

PLANNING COMMITTEE

**Wednesday, 12 September
2018**

5.30 pm

**Committee Rooms 1-2, City
Hall**

Membership:	Councillors Jim Hanrahan (Chair), Naomi Twedde (Vice-Chair), Biff Bean, Bill Bilton, Alan Briggs, Kathleen Brothwell, Chris Burke, Bob Bushell, Gary Hewson, Ronald Hills and Edmund Strengiel
Substitute members:	Councillors Jackie Kirk and Neil Murray
Officers attending:	Mick Albans, Emma Brownless, Simon Cousins, Democratic Services, Kieron Manning, Lana Meddings and Louise Simpson

The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

Clearly the process of making a decision will inevitably cause some people to feel aggrieved, but it is hoped that all interested parties will feel that their views have been considered as part of the process.

Please ensure that your mobile phones are switched off or set to silent throughout the meeting and please refrain from attempting to speak from the public gallery unless you have formally registered to speak on an application, in which case the Chair will call you to the table at the relevant time.

AGENDA

SECTION A	Page(s)
1. Confirmation of Minutes -15 August 2018	5 - 10
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Work to Trees in City Council Ownership	11 - 16
4. Applications for Development	

- | | | |
|-----|---|-----------------|
| (a) | Homebase, Lidl Outlet, ToppsTiles and Part of BHS (Units C, D, E),
St Marks Retail Park, Lincoln | 17 - 68 |
| (b) | Birchwood Leisure Centre, Birchwood Avenue, Lincoln | 69 - 86 |
| (c) | Yarborough Leisure Centre, Riseholme Road, Lincoln | 87 - 146 |

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

LIST OF BACKGROUND PAPERS FOR PLANNING, LISTED BUILDING, CONSERVATION AREA AND ADVERTISEMENT APPLICATIONS ON THE AGENDA OF THE PLANNING COMMITTEE

The Background Papers for the Planning, Listed Building, Conservation Area and Advertisement Applications are:

1. The Planning Application File. This is a file with the same reference number as that shown on the Agenda for the Application. Information from the planning application file is available online at <https://development.lincoln.gov.uk/online-applications/>

The application files contain the following documents:

- a. the application forms;
 - b. plans of the proposed development;
 - c. site plans;
 - d. certificate relating to ownership of the site;
 - e. consultation letters and replies to and from statutory consultees and bodies;
 - f. letters and documents from interested parties;
 - g. memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
 3. Central Lincolnshire Local Plan – Adopted April 2017
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)

Criteria:

- Applications which raise issues which are likely to require detailed first hand knowledge of the site and its surroundings to enable a well-informed decision to be taken **and** the presentational material at Committee would not provide the necessary detail or level of information.
- Major proposals which are contrary to Local Plan policies and proposals but which have significant potential benefit such as job creation or retention, environmental enhancement, removal of non-confirming uses, etc.
- Proposals which could significantly affect the city centre or a neighbourhood by reason of economic or environmental impact.
- Proposals which would significantly affect the volume or characteristics of road traffic in the area of a site.
- Significant proposals outside the urban area.
- Proposals which relate to new or novel forms of development.
- Developments which have been undertaken and which, if refused permission, would normally require enforcement action to remedy the breach of planning control.
- Development which could create significant hazards or pollution.

So that the targets for determining planning applications are not adversely affected by the carrying out of site visits by the Committee, the request for a site visit needs to be made as early as possible and site visits should be restricted to those matters where it appears essential.

A proforma is available for all Members. This will need to be completed to request a site visit and will require details of the application reference and the reason for the request for the site visit. It is intended that Members would use the proforma well in advance of the consideration of a planning application at Committee. It should also be used to request further or additional information to be presented to Committee to assist in considering the application.

Present: Councillor Jim Hanrahan (*in the Chair*),
Councillor Naomi Twedde, Councillor Biff Bean,
Councillor Bill Bilton, Councillor Alan Briggs, Councillor
Kathleen Brothwell, Councillor Chris Burke, Councillor
Bob Bushell, Councillor Gary Hewson, Councillor
Ronald Hills and Councillor Edmund Strengiel

Apologies for Absence: None.

27. Confirmation of Minutes - 20 June 2018

RESOLVED that the minutes of the meeting held on 20 June 2018 be confirmed.

28. Declarations of Interest

No declarations of interest were received.

29. Work to Trees in City Council Ownership

The Arboricultural Officer:

- a. advised members of the reasons for proposed works to tree's in City Council ownership and sought consent to progress the works identified as detailed at Appendix A of his report
- b. explained that Ward Councillors had been notified of the proposed works
- c. stated that in some cases it was not possible to plant a tree in the exact location and in these cases a replacement would be replanted in the vicinity.

Members queried whether a memorial picnic garden would definitely be created in Hartsholme Country Park if permission was given to the felling of trees, as there had been no written communication on this project.

The Arboricultural Officer advised that the Senior Conservation Ranger at Hartsholme Country Park had submitted a request for the trees to be felled in order to facilitate the development of a picnic garden should this request be approved. He added that he would ask that this matter to be referred to the Hartsholme Park Advisory Group.

Members referred to a Weeping Willow tree in Boutham Park which required pruning and asked which reporting mechanism should be used to inform the Arboricultural Officer regarding this type of work request.

The Arboricultural Officer highlighted that he could be contacted by telephone or e mail.

RESOLVED that the works set out in the schedule at Appendix A attached to the report be approved.

30. Confirmation of Tree Preservation Order No 157

The Planning Team Leader:

- a. advised members of the reasons why a temporary tree preservation order should be confirmed at the following site:
 - Tree Preservation Order 157: 2 no Beech trees in the front garden of 118 Doddington Road, Lincoln, LN6 7HB
- b. provided details of the individual trees to be covered by the order, and the contribution they made to the area, permission being sought by the owner of the property concerned
- c. advised that following the statutory 28 day consultation period, no objections had been received to the tree preservation order
- d. reported that confirmation of the tree preservation order would ensure that the trees could not be removed or worked on without the express permission of the council.

Members commented that a tree preservation order made at the request of the owner of the property had never been seen before.

The Planning Manager confirmed that this was incredibly unusual, however, it could happen.

RESOLVED that tree preservation order no 157 be confirmed without modifications and that delegated authority be granted to the Planning Manager to carry out the requisite procedures for confirmation.

31. Application for Development: 30 Portland Street, Lincoln

The Principal Planning Officer:

- a. advised that the application proposed the change of use of 30 Portland Street from retail (Use Class A1) to a community hub space (Use Class D1) along with meeting rooms and offices
- b. reported that the building was currently vacant, located within the West Parade and Brayford Conservation Area
- c. highlighted that the application was brought before Planning Committee as the applicant was the City of Lincoln Council
- d. provided details of the policies pertaining to the application as follows:
 - Policy LP15: Community Facilities
 - Policy LP25: The Historic Environment
 - LP26: Design and Amenity
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - National Planning Policy Framework
- e. outlined the responses made to the consultation exercise

f. advised members of the main issues to be considered as part of the application as follows

- Principle and Policy Context
- Visual Amenity and the Character of the Conservation Area
- Residential Amenity

g. concluded that:

- The principle of the use was appropriate in this location and would be of benefit to the wider community.
- The use would not have a harmful impact on the visual amenity of the area or the amenities that local residents may reasonably expect to enjoy.
- The proposal would also preserve the character and appearance of the conservation area.
- The application was therefore in accordance with the requirements of Central Lincolnshire Local Plan Policies LP15, LP25, LP26 and LP33, and guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail.

One member commented that it was a shame the premises were not being utilised for families in need of a home.

The Chair acknowledged the member's comment although he stated this was not relevant to the planning application. The remit of members' was to consider the application before Planning Committee this evening.

Members queried whether the proposed use of the building was as a community hub or office space.

The Planning Manager confirmed that the premises would be used as a community hub with ancillary use as offices.

RESOLVED that planning permission be granted subject to the following conditions:

- Time limit of the permission; and
- Development in accordance with approved plans.

32. Application for Development: 40 De Wint Avenue, Lincoln

The Planning Manager:

- a. advised that planning permission was sought for the conversion of an existing ground floor commercial unit to 3no. two bedroomed self-contained apartments with associated external alterations
- b. described the application property, a detached two storey building located on the south side of De Wint Avenue, formerly having been a retail unit granted permission in 2012 for storage and distribution (B8) at ground floor with residential use at first floor (C3) (2012/0846/F)
- c. reported that the property had been badly fire damaged in late 2015 and

was in a state of disrepair, it had been unused since the incident and was subject to complaints from local residents about the state of the building and the surrounding site

- d. highlighted that the application was brought before Planning Committee, as the City of Lincoln Council owned the freehold of the land
- e. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP26: Design and Amenity
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues to be considered as part of the application as follows:
 - Accordance with National and Local Planning Policy
 - Impact on Residential Amenity
 - Impact on Visual Amenity
- h. concluded that:
 - The proposed conversion to residential apartments would not have a harmful impact on the amenities of neighbouring properties and would greatly improve the visual amenity of the premises and wider street scene on De Wint Avenue.
 - The application facilitated the conversion of a dilapidated and unused building into a more sustainable use through a conversion into three residential apartments, in accordance with policies LP1 & LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Members discussed the content of the report in further detail.

One member advised he had just one concern regarding the turning head for vehicles to park and reverse into the development, although he was still in support of the scheme.

Members queried the status of the building as the applicant was listed as Mrs H Taylor, although the City of Lincoln Council owned the freehold on the land. Was permission being sought for 3 council flats or alterations to the existing premises?

The Planning Manager highlighted that it was his understanding the City of Lincoln Council had ownership of the land. The remit of Planning Committee was to establish whether the creation of 3 residential units on the ground floor was considered to be acceptable. Members were welcome to query the status of the building with the Property Services section of the Council.

Members further queried whether the response from a local resident raising concerns regarding overlook to his property had been checked?

The Planning Manager confirmed that the Case Officer had considered the relationship between the two properties which was typical 'window to window' in a

residential area. The upstairs flat already had authorised use as such.

RESOLVED that planning permission be granted subject to the following conditions:

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

- 03) In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval, in writing, of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 04) The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor

covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms; and

Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Reason. In the interests of the amenity of neighbouring properties.

- 05) Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent re-enactment or revocation thereof) the dwelling hereby approved shall not be enlarged, improved or otherwise altered without the prior consent of the City Council as Local Planning Authority.

Reason: In the interests of the privacy and amenity of neighbouring residents.

Table A

The above recommendation had been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
17/003/T/14 C	C	Elevations - Proposed	29th May 2018
17/003/T/15 B	B	Elevations - Proposed	29th May 2018
17/003/T/20		Elevations - Proposed	29th May 2018
17/003/T/21		Elevations - Proposed	29th May 2018
17/003/T/13 A	A	Floor Plans - Proposed	29th May 2018
17/003/T/22 B		Site plans	3rd August 2018

SUBJECT:	WORK TO TREES IN CITY COUNCIL OWNERSHIP
DIRECTORATE:	COMMUNITIES AND ENVIRONMENT
LEAD OFFICER	STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

2. Background

- 2.1 In accordance with the accepted policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land.

3. Tree Assessment

- 3.1 All tree cases are brought to this Committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases a replacement of an appropriate species is scheduled to be planted in an appropriate location within the vicinity. Tree planting is normally scheduled for the winter months following the removal.

4. Resource Implications

4.1 i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue.

- 4.2 ii) Staffing N/A
- 4.3 iii) Property/Land/ Accommodation Implications N/A
- 4.4 iv) Procurement

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise, ensuring that staff are all suitably trained, qualified, and experienced. The contract for this work was let in April 2006.

5. Policy Implications

- 5.1 (i) Strategic Priority N/A
- 5.2 (ii) S.17 Crime and Disorder N/A
- 5.3 (iii) Equality and Diversity N/A
- 5.4 (iv) Environmental Sustainability

The Council acknowledges the importance of trees and tree planting to the environment and its biodiversity objectives. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with Council policy.

- 5.5 (v) Community Engagement/Communication N/A

6. Consultation and Communication

- 6.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.
- 6.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

7. Legal Implications

- 7.1 (i) Legal

The City Council has a legal obligation to ensure that trees in Council ownership are maintained in a safe condition. Trees may be protected by the law in certain instances. Situations where this applies are normally in relation to planning legislation covering Conservation Areas, and Tree Preservation Orders. Where there is legal protection for a tree or trees, this is identified clearly in the appendices.

- 7.2 (ii) Contractual

See 4.4 above.

8. Assessment of Options

8.1 (i) Key Issues

The work identified on the attached schedule represents the Arboricultural Officers advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

8.2 (ii) Risk Assessment

Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the Council open to allegations that it has not acted responsibly in the discharge of its legal responsibilities.

9. Recommendation

9.1 That the works set out in the attached schedules be approved.

Access to Information:

Does the report contain exempt information, which would prejudice the public interest requirement if it was publicised?

No

Key Decision

No

Key Decision Reference No.

N/A

Do the Exempt Information Categories Apply

No

Call In and Urgency: Is the decision one to which Rule 15 of the Scrutiny Procedure Rules apply?

No

List of Background Papers:

Section file

Te 623

Lead Officer:

Mr S. Bird,
Assistant Director (Communities & Street Scene)
Telephone 873421

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 6 / SCHEDULE DATE: 12/09/18**

Item No	Status e.g. CAC	Specific Location	Tree Species and description / reasons for work / Ward.	Recommendation
1	N/A	Front garden of 10 Lyneham Close	<u>Birchwood Ward</u> 1 Birch Fell, to prevent damage to property.	Approve and replant with a Birch in a suitable location.
2	N/A	Adjacent to the old boiler house boundary on Aberporth Drive	<u>Birchwood Ward</u> 1 Maple. Fell to allow boundary repairs and the tree is potentially unstable.	Approve and replant with a Field Maple in a suitable location.
3	TPO	131 Boultham Park Road	<u>Boultham Ward</u> 1 Oak. Remove deadwood and reduce crown spread by approximately 1 metre	Approve.
4	TPO	Link path to rear of 15 Wedgewood Road	<u>Hartsholme Ward</u> 2 Birch. Remove deadwood and reduce crown spread by approximately 1 metre.	Approve.
5	N/A	Former Keadby Close play area, and northern boundary and associated copse to rear of garage site.	<u>Hartsholme Ward</u> Fell: 2 sycamore, 3 young oaks and numerous young, self-set, suppressed trees and scrub consisting of elders, sycamore, oak, yew, holly, rowan and hawthorn while ensuring the retention of all the mature, major specimen trees. Fell: Cypress hedge situated adjacent to the northern boundary of the disused play area consisting of 20	Approve and replant with a 10 Oaks, 7 Field Maples 7 Rowans and 4 Cockspur Thorn in a suitable location.

			<p>cypress trees. All of the above works are proposed by the Hartsholme Community Trust to facilitate future improvements to the disused play area and associated copse in order to encourage use by the local community and discourage problematic fly tipping and drug abuse on the site.</p>	
6	N/A	Link path to rear of 45 Boundary Street.	<p><u>Park Ward</u> 1 self-set sycamore. Fell to prevent damage to property.</p>	Approve and replant with a Field Maple in a suitable location.

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Application Number:	2018/0655/FUL
Site Address:	Homebase, Lidl Outlet, ToppsTiles and Part of BHS (Units C, D, E), St Marks Retail Park, Lincoln
Target Date:	19 September 2018
Agent Name:	Montagu Evans
Applicant Name:	Standard Life Investments
Proposal:	Demolition of existing buildings and development of the site for purpose built student accommodation with commercial floor space, car parking, cycle storage and associated landscaping

Background - Site Location and Description

Site Location and Relevant Planning History

The application site is located within the south western corner of the wider redevelopment site encompassing the St. Marks Retail Park and Shopping Centre (reference: 2017/0097/OUT). The site is the area currently occupied by the Homebase, Lidl Outlet and Topps Tiles units and part of the BHS unit and surface parking area in the foreground of these units. Prior Approval has already been granted for the demolition of the units (2018/0762/PAD).

The site is bound on three sides by carriageways being to the west of Firth Road, to the north of Beevor Street and to the east of Tritton Road. A row of terraced houses and a small triangular shaped plot of disused land border the application site's southern corner.

Description of Development

The outline planning application for this part of the site included a portion of the 150 residential units approved across the development site and up to 1,100 student units (Sui Generis Use), with some commercial uses at ground floor to the northern perimeter.

This application is for the erection of ten blocks of student accommodation, varying in height from four to ten storeys in height, for a total of 1368 bed spaces in clusters with shared living spaces.

The main vehicular access for the site would be from the current service yard access at Firth Road, this joins Tritton Road at the traffic light controlled intersection with Beevor Street. The access will lead into the site for servicing purposes but will be primarily for the collection of refuse from storage areas adjacent and the drop off point for students.

Between the blocks would be a series of spaces with seating, landscaping and cycle stores, which will ultimately permit public access from outside the site through to the remainder of the St. Marks development.

Case Officer Site Visit

Undertaken on 24/05/2018.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP3 Level and Distribution of Growth
- Policy LP5 Delivering Prosperity and Jobs
- Policy LP6 Retail and Town Centres in Central Lincolnshire
- Policy LP7 A Sustainable Visitor Economy
- Policy LP9 Health and Wellbeing
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land Affected by Contamination
- Policy LP17 Landscape, Townscape and Views
- Policy LP21 Biodiversity and Geodiversity
- Policy LP24 Creation of New Open Space, Sports and Recreation Facilities
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP29 Protecting Lincoln's Setting and Character
- Policy LP31 Lincoln's Economy
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- Policy LP36 Access and Movement within the Lincoln Area
- Policy LP37 Sub-division and multi-occupation of dwellings within Lincoln
- National Planning Policy Framework

Issues

In this instance the main issues relevant to the consideration of the application are as follows:

1. The Outline Planning Application and Consideration of Central Lincolnshire Local Plan Policy;
2. Environmental Impact Assessment;
3. The Principle of the Development;
4. Sustainable Access, Highway Safety and Traffic Capacity;
5. The Impact of the Design of the Proposals;
6. The Implications of the Proposals upon Amenity;
7. Other Matters; and
8. The Planning Balance.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environment Agency	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Historic England	Recommendations made
Anglian Water	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received

Public Consultation Responses

Name	Address
Lincolnshire Fire And Rescue	Grantham Fire Station Harlaxton Road Grantham NG31 7SG

Consideration

1) The Outline Planning Application and the Consideration of Central Lincolnshire Local Plan Policy

The outline planning application for the development of the wider St. Marks Retail Park and Shopping Centre was considered at the cross over point from the 1998 Local Plan to the Central Lincolnshire Local Plan. In the interests of fairness to applicants, the Council's within Central Lincolnshire decided not to strictly apply those policies for applications received before the adoption date where doing so would lead to a material change in circumstances. In particular, officers did not strictly enforce the policy seeking contributions from developers in relation to health provision for such applications (Policy LP9).

In light of the fact that the outline application considered the principle of the development of student housing, it is considered that it would not be reasonable to turn the clock back and revisit this issue for the proposals, so the policy will not be applied in this respect.

2) Environmental Impact Assessment

The Environmental Impact Assessment (EIA) is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('The EIA Regulations'). These regulations apply the requirements of the Environmental Impact Assessment Directive "*on the assessment of the effects of certain public and private projects on the environment*" to the planning system in England. It aims to ensure that any significant effects arising from a development are identified, assessed and presented to help Local Planning Authorities, statutory consultees and other key stakeholders in their understanding of the impacts arising from development.

This assessment has been undertaken through the submission of an Environmental Statement (ES) which addresses a number of environmental issues, the scope of which was agreed on 27 April 2018 by the LPA. The ES covers the following chapters:

- Alternatives and Design Evolution;
- Proposed Development Description;
- Demolition and Construction Environmental Management;
- Daylight, Sunlight, Overshadowing and Solar Glare;
- Wind Microclimate;
- Cumulative Effects;
- Summary of Residual Effects.

