

Business & Economy Focus Group
Minutes Meeting of 22nd October 2013

Present: Bill Ferguson, Chris Bulbeck, Graham Hicks, Geoff Talbot

1. The purpose of the meeting was to commence the process formulating policies for inclusion in the Pre Submission SPNP.
2. A note was circulated (GT) prior to the meeting providing references to background documents, including the results of the Community and FG Business surveys, Parts 1 & 2 of the State of the Parish Report, responses from the Stakeholders Planning Workshop, CDC Local Plan (2013) and NPPF.
3. In addition the note referred to the policy tests set out by rCOH (email 15/102013).
4. From the information available the FG concluded that:
 - responses from the Community Survey did not support a major allocation of employment land – this conclusion is drawn from the fact that some 78% felt existing sites satisfactory whilst nearly 54% felt that some land in the Parish should be allocated for small scale opportunities for employment development.
 - similarly the results of the FG Business survey did not indicate a need for a significant allocation – some 76% of those responding felt existing sites suitable for current use without further provision.
 - it was felt the fact that just over 11% (2001 Census) and nearly 8% (2011 Census) of those economically active in employment worked from home would justify a need for “easy in/easy out” accommodation, preferably within a business centre where small units of flexible configuration could be provided along with associated facilities such as secure storage, car parking and support services. This would allow activities to expand/contract floorspace in response to economic circumstances.
 - it was felt that the centre should be deliverable and managed – both potentially by the Parish Council; further it was felt a location in the vicinity of the Bourne Community College and Clovelly Road could foster appropriate linkages.
 - the suggested allocation of up to 2ha of employment land by the Employment Land Review Update 2013 was a possible maximum requirement during the Plan period and demand should be subject to monitoring, market demand and alternative options at the time of significant new residential development.
 - more explicit recognition of the importance of marinas and boatyards in the Parish should be made and their specific requirement of waterside locations re-stated.
5. The FG identified 3 broad concepts underpinning policy formulation for the SPNP:
 - i) Protect – protect existing employment sites inappropriate development for uses unrelated to employment uses;
 - ii) Enhance – enhance existing sites/facilities and, when circumstances allow, to redevelop sites to provide modern commercial units and associated facilities;
 - iii) Provide – allocate land for the development of new employment sources and, where possible, to Parish Council to participate in the development and management of the asset.
6. It was agreed that GT should work up support material and possible draft policies for submission to Neil Homer (rCOH) for his consideration.