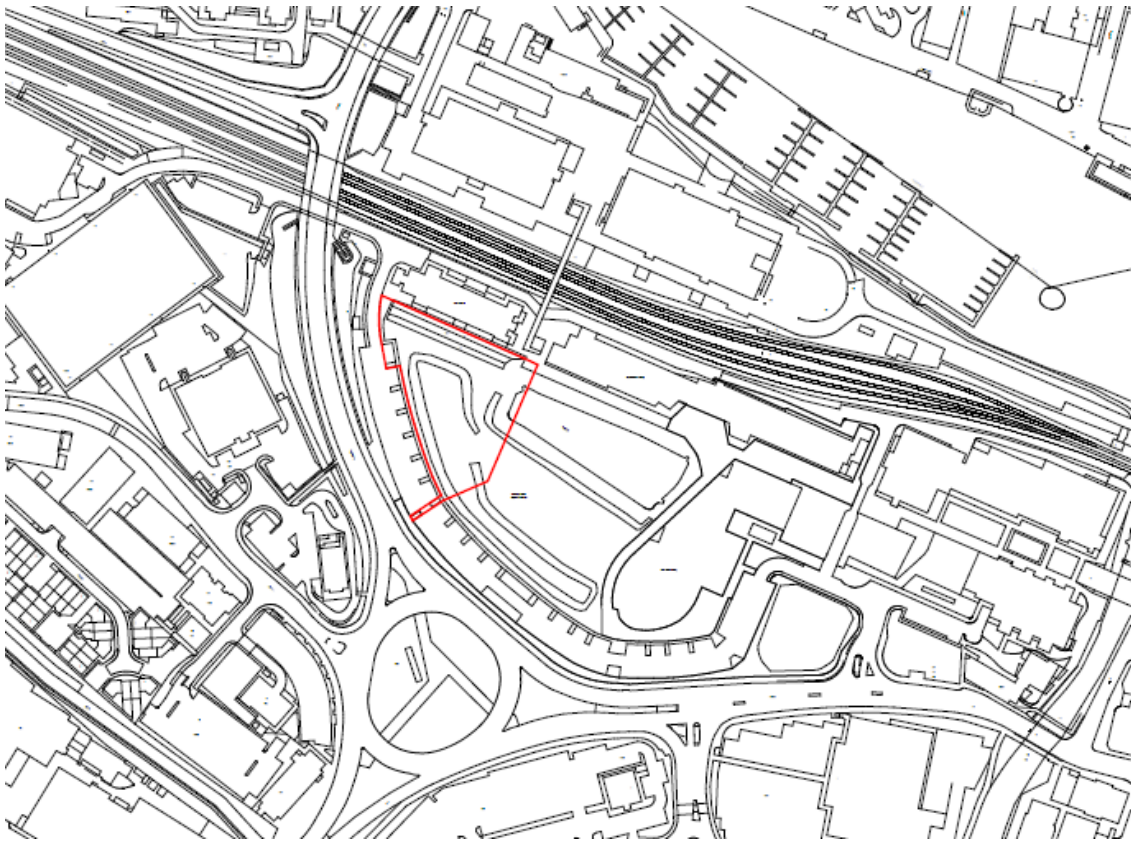


Site Location Plan



Block Plan



## Elevations



North-East Elevation



East Elevation



South-East Elevation



South Elevation



West Elevation



North Elevation

Floor Plans

Ground Floor



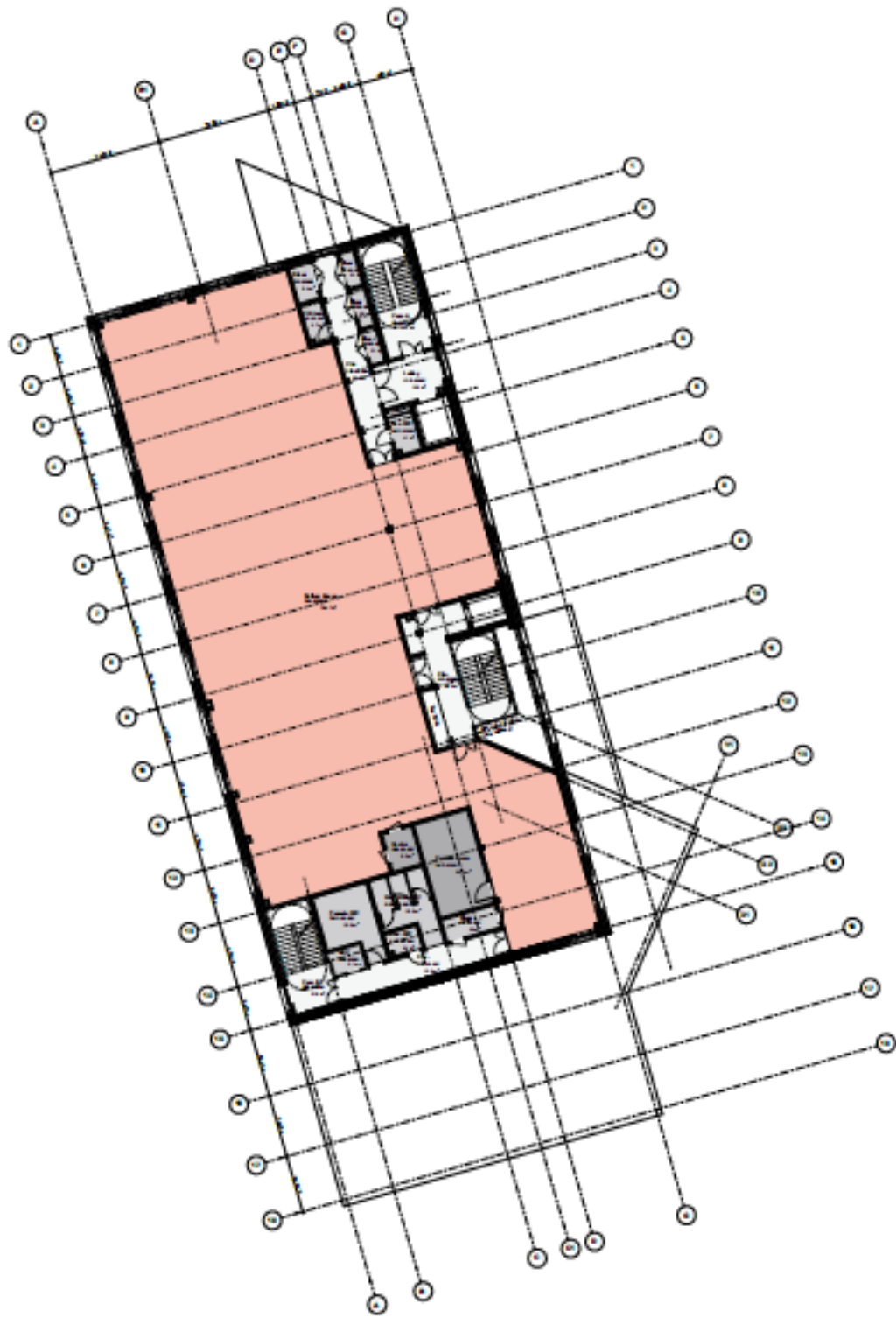
First Floor



Second Floor



Third Floor

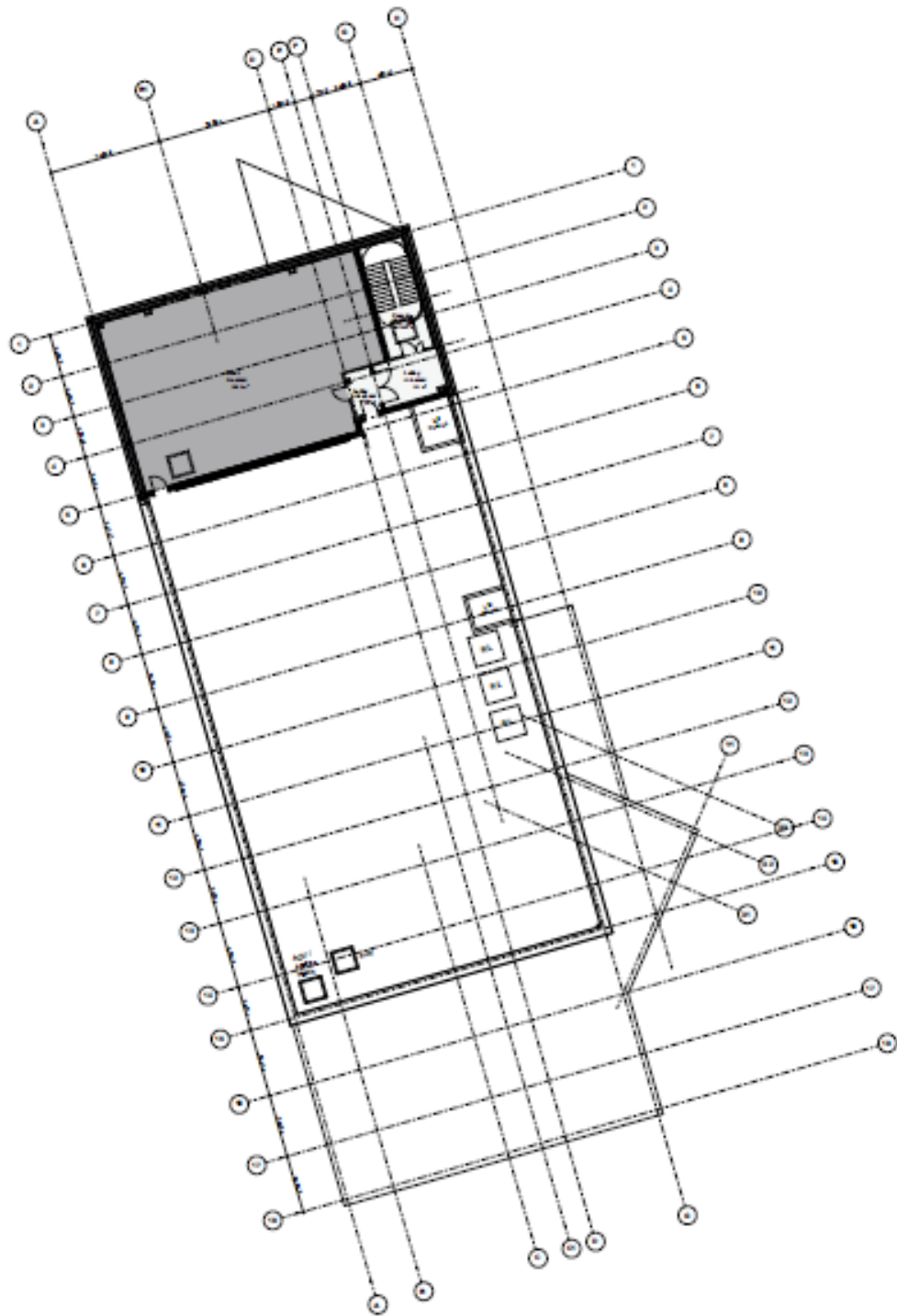