What is more, the chapters of the Environmental Statement are informed by a *Built Heritage, Townscape and Visual Impact Assessment* and other *Technical Appendices* contained within Volumes 2 and 3.

Officers are satisfied that the information contained and the methods adopted within the ES meets the necessary requirements prescribed within the regulations. The majority of the impacts are negligible, minor or moderate with a range of mitigation and environmental enhancement measures identified throughout the process which are capable of forming planning conditions which would mitigate against any potential impacts of the scheme.

The ES has also been independently reviewed for the applicant by Institute of Environmental Management & Assessment, who have not raised any concerns with the document.

3) The Principle of the Development

a) *Relevant Planning Policies*

The development plan comprises the adopted Central Lincolnshire Local Plan (the Plan) and during its examination the policies therein were tested for their compliance with the Framework, which advocates a 'presumption in favour of sustainable development' (Paras 10 and 11).

In terms of sustainable development, Paragraph 8 of the Framework suggests that there are "three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the

right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Turning to Local Plan Policy, Policy LP1 of the Plan supports this approach and advocates that proposals that accord with the Plan should be approved, unless material considerations indicate otherwise.

In terms of the spatial dimension of sustainability, proposals need to demonstrate that they contribute to the creation of a strong, cohesive and inclusive community, making use of previously developed land and enable larger numbers of people to access jobs, services and facilities locally, whilst not affecting the delivery of allocated sites and strengthening the role of Lincoln (Policy LP2). Meanwhile, Policy LP3 sets out how growth would be prioritised and Lincoln is the main focus for urban regeneration; and Policy LP5 supports the growth of job creating development which also supports economic prosperity but only where proposals have considered suitable allocated sites or buildings or within the built up area of the settlement; and the scale of what is proposed is commensurate with its location.

Policy LP33 sets out the mix of uses that would be supported within these areas, including shops (A1); offices used by the public (A2); Food and Drink Outlets (A3, A4 and A5); houses and flats (C3); hotels (C1); student halls of residence and theatres. It suggests that a mixture of these uses should not detract from the vitality and viability of the Primary Shopping Area. Conversely, the aim should be to "add to the overall vitality of the area and to create a purpose and presence extending beyond normal shopping hours." This would be through the inclusion of significant elements of housing, which would accord with the Framework (Paragraph 81).

There is also an expectation that these areas would contain active ground floor uses within the Primary and Secondary Shopping Frontages, including leisure uses. This approach is reinforced by Policy LP7 (A Sustainable Visitor Economy), which suggests that "culture and leisure facilities, sporting attractions and accommodation" will be supported subject to four criteria related to their impact upon their context. A Lincoln context is also presented at Policy LP31 which supports its destination for tourism and leisure; and status as provider for retail services.

b) *Assessment of the Implications of the Proposals*

Sections 1 and 3 of Volume 1 the Environmental Statement refer to the nature of the uses proposed within the development, which were referred to in the wider outline planning permission. The principal differences between that permission and what is now proposed are that the residential units proposed in the south western corner of the site are omitted and the number of student bed spaces has increased from 1100 to 1368.

As alluded to in the relevant policies and permitted by the outline planning application, the incorporation of student housing within the redevelopment of the site is considered to be appropriate. Unlike previous applications within the city, there is now not a requirement for developers to evidence a need for student accommodation linked to the demand for students. However, the application is for the development of accommodation to be provided for the University on a phased basis should permission be granted.

Nonetheless, in the context of Policy LP26 and the evidence base to Policy LP37, given the impact upon the social imbalance within the community residing within the West End of the city, the proposals could make a positive impact upon the overall demand for student housing in this and other communities. Moreover, there could be a direct impact upon the demand for new and existing houses in multiple occupation, which could in turn lead to a return of dwellings to single family occupation.

Notwithstanding this, in terms of the sustainability dimensions of the development, officers recognise that the development would deliver economic and social sustainability directly through the construction of the development and indirectly through its occupation, spend in the City and retention/creation of other jobs due to the location of the development within the City. The provision of student accommodation would also improve the social sustainability of the development being in close proximity to the university campus and diverting need away from family homes elsewhere within the city. In addition, the erection of development in this location would not in itself undermine sustainable principles of development, subject to other matters. However, it is important to consider the wider sustainability of the development.

4) Sustainable Access, Highway Safety and Traffic Capacity

a) *Relevant Planning Policies*

Paragraph 110 of the Framework sets out the key elements that development should deliver in order to ensure that they are safe and do not have a severe impact upon the road network. This is supported by policies in the Plan, including LP5, LP13 and LP33, as well as Policy LP36, which more specifically refers to development in the 'Lincoln Area'. The latter, in particular, outlines that "all developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
- b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c) Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, linking to existing routes where opportunities exist, that give easy access and permeability to adjacent areas"

b) *Assessment of the Implications of the Proposals*

Section 3 of Volume 1 the Environmental Statement refers to Transport and Accessibility but a Transport Assessment is also included within the Technical Appendices.

The proposed development consists of student accommodation, which Members will appreciate is not a car-led form of development, as the majority of movements to and from the proposed development would be on foot or by bicycle to and from the University, and other local trips to the city centre. There will inevitably be more significant trips at the beginning and end of terms when students move in and out of the accommodation.

However, the applicant has indicated that arrangements will be made to facilitate moving in and out, with clear instructions to be set out in the student's tenancy agreements in relation to the development remaining car-free (except for disabled students) and allotted loading and unloading times.

The parking that is to be provided will be accessed from Firth Road, where an existing service yard is situated. This would serve permanent and temporary parking spaces to be provided at the proposed vehicular arrivals space. Temporary parking would be within the public realm at this point.

In terms of wider accessibility, new pedestrian routes would be provided from Beevor Street through the development to the northern edge, which will align with the main west-east route proposed in the wider outline permitted scheme, linking to High Street (via St Marks Shopping Centre) and the University. Similarly, there would also be permeability through the development west-east from Tritton Road to Firth Road.

What is more, there will also be covered and secure cycle storage units within each courtyard for a total of 126 cycles; and additional cycle stands would also be provided for visitors and members of the public.

The Highway Authority have considered the application and have not raised any concerns in relation to the development, subject to a number of conditions, including the submission of a Travel Plan to promote sustainable modes of transport, this is also referenced in the applicant's TA. There is therefore no evidence to suggest matters of congestion or road safety would warrant refusal of the application due to the social or environmental sustainability of the development.

5) The Impact of the Design of the Proposals

a) *Relevant Planning Policy*

So far as this issue is concerned, as alluded to above, the proposals must achieve sustainable development and it is the social dimension of sustainability that relates to design. Moreover, Paragraph 8 of the Framework requires the creation of well-designed and safe built environment. In addition, Chapter 12 of the Framework also applies, as this refers to the achievement of well-designed places.

At the local level, the Council, in partnership with English Heritage, have undertaken the Lincoln Townscape Appraisal (the LTA), which has resulted in the systematic identification of 105 separate "character areas" within the City. The application site is within the Tritton Road Industrial Character Area. Policy LP29 refers to the LTA and requires that developments should "protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline". This policy is also supported by Policy LP17, which is relevant to the protection of views and suggests that:-

“All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints.”

Policy LP26 refers to design in wider terms and requires that “all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.” The policy includes 12 detailed and diverse principles which should be assessed. This policy is supported by Policy LP5 which also refers to the impact on the character and appearance of the area; by Policies LP7 and LP31, which refer to the protection and enhancement of the character of the city; and by Policy LP29 which seeks to protect waterside environments through ensuring they remain open and enhanced as focal points in the City; and contribute towards green infrastructure.

In terms of the wider impacts upon built heritage, Policy LP29 also requires that “proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context”; and “protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements”.

Section 16 of the Framework also refers to the impacts of development upon designated heritage assets and is supported by Policy LP25 also applies as it specifically refers to the impacts of developments upon these assets. In terms of conservation areas, the policy requires that development should either enhance or reinforce features that contribute positively to the area’s character, appearance and setting. Meanwhile, proposals also need to have regard to the setting of other designated assets, including listed buildings.

b) Assessment of the Implications of the Proposals

i) The Site Context

The application site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. However, the site within the setting of the historic hillside, the focus of which is Lincoln Cathedral. The position of the Cathedral against the skyline on the escarpment overlooking the city was designed to enhance its presence and visual drama. In its elevated position the monumental architecture can be best appreciated and this intentional experience reinforced the status of the church.

In the latter part of the 20th century and continuing in recent years the existing retail park and the area in general has had increasing prominence as a principal gateway into the city. This role has exacerbated the unsatisfactory edge of city townscape the site currently presents in terms of overall character design, build quality, grain, layout and scale. In short, it is incongruous and harmful to have an ‘out of town’ retail park as an urban extension to the historic High Street and Brayford Pool.

ii) *The Submission*

The visual implications of the proposals for the site are key to the assimilation of development into its context and the creation of high quality built environment and Volume 2 of the Environmental Statement contains a *Heritage, Townscape and Visual Impact Assessment*. This refers to the implications upon Heritage Assets and character areas and it has meticulously investigated the impact of the proposals. What is more, the application submission includes a huge amount of detail, down to the street furniture and landscaping scheme to be utilised. This would enable the Council to reduce the number of planning conditions required to control additional details required.

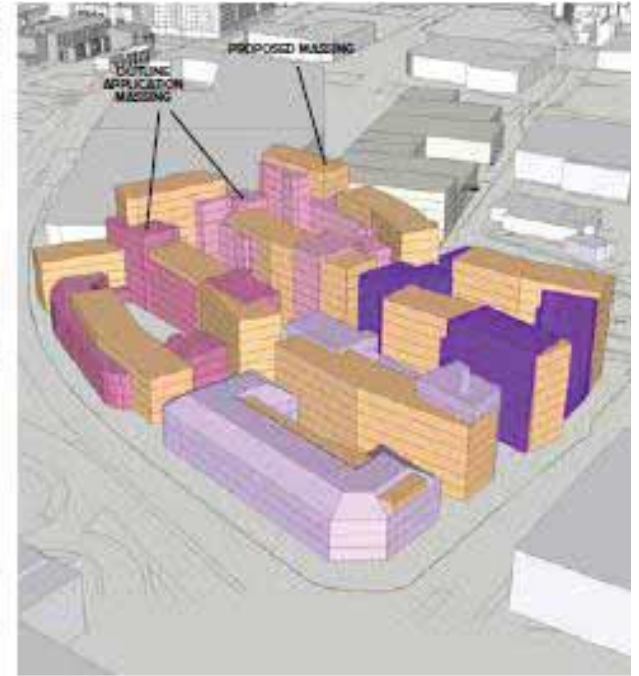
iii) Viewpoint Analysis



Outline application massing



Proposed massing



Combined Massing Diagram

The following images show the proposals in context of the outline planning permission approved scale parameters, when viewed from progressively further away on Tritton Road. When these are considered in relation to the overall 3D model above, it is clear that there are increases in height towards the north and east of the site but largely, the scheme proposed is smaller in scale in key positions within the view corridor towards the hillside and Cathedral.

View 01



View 02



View 03



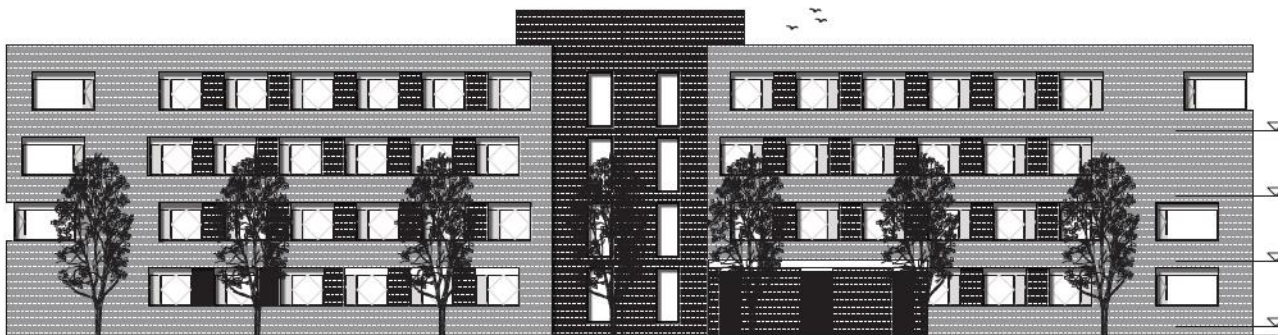
View 04



iv) *Grain of Development and its Scale and Mass*

It is clear that there are tall buildings within the vicinity of the application site, particularly in terms of the Holiday Inn Express hotel and 'The Gateway' student accommodation; what is more, the four storey Isaac Newton building has recently been constructed to the north of Rope Walk. However, as alluded to above in terms of the view analysis, the importance of getting the scale right within the application site has not been underestimated. Moreover, whilst Historic England have suggested that the scheme needs to be tested from various viewpoints around the city, officers do not consider that this is proportionate as the outline planning permission was tested in the context of its wider impact within the city and it was demonstrated that this would appropriately sustain the significance of the numerous heritage assets on the hillside by protecting important views. Furthermore, whilst the scale of the buildings is taller in certain parts of the site, through the use of the materials palette proposed, the design of the development would remain recessive in the views explored through that process. This latter point would address additional concerns identified by HE.

It is also important to note that due to the revisions to the proposed energy strategy for the buildings, the scale of each building has reduced slightly as plant and machinery is no longer required to the degree initially envisaged, i.e. the towers to the roofs of the buildings are now lower as illustrated from the top to bottom images below:



Block G - Rear Elevation (Before)



Block G - Rear Elevation (After)

v) *Detailed Design and Layout*

In terms of design and layout of the development, there are clear links between the design rationale of proposals and the wider city, particularly in terms of the materials palette that has been amended following officer advice. Moreover, the design has deliberately avoided seeking to appear as an extension of the Campus but instead focuses on integration with the traditions of this part of the city. The use of softer red tones in particular is a reflection of the larger red brick industrial and warehouse buildings historically found here. This would ensure that the development is able to successfully integrate into the surrounding

townscape. Furthermore, in terms of the specific architecture of the buildings within the development, officers are satisfied that the detailed design, including façade treatment and roof line, would assist in breaking up the perceived mass of the buildings.



View south west Within the car park to the Retail Park towards the northern edge of the site



View south east across Rope Walk Roundabout towards the northern edge of the site



View north from Beevor Street into the various courtyards between the buildings



Views above and below are looking north and east in the centre of the site



c) *The Planning Balance*

The proposals offer the opportunity to regenerate this important area with a high quality development commensurate with the character and appearance of the area and the setting of the hillside.

6) Implications of the Proposals upon Amenity

In terms of the future occupants of the proposed accommodation, there are a number of design features to mitigate the impacts of daylight, sunlight and overshadowing issues. These include maximising the amount of glazing to increase the penetration of daylight into the buildings; maximising light penetration into courtyards and ensuring that the planting of those spaces is suitable to the light conditions available.

a) *Relevant Planning Policy*

In terms of national policy, Paragraph 127 of the Framework suggests that planning decisions “should ensure that developments...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” Similarly, those decisions should also contribute to and enhance the local environment by “preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of...noise pollution”; and mitigate and reduce any “adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life” (Paragraphs 170 and 180 respectively).

Policy LP26 of the Plan deals with the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy and suggests that these must not be unduly harmed by, or as a result of, the development. There are nine specific

criteria which must be considered. Policies LP5 and LP33 of the Plan also refer to the impact upon the amenity of neighbouring occupiers.

b) Assessment of the Implications of the Proposals

Sections 6 and 7 of the Environmental Statement and Technical Appendices 6.2, 6.4, 6.5 and 7.1 within Volume 3 refer to daylight and sunlight analysis; sunlight amenity assessment; transient overlooking assessment, solar glare assessment and pedestrian wind microclimate assessment.

i) Daylight, Sunlight, Overshadowing and Solar Glare

As the details of the development are now fixed, the final impact of the proposals is known and the proposals would clearly have a detrimental impact upon the occupants of existing properties in Beevor Street. Moreover, the ES accepts that the proposals could result in moderately adverse loss of daylight to the terrace of properties situated on Beevor Street to the south of the application site. However, in considering the modelling undertaken for the development, this appears to be in the later hours of the day in summer months when the sun is higher and to the west for a longer period of the day. Furthermore, it has to be appreciated that the site is earmarked for urban regeneration and the benefits of providing a large amount of purpose built student accommodation cannot be ignored. In light of this, very much on-balance, it is considered that the harm that could be caused to neighbouring occupiers would be outweighed by the benefits of the scheme. It is also important to note that none of the occupants of those properties have raised any concerns with respect to the development.

The ES also suggests that the impacts upon sunlight and overshadowing would be negligible; and the impacts of solar glare have been addressed through mitigation of the façade design of the proposals, as they have been broken down to reduce glare to a certain extent, thus mitigating the significant effects.

ii) Microclimate

Meanwhile, in terms of wind, a desk based assessment of the wind microclimate has been carried out by a wind engineer to determine the likely microclimatic effects of the proposed development. As a result of this, the block footprints have been angled, avoiding parallel elevations, which would help to alleviate the impact of wind. However, soft landscaping will also be utilised in order to shelter those standing or sitting in amenity areas within the courtyards.

iii) Noise

Noise is referred to in Volume 1 of the ES and this identifies that “the application site is located in an area where road traffic noise is noticeable” and the layout has been informed by the survey work undertaken. However, the façade specifications along the perimeters of building blocks adjacent to Tritton Road are proposed to include upgraded glazing and ventilation. Meanwhile, in terms of the impacts of construction, the applicant has also committed to providing a Construction Management Plan which will, amongst other things, “minimise noise emissions from the proposed development (such as those from demolition and construction works, plant, servicing and delivery arrangements and vehicle movements)”. What is more, the details of any externally mounted plant and commercial kitchen extracts would need to be submitted for consideration.

iv) *Overlooking*

It is inevitable that there would be overlooking from the development but the relationship would be unlikely to be very different from other windows within the existing terrace of properties. Therefore, officers are satisfied that there would not be unacceptable harm caused to the amenities of the occupiers of those properties in this respect.

c) *The Planning Balance*

Taking all the above in to account, it is considered that the proposed development of the site could be accommodated in a manner that would not cause unacceptable harm. Moreover, with satisfactory controls over the mitigation employed in relation to microclimate, future plant and machinery and construction working, the proposals would be socially and environmentally sustainable in the context of the Framework and would accord with the policies in the Local Plan.

7) Other Matters

a) *Archaeological Implications of the Development of the Site*

i) *Relevant Planning Policy*

The Framework and Planning Practice Guide as well as good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets* are relevant to the consideration of Planning Applications.

ii) *Work Undertaken for this Application*

The applicant has provided a Historic Environment Assessment in Volume 3 of the Environmental Statement. This is a desk-based study which assesses the impact on buried heritage assets (archaeological remains). Furthermore, a borehole evaluation is has been undertaken and the reporting for this is expected shortly. However, until such time as this information has been considered it will not be possible to confirm what further archaeological work would need to be undertaken. Officers will therefore liaise with the City Archaeologist and provide an update for Members as part of the Update Sheet and/or verbally at the Planning Committee Meeting. This should therefore address the concerns raised in respect of archaeology by Historic England.

b) *Flood Risk and Drainage*

i) *Relevant Planning Policies*

The Framework sets out a strategy for dealing with flood risk in paragraphs 155-165 inc. which involves the assessment of site specific risks with proposals aiming to place the most vulnerable development in areas of lowest risk and ensuring appropriate flood resilience and resistance; including the use of SUDs drainage systems. Meanwhile, Policy LP14 of the Plan is also relevant as it reinforces the approach to appropriate risk averse location of development and drainage of sites, including the impact upon water environments.

ii) Assessment of the Implications of the Proposals

Volume 1 of the Environmental Statement includes reference to Foul Water and Surface Water Management; and Volume 3 includes a Flood Risk Assessment. As the development is located within a portion of the site that was consented for development, the proposals remain sustainably located in terms of the Sequential Test and, subject to suitable mitigation, the development would be safe for its lifetime and not increase flood risk elsewhere.

