

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT****DISTRICT:** Ashfield

Date received 09/01/2025

OFFICER: Richard Sunter**PROPOSAL:** Development of a drive-thru restaurant (use class e/sul generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works

D.C. No. V/2025/0003

LOCATION: Street Record, Lane End, Kirkby In Ashfield, Nottinghamshire**APPLICANT:**

Further to the highway authority's observations dated 29/1/25, observations have been received from colleagues in the County Council's Transport Strategy team. Those are reproduced below.

"V/2025/0003 - Proposed McDonalds, Lane End, Kirkby-in-Ashfield"**LTP&PD Team comments – 30/01/25**

The government's Cycling and Walking Investment Strategy (CWIS 2) has a headline ambition "to make cycling and walking the natural choices for shorter journeys, or as part of a longer journey." The LCWIP is the mechanism by which local authorities and their partners plan investment in local routes that will deliver the vision of the national policy and they are referenced in the NPPF. The network seeks to connect residential areas and communities to the key employment, retail, education, health and leisure locations, particularly where such proposals assist in encouraging economic growth.

The proposed development site is located on the southern side of Lane End, as marked by the purple polygon in the plan below. This proposed development is expected to generate a substantial number of pedestrian trips. In addition, there is Kirkby Train station (shown by the red dot) and a supermarket with a car park along the northern side of Lane End, and the proposed development may generate pedestrian trips between the attractors, and therefore crossing Lane End. Our latest average daily traffic figures have recorded that there are 10,000 to 15,000 vehicles daily along Lane End, Kirkby in Ashfield.



Our team currently does not have any plans to upgrade these refuge crossings, but we would welcome an upgraded formal, signalised crossing as part of this development due to the increased footfall that will be generated. To encourage sustainable travel to the proposed site, the County Council would request that a financial contribution of £100,000 is secured through a S106 Agreement for the provision of a formal pedestrian crossing on Lane End, between the application site and the ALDI site. The refuge crossing is shown below. The crossing would maximise connectivity to the proposed site, thus ensuring that the development gives priority to pedestrian movements and promotes sustainable transport modes of travel in accordance with the aspirations of the NPPF.



SD; NCC HDC; 31/1/25.