

Warren Peppard  
Head of Development Management  
Lincolnshire County Council  
County Offices  
Newland  
Lincoln LN1 1YL  
Tel: 01522 782070  
developmentmanagement@lincolnshire.gov.uk

To: North Kesteven District Council

Application Ref: 22/0362/FUL

Proposal: **Erection of a new food store (Use Class E) with associated new access onto B1190, parking, servicing, drainage, landscaping and habitat area as well as highway works and creation of new access in adjoining field.**

Location: **Land at Lincoln Road and Ferry Lane, Washingborough, Lincoln, LN4 1AA**

With reference to the above application received 12 April 2022

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Requests that any permission given by the Local Planning Authority shall include the conditions below.**

#### CONDITIONS (INCLUDING REASONS)

The Transport Assessment is acceptable - the predicted RFC and queue lengths at the assessed junctions are well within acceptable parameters.

The percentage increase in movements from the proposed development upon the Lincoln Eastern By-pass roundabout will be minuscule given the flows on that road and it might easily be argued that the proposed store would actually reduce movements through the roundabout if local residents are able to do their weekly shop at the store rather than travelling to the larger retail stores in the City.

There is no precise definition of "severe" with regards to NPPF Paragraph 109, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes

- Whether the level of queuing on the network causes safety issues

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

Highway improvements - in view of the submitted information in reference to the TRICS database to derived trip rates for pedestrian movements to/from the proposed store as being 163 two way weekday trips and 191 two way weekend trips. It is assumed that whilst the majority of these movements will be via Lincoln Road there will in turn be an increase in footfall along Ferry Lane to the Sustrans route beyond. In order to make the development safe and suitable for all it is conditioned that a Zebra Crossing is installed on Lincoln Road which will result in the relocation of the Bus Stop - revised location to be of a raised Kerb Bus Stop and also some minor widening along Ferry Lane northwards from the footway link into the proposed store. The Minor widening will allow a safe even surface for pedestrians whilst maintaining a shared surface category road. Ferry Lane is a no through road for vehicles however access is continued for pedestrians & cyclists once over the Environment Agency owned bridge to Sustrans route to the north.

The installation of the Zebra Crossing has been subject to a Stage 1 Road Safety Audit which has provided recommendations that have been addressed. A stage 2 Road Safety Audit is required for the relocation of the Bus Stop/Zebra Crossing installation at detailed design stage.

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 will pump the outfall via a rising main up Ferry Lane to an approved location and the flow offsite will be limited to 3.98l/s by the pump, levels are such that there will be no above ground flooding during any of the design storms. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

#### Section 106 contributions

Lincolnshire County Council request a contribution of £2,800.00 (towards the costs of any Traffic Regulation Order for the speed limit extension of the 30mph zone & installation of the Zebra Crossing on Lincoln Road and associated signage). It is requested the Applicant enters into a S106 Agreement to secure this funding.

Lincolnshire County Council request a contribution of £15,000.00 (towards the costs of Hire Bikes/Cycle Infrastructure). It is requested the Applicant enters into a S106 Agreement to secure this funding.

#### Highway Condition 21

No part of the development hereby permitted shall be occupied (apart from those works identified on drawing number VN212118-D100 Rev D or as specified) before the works to improve the public highway (by means of relocating the Bus Stop to be a raised kerb Bus Stop & reinstating the existing, Footway extension, installation of tactile crossing points, installation of the Zebra Crossing, 2 x access construction & minor widening of Ferry Lane from the pedestrian access to the site northwards) 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.

#### 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)

#### Condition 00

No development shall take place until a Stage 2 Road Safety Audit for the Zebra Crossing & Bus Stop relocation has been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure the permitted development is accessed safely and that all matters relating to Health & Safety are responded to accordingly.

#### Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

### Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@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 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 our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>  
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Case Officer:

Date: 29 September 2022

*Sam Wood*

**for Warren Peppard  
Head of Development Management**