Similarly, the drainage for the site has been provisionally designed to incorporate SUDs principles for surface water but this may not be feasible should the site be contaminated to a degree that infiltration drainage would not be appropriate. However, the application commits to provide a drainage scheme that the County Council, as Lead Local Flood Authority, and Anglian Water would be in agreement to. Anglian Water has suggested that there is capacity within their system to accommodate the flows from wastewater but the impact of foul water would need to be addressed through a strategy agreed by planning condition.

Scheme(s) for the disposal of foul and surface water will therefore need to be agreed by planning conditions, or drainage to be agreed can address this matter. In terms of foul and waste water. Consequently, subject to planning conditions, the proposals would be in accordance with the Framework, specifically in relation to flood risk as the proposals would not result in unacceptable risk to life from inundation or be in conflict with the environmental dimension of sustainability outlined in Paragraph 8.

c) Air Quality

i) Relevant Planning Policy

The Framework, through paragraphs 103 and 181, seeks to reduce pollution overall and endorses improvements to air quality and mitigation of impacts. The latter makes specific reference to Air Quality Management Areas and suggests that planning decisions should ensure that any new development should be consistent with the local air quality action plan for these areas. This approach is supported by Policy LP26 of the Local Plan, which requires that the adverse impacts of air quality upon development is considered.

ii) Assessment of the Implications of the Proposals

Section 3 of Volume 1 of the Environmental Statement refers to air quality but the applicants have been in dialogue with officers regarding air quality and the Council's Pollution Control Officer has alluded to the fact that the mitigation that is proposed to the buildings alongside Tritton Road is considered to be reasonable and proportionate to the scale of the development and location, this would need to be secured by planning condition. Notwithstanding this, the development would not impact upon air quality elsewhere within the city. There is therefore no evidence to suggest that impacts upon air quality would warrant refusal of the application due to the social or environmental sustainability of the development.

d) Land Contamination

i) Relevant Planning Policy

Paragraphs 170, 178 and 179 of the Framework refer to land contamination and are

supported by Local Plan Policy LP16, which directly refers to the requirements of development in relation to contaminated land.

ii) Assessment of the Implications of the Proposals

The Environmental Statement for the outline planning application included a Ground Conditions Preliminary Risk Assessment and this is included with the current application. Notwithstanding this, further detailed information will be required before built development is undertaken, as the site is known to be contaminated. However, the proposals would result in the redevelopment of the site which would lead to remediation of any contamination. In light of this, officers are advised by the Council's Scientific Officer that planning conditions should be imposed to deal with land contamination, which has also been suggested by the Environment Agency.

Consequently, subject to these planning conditions, the proposals would be in accordance with the Framework, specifically in relation to contamination, in respect of the environmental dimension of sustainability outlined in Paragraph 8.

e) Fire and Rescue

Officers note that the Fire Authority have raised concerns regarding the application and have made the applicant aware of their consultation response. Whilst the applicant will need to ensure that the internal arrangements comply with Building Regulations, it will be necessary to ensure that the external layout takes account of the requirements to ensure access for fire appliances and that there are sufficient provisions made for fire hydrants, as set out in their consultation response. Officers are satisfied that these matters can be controlled by planning condition.

f) Ecology, Biodiversity and Arboriculture

i) Relevant Planning Policy

Section 15 of the Framework requires LPAs to conserve and enhance biodiversity by refusing planning permission where significant harm resulting from a development cannot be avoided, mitigated or compensated for. Meanwhile, Policy LP21 refers to biodiversity and requires development proposals to "protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; minimise impacts on biodiversity and geodiversity; and seek to deliver a net gain in biodiversity and geodiversity." The policy then goes on to consider the implications of any harm associated with development and how this should be mitigated.

ii) Assessment of the Implications of the Proposals

Section 3 of Volume 1 of the Environmental Statement refers to Ecology and refers to the Preliminary Ecological Assessment (PEA) undertaken for the outline planning application, this included an Extended Phase 1 Habitat Survey.

Whilst there would be total loss of trees and other vegetation during construction and with this a temporary loss in habitat, once the scheme of landscaped courtyards proposed have become established, there would be significant gains in habitat, particularly due to the variety and quantity of planting through tree and other lower level planting.

Consequently, subject to the landscaping for each courtyard and external areas being implemented, the proposals would be in accordance with the Framework in respect of the environmental dimension of sustainability outlined in Paragraph 8.

8) Planning Balance

A conclusion whether a development is sustainable is a decision that has to be taken in the round having regard to all of the dimensions that go to constitute sustainable development.

In this case, officers consider that the development would deliver economic and social sustainability directly through the construction of the development and the uses proposed therein; and indirectly through the occupation of the student accommodation, spend in the City and retention/creation of other jobs due to the location of the development within the City. The location of additional accommodation in a sustainable location would not undermine this position, rather it would serve the University that continues to grow.

With this suitably designed development, the implications upon the character of the area and the impact of the development upon general amenities would not have negative sustainability implications for the local community, as they would lead to a development that would be socially and environmentally sustainable. What is more, the development would deliver substantial wider benefits to the City, through improvements to this key area of the City as referred to throughout the report, including in relation to the public realm.

Finally, with suitable control over the schemes to deal with air quality, archaeology, contamination, drainage and landscaping, amongst others, the development would be environmentally sustainable.

Thus, assessing the development as a whole in relation to its economic, social and environmental dimensions and benefits, officers are satisfied that the proposals could be considered as sustainable development and would accord with the Local Plan and Framework.

Application negotiated either at pre-application or during process of application

Yes.

Financial Implications

The proposals would offer benefits to economic and social sustainability through spend by those occupying the development, jobs created/sustained through construction and the operation of the development respectively.

Legal Implications

None.

Equality Implications

None.

Conclusion

The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with the three strands of sustainability that would apply to development as set out in the planning balance. Therefore, there would not be harm caused by approving the development. As such, it is considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions outlined below.

Application Determined within Target Date

Yes.

Recommendation

That authority is delegated to the Planning Manager to grant planning permission subject to final scheme of archaeological works being resolved and the issues covered by the planning conditions listed below:-

- Time Limit;
- Approved Plans and Documents (including phasing);
- Contaminated Land;
- Archaeology;
- Construction Management (including delivery times and working hours, construction access and the location of site compounds);
- Provision of Fire Hydrants and Access for fire fighting appliances;
- Temporary Fencing and Enclosures (during construction);
- Surface Water Drainage;
- Foul Water Drainage;
- Building Materials (including hard surfaces and boundary treatments);
- Large Scale Details of Shopfront Façades;
- Ecological Enhancement;
- Noise and Air Quality Mitigation to Buildings;
- Hard and Soft Landscaping;
- Travel Plan;
- Flood risk mitigation, including floor levels;
- Street Furniture and Signage;
- Cycle Storage;
- Plant and Machinery;
- Kitchen Extraction; and
- Temporary Uses / Structures.

Report by Planning Manager

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Site Plans



Site Location Plan



Block Layout in Context of Overall Outline Masterplan



Overall Landscape Plan

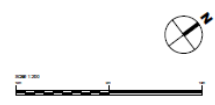
Typical Floor Plans





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NOTES



NO.	DESCRIPTION	DATE	BY	CHECKED
1	Issue for Planning	15/03/2018	AW	AW

Project Name: **PLANNING**

Client: Standard Life Investments

Project: Lincoln St. Marks

Working Title: Proposed Level D1

Rev	Issue	Date	Scale	By	Check
CU	SJ	A1	1:200@A1	AW	AW

Drawing Title: 12500-028-0222-Mk-A-XX00-SU-INT

Scale: 1:200

Block Name: Building Code: 12500-028-0222-Mk-A-XX00-SU-INT

Level: P01.01

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Overall First Floor Plan

Proposed Elevations



Tritton Road Elevation



Proposed Beavor Street Elevation



Proposed South East Elevation



Proposed North East Elevation

Consultee Responses

Anglian Water

ASSETS

Section 1 – Assets Affected

- 1.1 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

- 2.1 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 – Foul Sewerage Network

- 3.1 Development will lead to an unacceptable risk of flooding downstream. A DIA has been undertaken in consultation with Anglian Water to determine mitigation measures.

We will request a condition requiring the drainage strategy covering the issue(s) to be agreed.

Section 4 – Surface Water Disposal

- 4.1 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.
- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been

provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency.

We request that the agreed strategy is reflected in the planning approval

Section 5 – Trade Effluent

- 5.1 The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.”

Section 6 – Suggested Planning Conditions

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

Foul Sewerage Network (Section 3)

CONDITION

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT:

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-runoffrate-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)

Drainage Board

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3). However it is up to City of Lincoln Council as the planning Authority grant planning permission. . It is noted that a Drainage Strategy/Flood Risk Assessment is included in the Application that contains appropriate mitigation.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- Where Surface Water is to be directed into a Mains Sewer System, Anglian Water must be contacted to ensure the system has sufficient capacity to accept the additional Surface Water.
- Any discharge into a water course will require a consent from the Board under the land drainage Act.
- Existing catchments and sub-catchments to be maintained.
- Surface water run-off limited to 1.4l/s/ha for pumped and lowland catchments.
- Surface water run-off limited to the greenfield rate for other gravity systems
- As a brownfield site, any discharge must be restricted to, at most, 70% of the ACTUAL existing discharge rate.

Regards,

Richard Wright
Engineering Services Technician

Witham & Humber Internal Drainage Boards,
Witham House
J1 The Point
Weaver Road
Lincoln
LN6 3QN

Environment Agency

We have **no objections** to the application submitted, subject to the inclusion of the following conditions on any subsequent planning permission that may be granted.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (ref: 1700001887) dated May 2018 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 300mm above existing ground level.
2. Flood resilience and resistance techniques are used.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently agreed, in writing, by the local planning authority.

Reason

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

We have reviewed the Environmental Statement, principally Technical Appendix 2.6 incorporating the Preliminary Risk Assessment (ref: UK11-23390), dated January 2017.

We consider the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy, carried out by a competent person in line with paragraph 121 of the National Planning Policy Framework (NPPF).

Without these conditions we would object to the proposal in line with paragraph 109 of the NPPF because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 2

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and

identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 109 of the NPPF.

Notes on condition 2 (above)

The previous use of the proposed development site for uses including railway infrastructure, landfill, industrial buildings and a bus depot presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer, with shallow groundwater below the site potentially in hydraulic connectivity with the River Witham.

The Preliminary Risk Assessment submitted in support of this planning application provides us with confidence that it will be possible to suitably manage the risk posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

We consider that the Preliminary Risk Assessment is sufficient to satisfy Part 1 of the above condition, in so far as it relates to the risk posed to controlled waters.

We consider that the next phase in fully assessing the risks to controlled waters from the site should be a Phase 2 intrusive investigation. This should aim to provide a thorough investigation of any areas of the site not previously investigated, along with a robust set of field data to assess the current conditions in the areas of the site that have previously been investigated or remediated.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
4. Refer to the contaminated land pages on GOV.UK for more information.

Condition 3

Prior to each phase of development being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the NPPF.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the NPPF.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 109 of the NPPF.

Notes on condition 5 (above)

Given the historical uses of the site and the residual contamination understood to remain in parts of the site, the use of infiltration drainage schemes presents a risk that contamination could be mobilised, leading to pollution of controlled waters. Infiltration drainage will only be approved where it can be demonstrated that such schemes will not lead to other environmental problems.

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 conditions meet the requirements of paragraph 4 of the National Planning Practice Guidance (NPPG) (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, 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.

Information for applicant

Flood resilience and resistance techniques

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

Historic England

Thank you for your letter of 10 July 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We previously provided advice on an application for outline planning permission on this site on 5 April 2017 and on an EIA scoping request on 22 April 2018.

The proposed scheme for demolition of existing buildings at the above site and the construction of purpose built student accommodation with commercial floorspace, car parking, cycle storage and associated landscaping.

Significance

The site of proposed scheme covers the western part of a large area of proposed development in the city centre bounded by Ropewalk, High Street, Firth Road and Beevor Street. The site lies within the setting of Lincoln Cathedral (listed grade I as one of the 3% of listed buildings which are of exceptional architectural and historic interest) and within the setting of a number of other designated heritage assets, including on the historic hillside on the north escarpment.

A key part of the cathedral's significance and setting, located as it is on the north escarpment high above the Witham gap and lower city, is that it dominates the city, skyline and surrounding landscape. The cathedral is located within the historic townscape on the highly visible north escarpment which forms a central part of the Cathedral and City Centre conservation area and includes Lincoln Castle (a scheduled monument) and many other highly designated heritage assets.

Views to and from the cathedral and the historic hillside contribute greatly to Lincoln as an historic city as well as the setting and significance of the cathedral and other designated heritage assets, and the character and appearance of the Cathedral and City Centre conservation area. These include wider views that encompass large areas of the historic hillside above the lower city in which the cathedral and historic hillside is dominant, e.g. from South Common. Views from the historic hillside on the north escarpment down towards the Brayford and lower city also contribute to the setting and significance of the Cathedral and City Centre conservation area.

As previously advised, Lincoln also possesses an archaeological resource of international importance. The proposed development is located within the alluvial floodplain of the River Witham in an area where the potential for deeply buried deposits and waterlogging are likely to increase the likelihood for survival of sensitive archaeological remains of high significance to the history of the city.

Impact of the proposed scheme

Setting of designated heritage assets

We have no objection to the proposed demolitions. We welcome the reduction in scale and the setting back of the buildings fronting onto Tritton Way to minimise the impact of views of the cathedral and historic hillside from Tritton Way. We advise that your authority should ensure that the proposed tall buildings are not overly obtrusive in longer views of the cathedral and historic hillside, particularly from South Common, and in views down from the historic hillside, either due to the height of individual buildings and also the combined scale and mass of the group of buildings.

We advise that photomontages of the proposed scheme from South Common and from historic uphill Lincoln are provided to more fully understand the impact.

As well as consideration of the height and scale of the taller buildings proposed, we consider a reduction in impact could, in part, be achieved by variation of design material and/or sufficient modulation on building facades, particularly the north elevation of Block A. This elevation appears largely homogenous despite three different building heights and risks appearing as an obtrusive screen when seen from the north. We consider that the impact could be reduced by varying the architectural treatment of Block A according to the differing heights of each section.

Non-Designated Archaeological Resource

We continue to advise that the approach taken to assessment of archaeological remains should take its cue from the sensitivity of individual assets and groups of assets to the specific types of change associated with development, rather than an atomised approach to the assessment of impact on individual heritage assets. A well informed and nuanced approach to mitigation is required with developments on complex sites such as this based on an appropriate level of prior evaluation supported by initial desk based research.

Your authority should ensure that you have received sufficient information from the archaeological borehole survey and the results of any further archaeological evaluation your specialist archaeological advisor indicates is necessary to inform your determination of this application, prior to determining this application. Without sufficient information at this stage it will not be possible for you take an informed approach to decision-taking regarding the archaeological remains, including human remains, preserved on the site as set out in Good Practice Advice in Planning Note 2 on *'Managing Significance in Decision-Taking in the Historic Environment'* and in published advice *'Preservation of Archaeological Remains'* (Historic England, 2016: <https://historicengland.org.uk/images-books/publications/preserving-archaeological-remains/>).

You should ensure overall that you have sufficient information regarding the archaeological resource preserved on the site, and the design of the proposed foundation structure to enable you to understand the impact the development will have on those remains and make your determination in line with the policies and requirements of the National Planning Policy Framework.

Legislation, policy and guidance

The statutory requirement to have **special regard** to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by your authority in determining this application.

The statutory requirement to pay **special attention** to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72, 1990 Act) must also be taken into account by your authority in determining this application.

Our advice is provided in line with the National Planning Policy Framework (NPPF, revised version 2018), the NPPF Planning Practice Guide, and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

There is a presumption in favour of sustainable development in the NPPF (paragraphs 10 and 11, NPPF). Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental (paragraph 8, NPPF). The environmental objective includes contributing to protecting and enhancing our built and historic environment (paragraph 8, NPPF).

Paragraph 189 of the NPPF advises that in determining applications, local planning

authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 189 also says that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise (NPPF, paragraph 190). Paragraph 190 also states that local authorities should take this assessment into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to its conservation, (paragraph 193, NPPF). Any harm or loss to significance, including from development within the setting of a heritage asset, '*should require clear and convincing justification*' (paragraph 194, NPPF).

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Lincoln Civic Trust

For the following reasons the Civic Trust 'Objects' to the application:

1. The buildings are too overpowering for the site as the rear buildings are 9 and 10 storeys high. It should be noted that the Gateway and the Holiday Inn on the other side of Tritton Road are 8 and 7 storeys respectively. We do note, however, that the buildings are tapered away from Tritton Road which is to be commended but feel the buildings to the rear are too high.
2. We are concerned that the only vehicle access to the site is a small drop-off area to the rear of the site which is wholly inadequate for the number of arrivals and departures that can be expected to be generated by the site. Whilst we understand the zero parking policy that has been adopted, there is no formal way of preventing students from bringing private cars to the city and being realistic, if they can they will which can only lead to an increase in the number of vehicles in the area. This will only add to our major concern that the developments either proposed or accepted for the whole area (Western Growth Corridor, developments in the Science park and the proposed re-development of the retail side of the St Marks Project, will create a traffic gridlock situation in this part of the City.

3. We are concerned that as this is a student development, that all students will have to cross either Tritton Road or the Ropewalk (east/West Link road) to get to and from the University education buildings. Given our comments concerning the growth of traffic in the area, we feel that it would appear that there has been no consideration given to the movement of people. We feel that there should be the provision of a pedestrian bridge or an underpass to assist in getting students from their residences to their place of study.

4. From a design prospective, we feel that proposed buildings lack any imaginative design features and look like a set of city centre office blocks. Given that this is where students are going to live for 3 or more years and the historical engineering significance of the area, we feel that more imaginative designs should be considered. Furthermore, we are unable to make any judgement as to its fit with its surroundings as the adjacent and most significant buildings are the retail part of the St Marks which are under development and detailed plans have yet to be submitted.

We are, therefore, unable to comment on its suitability within the area. I would point out that we did not object to the Outline Planning Application other than to make reference to the traffic problems in the area, as we see this area as right for re-development.

Lincolnshire County Council, as Highway Authority and Lead Local Flood Authority

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

HP00

No Block shall be brought into beneficial use until such time as a Travel Plan for that Block has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan for that Block shall be consistent with the Framework Travel Plan submitted as part of the planning application for this development, or any such variation to it as agreed in writing by the Local Planning Authority. Those parts of the approved Travel Plan for that Block (or any such variation to it as agreed in writing by the Local Planning Authority) that are identified therein as being capable of implementation after beneficial occupation of that Block shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of that Block is beneficially occupied.

In order that the Local Planning Authority conforms to the requirements of the National Planning Policy Framework, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

HP33

No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall need to be agreed with the Local Water Authority and the Lead Local Flood Authority;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, to neighbouring land and property.

HI03

There is a requirement for a new/amended vehicular access. Applicants should note the provisions of Section 184 of the Highways Act 1980. The works should be to the specification and constructed to the satisfaction of the Highway Authority, please contact 01522 782070.

HI08

Please contact Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

Note to Officer

Please secure to cycle parking provision shown is available at all times whilst the development is occupied.

Lincolnshire Fire and Rescue

It is the opinion of the Fire Authority that in order to remove the objection the following measures are required:

- Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. These requirements may be satisfied with other equivalent standards relating to access for fire-fighting, in which case those standards should be quoted in correspondence. Lincolnshire Fire and Rescue also requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2010 part B5.
- Lincolnshire Fire and Rescue recommends that fire hydrants be installed within this development at the developer's expense. However, it is not possible, at this time, to determine the number of fire hydrants required for fire-fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Lincolnshire Police

Thank you for your correspondence and the opportunity to comment on the proposed scheme.

