

Neil McBride
Development Manager
Lincolnshire County Council
Witham Park House
Waterside South
Lincoln
LN5 7JN

10 December 2012

Dear Neil,

Planning Application for the construction of the proposed Lincoln Eastern Bypass

Application under Regulation 3, Town and Country Planning General Regulations 1992

I submit, on behalf of Lincolnshire County Council Highways Alliance, documents associated with a full planning application for construction of a new 7.5km north-south single carriageway road linking the existing Northern Relief Road, at the junction of the A15 and A158 Wragby Road in the north, to the A15 Sleaford Road, to the south of Lincoln.

The scheme is for a Lincoln Eastern Bypass, for which the County Council granted planning permission in October 2009. The approved scheme was for a dual carriageway highway, but financial constraints have meant that it cannot be implemented at present. Nevertheless, the County Council recognises the need to cater for traffic generation from an expanding population in the Lincoln area, and thus parts of the submitted scheme have been “future-proofed” to enable ready conversion to a dual scheme in the future, if necessary.

We acknowledge and are grateful for the considerable support and help throughout the evolution of options and designs given by City of Lincoln Council, North Kesteven District Council, West Lindsey District Council and the Central Lincolnshire Joint Planning Committee. Their help reflects their appreciation of the strategic importance of the Eastern Bypass within the Central Lincolnshire area, serving a recognised strategic need. Indeed, the need for the Bypass is established in adopted planning and transport policies dated back over many years, and the principle was accepted through the permission given to the dual scheme.

The submitted documents, particularly the Scheme Appraisal and Justification Statement, emphasise the wide range of public benefits that will be derived, both directly and indirectly, from the scheme. The County Council thus argues that the need for and benefits of the scheme demonstrably outweigh any harm suffered by receptors, both human and environmental. Therefore, the scheme is in accordance with the concept of sustainable development, as set out in the Government's National Planning Policy Framework

Indeed, the Environmental Statement submitted with these applications demonstrates that the limited impact of the proposals on the human, natural and built environment, is acceptable. Indeed, there are considerable social, economic and environmental benefits to be derived from the scheme. The design has been carefully audited, so that we are confident that it meets appropriate safety standards.

We are grateful that you confirmed that the details of the bridge over the River Witham can be considered under a condition to be applied under any permission. In addition, please note that our close liaison with the Environment Agency in the pre-submission phase has ensured that flood compensation measures, necessary because of structures in the Witham floodplain, can similarly be dealt with by condition, once the bridge designs have been developed further. This approach is consistent with that taken on the application for the dualled scheme.

We therefore urge the County Council, as planning authority, to recognise that the application promotes long held policies to ease traffic issues and to aid both regeneration in Lincoln and facilitate allocations for development being promoted in the Central Lincolnshire Core Strategy. If no action to relieve problems is undertaken, they will get worse, especially because of the high levels of projected growth proposed for the Lincoln area. Accordingly, we argue that there are no reasons why planning permission should not be granted, subject to appropriate and reasonable conditions.

We have submitted this application electronically, though additional copies can be provided on compact disk by request. The application process was started electronically using the Planning Portal, but it is not possible to complete submission in that manner, because of the plans and documents that exceed the document size limit. Accordingly, submission will principally be on compact disk. Do not hesitate to ask for additional copies of the disk or for paper copies of documents or plans.

The following documents are too large to be uploaded onto the Planning Portal:

- The Transport Assessment
- Statement of Community Involvement

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- Route Appraisal and Justification Statement
- Environmental Statement Volume 2
- Environmental Statement Volume 3

We have held discussions with your colleagues as to what we should submit, including confirming the acceptability of scales of drawings, in order to follow the Council's local validation checklist, and therefore consider that there is an appropriate and comprehensive audit trail for documents, but please do not hesitate to contact me if you consider that additions or modifications need to be made to the submissions in order to achieve rapid validation.

We have also held discussions over the planning application fee, and concur that its value should reflect "all other operations". The fee of £1690 is the maximum for such an application. The fee is being transferred internally.

None of the application area is held by the County Council, land is held by a number of owners and long-term lessees. Close liaison with these individuals and organisations has been maintained throughout the evolution of the proposals and recently, prior to the submission of the applications. So, we have issued a Certificate B notice in order to serve notice on them. We have used our best endeavours to seek to ensure that all relevant individuals and bodies have been contacted.

In accordance with good practice, there has been thorough and continued liaison with the public, with statutory consultees and with stakeholders over the many years leading up to these submissions. The County Council has modified and adapted its proposals in the light of comments received, as set out in a Statement of Community Involvement submitted with this application.

We recognise that the planning application determination period is likely to be at least 16 weeks, given that the proposal is subject to an Environmental Impact Assessment. Please keep us advised if a longer determination period is required. We also appreciate that the application is likely to be considered by committee.

If objections are raised to the proposals, could you kindly let us know as soon as possible. We would be pleased to address objections and meet with the objectors, if appropriate, to clarify matters or seek to modify or mitigate the proposals, if necessary.

Yours sincerely,

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Roger Prescott BSc (Hons) MBA MRTPI FRGS
Principal Planner

For and on behalf of Mouchel