



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

District: Boston Borough Council

Application number: B/24/0122

Application Type: Full

Proposal: Proposed change of use to grocery shop including disabled access, new front door and internal alterations

Location: David Hallgate Optometrist, 86-88 Wide Bargate, Boston, PE21 6SE

Response Date: 17 May 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: Refuse

The application site is located at the far end of Wide Bargate, which is served by a public footway to the site's frontage with supporting safety railings on the carriageway kerb edge and an inner safety railing where there is a change in footway levels. The footway presently serves nearby amenities and the centre of Boston Town and to premises next door with a similar shop front access. It is not unreasonable to say that this location is subject to high footfall and can be congested due to the proximity of the pedestrian crossing facility located on metres away on Horncastle Road. The provision of the external ramp situated on the adopted highway proposed in this application would unacceptably have an impact and increase the incidence of pedestrians meeting other pedestrians, including those on motorised mobility units, wheelchairs, pushchairs/prams, and more vulnerable users in the vicinity of the ramp, due to the limited width between the ramp and the inner railings, having to take unreasonable manoeuvres in order to pass one another, resulting in the cumulative detrimental impact upon highway safety to all users.

We would suggest that the applicant makes consideration of alternative means of access by alterations internally to facilitate the changes in access layout, due to the heavily constrained location.

The proposed development would therefore fail to provide safe and suitable access for all people and an unacceptable impact upon highway safety, contrary to the guidance provided within the National Planning Policy Framework document, Paragraphs 110 and 111.

Officer's Name: Dean Whitehead

Officer's Title: Senior Development Management Officer

Date: 17 May 2024