

Application Number:	2023/0879/RM
Site Address:	Western Growth Corridor, Skellingthorpe Road, Lincoln - Haul Road
Target Date:	2nd March 2024
Agent Name:	None
Applicant Name:	Ms Jo Walker – City of Lincoln Council
Proposal:	Submission of access reserved matter for the construction of a Haul Road between Phase 1A Skellingthorpe Road and Phase 1B Tritton Road relating to hybrid (outline) planning permission 2019/0294/RG3.

Background - Site Location and Description

Outline Planning Permission was granted for the Western Growth Corridor urban extension in January 2021 and at the same time full planning permission was granted for the first length of road and the junction with Skellingthorpe Road. The construction of this first length of road and the formation of the new junction is currently under way.

Full planning permission was also granted for the first length of road, the construction of the bridge over the railway and the formation of the junction with Tritton Road at the same time as the works detailed above and the application now before Planning Committee seeks permission to build temporary road, a Haul Road, from Skellingthorpe Road, across the length of the Western Growth Corridor site, to the west side of the railway line adjacent to Tritton Road. This road would then be used to transport materials to and from the site of the road bridge over the railway to enable it to be constructed. The east side of the railway can be accessed from Tritton Road and the commencement of works on that side of the railway do not need a further application in relation to access.

Site History

Reference:	Description	Status	Decision Date:
2019/0294/RG3	Hybrid planning application for the sustainable urban extension of Lincoln on the site of the Western Growth Corridor to comprise:- In Outline - Housing development of up to 3,200 dwellings; local centre comprising community, retail (E, F.2 and Pub or drinking extensive areas of open space, leisure village establishment/Takeaway as Sui Generis uses), employment (E) uses and parking; a primary school; up to 8HA of land (including key	Granted Conditionally	20th January 2022

	<p>infrastructure) for up to 40,000sq.m of E and B2 development; up to 12ha of land (including key infrastructure) for sport, recreation and leisure (E and F.1 and F.2), a hotel (C1) food and drink outlets (E and Sui Generis) and a new community stadium for Lincoln City Football Club; Areas of formal and informal public open space; a network of public footpaths and cycleways associated engineering works to inform development platform and drainage system; new transport bridge link over to Beevor Street, and a new public footpath bridge over to Tritton Road.</p> <p>In Full - Details for means of access into the site from Skellingthorpe Road and Tritton Road (revised description).</p>		
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Case Officer Site Visit

Undertaken on 16th January 2024.

Policies Referred to

The application for Outline Planning Permission assessed the proposals for the Western Growth Corridor Sustainable Urban Extension taking account of National and Local Planning Policy; the application for the approval of Reserved Matters should conform to the extant planning permission.

Issues

The application before the Council for consideration now is an application for the Approval of Reserved Matters – this means the application seeks to discharge, or partially discharge, conditions that are included on the Outline Planning Permission granted in 2021. The 2021 planning permission is the most significant material consideration and the details of how this proposal accords with that permission is the relevant consideration for Committee. Equally, whilst the usual issues of visual and residential amenity are still

relevant the committee will have to decide how much weight to accord those issues whilst also considering the high level of weight to be attached to planning permission being in place for the new road and bridge which the haul road is intended to serve.

The conditions which are relevant to the consideration of this reserved matters application are as follows (the 2021 planning permission is attached as an appendix to the application that precedes this one on your agenda – 2023/0736/RM). Each condition listed below requires details to be submitted and/or compliance with existing approved details on the original permission:

- 12. Details of access, appearance, landscaping, layout, scale (the reserved matters) – the temporary haul road is relevant to the matter of access;
- 19. Development in accordance with the Flood Risk Assessment;
- 20. Up to date ecological appraisal;
- 21. Written Scheme of Investigation in relation to archaeology;
- 22. Construction Management Plan;
- 25. Construction Environmental Management Plan;
- 29. Implementation of appropriate archaeological works;
- 34. Highway Construction Management Plan;
- 51. Air Quality Assessment;
- 66. No removal of trees or hedgerows during bird nesting season;
- 69. Scheme for recruitment of workers from the local area.

The application is accompanied by details to address all of these conditions and this will be explained in the Considerations section below.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023. We have consulted the same organisations and individuals that we consulted on the outline planning permission – many of them will not have responded as a temporary haul road is not relevant to their particular interests. Where consultees have raised no objections the comment is not copied in full on your agenda. However, it can still be viewed through the website should members so wish.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environment Agency	Comments Received – No objections
Woodland Trust	No Response Received
RSPB	No Response Received