History demonstrates that Student Accommodation can become vulnerable to crime and anti-social behaviour, therefore it is important that the best security arrangements and provision are planned for such premises.

The safety, security and general well-being of students should be of paramount importance when considering the details of this application.

It is disappointing that there does not appear to be any reference within either the Design & Access statement or other plans, to the steps that the developers will be taking to address public safety and security within this development.

Lincolnshire Police do not have any objections to this development however I would like to make the following general recommendations in relation to the safety and security of this development.

Landscaping & Street Furniture

Seating: any seating installed should be of a solid construction within a linear bench design; intended ideally for a single seat/person . Long single benches should not be used as they are likely to encourage and facilitate rough sleeping.

Street Furniture: the permeability and open 'public' access together with street furniture that may allow an opportunity for anti-social behaviour and other undesirable activities not complimentary to its intended or desired purpose should be avoided.

Benches, planters and any low level brick construction should make use of studs and bar to prevent their use by skate boarders.

Vehicular & Pedestrian Access

Achieving an acceptable standard of vehicle control should be carefully planned for any potential future access points of to be build within this development.

There are several key locations within the development that might potentially allow vehicular access to this and further phased developments, including:

- a) The pedestrian point of access from Beevor Street.
- b) The main entrance in Beevor Street.
- c) The two pedestrian points of access from Rope Walk.

The following are the required standards for installing approved vehicle restricting access systems such as rising bollards) at these locations; thus assisting to restrict unfettered vehicular access to further phases of this development.

Bollards – Install ‘Active’ Vehicle Security Barriers (VSB) compliant with BSi PAS 68:2013¹ or IWA 14-1-2013² Part 1 standards. These standards specify the essential impact performance requirement for a VSB and a test method for rating its performance when subjected to a single impact by a test vehicle.

IWA 14-2-2013 Part 2³ provides guidance for the selection, installation and use of VSBs and describes the process of producing operational requirements. The BSI equivalent for installation processes is PAS 69:2013⁴.

Rising bollards should have been successfully tested to PAS 68-2:2013 *Performance Specification for vehicle security barriers – rise and fall bollards*

Static bollards provide passive protection to areas of a development or building that either are not required to have protection against an attack by a vehicle (e.g. to keep an outward opening fire door) clear of obstruction), or where there is no means by which a vehicle may have access but a substantial barrier is still required. These type of bollards may be tested to BSi PAS170-1:2017.

A range of other vehicle mitigation measures are applicable to address a vehicle borne movement as an alternative to traditional bollards e.g. substantial planting bollards, raised or decorative kerbs, steps, seating or substantial decorative art and signage, etc.

Cycle Storage and Security

Whilst Lincoln is a relatively low crime area the City does suffer a level of cycle thefts therefore:

- avoid furniture (railings) that might be used as ad-hoc cycle racks.
- ensure that arrangements exist to promptly remove cycles or component parts that are left in situ. Suitable signage should be deployed to inform user of this process.

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, using ground bolted cycle stands. Construction should be of Galvanised steel bar (min thickness of 3mm) filled with concrete and a – minimum foundation 300mm with welded anchor bar. This facility should have adequate vandal resistant, dedicated, energy efficient lamps illuminated during hours of darkness⁵. A design-focussed and inviting cycle rack/shed would encourage safe and secure bike use where residents feel confident to

¹ British Standards Institution Publically Available Specification (BSi PAS 68:2013)

² International Workshop Agreement Part 1 (IWA 14-1:2013)

³ International Workshop Agreement Part 2 (IWA 14-2:2013)

⁴ British Standrads Institution Publically Available Specification (BSI PAS 69:2013)

⁵ www.bikeoff.org/design_resource

leave their cycles. If this is not achieved evidence strongly supports that cycle use will be reduced and residents will find alternative means to store cycles, i.e. in rooms or corridors.

Internally the locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person.

It is noted that the current proposed cycle storage areas do not appear to comply with the above criteria which is designed to provide protection, security and safety for users.

Two-wheeled motor vehicle parking

External parking stores for motor-cycles, mopeds and scooters should be covered, located close to and in view of the main building and be provided with secure anchor points certified to Sold Secure Silver Standard. Secure containers for crash helmets and waterproof clothing are recommended.

CCTV – Public Domain.

The range and scope of any CCTV system on this site may be directly related to the proposed minimum staffing levels (i.e. reception and/or security staff).

Such a scheme should be designed to monitor all vulnerable areas and be fit for purpose. Any system should be to a minimum standard of BS EN 50132-7:2012⁶ Police Response is dependent on the system being installed to BS 8418:2010.

A useful reference to help achieve this goal is the "CCTV Operational Requirements Manual 2009 ISBN 978-1-84726-902-7"⁷

Litter Bins

Avoid the use of litter bins around critical/vulnerable areas of the premises i.e. do not place litter bins next to or near glazing, support structures and most sensitive or critical areas. In addition make sure they are covered by your CCTV and operators. Ensure that there is additional and prompt cleaning (effective housekeeping) in these areas.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as a 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13. (This is meaningless to the average reader – what does the guidance come from?)

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. (Is this what you said earlier that I queried?)

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3'(requires a footnote to explain WAS 3)) should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Landscaping

⁶ British Standard European Norm (BS EN) 50132-7:2012 covers CCTV surveillance systems for use in security applications.

⁷ Published April 2009 by the Home Office Scientific Development Branch available via the following link [CCTV OR Manual](#)

Any landscaping should be kept to a maximum growth height of 1 metre, whilst any trees should be pruned up 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, CCTV installations or become climbing aids.

Communal Areas & Mail Delivery – Entrances and Reception Areas.

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises, communal letter boxes should comply to the following criteria:

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall
- Be of a robust construction (Federation Technical Specification 009 (TS009)
- Have anti-fishing properties where advised and appropriate
- Installed to the manufacturers specifications
- Through-wall mail delivery can be a suitable and secure method

The proposal of a reception area that is in full view with good natural surveillance, clear lines of sight is supported as good practice and will add to the safety, security and reassurance of residents.

Windows

All ground floor windows and those that are easily accessible from the ground must either conform to PAS 24:2016⁸ or equivalent standard. At ground floor or accessible levels, lower hinged forward tilting window sets are to be recommended with **window restraining devices** making access difficult.

All ground floor and easily accessible glazing should incorporate one pane of laminated glass to a minimum thickness of 6.8mm or glass successfully tested to BS EN 356:2000⁹ to category P2A, unless it is protected by a roller shutter or grille as described in paragraphs 52 (what para 52?) above. With effect from January 1st 2011 all laminated glass must be certificated to BS EN 356 2000 rating P3A unless it is protected by a roller shutter or grille.

External doors

The secured by design requirement for all dwelling external doors is PAS 24.2016 or equivalent (3rd party tested - doors of an enhanced security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

Access Control

In the case of a residential unit between four and nine units above plus that share a communal entrance such as this development, the entrance doors must include an electronic door release system and entry phone linked to each unit. **Tradesperson door release buttons or any other system that allows unauthorised access are not permitted.**

An integrated access system throughout the development (University) using vandal proof resistant proximity readers (such as 'biometric swipe cards') would allow for any security issues following student or staff exclusions. Consideration should be given to the use and

⁸ 'Specification for enhanced security performance of casement and tilt and turn windows for domestic applications'

⁹ *Glass in building. Security glazing - resistance to manual attack*

application of prevailing biometric and voice recognition technology; this should be discussed with the CPDA 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.

An 'air lock' system can be utilised whereby there are two sets of automatic doors; 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' (or tailgating) access, placing staff and students at risk of crime and anti-social behaviour.

Boundary Lines and Gating

The detailed provision and design of the fencing and gating indicated will provide an adequate level of boundary control and help create a good defensible and secure zone within the student complex. It is important that any gating is commensurate in height with the boundary fencing system, access is integrated with the overall security control system envisaged for the complex and should seek the opportunity to eliminate unauthorised 'follow through' or gates being left open. All points of access should be covered within the proposed monitored 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 unwarranted trespass on the site.

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

Access to Places of Height

It is important that access to places of height (prevention of suicide) is secured on all levels and should include the provision of substantial windows and locking systems together with fixed and secured 'window restraining' devices. Any points of access to the roof area or other place of height should be secured by way of 'appropriate' fire compliant locking systems.

The provision of external ledges or elements of the building line that could be used as a platform should be avoided, particularly at places of height, and would effectively contribute to reducing the means to access such places.

Lighting

Lighting should be designed to provide a uniform spread of illumination with clear colour rendition. Lighting incorporated within the perimeter protection should be designed so as to be fit for its use with CCTV. Security lighting, such as metal halide units, should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes and parking facilities. All fittings shall be vandal resistant and positioned out of reach.

Where there is no surveillance, informal or formal, lighting can only assist an offender; in such circumstances, appropriate 'switching off' of lighting should be considered after staff members and residents have left designated areas.

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.

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

Lighting has a great effect on the commission of crime; increased and appropriate lighting in areas of darkness can reduce the public's fear of crime and reduce the opportunity for an offender to commit crime. As much use as possible should be made of natural light and

Block A

It is noted that there will be further consultation with regard to the proposed use and development of the lower levels of Block A as plans progress in respect of future phases of the St Marks development. This is particularly important in relation to the overall levels of access and vehicle mitigation.

Should the applicant / developers require further detailed advice or information please go to www.securedbydesign.com and access the current "SBD Commercial Guide 2015 V2" and/or the "Resilient Design Toolkit for Counter Terrorism".

Yours sincerely,

John Manuel
Force Designing Out Crime Officer

Application Number:	2018/0808/RG3
Site Address:	Birchwood Leisure Centre, Birchwood Avenue, Lincoln
Target Date:	17th August 2018
Agent Name:	Surfacing Standards
Applicant Name:	Mr Lockwood (City of Lincoln Council)
Proposal:	Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Background - Site Location and Description

Permission is sought for an Artificial Grass Pitch (AGP) to accommodate an 11 aside football pitch. It would measure 106metres in length and 70metres in width. The pitch would also be capable of accommodating a combination of youth football pitches, mini soccer pitches and training areas. The proposal also seeks the installation of associated fencing to include a 4.5metre high ball stop fencing to the AGP perimeter and a 3.5 metre acoustic fence.

The site is located to the east of Birchwood Leisure Centre on an area of grassed playing field. Residential properties adjoin the site to the north, south and east. A former airstrip runs along the north western boundary of the site.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 29th June 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan
- LP23 – Local Green Space and other Important Open Space
- LP26 – Design and Amenity

Issues

- Impact on Neighbours
- Visual Amenity

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received – No objections

Consultee	Comment
Highways & Planning	Comments Received – No objections
Sport England, East Midlands	Comments Received

Public Consultation Responses

Name	Address
Mrs Nicola Shaw	29 Ridgewell Close Doddington Park Lincoln
Mrs Lynne Mott	31 Ridgewell Close Doddington Park Lincoln
Mr James L	2 Avocet Close Lincoln

Consideration

Policy Context

The site is located within Policy Area LP23 which is designated as local green space and other important open space. Central Lincolnshire has a wide variety of open spaces which perform a range of functions and deliver benefits to local people and wildlife. In the explanatory text which accompanies Policy LP23 Open space is defined as parks and gardens, amenity space, play space for children/teenagers, outdoor sports facilities and allotments are all examples of publicly accessible and valued for their recreational and social functions.

As the proposal is for the provision of an outdoor sports facility the proposal would be in accordance with Local Plan Policy LP23.

The National Planning Policy Framework seeks to achieve healthy, inclusive and safe places which promote healthy communities. This can be achieved through the provision of sports facilities. It further states in para.97 states that existing open space should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

It is therefore considered that the principle of development is acceptable in planning policy subject to the development not causing unacceptable harm.

Impact on Neighbouring Residents

Policy LP26 of the Central Lincolnshire Local Plan states that “the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development”.

At the time of writing this report objections had been received from residents on Ridgewell Close. Those properties with an immediate boundary with the playfield have been consulted. This issues raised are discussed below.

Noise

The applicant has submitted a noise impact assessment report in support of their application. The assessment identifies that the proposed use would not cause unreasonable levels of noise at the surrounding residential properties provided that appropriate mitigation measures are put in place. The Noise Assessment recommends a 3.5metre high solid acoustic barrier around parts of the pitch and this has been included as part of the application.

External Lighting

The applicant has submitted a lighting impact assessment in support of their application. The assessment confirms that the proposed lighting scheme would not cause unreasonable levels of light at the surrounding residential properties provided that the floodlighting is installed as proposed in the applicant's submission. It would therefore be conditioned that the lighting is installed as per the submitted plans and that any changes to this would have to be approved by the Local Planning Authority.

Operating Hours

Due to the proposed use having the potential to cause disturbance due to noise and excess light, particularly during the sensitive night-time and early morning hours, it is recommended that a condition be attached to the consent, if granted, to restrict the hours of operation to between 8.00am and 10.00pm on any day.

Visual Amenity

The most visually prominent aspect of the proposed development would be the fencing around the perimeter of the pitch. This fencing is of a colour and design which makes it as visually recessive as possible so as not to be intrusive on the landscape. The scheme would also include a store which would be green in colour so as to be less noticeable.

Sport England

Sport England have a statutory role where development relates to land currently used as a playing field. Sport England considered that further clarification was required in relation to the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area.

On this basis Sport England initially objected to the proposal.

Subsequent to this response the applicants have gone back to Sport England with further detail and addressed these concerns. Therefore the objection from Sport England has been withdrawn subject to a condition being attached to ensure the artificial turf pitch be constructed in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Conclusion

The proposed Artificial Grass Pitch would be located on an area of grass which is currently used for informal playspace. The proposal formalises the space with an all-weather pitch and associated infrastructure which means it can be used all year round. Appropriate measures have been taken to mitigate the impact on adjacent neighbours and it is considered that the use is appropriate given the surrounding context of existing sports uses.

Application Determined within Target Date

Yes.

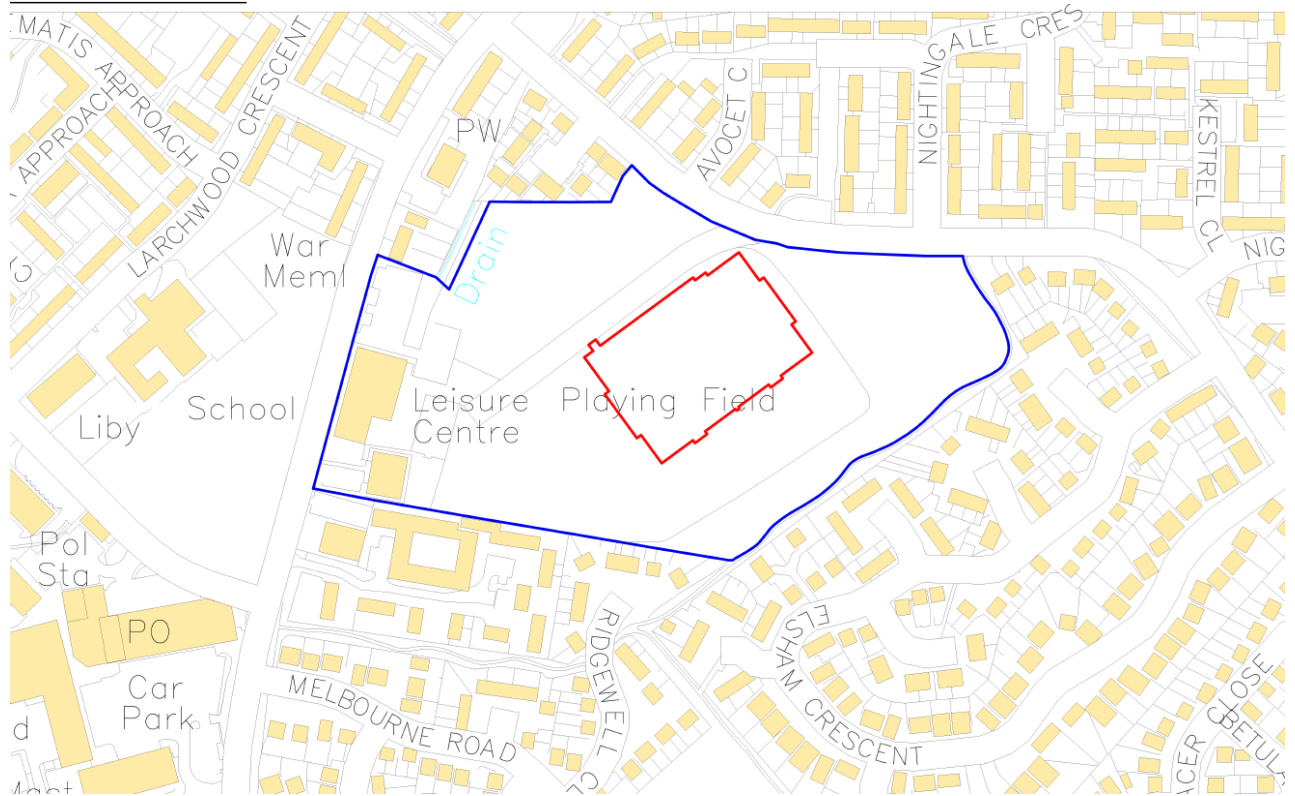
Recommendation

That the application is Granted Conditionally.