Fourth Floor

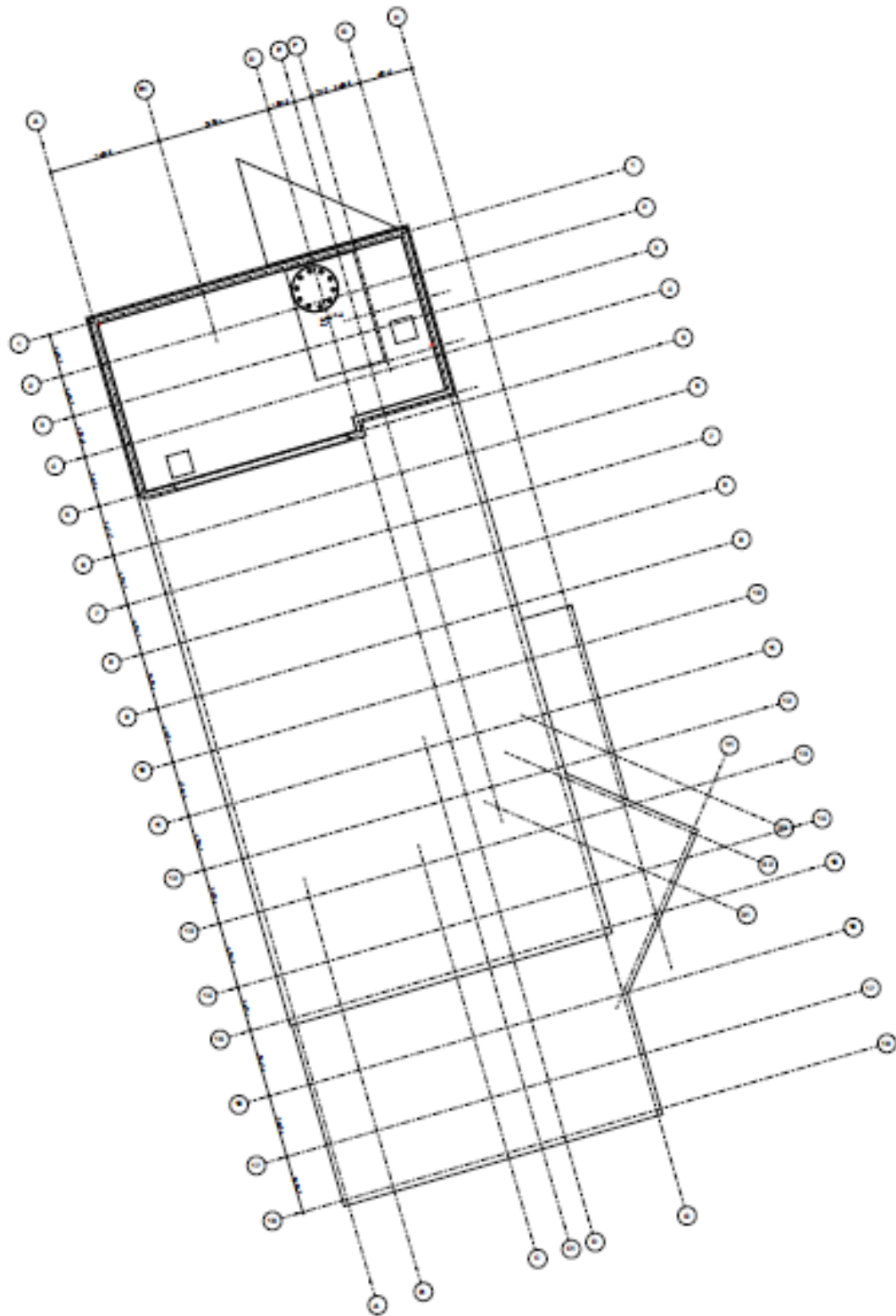




Fifth Floor



Roof Plan



Visuals





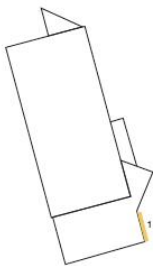


East Elevation

Materials Key

- 01 Lincolnshire Limestone
- 02 Brick Type 1a - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile and stepped brick coursing