Anglian Water	No Response Received
Education Planning Manager, Lincolnshire County Council	Comments Received – No objections
Upper Witham, Witham First District & Witham Third District	Comments Received - No objections
Lincolnshire Fire And Rescue	Comments Received – No objections
John Lincolnshire Police	No Response Received
Lincolnshire Wildlife Trust	No Response Received
Natural England	No Response Received
North Kesteven District Council	Comments Received – No objections
Network Rail	No Response Received
Open Spaces Society	No Response Received
Sport England, East Midlands	Comments Received – No objections
Stagecoach East Midlands	No Response Received
The Ramblers Association	No Response Received
West Lindsey District Council	Comments Received – No objections
Western Power Distribution (East Midlands) Plc	No Response Received
Historic England	Comments Received

Public Consultation Responses

Name	Address
Mrs Amanda Wormleighton	Oak Farm House Skellingthorpe Road Lincoln Lincolnshire LN6 0EN
Mrs Deborah Grant	Roe Deer House Pig Lane Off Skellingthorpe Road Lincoln LN6 0SB
S Robinson	Hartsholme Drive Lincoln LN6 0HQ
Christine Lynn Jefferies	7 Westwood Drive Lincoln Lincolnshire LN6 0HL
Mr Andrew Robinson	419 Skellingthorpe Road Lincoln Lincolnshire LN6 0PA
Mrs Sheren Roche	6 Grosvenor Avenue Lincoln Lincolnshire LN6 0XT
Dr Peter Gostelow	1 Westwood Drive Lincoln Lincolnshire LN6 0HL
Mrs Penny Chafik	5 Leeming Close Lincoln Lincolnshire LN6 3RW

Consideration

The application for the haul road is a necessary consequence of the original approval of the road bridge over the railway at the eastern end of the site. The bridge and embankment/abutment cannot be put in place entirely from the Tritton Road side of the railway.

The detail submitted with the application indicates that the work in respect of the temporary haul route is programmed to commence before the new road and junction that forms Phase 1a of the development is completed. This road and junction work is currently

under way and it is proposed that this will be the route into the site for the construction traffic once it is available. In the interim it is proposed that the haul road will be accessed from Pig Lane, which is an unsurfaced lane to the west of Burghley Close. It is proposed that the lane would be upgraded with a bound surface suitable for the construction vehicles that would use it and other temporary works would also be undertaken to facilitate the use of this route. Once the Phase 1a road becomes available traffic would switch to this point of access and then meet with the route of the haul road within the site.

The applicants have submitted a Construction Management Plan and a Construction Highways Management Plan that detail how the works would be undertaken and how the construction traffic would be managed, particularly where it enters and leaves the public highway on Skellingthorpe Road. These details have been checked and validated by the County Council as Highway Authority.

The applicants have also provided details as to how the traffic will be managed along the route of the haul road. Pig Lane is also used as a footpath route and also serves the property known as Roe Deer House located close to the Catchwater Drain on the northern edge of western growth corridor. The haul road will also cross public footpaths and so the management of the construction traffic, which is carefully detailed in the documents accompanying the application will be important.

The route of the haul road across the wider site, has been designed to minimise an effect on standing trees and hedgerows and the applicant has submitted an up to date ecological assessment of the impact of the haul road. This also includes an assessment of impact where the road would cross ditches and other potential habitat. The detail submitted is comprehensive and provides the necessary reassurance that any significant impact on biodiversity is mitigated.

The applicants have undertaken an archaeological evaluation of the area of the haul road and the new connecting bridge, which has demonstrated that the Swanpool Roman Industrial site does not appear to continue into the area that will be affected by the proposed works.

However, the evaluation did identify undated archaeological remains in a number of trenches, and it would therefore be prudent to require monitoring and recording of groundworks to ensure that any finds or features can be recorded appropriately, especially in the light of Historic England's concerns about impacts to the nearby Roman remains, as set out in their letter dated 19/12/23. A written scheme of investigation which addresses these issues is currently in preparation in accordance with condition 21 of the outline permission and will be reported on the update sheet should it be received before your meeting. Otherwise, a condition could be added.

The applicants have submitted an assessment of air quality as required by condition 51. One neighbour consultee response has questioned the validity of part of that assessment and their representation is copied in full. The haul road is a significant distance from the nearest residential properties except for where it would utilise Pig Lane or the new signalised junction and the hours of work will be restricted to 7am to 6pm Monday to Friday and 8am to 1pm on Saturdays. This will be a significant mitigation of the effects of noise on any residents.

With regard to the scheme of local recruitment there is a condition on the original consent that requires that a scheme of recruitment and employment by the contractors for each

phase of development should be submitted with each reserved matters application, to demonstrate what measures will be taken to recruit workers from the local area. A statement accompanies the application which satisfies this requirement.

Conclusion

The haul road is a necessary early part of the development which will facilitate the construction of the new road bridge over the railway from Tritton Road. The applicants have satisfactorily demonstrated that the impact of this haul road will be appropriately managed and mitigated.

Application Determined within Target Date

Yes.

Recommendation

That the application is GRANTED.

Conditions

1. Submission of an archaeological scheme of investigation should it not be received before a decision is taken on the application.