



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

District: East Lindsey District Council

Application number: S/216/01954/24

Application Type: Full

Proposal: Planning Permission - Erection of a new drive-thru restaurant with alterations to the hard and soft landscaping and creation of a new vehicular access

Location: Land opposite Excel House, Millbrook Lane, Wragby

Response Date: 19 February 2025

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.

Application number: S/216/01954/24

Application Type: Full

Location: Land opposite Excel House, Millbrook Lane, Wragby

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 Objections subject to Planning Conditions as detailed below.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety, subject to the below planning condition, or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

Introduction/Site Location

The proposed Starbucks Drive-Thru development is located at Millbrook Lane, Wragby, adjacent to the A158. This site is positioned on the western edge of Wragby and is designated as vacant employment land. The location benefits from direct access to the A158, a key strategic route between Skegness and Lincoln, and is well-placed to accommodate a roadside service facility.

Existing Conditions

The site is currently vacant and has no existing built infrastructure. The site has previously been designated for employment use but remains undeveloped.

The A158 at this location is subject to existing traffic management measures, including a 30mph speed limit, ghost island right-turn facility and pedestrian refuge islands, which contribute to controlling vehicle speeds in the vicinity of the site.

Highway safety

The Highways and Lead Local Flood Authority response is in relation to the impact the proposed development would be expected to have on the operation of the Public Highway. Millbrook Lane is a private road, and the highway authority has no jurisdiction over the use of this road. With regard to this application, we have considered the safety and impact of these proposals on A158/Wragby Road and its junction with Millbrook Lane. It is for the Local Planning Authority to determine whether the access provided by the private road is safe and suitable for all users.

To support the Local Planning Authority's determination, the Local Highway Authority considers that the dimensions of the proposed access onto Millbrook Lane are adequate to

enable 2 cars to pass in opposing directions and the proposal would therefore not result in an unacceptable impact on safety. The development also incorporates pedestrian facilities to ensure safe movement within the site. The site has been designed to accommodate all highway users, including pedestrians, cyclists, and those with mobility impairments, ensuring it is safe, inclusive, and accessible. The Local Highway Authority requests that safe access to the site be further supported and active travel be promoted via improvement works to Millbrook Lane's western footway, along the boundary of the site, to be widened to accommodate pedestrians and cyclists.

A review of recent accident data for the A158 and Millbrook Lane indicates no significant safety concerns that would be exacerbated by the proposed development. The visibility at the junction complies with Manual for Streets (MfS). The A158 has a speed limit of 30mph at this location and is an A road, but due to factors including the frequency of junctions, alignment of the road and driver behaviour; visibility in accordance with MfS is deemed appropriate rather than visibility set out in DMRB which are Department for Transport standards for Trunk Roads. It is therefore not considered that this proposal would result in an unacceptable impact on highway safety, subject to the widening of the Millbrook Lane footway.

Highway capacity

A transport assessment has reviewed the impact of the development on the A158/Millbrook Lane junction. The assessment confirms that the junction will operate within capacity, with no significant queuing or congestion anticipated. The transport statement indicates that the site-generated traffic will not result in excessive queuing on the A158, thereby avoiding safety concerns. Most visits will be made up of pass-by traffic and will therefore not have an unacceptable impact on highway capacity.

The development includes pedestrian links and cycle parking facilities, supporting active travel options. The proximity to the existing footway network further enhances accessibility. Improvements to the footway network would further support active travel.

The development proposal also includes 26 parking spaces, exceeding the minimum requirement suggested in the Lincolnshire Development Roads and Sustainable Drainage Design Approach. The provision includes six EV charging bays and two accessible spaces, ensuring sufficient capacity for customers without overspill onto the highway.

Site Layout

The site design incorporates landscaping elements, including perimeter planting and green areas, to enhance the visual quality of the development and meet biodiversity net gain requirements.

A dedicated refuse storage area is included, facilitating separate waste and recycling collection. Vehicle swept path analysis confirms that delivery and refuse vehicles can safely access and manoeuvre within the site.

Existing bus stops are within walking distance of the site, providing access to public transport. The proposal includes a new pedestrian footpath connection to the existing footway.

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 site is not located within a designated flood zone. Surface water drainage is addressed through a sustainable drainage system to prevent any increase in surface water flood risk.

Surface water will be discharged into the existing Anglian Water sewer at a restricted rate of 2.8 l/s, ensuring compliance with greenfield runoff rates. Attenuation measures include permeable paving, an attenuation tank, and a bypass separator. Therefore, the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

A Construction Management Plan and SuDS Method Statement should be secured via condition to manage construction-phase impacts.

Off-Site Improvements

To support active travel principles, the development is requested to contribute to off-site improvements, specifically a shared footway/cycleway connection linking the site's pedestrian infrastructure to wider active travel routes.

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 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.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve Millbrook Lane (by means of the widening of the western footway to accommodate pedestrians and cyclists from the site's proposed access to the bellmouth of Millbrook Lane/A158) 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.

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 the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 19 February 2025