- 03 Brick Type 1b - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile (no stepped brick coursing).
- 04 Brick Type 2 - Light coloured brickwork with colour matched mortar in a flush mortar joint profile
- 05 Pre-Cast Concrete colour matched to Lincolnshire Limestone
- 06 Pre-Cast Concrete coping colour matched to Lincolnshire Limestone
- 07 Bronze coloured aluminium window with splayed window reveal and head detail
- 08 Bronze coloured aluminium window with splayed head detail
- 09 Bronze coloured aluminium window with splayed reveal detail
- 11 GRC Cladding colour matched to Lincolnshire Stone
- 12 Bronze coloured anodised aluminium cladding

Key Plan



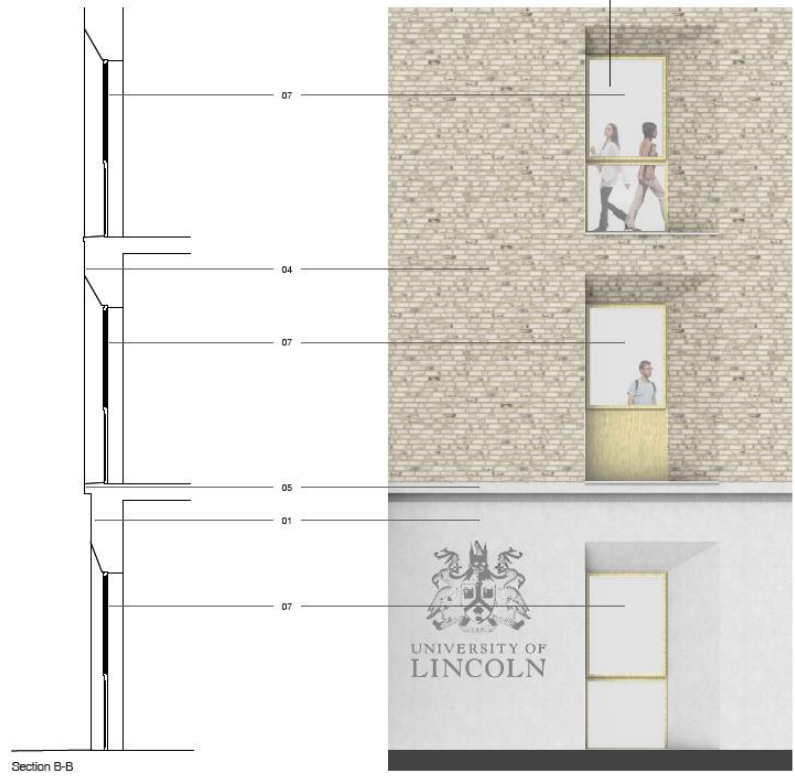
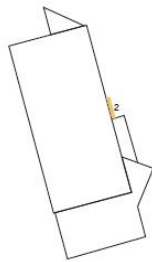
5.03 Proposed Bay Studies