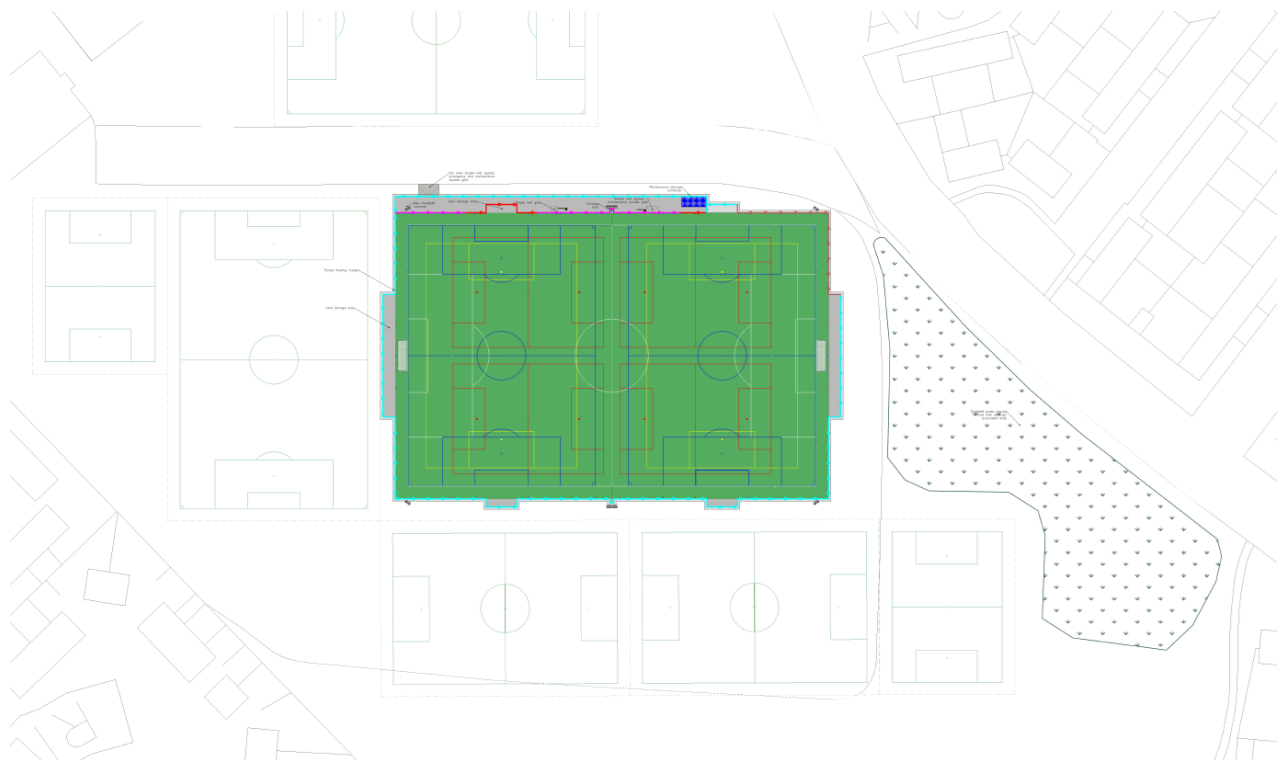
Conditions

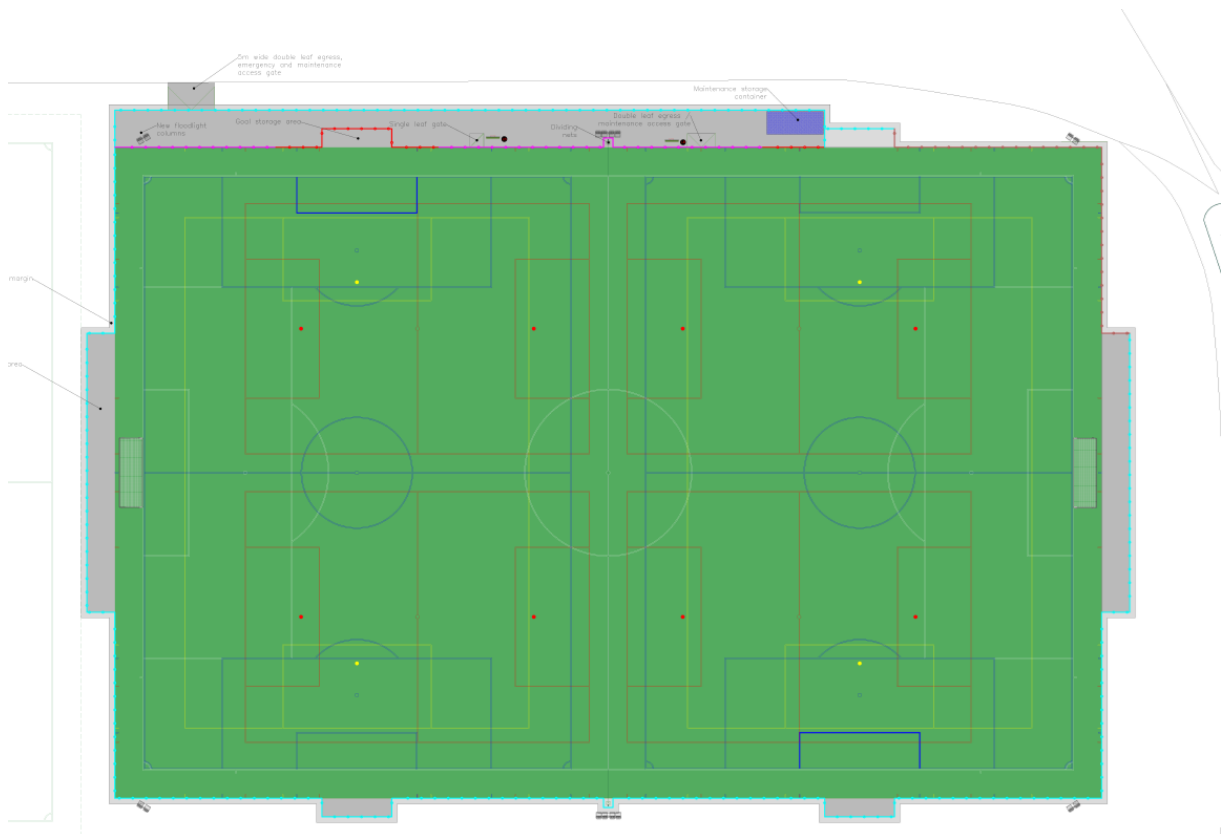
- Development to commence within 3 years
- Development to be carried out in accordance with the plans
- Contaminated land – unexpected contamination
- Carried out in accordance with noise assessment
- Carried out in accordance with lighting details
- Hours of construction
- Hours of operation

Site Location Plan

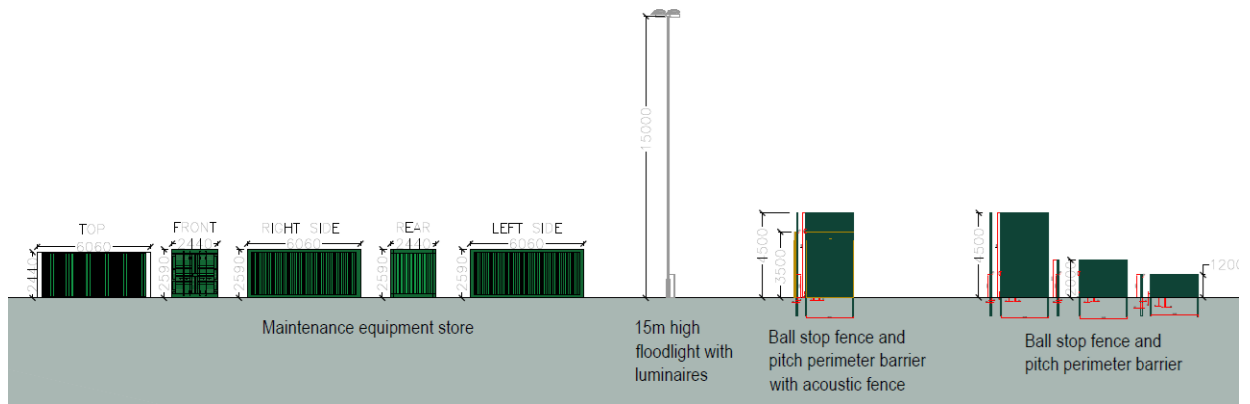


Proposed Layout

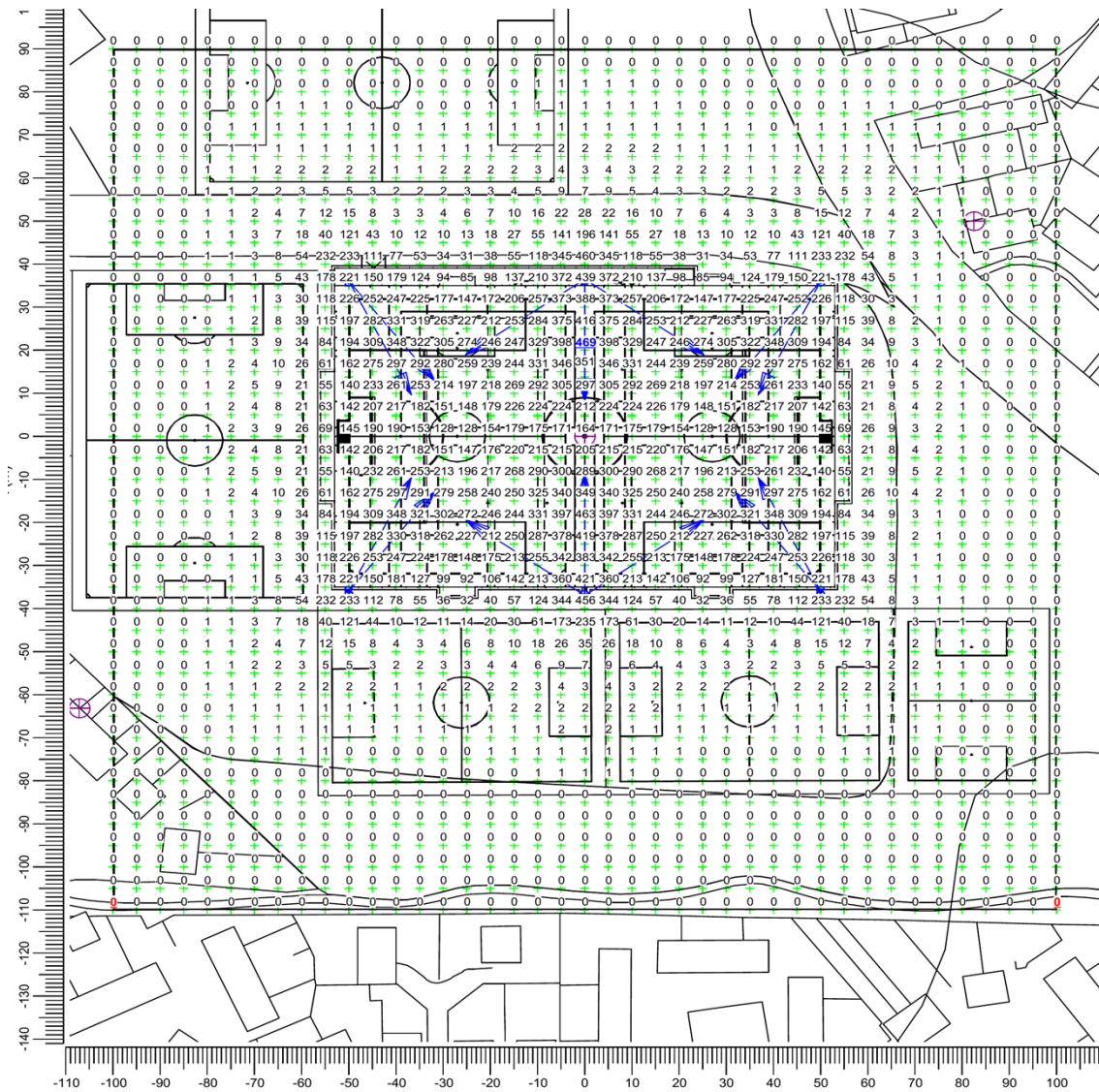


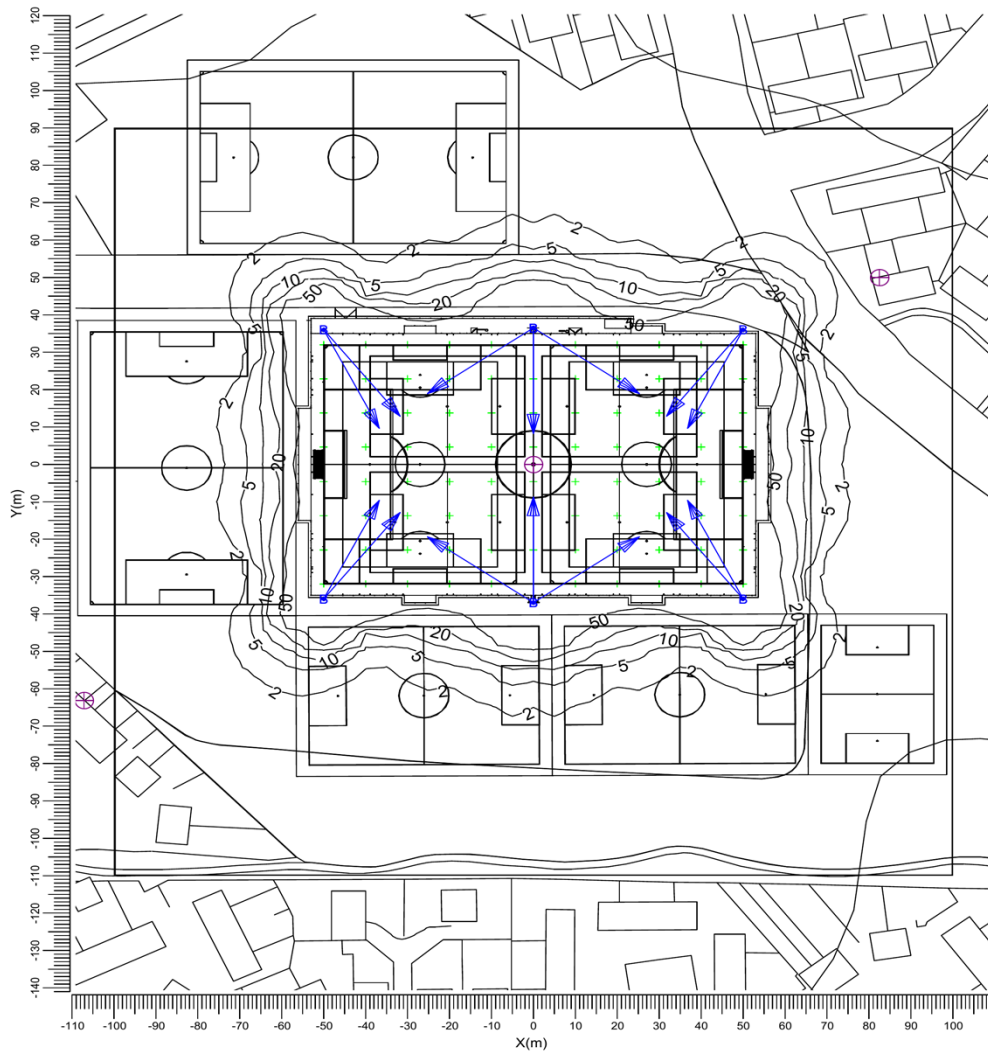


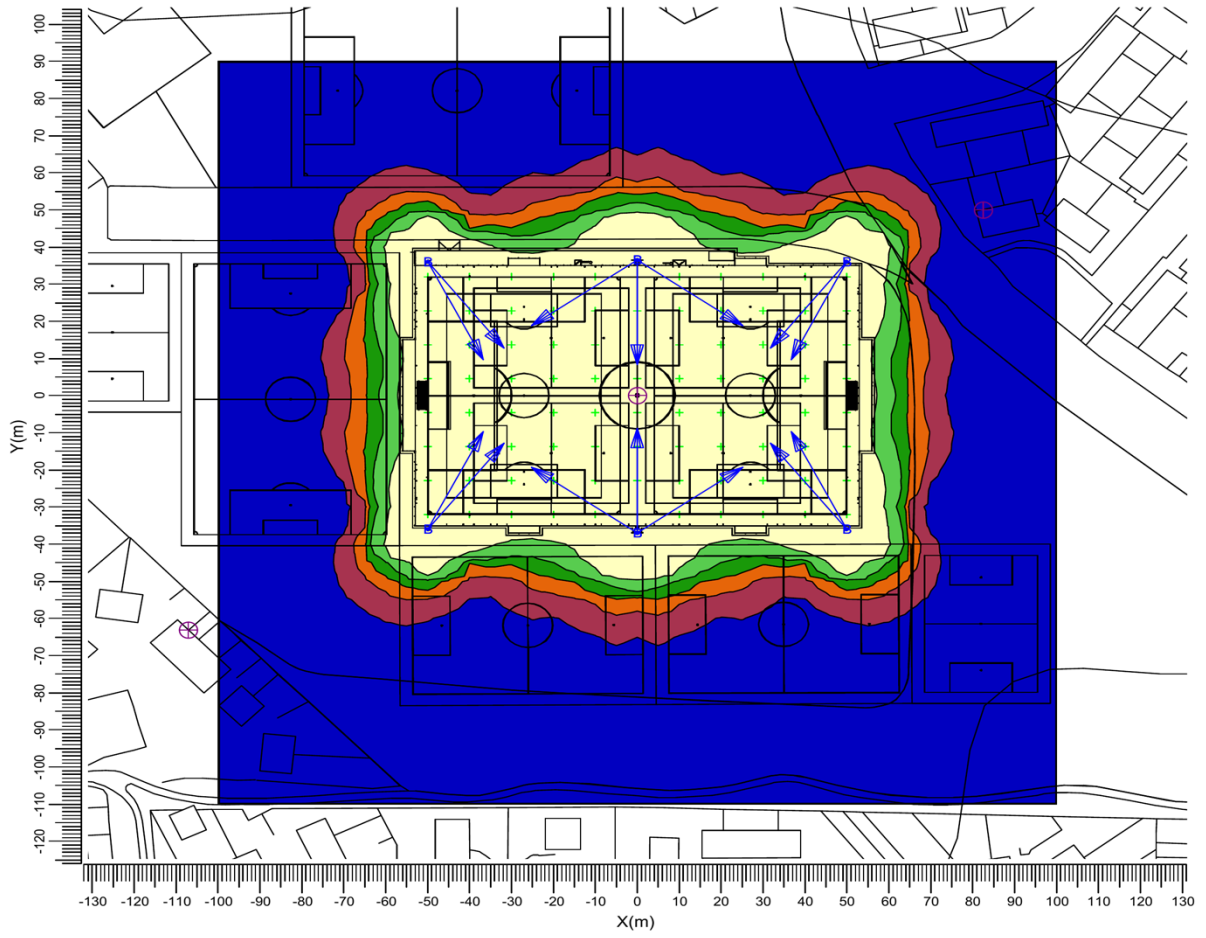
Elevations



Floodlighting







Site Photos





Consultee Comments

Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudsupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0808/RG3

With reference to this application dated 21 June 2018 relating to the following proposed development:

Address or location

Birchwood Leisure Centre, Birchwood Avenue, Lincoln, LN6 0JE

Date application referred by the LPA
26 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

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 is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer:

Becky Melhuish

for Warren Peppard
Flood Risk & Development Manager

Date: 4 July 2018

Sport England Original Comments –

Dear Sir/Madam

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or that has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 74) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Proposal and Impact on Playing Field

The proposal involves the construction of a floodlit, enclosed, '3G' artificial grass pitch (AGP) (measuring 106 metres x 70 metres inclusive of run-offs) along with a storage container and associated access path. The AGP would be positioned entirely on existing usable natural turf playing field that has a history of accommodating two full sized adult football pitches. The effect of the development would be the loss of about two thirds of the current natural turf playing field.

Assessment against Sport England Playing Fields Policy and NPPF

Having reviewed the proposal, it is considered that the following Sport England policy exception is the most pertinent in this case:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

However, in order to fully assess the proposal, further information is needed about the intended programme of use and business plan associated with the project so that the sports benefits arising from the facility can be more fully understood and then weighed against the loss of the current natural turf playing field.

Whilst the Design and Access Statement refers to the scheme being a Football Association (FA) priority, the application submission does not appear to include details about specific end users of the facility or any business plan related information. In addition, although it is acknowledged that the Playing Pitch Needs and Evidence document associated with the Local Plan identified an undersupply of AGP provision (and specifically pointed to a need for an additional ATP for football use west of Lincoln - particularly for training purposes) since the preparation of the bulk of this evidence base in 2012/2013, a full sized AGP has been provided (in 2014) at The Priory City of Lincoln Academy in the western part of the City.

In view of this, at this stage more clarity is judged to be required in terms of the users and programming of the facility, as referenced above. This is considered to be necessary in order to more clearly demonstrate whether there is a case for the proposal in the context of policy exception 5 and the NPPF, including whether there is a viable and sustainable business plan to provide a sinking fund for future management and maintenance, including a replacement carpet (typically after approximately 10 years). Sport England would aim to provide a swift updated response once such information is made available for comment.

Prior to formulating this current response, the views of relevant National Governing Bodies of Sport (NGBs) were sought. In reply, the Football Foundation (on behalf of the Football Association (FA)) has commented that FA modelling points to an under supply of two full sized

AGPs in Lincoln. It has also stated that there is a thriving programme of use associated with the project, linked to partner clubs. The FF has additionally confirmed that the proposed design of the scheme would comply with FA technical standards, and that ancillary changing facilities would be available to support the expanded use associated with the scheme.

Taking into account the details so far submitted in relation to the potential benefits of the facility, and the feedback received from the FF, Sport England considers that further clarification is required in relation to the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area.

Overall, in view of the above, it is not considered that the submission so far demonstrates that the development would meet the requirements of Sport England policy exception 5 and NPPF Paragraph 74.

Sport England therefore wishes to raise an objection to the application at this stage. However, Sport England would be willing to reconsider this position should further/amended information be provided to address the points identified above, and would also be happy to attend a meeting to discuss the proposal with the applicant, and also the wider strategic context for AGP provision in the area, particularly in the light of the time that has elapsed since much of the currently published evidence base was prepared.

Should, in the meantime, the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If you would like any further information or advice please do contact me at the address below.

As previously stated, if it would be of assistance, I would be happy to speak directly with the applicant to provide further clarification on the above comments.

