

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

District: South Kesteven District Council

Application number: S22/2086

Application Type: Full

Proposal: Demolition of the existing petrol filling station and construction of a new retail foodstore (Class E), car parking, cycle parking, landscaping and associated works (Aldi)

Location: Land To East Of The Deepings Shopping Centre, Godsey Lane, Market Deeping, PE6 8HT

Response Date: 13 April 2023

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

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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:

Introduction/Site Location/Site Layout

This application is for the construction of a new foodstore on part of the site, which is currently occupied by the petrol filling station, car parking and the vacant plot on the corner of Godsey Lane.

The overall site is located on the southern edge of Market Deeping, behind the High Street.

Vehicular access is from a roundabout on Godsey Lane to the east. There are currently 121 car parking spaces. There are pedestrian links to the east to Godsey Lane, to the west to the existing Deepings Shopping Centre and the High Street beyond. and to the north to Clover Road. A car parking assessment has been detailed and demonstrates that the future car park will operate within capacity.

The proposed development requires a reconfigured internal road layout and this will be subject to a stopping up order, under Section 247 of the Town & Country Planning Act 1990, as amended, will be required on grant of planning permission. This is likely to result in sewers beneath the existing carriageway being within private land and this situation would therefore need to be resolved with Anglian Water.

Cycle parking is provided within the limits of the site along with additional pedestrian facilities to connect the site with the High Street and adjacent development.

It is recommended that the Applicant considers the provision of a cycle route through the site, connecting with the High Street, in the interests of good design.

Highway safety/Highway capacity

The submitted Transport Assessment is acceptable and demonstrates that with the proposed development the highway network will operate within capacity.

Peterborough City Council have made representations in respect of the application proposals and the potential impact to the Peterborough area. However, having assessed the submitted TA, we consider there is enough information detailed in the document regarding traffic impact. The flow diagrams for the B1525 south of Godsey Lane roundabout show an increase in 16 two-way vehicle movements in the Saturday peak hour, which is within daily variation. The B1162 junction referred to is a further 1km south, by which time the traffic will have dispersed resulting in a negligible impact at this junction.

The submitted TA adequately assesses the impact and it is unlikely that the store would impact the radial routes into Market Deeping from the adjoining villages/towns, including Peterborough.

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. This application proposed a scheme for permeable paving, underground storage tanks and a discharge into the existing Anglian Water network, which is supported by relevant testing and calculations. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

S106 Contributions

The Highway Authority is actively seeking to promote cycling and walking in a number of towns within the County, including Market Deeping, by means of a series of Cycling and Walking Network Plans. The Authority therefore requests that any grant of consent for this Application be conditional upon the Applicants being required, by means of a Section 106 Legal Agreement, to make a financial contribution of £50,000 towards the cost of delivering initiatives set-out within the Market Deeping Cycling and Walking Network Plan.

- £10,000 to promote sustainable travel in the vicinity to include a signs and lines scheme along Godsey Lane.
- £40,000 for improvements for other active travel related schemes in Market Deeping.

Planning Conditions:

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

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local

Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all 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.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

Informatives

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Sarah Heslam

Officer's Title: Principal Development Management Officer

Date: 13 April 2023

Chief Fire Officer: Mark Baxter

My Ref: YS
Your Ref: S22/2086

Lincolnshire Fire and Rescue
Skegness Fire Station
Churchill Avenue
Skegness
Lincolnshire
PE25 2RN

Highways SuDS Support
Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

For the attention of The Case Officer

Sent by email to HighwaysSUDsSupport@lincolnshire.gov.uk

18 November 2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING CONSULTATION - Land To East Of The Deepings Shopping Centre
Godsey Lane Market Deeping PE6 8HT.**

I refer to the planning application reference S22/2086. The Fire Authority object to the application on the grounds of inadequate water supply for firefighting purposes.

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required :

Lincolnshire Fire and Rescue recommends the installation of (1) fire hydrant in respect of this application provided within 90m of an entry point to the building. The fire hydrant(s) provided at the developer's expense. Each fire hydrant should be clearly indicated by a plate, affixed nearby in a conspicuous position, in accordance with BS 3251:1976

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully

Ysanne Spafford
Lincolnshire Fire and Rescue
Fire Safety Officer



Telephone: 01754 898980
Email: fire.safety@lincoln.fire-uk.org

CC. Water Officer LFR
DDC CFP & Risk LFR
planning@southkesteven.gov.uk