East Elevation

Materials Key

- 01 Lincolnshire Limestone
- 02 Brick Type 1a - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile and stepped brick coursing
- 03 Brick Type 1b - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile (no stepped brick coursing)
- 04 Brick Type 2 - Light coloured brickwork with colour matched mortar in a flush mortar joint profile
- 05 Pre-Cast Concrete colour matched to Lincolnshire Limestone
- 06 Pre-Cast Concrete coping colour matched to Lincolnshire Limestone
- 07 Bronze coloured aluminium window with splayed window reveal and head detail
- 08 Bronze coloured aluminium window with splayed head detail
- 09 Bronze coloured aluminium window with splayed reveal detail
- 10 GRC Cladding colour matched to Lincolnshire Stone
- 11 Bronze coloured anodised aluminium cladding

Key Plan



Section B-B

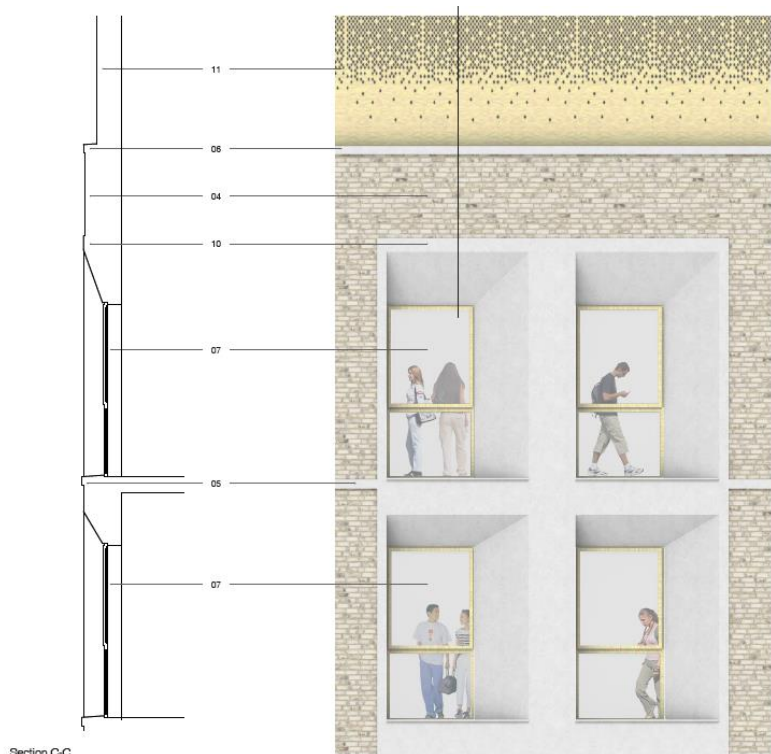
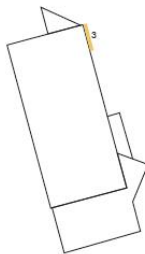
5.03 Proposed Bay Studies

East Elevation

Materials Key

- 01 Lincolnshire Limestone
- 02 Brick Type 1a - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile and stepped brick coursing
- 03 Brick Type 1b - Light coloured multi-brickwork with colour matched mortar in a flush mortar joint profile (no stepped brick coursing)
- 04 Brick Type 2 - Light coloured brickwork with colour matched mortar in a flush mortar joint profile
- 05 Pre-Cast Concrete colour matched to Lincolnshire Limestone
- 06 Pre-Cast Concrete coping colour matched to Lincolnshire Limestone
- 07 Bronze coloured aluminium window with splayed window reveal and head detail
- 08 Bronze coloured aluminium window with splayed head detail
- 09 Bronze coloured aluminium window with splayed reveal detail
- 10 GRC Cladding colour matched to Lincolnshire Stone
- 11 Bronze coloured anodised aluminium cladding

Key Plan



Section C-C



Site Photos



















## **Consultee Comments for Planning Application 2019/0070/FUL**

### **Application Summary**

Application Number: 2019/0070/FUL

Address: Lincoln University Campus Way Lincoln Lincolnshire LN6 7TS

Proposal: Erection of a five-storey building to provide a higher education facility (Use Class D1), including ancillary facilities and associated plant including a biomass boiler, access and servicing, cycle parking and hard/soft landscaping.

Case Officer: Lana Meddings

### **Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

### **Comments**

NO OBJECTION: COMMENT - We would like to commend the University for the design of the building and the thought process that has gone into creating the proposal.