Yours faithfully,
Helen
Helen Cattle
Planning Manager - Central Hub
T: 07767832996
M: 07767832996
F: 01509 233 192
E: Helen.Cattle@sportengland.org

Sport England Revised Comments –

Dear Sir/Madam

Further to Sport England's initial response concerning the above application, additional information has now been provided in relation to the strategic need, business plan and programme of use associated with the project.

In the light of this information, I can confirm that subject to the new facility being implemented in line with relevant design guidance, it is judged that the development would deliver overall benefits to sport and so accord with Sport England Policy Exception E5 and NPPF Paragraph 97.

Sport England therefore withdraws its current objection, subject to the following condition being imposed should the Local Authority be minded to approve the application.

Condition 1: AGP Design Specification

The artificial turf pitch shall be constructed substantially in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Reason:

*To ensure the development is fit for purpose and sustainable, and delivers benefits to sport in line with Development Plan Policy **.*

If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with me. Sport England does not object to amendments to conditions, provided they achieve the same outcome and it is involved in any amendments

If the Local Authority decides not to attach the above condition, Sport England would wish to raise an objection to this application. Should the Local Planning Authority be minded to approve this application without the above condition, then given Sport England's subsequent objection and in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State via the National Planning Casework Unit.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

If you would like any further information or have any queries, please do contact me at the address below.

Yours faithfully,

Helen

Helen Cattle

Planning Manager – North Planning Team

T: 07767832996

M: 07767832996

F: 01509 233 192

E: Helen.Cattle@sportengland.org



Neighbour Comments

Address: 29 Ridgewell Close Doddington Park Lincoln

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object this planning decision as it far too close to the neighbouring housing. Not all neighbours have been mentioned who are beside the ones that have been mentioned.

No consideration has been taken into account the close proximity of these houses and the noise level with having late night usage. I have a 4 year old and her bedtime is 8pm and I don't want to be hearing balls echoing and possible crowds after this time.

Also there is no reference to the distribution of the building work.

I don't see any distance been mentioned to where this will be built its all maps and its not clear.

This could also effect house values of our properties. People choose to live in areas for reasons and this goes against all the reasons I choose to live here.

I would like to get more information on the distance from my property to where the edge of this proposed playing field will be.

I am extremely upset by this proposal.

Comments for Planning Application 2018/0808/RG3

Application Summary

Application Number: 2018/0808/RG3

Address: Birchwood Leisure Centre Birchwood Avenue Lincoln Lincolnshire LN6 0JE

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Lynne Mott

Address: 31 Ridgewell Close Doddington Park Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this proposed development.

Reading through the application I am very concerned that the impact and affect on the residents of Ridgewell Close haven't been taken into account, however, Elsham Crescent, Birchwood Avenue, Fulmar Road and St Claire's Court have, all of which are further from the playing field and mostly screened by trees so the impact would be less.

Over the years we have lived here we have become used to the local leagues playing on the field and groups using the current all weather court but feel that this new proposal would be far more intrusive due to its size, lighting and being used for 14 hours a day. Plus, the distance it will be from our boundary (I understand this to be 45 metres although this is not clear on the plans) will make the sound and light into our property quite intrusive.

Why did the impact statement include everyone else that may be affected but not us who back directly onto the field? Some properties in St Claire's Court do but as they are bungalows the impact will be lessened by the screening around the property. Houses on Elsham Crescent and Birchwood Avenue do not back directly onto the field so will not be impacted by this development as much or at all like we will be.

To our minds, the playing field as it is, is more than fit for purpose, being large enough to accommodate 6 - 7 games at the same time, ample parking and facilities in the leisure centre, doesn't flood even in downpours and is well used by many members of the local community. A large part of this lovely community field would be lost to a facility that might not be well used and not everyone wants to play on an artificial pitch.

In conclusion, we strongly object to this development.

Comments for Planning Application 2018/0808/RG3

Application Summary

Application Number: 2018/0808/RG3

Address: Birchwood Leisure Centre Birchwood Avenue Lincoln Lincolnshire LN6 0JE

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr James L

Address: 2 Avocet Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this planning application, and would like to make the following points

This development whilst not directly behind my property will be easily visible from my rear windows, the proposed hours and close proximity to the rear of my property would cause disturbance to myself and my children due to the lighting and noise.

The proposed increase to the bank at the side of the pitch may also mean that people whom are positioned there would be able to overlook my property reducing my privacy in my rear garden.

I believe due to this development being placed in the middle of residential area that many of the local residence will be negatively impacted by this, whilst only a few will gain any benefit, negatively effecting quality of life not only for myself but for the other local residents as well

Application Number:	2018/0809/RG3
Site Address:	Yarborough Leisure Centre, Riseholme Road, Lincoln
Target Date:	17th August 2018
Agent Name:	Surfacing Standards
Applicant Name:	Mr Lockwood
Proposal:	Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Background - Site Location and Description

Permission is sought for an Artificial Grass Pitch (AGP) to accommodate an 11 aside football pitch. It would measure 106metres in length and 70metres in width. The pitch would also be capable of accommodating a combination of youth football pitches, mini soccer pitches and training areas. The proposal also seeks the installation of associated fencing to include a 4.5metre high ball stop fencing to the AGP perimeter and a 3.5 metre acoustic fence.

The site is located on the existing grass sports pitches to the rear of Yarborough Leisure Centre. Residential developments adjoin the site to the north, east and west. The existing running track separates the site from the properties on Anzio Crescent. Lincoln Castle Academy and Yarborough Leisure Centre are located to the south east. Properties on Spire Close are some 65metres from the proposed pitch with properties to the east on Stainton gardens being 40metres from the site boundary and properties to the west approx. 35metres.

The pitch would be managed by Yarborough Leisure Centre.

This application is brought before the Planning Committee as it is made by the City Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 28th June 2018.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan
- LP23 – Local Green Space and other Important Open Space
- LP26 – Design and Amenity

Issues

- Impact on Neighbours
- Visual Amenity
- Highways
- Sport England

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Sport England, East Midlands	Comments Received
Ms Catherine Waby	Comments Received

Public Consultation Responses

Name	Address
Miss Mary Rogers	23 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mr Michael Collins	21 Stainton Gardens Lincoln Lincolnshire LN1 3TH
Emily Bramford	
Mr Thomas Nekrews	34 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Caroline Mackinder	38 Bishops Gate Lincoln Lincolnshire LN1 3QD
Miss Lynn McEwan	302A Burton Road Lincoln Lincolnshire LN1 3UW
Jinny Niven	37 Spire Close Lincoln Lincolnshire LN1 3QE
Mr David Hayes	13 Minting Close Lincoln Lincolnshire LN1 3TD
Miss Laura Kestle	3 Spire Close Lincoln Lincolnshire LN1 3QE
Ms Jayne Harvey	10 Arnhem Close Lincoln Lincolnshire LN1 3WB

Mrs Helen Bratty	46 Somme Close Lincoln LN1 3WA
Mr Alan Taylor	Somme Close Lincoln
Ms Val Turney	35 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Katie Willey	5 Spire Close Lincoln Lincolnshire LN1 3QE
Mrs Kirsty Quibell	10 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mr Paul Atkin	2 Tobruk Close Lincoln Lincolnshire LN1 3XQ
Mr Roy Bratty	46 Somme Close Lincoln Lincolnshire LN1 3WA
Mr Raymond Cooper	21 Bishops Gate Lincoln Lincolnshire LN1 3QD
Mrs Christine Lawson	4 Verdun Close Lincoln Lincolnshire LN1 3XF
Mr James Bailey	40 Somme Close Lincoln LN1 3WA
Ms Catherine Waby	St Mary's Guildhall 385 High Street Lincoln LN5 7SF
Karen Lee MP	Constituency Office Grafton House 32 Newland Lincoln LN1 1XJ
Dr Galina Atkin	2 Tobruk Close Lincoln Lincolnshire LN1 3XQ

A petition has also been received which is copied within this report.

Consideration

Policy Context

The site is located within Policy Area LP23 which is designated as local green space and other important open space. Central Lincolnshire has a wide variety of open spaces which perform a range of functions and deliver benefits to local people and wildlife. In the explanatory text which accompanies Policy LP23 Open space is defined as parks and

gardens, amenity space, play space for children/teenagers, outdoor sports facilities and allotments are all examples of publicly accessible and valued for their recreational and social functions.

As the proposal is for the provision of an outdoor sports facility the proposal would be in accordance with Local Plan Policy LP23.

The National Planning Policy Framework seeks to achieve healthy, inclusive and safe places which promote healthy communities. This can be achieved through the provision of sports facilities. It further states in para.97 states that existing open space should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

It is therefore considered that the principle of development is acceptable in planning policy subject to the development not causing unacceptable harm.

Impact on Neighbouring Residents

Policy LP26 of the Central Lincolnshire Local Plan states that “the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development”.

A number of objections have been received. Issues raised include:

- Lack of consultation
- Loss of dog walking areas
- Noise from the use
- Light pollution
- Extra traffic
- Loss of privacy
- Anti-social behaviour
- Height of the fencing
- Appearance

Noise

A noise impact assessment report has been submitted in support of the application. The assessment identifies that the proposed use would not cause unreasonable levels of noise at the surrounding residential properties provided that mitigation measures outlined in the noise assessment are put in place.

Yarborough Leisure Centre would implement a noise management plan with procedures in place to minimise the potential noise impact on adjacent neighbours. The plan would ensure that the noise levels are regularly monitored to ensure that mitigation measures are working. As well as this the maximum user capacity of the facility would not be exceeded and only pre booked letting would be permitted.

External Lighting

The scheme would include 6 floodlights around the perimeter of the pitch. The posts would be 15metres in height.

The applicant has submitted a lighting impact assessment in support of the application. The Councils Environmental Health specialist considers that the assessment methodology

and criteria used in the report appear to be reasonable, having regard to acceptable recognised standards. The assessment confirms that the proposed lighting scheme would not cause unreasonable levels of light at the surrounding residential properties provided that the floodlighting is installed as proposed in the applicant's submission.

The maps within the lighting assessment show that there would be negligible light affecting the residential premises with no light spill beyond the boundary of the existing open space.

The impacts from noise and lighting would also be mitigated by the use of a planning condition to restrict the use during the sensitive night-time and early morning hours. Therefore the facility should only be operated between 8am and 10pm.

Lack of Consultation

The petition submitted is principally concerned with the level of consultation which has been carried out. Consultation by letter was carried out with properties that share a boundary with the site, in accordance with the Code of Practice. As well as this two site notices were displayed. It is considered that this level of consultation is appropriate and in line with the council's own guidance.

Loss of Dog Walking Areas

Whilst some of the existing site would be developed for the football pitch, access to the residual parts of the sports field would remain. Therefore there would still be areas for people to continue to walk their dogs and enjoy the open space.

Anti-Social Behaviour

A number of residents have raised concerns about the potential for anti-social behaviour such as people congregating around the facility and foul language from people using the pitch. It is important to note that the facility would be managed by Yarborough Leisure Centre and they would manage the pitch as per the rest of the leisure facility. The pitch would be secured when not in use to prevent people using it that have not booked via the leisure centre. This helps to ensure proper management of the pitch.

Other Issues

A neighbour has also raised concerns about the use and the potential for balls to enter neighbouring gardens. The scheme includes perimeter 'ball stop' fencing to a height of 4.5metres. It would be of steel open mesh design, finished in Dark Green.

Visual Amenity

One of the most visually prominent aspects of the proposed development would be the fencing around the perimeter of the pitch. This fencing is of a colour and design which makes it as visually recessive as possible so as not to be intrusive on the landscape. The height of the fencing has been raised as a concern due to its visual impact. However the height of the fencing cannot be reduced as this prevents balls from leaving the site and also forms part of the noise mitigation.

The boundary of the proposed artificial pitch is some 65metres from the closest properties on Spire Close and 40metres from the boundary with Stainton Gardens. Between the pitch and the adjacent properties the existing playing field would remain which would retain the green space outlook.

Sport England

Sport England have a statutory role where development relates to land currently used as a playing field. They considered that further clarification was required in relation to re-providing capacity for sports/users that would be displaced as a consequence of the proposal, and in particular whether the specification of the facility would be able to accommodate rugby match play and/or training, and whether this had been considered in working up the detailed design. Details of how any necessary cricket capacity would be accommodated was also required. Additionally, more information was needed about the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area. On this basis Sport England initially objected to the proposal.

Subsequent to this response the applicants have gone back to Sport England with further detail and addressed these concerns. Therefore the objection from Sport England has been withdrawn subject to a condition being imposed which would ensure the pitch is constructed substantially in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Highways

The Highways Authority have raised no objections to the proposed scheme. No additional parking is proposed as part of the application however the pitch would be operated by and managed by Yarborough Leisure Centre, Therefore users would park within the existing car park, accessed from Riseholme Road.

Conclusion

The proposed Artificial Grass Pitch would be located on an area of grass which is currently used for informal playspace. The proposal formalises the space with an all-weather pitch and associated infrastructure which means it can be used all year round. Appropriate measures have been taken to mitigate the impact on adjacent neighbours and it is considered that the use is appropriate given the surrounding context of existing sports uses.

Application Determined within Target Date

Yes.

Recommendation

1. That the petition is received
2. That the application is Granted Conditionally

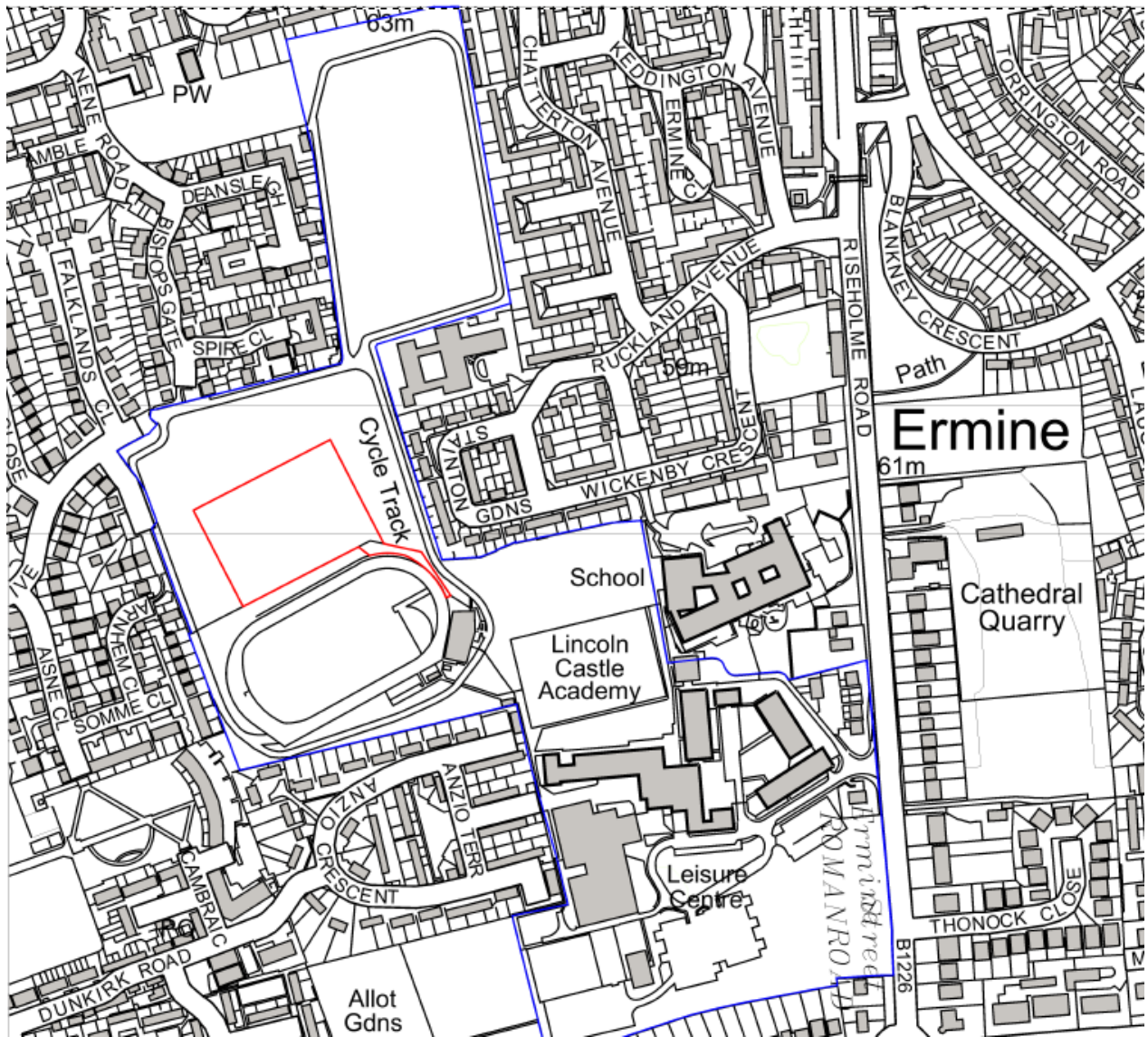
Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the plans
- Contaminated land – unexpected contamination
- Carried out in accordance with noise assessment

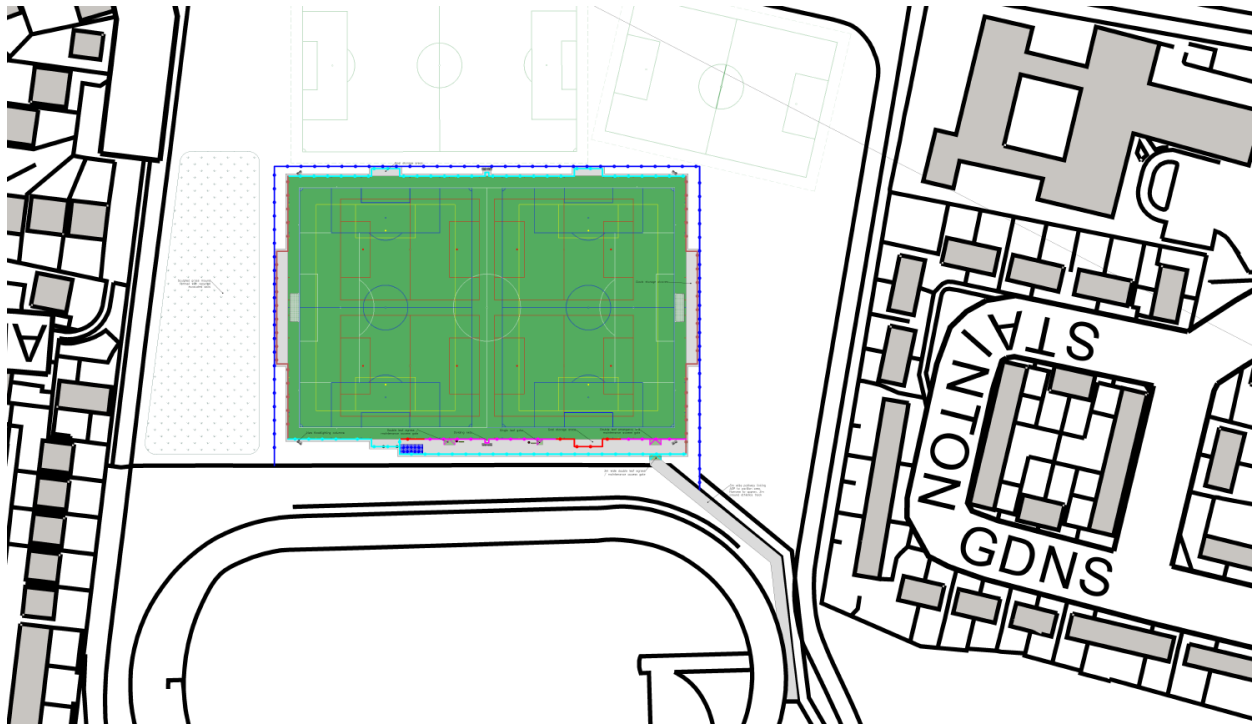
- Carried out in accordance with lighting details
- Hours of construction
- Hours of operation

