



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

28 October 2020



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 28 October 2020 that was received after the Agenda was published.

S19/2134

Proposal: Erection of an 80 bed care home (use class C2) and 22 retirement apartments including vehicular and pedestrian access, parking, infrastructure and associated works.

Site Address: Land Off Beaufort Drive, Bourne

Summary of Information Received:

Further representations

Two further letters of representation have been received, one of which is supported by comments from a drainage engineer, both raising the same issue – that the flood risk assessment and drainage strategy that has been submitted only deals with the adjacent affordable housing site and does not cover the care home site. Therefore the current application does not have a site specific flood risk assessment/drainage strategy, as required for a major application and the Council cannot determine the flood risk or drainage implications.

LCC Highways/SuDS

Following further liaison with LCC Highways/SuDS (taking the above representations into account), a final response has been received – objection and request to refuse:

“The drainage strategy submitted as part of the application states that the care home is not within the scope of the report, and therefore does not provide detail on the proposed methods of surface water drainage for this site. Additional supporting documentation is required, to enable a satisfactory assessment. Therefore at this time we cannot conclude that the drainage proposals are acceptable, or that the development will not have an adverse impact on surface water flood risk in this area.”

Typographical Error

It has been noted that there is a typographical error in reason for refusal 1 as set out in the main report which refers to the identified need for affordable housing in Bourne, rather than the need or otherwise for retirement dwellings or care homes.

Officer Comments:

The issues relating to lack of a site specific flood risk assessment or drainage strategy were raised with the applicant many months ago and it was understood that these would be resolved and additional information submitted. However this information has not been forthcoming. LCC in their capacity as Local Lead Flood Authority, as a result of the issues raised by the objectors and continued lack of additional information now object and consider that the application should be refused. Given the other fundamental reasons for refusal, officers agree with this position and have added an additional reason (reason 4) below.

The wording of reason for refusal 1 has been amended to refer to the need or otherwise for care homes or retirement dwellings. For the avoidance of doubt, whilst there may be an overall need for these types of accommodation, together with all other types of dwelling across the district, it has not been demonstrated that other more suitable sites cannot meet this provision or that the need is so immediate or pressing as to override the fundamental conflict with the development plan. The consultation response from LCC Adult Care adds weight to this conclusion.

Changes to Recommendation: Amended reasons for refusal including additional reason for refusal 4

1. The submitted Statement of Community Involvement, together with the feedback from the public, Town Council and Neighbourhood Plan Group during consultation on the application has very clearly demonstrated that the proposal does not have substantial community support. The proposed is therefore contrary to Local Plan Policy SP4 and there are no overriding material considerations, including the need or otherwise for care homes and retirement dwellings, that outweigh this fundamental conflict with the Development Plan.
2. The layout and extent of the proposed development, would not relate well to the existing built form and would appear as a poorly designed and incongruous encroachment into open countryside contrary to Local Plan policies EN1, DE1 and SP4 as well as the provisions of the NPPF (section 12).
3. No element of affordable housing has been proposed within the retirement apartments contrary to Local Plan Policy H2 and the NPPF.
4. Insufficient information has been submitted with the application to enable the local planning authority to fully assess whether the potential impacts of flood risk and drainage would be acceptable, contrary to Local Plan policy EN5 and NPPF section 14.