



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Kesteven District Council

Application number: S24/1842

Application Type: Full – Major Planning Application

Proposal: Proposed demolition of existing buildings and erection of new 66 bed care home for older people

Location: The Woodlands, Tarragon Way, Bourne, Lincolnshire

Response Date: 18 March 2025

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No objection subject to:

- **Closing of existing access**
- **Bus Station crossing**
- **Crossing for vision impaired pedestrians**
- **Safe Level of Infrastructure**

Comments:

The proposal is for the erection of a 66-bed care home for older people, the site is located to the Northwest of Bourne town centre and is land locked on all sides with possible further development to the North of the site.

Future residents of the site can access the Town centre and local facilities to the South and East along Exeter Street, however, many of the crossing points along these roads are limited to a dropped kerb crossing, as such, with the increased use of these crossings from the care home, the Highway Authority are seeking their upgrade to facilitate future residents that may be vision impaired. This would also improve access to the bus stop that is located to the South of the site.

To the East of the site is the Bus Station, this can be accessed from the site with a short walk, however, there are limited means in which residents would be able to cross safely to access the Bus Station, therefore, the Highway Authority are requesting the installation of a Zebra Crossing at this point.

The site layout provides access to the Northwest of the site, travelling through the previous development before joining Exeter Street at the roundabout. It would have been preferred that access to the site was provided from the South boundary, removing the need for traffic through the site traveling along Tarragon Way and provided a more sustainable link to the town for pedestrians, however, the applicant demonstrated that this would not be achievable.

The parking provision for the site exceeds Lincolnshire County Council's official guidance, the applicant has demonstrated that the parking will be sufficient to meet the peak staff and visitor levels for the site.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application proposes a mix of permeable paving and traditional drainage to capture and cleanse surface water before it is stored in underground storage and discharged. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 1

Within seven days of the new access being brought into use, the existing access onto Tarragon Way (South of the site that serves the dwelling) shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the Tarragon Way in the interests of road safety.

Highway Condition 2

No part of the development hereby permitted shall be occupied before the works to improve the public highway by installation of a Zebra Crossing adjacent to the Bus Station have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development for travel by Bus.

Highway Condition 3

The development hereby permitted shall not be occupied before the 8 pedestrian crossing points over Exeter Street (junction with Tin Lane, junction with Exeter Gardens, junction with Burghley Street, Junction with Exeter Close, junction with Exeter Court, crossings at the with Tarragon Way, junction with St Gilberts Road) have been upgraded to tactile crossing points, to improve the existing footway network for vision impaired pedestrians, they will be provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

Highway Condition 4

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of

the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Highway Informative 05

All roads within the development hereby permitted must be constructed to an acceptable engineering standard. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980. For guidance, please refer to <https://www.lincolnshire.gov.uk>

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Joseph Walden

Officer's Title: Senior Development Management Officer

Date: 18 March 2025