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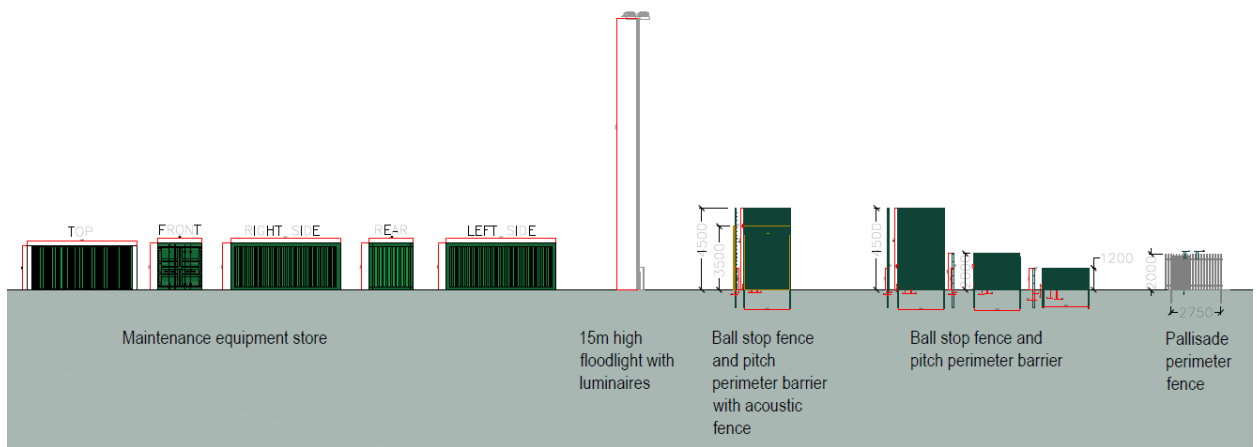
Site Location Plan



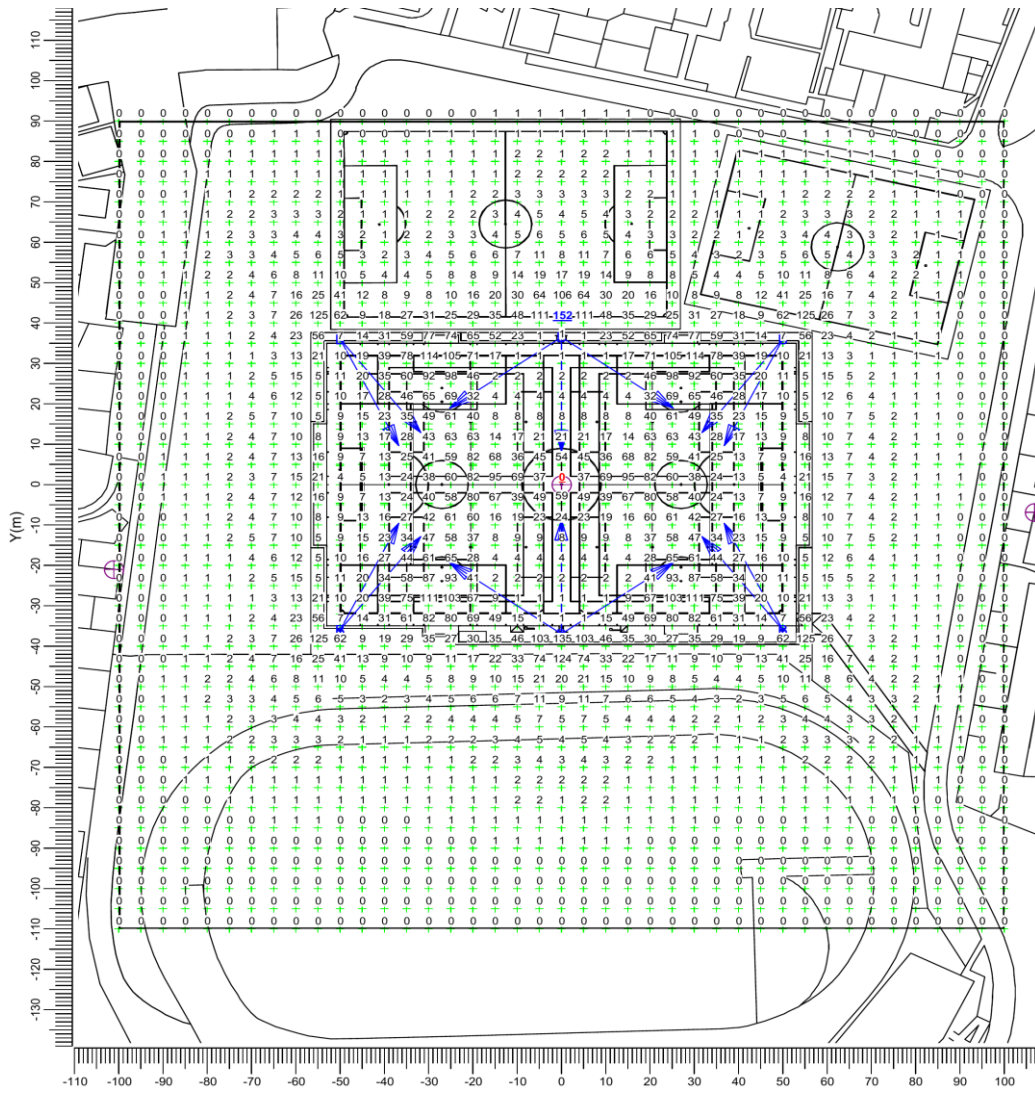
Proposed Layout

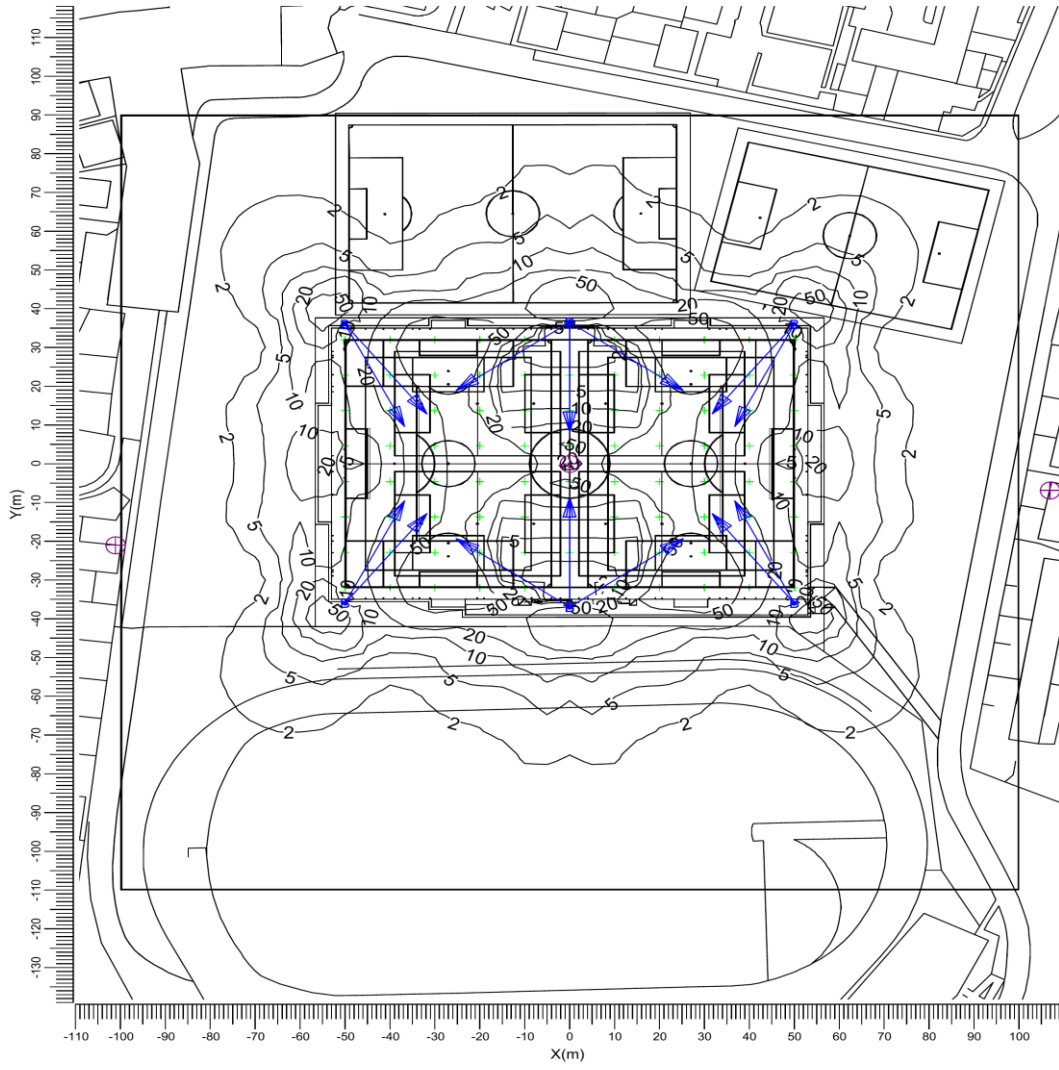


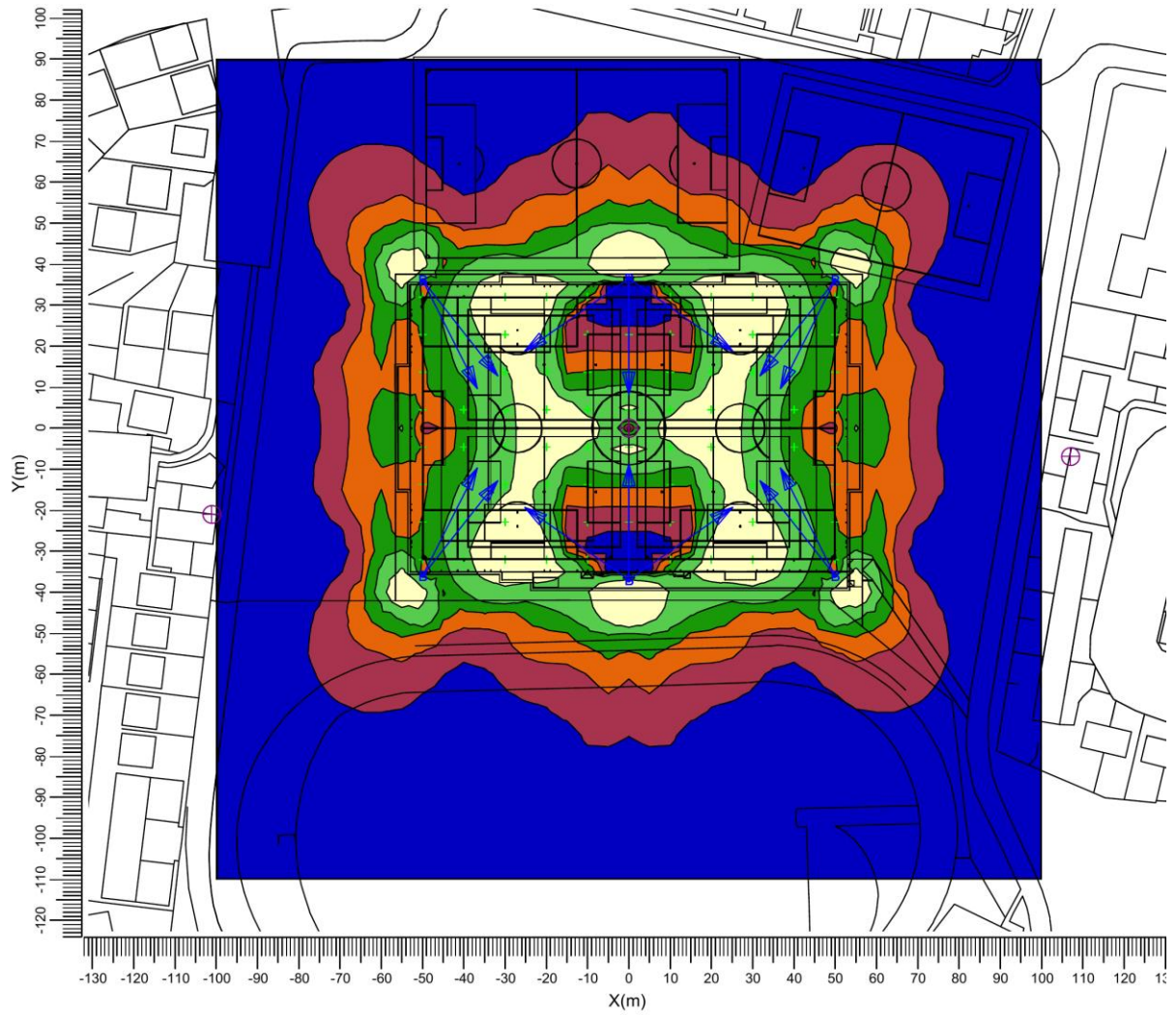
Elevations



Floodlighting information







Proposed Materials



Artificial (Flood) Light Mast c/w Two Luminaires



3G Artificial Grass Pitch Surface



Typical 3G Artificial Grass Pitch (AGP) Installation



Pitch Perimeter Barrier



External Maintenance Store



Ball Stop Fencing Discreet Against a Rural Background



High Level Ball Stop Fencing



Typical 3G Artificial Grass Pitch (AGP) Installation

Site Photos



Consultee Comments

Environment & Economy

Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail:Highwaysudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/0809/RG3

With reference to this application dated 21 June 2018 relating to the following proposed development:

Address or location

Yarborough Leisure Centre, Riseholme Road, Lincoln, Lincolnshire, LN1 3SP

Date application referred by the LPA
26 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

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 is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer:

Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 4 July 2018

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

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

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No Objection

Sport England Original Comments –

Dear Sir/Madam

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or that has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 74) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Proposal and Impact on Playing Field

The proposal involves the construction of a floodlit, enclosed, '3G' artificial grass pitch (AGP) (measuring 106 metres x 70 metres inclusive of run-offs) along with a storage container and associated access path. The AGP would be positioned entirely on existing usable natural turf playing field that has a history of accommodating a range of summer and winter sports, including football, rugby, cricket and rounders. The effect of the development would be the loss of about two thirds of the current natural turf playing field within the northern part of the overall site.

Assessment against Sport England Playing Fields Policy and NPPF

Having reviewed the proposal, it is considered that the following Sport England policy exception is the most pertinent in this case:

- *E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.*

However, in order to fully assess the proposal, further information is needed about the intended programme of use and business plan associated with the project, the suitability of/scope for the facility to accommodate rugby, and wider measures for re-providing capacity for sports/users that would be displaced as a consequence of the proposal, so that the sports benefits arising from the facility can be more fully understood and then weighed against the loss of the current natural turf playing field.

Whilst the Design and Access Statement refers to the scheme being a Football Association (FA) priority, and supported by a robust and sustainable business plan, the application submission does not appear to include details about specific end users of the facility or any business plan related information. In addition, although it is acknowledged that the Playing Pitch Needs and Evidence document associated with the Local Plan identified an undersupply of AGP provision (and specifically pointed to a need for an additional ATP for football use west of Lincoln - particularly for training purposes) since the preparation of the bulk of this evidence base in 2012/2013, a full sized AGP has been provided (in 2014) at The Priory City of Lincoln Academy in the western part of the City.

In view of this, at this stage more clarity is judged to be required in terms of the users and programming of the facility, as referenced above. This is considered to be necessary in order to more clearly demonstrate whether there is a case for the proposals in the context of policy exception 5 and the NNPF, including whether there is a viable and sustainable business plan to provide a sinking fund for future management and maintenance, including a replacement carpet (typically after approximately 10 years). Given the references made within the Design and Access Statement to the existence of this information, then Sport England would aim to provide a swift updated response once such information is made available for comment.

Prior to formulating this current response, the views of relevant National Governing Bodies of Sport (NGBs) were sought. In reply, the Football Foundation (on behalf of the Football Association (FA)) has commented that FA modelling points to an under supply of two full sized AGPs in Lincoln. The FF has also confirmed that the proposed design of the scheme would comply with FA technical standards, and that existing ancillary changing facilities would be sufficient to support the expanded use associated with the proposal. The Rugby Football Union (RFU) has also responded, commenting that the Castle Academy School that utilises the facilities has previously been an RFU All Schools establishment that the RFU has worked with in developing Rugby Union to a position of sustainability including the creation of a rugby pitch. Therefore the site is viewed as actively providing Rugby Union provision and use. The proposed AGP does not state appropriateness for Rugby Union and the master plan does not show the existing rugby pitch being re-provided, therefore the RFU concludes there to be a net loss of a Rugby Union pitch associated with the proposals.

The RFU has confirmed that it would welcome an opportunity to access the AGP, if constructed to meet World Rugby Regulation 22 Performance Standards, to support the surrounding rugby clubs around Lincoln due to the regular challenges the clubs face in meeting the demands of their respective memberships, especially midweek where floodlit provision is required for training purposes. The RFU has advised that it has not been approached for funding support.

Taking into account the details so far submitted in relation to the potential benefits of the facility, and the feedback received from NGBs, **Sport England considers that further clarification is required in relation to re-providing capacity for sports/users that would be displaced as a consequence of the proposal, and in particular whether the specification of the facility would be able to accommodate rugby match play and/or training, and whether this has been considered in working up the detailed design. Details of how any necessary cricket capacity would be accommodated is also required. Additionally, more information is needed about the intended end users and programme of use to enable the long term viability of the provision to be assessed within the context of other existing and proposed AGP provision in the area.**

Overall, in view of the above, it is not considered that the submission so far demonstrates that the development would meet the requirements of Sport England Policy Exception E5 and NNPF Paragraph 74. **Sport England therefore wishes to raise an objection** to the application at this stage. However, Sport England would be willing to reconsider this position should further/amended information be provided to address the points identified above, and would also be happy to attend a meeting to discuss the proposal with the applicant, and also the wider strategic context for AGP provision in the area, particularly in the light of the time that has elapsed since much of the currently published evidence base was prepared. Should, in the meantime, the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If you would like any further information or advice please do contact me at the address below. As previously stated, if it would be of assistance, I would be happy to speak directly with the applicant to provide further clarification on the above comments.

Yours faithfully,
Helen

Helen Cattle
Planning Manager - Central Hub

Sport England Revised Comments –

Dear Sir/Madam

Further to Sport England's initial response concerning the above application, additional information has now been provided in relation to the strategic need, business plan and programme of use associated with the project.

Having reviewed this information, the strategic case for the proposal is now judged to have been demonstrated, with strong benefits for football development and participation identified. The Rugby Football Union (RFU) has provided updated comments in response to feedback provided in respect

of its earlier concerns about the loss of natural turf playing pitch capacity impacting on the ability of the site to continue to accommodate Rugby Union. These updated comments reaffirm earlier representations that significant commitment in funding and officer time has been made to developing Rugby Union at Lincoln Castle Academy via its All Schools Programme, and the RFU therefore maintains that it seeks further clarification about arrangements for allowing the game of Rugby Union to continue at the school.

The supplementary information received setting out the business case for the project and plans for wider site development and management does not currently incorporate any sport development actions in terms of Rugby Union, but within the overall site arrangements, there does appear to be the scope to do so, with a large area of natural turf playing field remaining immediately to the north east of the application site that would be of a size that could still accommodate rugby. Sport England considers that it is important that due consideration is given to addressing Rugby Union requirements to maximise overall benefits across a range of sports, and the Site Development Plan (governance and management) would seem to be a practical vehicle for achieving this.

On balance, and having now obtained confirmation of there being sufficient residual natural turf playing field within the wider site to accommodate Rugby Union should this be required, Sport England considers that the proposed development would deliver overall benefits to sport and accord with Sport England Policy Exception E5 and NPPF Paragraph 97.

Sport England therefore withdraws its current objection, subject to the following condition being imposed should the Local Authority be minded to approve the application:

Condition 1: AGP Design Specification

The artificial turf pitch shall be constructed substantially in accordance with the details submitted within the application and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England, 2012 and The Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts, 2013.