Our concerns are as usual to do with the transport situation within Lincoln and the total lack of any quantity of car parking spaces. Putting a requirement for student parking, the Medical School is going to attract a large number of ancillary workers, administrators and a large number of visiting lecturers, general staff and technicians and there appears to be no consideration of how these people will arrive in the City and park their cars. As we are all aware, there is not a comprehensive and cohesive park-and-ride system and to assume that visitors will all arrive in the city on public transport, we are dreaming. We fear that this lack of any provision will lead the people we need to make this project and the wider city a success, to consider going elsewhere and starve the City of the knowledge base we require. Furthermore, we continue to be concerned about the access of students to and from the main site. The provision of student accommodation on the St. Marks Site coupled with the accommodation at the Gateway and the Macdonalds will lead to multiple crossings both Brayford Way and the Ropewalk and feel that a bridge over the roundabout will not only aid student safety but aid the transport progress through the junction. We urge the committee to give this some consideration.



Dear Sir/Madam

REFERENCE: 2019/0070/FUL

DEVELOPMENT: ERECTION OF A FIVE-STOREY BUILDING TO PROVIDE A HIGHER EDUCATION FACILITY (USE CLASS D1), INCLUDING ANCILLARY FACILITIES AND ASSOCIATED PLANT INCLUDING A BIOMASS BOILER, ACCESS AND SERVICING, CYCLE PARKING AND HARD/SOFT LANDSCAPING

LOCATION: LINCOLN UNIVERSITY, CAMPUS WAY, LINCOLN, LINCOLNSHIRE, LN6 7TS

Further comments now the documents are available.

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district and contains the Board maintained watercourse Fosssdyke Delph (24100).

The site affects the Board maintained drainage network Fosssdyke Delph, the attenuation pond within the University and access arrangements. Pre allocation discussions have been taking place with the Applicant and Consultants working for them to ensure there is no increase in flood risk and the Board can continue to carry out maintenance.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission. It is noted that although the site is behind the flood defense it is not consider to be at risk from breaching. A Flood Risk Assessment is included in the Application that contains appropriate mitigation include a minimum FFL of 5.6m.

The Drainage Statement confirms that the proposed development does not exceed the allowable impermeable area within the Ward Cole 2020 Masterplan Assessment which means the Fosssdyke Delph pond does not need to be enlarged.

Note the maximum water level for 1 in 100 year plus climate change is 4.0m. A reassessment of the impermeable has been carried out, including the proposed Medical School the area is 7.153ha. The allowance within the Ward Cole 2020 Masterplan Assessment is 7.575ha, any addition impermeable development in excess of this area will require modifications to the Fosssdyke Delph pond, in addition additional capacity must be provided to account for the increase in climate change allowances.

Under the terms of the Board's Byelaws, the prior written consent of the Board is required for any proposed temporary or permanent works or structures in, under, over or within the byelaw distance (6m) of the top of the bank of a Board maintained watercourse Fosssdyke Delph (24100). An application has been submitted to the Board for the culverting of Fosssdyke Delph (UD-4473-2019-CON). Additional Consent will be required for all other works within the 6m Byelaw distance including the proposed outfall.

Regards  
Guy Hird  
Engineering Services Officer



FAO: Lana Meddings  
City of Lincoln Council  
Development Control  
City Hall Beaumont Fee  
Lincoln  
Lincolnshire  
LN1 1DF

Our ref: AN/2019/128614/02-L01  
Your ref: 2019/0070/FUL  
Date: 04 March 2019

Dear Lana

**Erection of a five-storey building to provide a higher education facility (Use Class D1), including ancillary facilities and associated plant including a biomass boiler, access and servicing, cycle parking and hard/soft landscaping.  
Lincoln University Campus Way Lincoln Lincolnshire LN6 7TS**

Thank you for referring the above application on 31 January 2019.

We have **no objections** to the proposed development, as submitted, subject to the imposition of the following condition on any subsequent planning permission granted:

**Condition**

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (ref 18-0566.04) dated January 2019 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 5.6 metres above Ordnance Datum (AOD).

**Reason**

To reduce the risk of flooding to the proposed development and future occupants.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

As you are aware the discharge and enforcement of planning conditions rests with your authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of paragraph 4 of the National Planning Practice Guidance (NPPG) (Use of Planning Conditions, section 2). Please notify us immediately

**Environment Agency**  
Nene House (Pitcheley Lodge Industrial Estate),  
Pitcheley Lodge Road, Kettering, Northants, NN15 6JQ  
Email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Customer services line: 03708 505 505  
Calls to 03 numbers cost the same as calls to standard  
geographic numbers (i.e. numbers beginning with 01 or 02).

if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

In accordance with the NPPG (Determining a planning application, paragraph 019), please notify us by email within 2 weeks of a decision being made or an application being withdrawn. Please provide us with either a link to, or, a copy of the decision notice.

