

Burrell, Becky

From: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Sent: 29 December 2025 12:14
To: _planningadvice
Subject: FAO - Sam Dewer re. H16-0692-25

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Good Morning Sam,

Following the re-consultation for the above application and our interim comments.

Although they have largely addressed our previous concerns regarding the highway improvements, the comments below are to be addressed:

Blocking back up to the roundabout as there are more vehicles stacking than the harbourage can accommodate

- A risk assessment and justification are required

Internal stacking

- Please prove internal modelling does not allow vehicles to block back into the highway

Restricted deliveries outside peak periods

- The LHA insist on this condition

DMRB CD116/GG101 – Is there a conflict with the interaction between the priority junction and the roundabout

- A risk assessment and justification are required

Right turn Lane

- Include double white lines on the right turn lane as a deterrent

Right turns out of the development

- Although designed to deter such a movement, it would be beneficial to have 'No right turn' signage in the island on exit, backed up by a TRO. A Traffic regulation order will be done via a Section 106 Agreement. Approximate cost to be confirmed after the Christmas break.

A Stage 1 Road Safety Audit is required prior to determination of this application.

I am assuming the area of the bell mouth as far as the nose of the splitter island will be transferred to the LHA? Please confirm.

Flood Risk & drainage

In terms of discharging to the highway drain – I am seeking advice from the Local Highways Manager in respect of this due to the Christmas break further comments will follow.

Internal layout comments: -

The Transport Assessment does not address safety and the accident data detailed is out of date. Concerns internally with queuing – particularly with it being a Drive Thru and how they operate. There should be a right turn lane internally to the Coffee Drive Thru so that queues internally do not back up into the highway. THIS HAS NOT BEEN ADDRESSED - If people are waiting to enter the Drive thru on the access road, then vehicles will not be able to access the foodstore hence why the drive thru needs its own right turn lane.

Parking justification is required.

Kind regards
Sam

Samantha Legg

Principal Development Management Officer

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070

Email: developmentmanagement@lincolnshire.gov.uk

Teams: [Chat with me](#)

Website: www.lincolnshire.gov.uk

