Roman road crosses, Chalybeate Well - some evaluation done but whole site requires evaluation prior to determination.

Adjacent to Bourne Wood (Ancient Wood) and Site of Wildlife Interest.

#### **Impact:**

The site lies in open countryside, outside the confines of the town. Development here would encroach on open countryside and have significant impacts on this flat, open landscape and on the visual character of both Bourne and Cawthorpe.

#### **Consultation Response:**

74 representations were received as a result of the consultation in August 2010 covering the following points:

- area suitable for recreational/leisure use, needs facilities for young people, not to include many buildings
- use inappropriate in this location, would impinge on amenity value of Woods
- concerns about impact on Bourne Woods
- suggestion that best use of land would be as a bypass from A151 to A15
- leisure park not needed [facilities exist at Tallington & Ferry Meadows]
- concerns about loss of ag land
- not object to use as quiet park but fear leisure use could include lots of buildings and roads
- use for football, rugby or cricket pitches supported
- development should not compromise building of relief road
- support for leisure use only
- impact on village of Cawthorpe
- noise pollution
- landowner not make site available for leisure use

### **Conclusion**

Site assessed as Nature Park with associated facilities eg car parking, hotel/conference centre.

#### **Not considered to be suitable for allocation:**

This is a large site which has no direct access to the public highway. Development would have major impacts on adjacent residential areas. Whilst a nature park on its own might be appropriate here, if access could be achieved, it is not suitable for any form of built development.