

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

**District: South Kesteven District Council**

**Application number: S24/0928**

**Application Type: Full**

**Proposal: Change of use from a care home (Class D2) to a school (Class F1). Works include minor internal alterations to the existing building floor plans, extension of the existing car park located at the front of the site and formation of two new play areas. Installation of new 2.4m high perimeter fencing and gate access. Installation of a new sliding gate at the front of the site. Installation of wall mounted external lights and illuminated bollards within the car park.**

**Location: Southview Farm, Tinwell Road, Stamford, Lincolnshire, PE9 2JL**

**Response Date: 12 September 2024**

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:**

- **Planning Conditions** as detailed below.

**Comments:**

*The application proposals include for the change of use from a care home to a school at Southview Farm, Tinwell Road, Stamford.*

*The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. The road serving the development is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on Tinwell Road and its junction with the private road. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.*

*Further supporting information has been submitted and it has therefore been concluded that the development will not result in an unacceptable impact on highway safety.*

### **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. The Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

### **Off-Site Improvements**

As a result of the development, Lincolnshire County Council request improvements in the vicinity of the site access, which will encourage the use of sustainable travel. The improvements include, the formalisation of the existing bus stops on Tinwell Road, adjacent the site access and for the provision for a tactile crossing.

### **Planning Conditions:**

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

## Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of formalising the two bus stops at the site access and a tactile crossing point) 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.

### **Informatives**

#### Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; [www.lincolnshire.gov.uk/highways-planning/works-existing-highway](http://www.lincolnshire.gov.uk/highways-planning/works-existing-highway)

**Officer's Name: Sarah Heslam**

**Officer's Title: Principal Development Management Officer**

**Date: 12 September 2024**