Please consult us on the details submitted to your authority to discharge this condition and on any subsequent amendments/alterations.

**Information for your authority**

There will be no scope for the finished floor levels to be taken any lower given the land levels are 5.2 - 5.3 metres AOD around the raised section and as the site lies in Flood Zone 2. National flood risk assessment standing advice is that finished floor levels must be 300 millimetres (mm) above the general ground floor level of the site.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

**Keri Monger**  
**Sustainable Places - Planning Adviser**

Direct dial 020 847 48545

Direct e-mail [keri.monger@environment-agency.gov.uk](mailto:keri.monger@environment-agency.gov.uk)



## LINCOLNSHIRE POLICE

POLICE HEADQUARTERS  
PO Box 999  
LINCOLN LN5 7PH  
Fax: (01522) 558128  
DD: (01522) 558292  
email  
john.manuel@lincs.pnn.police.uk

Ref: App. 2019/0070/FUL

11<sup>th</sup> February 2019

Mr K Manning  
Development Team  
City Hall  
Beaumont Fee  
Lincoln  
Lincolnshire  
LN11 DF

### **Full: Lincoln University (Medical School) Campus Way, Lincolnshire, LN6 7TS**

Thank you for your correspondence and subsequent plans received 31<sup>st</sup> January 2019 and the opportunity to comment on the proposed development. I have studied the online plans and would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the learning environment for users of this development.

#### **Layout and Block Plan**

The overall master plan and generic layout of the University Campus is that of an open and largely permeable development. The consequence is that heightened awareness and thought should be given to the shell and fabric of any building contained therein and specifically issues of access control and resilience of the building structures proposed.

This is of significant importance in terms of defining what public and private (University) domain is. Where it is unclear or where a dominance of public access exists there is likelihood that undesirable risk and commensurate activities may occur and become a problem in the future.

#### **Scientific Laboratories**

The Lincolnshire Police Counter Terrorist Security Advisor CTSA must be consulted prior to finalisation of plans for the construction of any new laboratory intended for work with Pathogens or Toxins that are listed within the Anti-Terrorism, Crime and Security Act 2001. The Act lays out specific minimum required security standards for such things as walls, doors, locks and windows. This is in addition to the normal requirements of HSE for the relevant Containment Level of the planned facility.

#### **External doors**

The Secured by Design minimum requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). Depending on the eventual or intended use of specific units or parts of units the specification for doors and windows together with general security and access control measures may need to be of an enhanced nature. This will be subject to assessment



against the level and type of materials and substances that may be contained within any laboratory or storage facility.

Subject to this specification the advice and directions of our Force Counter Terrorism Security Advisors **must** be sought.

#### **CCTV System**

A comprehensive monitored CCTV should be included throughout the site with appropriate signage. Such a system could be remotely monitored at a central security location that does have 24 hour security cover unless 24 hour cover is provided at the new location.

Should it be considered appropriate a police response monitored system to with installation to EN 50131-1, (PD6862 Scheme for the implementation of European Standards), or BS 8418 for a detector activated CCTV system.

#### **Signage.**

Effective use of directional and informative signage can do much to reduce the opportunity for any persons accessing the site and not knowing where they should be. Site maps and clear directions to a security office or reception will reduce any opportunity for unwanted trespass on the site.

Likewise an effective identity card/ badge system for all persons on the premises can significantly enhance security.

#### **Use of Bicycles.**

Secure bicycle parking should be made available within an appropriate roofed building (with all round surveillance that is within view (no more than 100 metres) of occupied buildings or CCTV) with ground bolted cycle stands. Galvanised steel bar construction (min thickness of 3mm) filled with concrete – minimum foundation 300mm with welded anchor bar. This facility should have adequate vandal resistant dedicated energy efficient lamps lighting during hours of darkness. [www.bikeoff.org/design\\_resource](http://www.bikeoff.org/design_resource) . A design focussed and inviting cycle rack/shed would encourage safe and secure bike use where students, staff and visitors feel confident to leave their cycles. If this is not achieved evidence strongly supports that cycle use will be reduced and users will find alternative means and locations to store cycles.

The effectiveness of any cycle storage or security system regardless of product is reliant on ensuring that natural surveillance and location of the facility is considered an important aspect of the overall plan.

#### **Lighting**

Lighting should be co-ordinated with an effective CCTV system and any light fittings protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the block development and surrounding area.

A good lighting system can be cost effective and ensure that there will be a witness to any intrusion. It should allow staff, students and visitors to feel secure and safe within their living environment. Importantly it should make intruders feel vulnerable and that there is an increased likelihood of being challenged.

With regard to the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. Secured by Design has not specified this type of security lighting for a number of years following advice from the institute



of Lighting Engineers and police concerning the increase in the fear of crime ( particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

Lighting (bulk head style) should be designed to cover all external doors.

### Landscaping (where applicable)

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance.

### **Entrance.**

An integrated access system throughout the development using vandal proof resistant proximity readers (biometric swipe cards) would allow for any security issues following staff exclusions. Should consideration be given to the use and application of prevailing biometric and voice recognition technology this should be discussed with the CPDA/CTSA at the earliest opportunity?

This area should be well illuminated and welcoming with the entrance area having a clear view of the approaches to the entrance.

Where a separate automatically opening door is required for disabled access, use should be made of a proximity reader and /or biometric swipe card technology.

The use of an 'air lock' system whereby two sets of automatic doors are used, the first opening will allow a visitor through with the provision to control sighted access from the reception or by remote camera / intercom system. In such an environment it is not uncommon for unwanted access to be gained by way of 'follow through' access placing staff and students at risk of crime and anti-social behaviour.

### **Windows**

All windows and glazing **must** incorporate at least one pane of laminated glass to a **minimum** of 6.8 mm or glass tested to BS EN356:2000 *Glass in building, Security glazing – resistance to manual attack to category P1A. All easily accessible windows must be to PAS24:2016 or their equivalent verified standard.*

Window restraints should be included on all accessible window sets at places of height.

### **Roof Top Garden or Terrace**

Access to places of height should be carefully managed to ensure that users are unable to easily climb balustrades or other boundary treatments. This should extend to avoiding the use of other climbing aids and any furniture should be of a weight or design that reduces the opportunity for the easy movement of furniture.



The height of the boundary or balustrade should be raised to a minimum height of 1.8m, if balustrade is of a brick built construction this could be achieved by the use of a glazed screen.

Please do not hesitate to contact me should you need further information or clarification. Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel  
Force Designing Out Crime Officer (DOCO)  
[john.manuel@lincs.pnn.police.uk](mailto:john.manuel@lincs.pnn.police.uk)





## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 144170/1/0052059

Local Planning Authority: Lincoln District (B)

Site: Lincoln University Campus Way Lincoln Lincolnshire LN6 7TS

Proposal: Erection of a five-storey building to provide a higher education facility (Use Class D1), including ancillary facilities and associated plant including a biomass boiler, access and servicing, cycle parking and hard/soft landscaping. | Lincoln Unvers

Planning application: 2019/0070/FUL

**Prepared by:** Pre-Development Team

**Date:** 11 March 2019

### ASSETS

#### Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

### WASTEWATER SERVICES

#### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows



### Section 3 - Used Water Network

Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. We therefore request a condition requiring an on-site drainage strategy (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

### Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

#### Used Water Sewerage Network (Section 3)

Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.  
Reason To prevent environmental and amenity problems arising from flooding

**FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:**

**Next steps**

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

**Foul water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
  - Development size
  - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
  - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

**Surface water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
  - Development hectare size
  - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
  - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

The Highway and Lead Local Flood Authority (HLLFA) would make the following comments on the below application:

*2019/0070/FUL - Erection of a five-storey building to provide a higher education facility (Use Class D1), including ancillary facilities and associated plant including a biomass boiler, access and servicing, cycle parking and hard/soft landscaping.*

### **Highways**

In order to make a full assessment of the application the HLLFA will require the following information:

- A Transport Statement.
- A Travel Plan.
- A revised red outline plan showing how the development connects to the public highway for vehicular access.

The red outline plan shows a connection to the public highway on Brayford Way (A57). The application form states that no new pedestrian or vehicle access is proposed as part of the application, however the Design and Access statement indicates it is a pedestrian route with a new surface treatment. Can the applicant clarify this point?

The transport statement is to include information on how the development connects to the wider network (particularly pedestrian and cycleway links), a parking strategy, construction phase highway network impact, building servicing etc.

### **Drainage**

The submitted drainage strategy is acceptable in principle.

Regards

John Clifton  
Principal Development Management Officer  
Development Management  
Place Directorate  
Second Floor, Lancaster House  
36 Orchard Street  
Lincoln  
LN1 1XX  
Tel: (01522) 782070  
E-Mail: [developmentmanagement@lincolnshire.gov.uk](mailto:developmentmanagement@lincolnshire.gov.uk)  
[www.lincolnshire.gov.uk](http://www.lincolnshire.gov.uk)