Reason:

*To ensure the development is fit for purpose and sustainable, and delivers benefits to sport in line with Development Plan Policy **.*

If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with me. Sport England does not object to amendments to conditions, provided they achieve the same outcome and it is involved in any amendments

If the Local Authority decides not to attach the above condition, Sport England would wish to raise an objection to this application. Should the Local Planning Authority be minded to approve this application without the above condition, then given Sport England's subsequent objection and in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State via the National Planning Casework Unit.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

If you would like any further information or have any queries, please do contact me at the address below.

Yours sincerely,

Helen

Helen Cattle

Planning Manager – North Planning Team

T: 07767832996

M: 07767832996

F: 01509 233 192

E: Helen.Cattle@sportengland.org



Neighbour Comments

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr Michael Collins

Address: 21 Stainton Gardens Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Can the developers of this proposal, give any assurance, that high protection fences or screens would be installed and erected, at the ends of the playing area, both of which are close to residential properties, to prevent high balls entering gardens, and that the teams and associates would not enter such gardens to retrieve the football. The properties at both ends of the proposed playing field have elderly and infirm residents with planted and nurtured gardens.

Great thank you

I will soon be moving into a property on spire close which borders the proposed playing field. My concerns are that I have purchased the property because of the large amount of green space next to it. I do not want to lose this as a result of a large fenced in Astro turf area. I believe this area will attract more youths to hang around at unwanted times, creating noise and leaving rubbish behind as the area will be flood lit.

Thank you
Miss Bramford

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Katie Willey

Address: 5 Spire Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We overlook the field and most certainly do not like the thought of what could happen if it is accepted. I've talked to my neighbour and others that are on my close and we all feel the same way about it.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr Thomas Nekrews

Address: 34 Spire Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recently purchased a house on Spire Close, and one of the attractions to the area was the green space nearby. The proposed changes would mean floodlights beaming through my window, noise pollution and litter in an otherwise peaceful area. I feel this development would decrease the value of my property and decrease the quality of life for those living in the area. I play football a few times a week and there are so many artificial pitches already available in Lincoln, there is no need or demand for more.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Ms Val Turney

Address: 35 Spire Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am absolutely horrified at the effect that this planning application will have on the environment and my standard of living.

The effect the floodlights will have on sleep patterns, particularly for the residents of the care home for the elderly and the bungalows, shift workers, as well as myself is completely unacceptable.

The noise impact statement doesn't appear to be worth the paper it's written on as it was done on an alternative site. The one undertaken locally was only done over a three hour period at a noisy part of the area, giving a very misleading result of what the situation is prior to the impact of this development.

The construction is going to be an eyesore. When I purchased my home I was led to believe that this would remain a green field in perpetuity. Had I known that this development were even a possibility I would never have purchased my home.

There are a large number of dogs in houses in the locality, some of which are left as people go to work. They react to any noise, and they will certainly react strongly to the increased level of noise from this development causing a nuisance to everyone. This hasn't been taken into account at all.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr David Hayes

Address: 13 Minting Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want this to happen!!

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr Raymond Cooper

Address: 21 Bishops Gate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:When we moved here, about 18 months ago, into a house adjacent to the field in question and looked across to Lincoln Cathedral, we were struck by the 'sense of open space' alluded to by Heritage Connect Lincoln. If this proposed development goes ahead, this impression will be destroyed and, as another resident has noted : 'one could easily get the impression that these open areas [near residential properties] are being whittled away until there are no more left.'

Flanked on three sides by hitherto quiet residential areas (where a fair number of older, vulnerable people live), this development could become an absolute nightmare. The blind acceptance of the NIA report of ' moderate annoyance ' for up to 98 hours a week is frankly jaw-droppingly shocking ! Given the large number of dog-owners living here, the 'barking reaction' from dogs during the periods of use would be significant, for sure. Moreover, the visual impact of high fences and tall, powerful floodlights cannot fail to spoil the beautiful views of the cathedral which we currently enjoy.

In addition, my wife and I also have grave concerns about traffic congestion and inappropriate parking on roads near to the proposed facility, possibly impacting on residents' own access to their properties. These roads include our own, Bishops Gate, which is a cul-de-sac and is already cluttered with vehicles parked half on the pavements and dangerously narrowing the road in places. This would only get worse as users of the new facilities look for places to park their vehicles.

Most serious of all, though, is the negative impact on this local community of the loss of a much-loved (and much-used) facility, i.e. the present naturally-grassed area used frequently by children

and young people and their parents (mostly NOT members of sports centres !) as well as by large numbers of dog-owners, who walk and exercise their pets here, as well as other pedestrians and cyclists whose enjoyment of the area would be severely impaired.

Moreover, the impact on elderly, vulnerable or sick people should be top of our list of concerns.

In summary, we believe that a cost - benefit analysis of this proposed development (to enable, on a vastly increased scale, the expansion of facilities for playing football), would lead to the conclusion that it should be rejected or severely scaled down or otherwise that a more suitable location should be found.

Mr R. A. & Mrs V. Cooper

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr Roy Bratty

Address: 46 Somme Close Linccoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1. Currently we only have to suffer foul and abusive language for a couple of hours at the weekend during the winter months when football season is on. With this proposed AGP we will now have to suffer from 0800-2200 every day. The noise statement was taken in Bristol in 2014. Why not take a noise assessment at a similar facility in Lincoln ie North Kesteven. From our property we can hear the current pitch next to the Leisure Centre. Luckily we can't hear the language from that pitch.

2. The proposed mound backing onto our garden will mean we are overlooked, have no privacy / security, an area for collection of rubbish and a hideaway for people to collect out of view. It will not provide any sound protection. It is just a cost reduction exercise so the excavated soil does not have to be disposed of.

3. I have had to make complaints about public urination on this site from the current football pitches as the participants cannot be bothered to go to the facilities already in place. Now they will have a mound to hide behind and urinate against my back fence.

4. Light pollution will increase on the site from the lighting stanchions. My 2 daughters rooms back onto the field and light will light up these rooms well past their bedtimes.

5. Increased traffic along Breedon Drive. Cars will use and park near the gates and surrounding roads instead of going to Yarborough Leisure Centre. This has been an issue already as local residents have had to get double yellow lines painted along Verdun Close. Parking has also been an issue since the cricket pitch has been used by the university at the barracks. When the car park is full the cars spill out onto Aisne, Somme and Arnhem Closes.

6. We were not informed of the consultation process which closed at the end of May 18. We only received a letter at the end of June.

7. We enjoy watching having the green space behind our house and watching sporting events.

People turning up for the Lincoln 10k or the Cycle Grand Prix. Instead we will have an eye sore plastic football pitch with huge lighting stanchions.

8. There are also health fears over 3G sports pitches causing cancer.

Can I just ask the question why the planning manager has decided together with yourself to take no consideration to our feelings I have got over 200 hundred signatures of who the is development is going to affect and they all oppose to it well I guess as none of this will affect your homes you don't care.

Mrs Caroline Mackinder

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Miss Laura Kestle

Address: 3 Spire Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not happy that this development will spoil the view of the cathedral which I get both from my living room and my bedroom.

I am concerned that the noise will upset my dog. He is home alone at times, he is noise sensitive and I chose to live here as it is quiet and avoids him becoming anxious. I am afraid that his barking will bring me in to conflict with my neighbours.

There are already difficulties with people parking in the area to access the field when sports events are on or on Sundays during the football season. This will only get worse with this proposed development.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Christine Lawson

Address: 4 Verdun Close LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No notification letter received, heard from secondary source. Pitch arrangement now is causing problem of noise and vehicle obstruction at the moment confined to Saturdays and Sundays during football season; loud foul language and balls being kicked over, plus urinating on the boundary. No doubt this has already been agreed and will go ahead but who picks up the cost of policing the area with regard to noise pollution and parking. Police are regularly called to move on vehicles illegally parked now during the day without disturbance during evenings.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Ms Jayne Harvey

Address: 10 Arnhem Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment:

I am taking this opportunity to vehemently express my objection to proposal 2018/0809/RG3.

1) The scale and height and location near homes of floodlights can and in most cases according to Ofcom do cause interference with television and radio reception.

2) The proposed mound will leave a grey area where public indecencies may take place at a greater frequency than they already do - i.e. urination.

3) The noise generated by the sports currently played on the field is that of shouting, anger and swearing. This would increase to a much greater level and prolonged period of time. This is unwanted.

4) More traffic would be in the area and parking for vehicles may be a further problem on local streets. This will increase pollution and inevitably cause more parking upon pavements which restricts mobility for those who need to use it.

5) This is a clean air space. It is travelled to by many people locally who live in flats or do not have access to any other green space because of mobility. Our community need this.

6) Light pollution and the glare so close to private property would impact on daily life in a negative way. Also, it makes it incredibly difficult to see anything between yourself and the light. This leaves an area of vulnerability.

7) This local community benefits greatly from the land occupied the way that it currently stands. Our community is made of and values diversity, particularly the varying degree of age and ability that use the accessible field currently. This is a disability friendly space that is in constant use and is a generic meeting place for many people with limited mobility which at the moment is preventing social isolation for many people. If this plan was to be passed, then this would only give way to able bodied sports people whom have the ability to travel a slight distance to a more appropriate

space with parking facilities.

The health and wellbeing of local people will be affected and is contrary to the Central Lincolnshire Local Plan (Adopted April 2017) section 4.2.1 and 4.2.3 respectively:

"The vital role of planning in creating and supporting strong, vibrant and healthy communities, in terms of physical and mental health, is well recognised and is a key element in delivering sustainable development".

"In addressing these priorities and issues, it is essential that community needs are supported through appropriate physical and social infrastructure, and by other facilities and key services which contribute to improving physical and mental health and wellbeing, and the overall quality of life experienced by residents."

This development in my opinion would be against the DCLG principals as it would be taking a whole communities health and wellbeing in exchange for a small minority to enjoy what they can already enjoy elsewhere at no expense or detriment.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Helen Bratty

Address: 46 Somme Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed development for Installation of an Artificial sports pitch.

Scale and Height

We back onto the proposed area for the Artificial Sports Pitch (ASP), we are concerned over the scale and height as the fencing and lighting will tower over our garden and house. My family, husband and two children currently enjoy watching the varied sports on the field but sadly it seems that the field will be taken over by football only , although it's called a sports pitch it seems that is a football pitch !

Overlooking

We definitely do not wish for a mound to be built at the end, this would mean we would be constantly over looked ! Youths would try to hide themselves behind it and rubbish would gather there.

Highway safety and congestion

The roads and pavements are already congestion on Anzio near the existing pitch, the roads near Verdun, Falklands, Tobruk and Breedon would end up like this when the players decide it's a short cut rather than driving round, I'm worried that Aisne, Arnhem and Somme would also see a rise in traffic racing round to find a short cut through.

Noise and disturbance

The proposed hours of 8am till 10pm are far too long. This is a very quiet area, there is loud

shouting and bad language when the footballers are playing their Saturday or Sunday leagues but we know that this is only a small part of the day so we keep our girls away from it. Who will police the language we will hear especially if it's in the evenings when my daughters bedroom windows are open. We already have a huge issue with the footballers urinating in full day light facing our house where our girls look out into the field , it's really not nice for a 10 year old girl to see, they have full access to the hub but don't bother to use it (crime ref. No. 136 25/3/18). The lights will also cause a huge disturbance as my daughters are in bed by 8, their bed rooms will now be lit up till 10. They are very active sporty girls and after their busy day they need to have a good sleep ready for school the next day with no disturbance late into the evening with lights, shouting and cars.

Appearance

I'm concerned over the appearance of this structure as currently the field is a lovely open green space , where people , animals and wildlife can roam freely , enjoying the space to do all sorts of sporting interests. We will see it directly from our house and garden, if it's not maintained it will look a mess. The current artificial pitch at Yarbrough leisure centre is rusty and littered. I'm guessing this will end up the same way as that one is still used but never cleaned. This will lead to rats , which is a concern when litter and dogs mess is not cleared off the field. With a huge increase in visitors to the area who will not be locals I can only see this getting worse.

If the site is part of Lincoln Heritage project then why would you possibly propose an artificial pitch on the site. The school use the field for lots of their sports , I'm interested to see where the children from a popular growing school will do their rounders, cross country, hockey etc, It will have an impact on our decision in applying for local schools.

So my conclusion as to whether the Artificial sports pitch should be built there is no certainly not, it will have a huge impact on my families life, with noise, light and rubbish pollution and invade our privacy. We enjoy watching the varied sports already taking place on the field, we enjoy using the space to watch wildlife, I'm sure our hedgehog and birds would disappear with no green spaces something that children need to be encouraged to enjoy not have it taken away from them. This proposal will have a huge impact on the wellbeing of us and many local residents.

Directorate of Communities & Environment
City Hall, Beaumont Fee,
Lincoln LN1 1DF

Lincoln 12th July 2018

Letter of Complaint re. Planning Application 2018/0809/RG3

To whom it may concern

Dear Sir/Madam,

We the residents of the properties near or adjoining the fields which are the subject of the above planning application, would like to formally complain about the consultation procedure adopted by the Development Team dealing with this matter.

First of all, notification letters went out to an extremely limited number of local residents and were delivered on Saturday 30th June, just 12 days before the date of this letter and 18 days before the date by which representations are to be received by the Local Planning Authority. The selection of which residents were to receive the letter seems to have been entirely random. For instance, residents of Spire Close, who will be very much affected by the proposed development, received no letter and we understand that only one resident of Verdun Close got a letter.

Furthermore, the gathering of views from elderly residents living near the proposed development (including those in the nearby care home) has been shambolic and wholly inadequate.


Moreover, despite a large amount of technical data and diagrams being available online, as a number of residents have pointed out, the plans themselves have been very poorly explained, leading to general confusion and wide divergences of interpretation amongst the residents affected. It would appear, for instance, that no protection from excessive noise levels will be afforded to those residents living closest to the proposed grass football pitches that will be located in front of the artificial flood-lit ones.


In short, the whole consultation process, which should be aimed at informing and eliciting a balanced response from residents affected, has been a sham. The planning application, consequently, should, in our view, be shelved and seriously reviewed before any future application is made.

Signed by all those overleaf, indicating their agreement with the contents of this letter :

PETITION
PLANNING APPLICATION 2018/0809/RG3
INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH
PLAYING FIELDS

We are opposed to the above proposed development and would ask that planning permission is rejected for the following reasons:

- *  Loss of use of the field by local residents who currently make extensive use of it
- * Increased noise levels
- * Visual impact of fencing in a large part of this pleasant open grassed area
- * Change to the character of this quiet residential area

Name	First line of address and postcode	Signature
K. BELL	18 VERDUN CLOSE	
C. MACKINDER	36 BISHOPS GATE	
K.A. WHITE	14 VERDUN CLOSE	
M. Sharpe	12 " "	
R. WRAY	8 VERDUN CLOSE	
K. WRAY	8 VERDUN CLOSE	
A. BROWN	6 VERDUN CLOSE LN13XF	
D. BROWN	6 VERDUN CLOSE LN13XF	
J. LADLEY	2 VERDUN CLOSE LN13XF	
J. COLE	Ruckwood Court Coe Home	
	43 Stamford Close	
A. WRAY	12 Stanton Gardens	
J. Lindsay	31 Spire Close	
D. Hocking	32 SPIRE CLOSE	
A. Twell	4 SPIRE CLOSE	
D. Twell	4 " "	
S.A.M. G. WINDY	37 RUCKWOOD AVE LN13TF	
DIANE COLYNS	55, STANTON GARDENS LN13TH	
T. NEXREWS	34 SPIRE CLOSE LN13QE	
E. Foreman	34 Spire Close, LN13QE	
D. Hayes	13 MINTING CLOSE LN13TD	
K. D&E	13 MINTING CLOSE	
S. Richardson	85D Queen Elizabeth Road	
D. Ormsby	85D Queen Elizabeth Road	

PETITION
PLANNING APPLICATION 2018/0809/RG3
INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH
PLAYING FIELDS

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- * Loss of use of the field by local residents who currently make extensive use of it
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- * Change to the character of this quiet residential area

Name	First line of address and postcode	Signature
Stewart	5 Minting Close LNI 3TD	
JANE	5 MINTING CLOSE LNI 3TD	
Gemma	5 MINTING CLOSE LNI 3TD	
DAN	5 MINTING CLOSE LNI 3TD	
KASIA	8 MINTING CLOSE LNI 3TD	
Simon	9 Minting Close.	
STEVE	11 Minting Close	
Y. J. J.	13 Minting Close	
[REDACTED]	12 MINTING CLOSE LNI 3TD	
SHEILA DOLBY	" " " "	
[REDACTED]	14 MINTING CLOSE	
Nicola Ward	2 minting close	
Clare Doherty	15 minting close LNI 3TD	
M. NEWBITT	17 CHATTERTON AVE, LNI 3TB	
S. MALONE	13 Chatterton Avenue LNI 3TB	
K. COLLICK	17 CHATTERTON AVE, LNI 3TB	
C. Egan	15 CHATTERTON AVE LNI 3TB	
D. Males	13 CHATTERTON AVENUE	
T. LAWSON	1 Midville Close	
R. LAWSON	1 Midville Close	
D. GILCO	17 Ruckland Ave	
FOSTER	3 Chatterton Ave, Lucinda	
BELL	11 Ruckland Ave	
COOK	55 Wickendy	
ELLIS	7 Ruckland Ave	
ELLIS	7 Ruckland Ave	

**PETITION
 PLANNING APPLICATION 2018/0809/RG3
 INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH
 PLAYING FIELDS**

We are opposed to the above proposed development and would ask that planning permission is rejected for the following reasons:

- * Loss of use of the field by local residents who currently make extensive use of it
- * Increased noise levels
- * Visual impact of fencing in a large part of this pleasant open grassed area
- * Change to the character of this quiet residential area

Name	First line of address and postcode	Signature
GALINA ATKIN	2 TOBRUK CLOSE, LINCOLN LN1 3XQ	
PAUL ATKIN	2 TOBRUK CLOSE LINCOLN LN1 3XQ	
A. Houlton	9 TOBRUK CLOSE LN1 3XQ	
	7 TOBRUK CLOSE LN1 3XQ	
NATALIE ROBINSON	5 TOBRUK CLOSE LN1 3XQ	
V. Kinsley	3 TOBRUK CLOSE LN1 3XQ	
M. H. S. G.	3 TOBRUK CLOSE LN1 3XQ	
P. COWAN	1 TOBRUK CLOSE LN1 3XQ	
G. UNDERWOOD	9 VINDEX CL. LN1 1AH	
G. GREGORY	73 BREGAN DR, LINCOLN	
J. GREGORY	29 DEANSCEIGH, LN1 3QB	
P. Hall	75 Breedon dr.	
C.J. Whelbourn	4 TOBRUK Close, Lincoln LN1 3XQ	
M.T. WHELBOURN	4 TOBRUK CLOSE LINCOLN LN1 3XA	
J. FIELDING	46 ANZIO CRESENT LINCOLN	
P. Valentini	29 Tobruk close	
J. Gratrix	33 Breedon DR.	
	35 Spire Close	

PETITION
PLANNING APPLICATION 2018/0809/RG3
INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH
PLAYING FIELDS

We are opposed to the above proposed development and would ask that planning permission is rejected for the following reasons:

- * Loss of use of the field by local residents who currently make extensive use of it
- * Increased noise levels
- * Visual impact of fencing in a large part of this pleasant open grassed area
- * Change to the character of this quiet residential area

Name	First line of address and postcode	Signature
H BRATTY	46 SOMME CLOSE LNI3WA	
M SHAW	10, Aigue Close LNI-3XC	
H. BIRD	2, Somme Close, Linco	
B MEDCAL	16 SOMME CLOSE LINCOLN	
S. FORTUNE	6 Somme close, Lincoln	
[REDACTED]	10 Somme Close Lincoln	
[REDACTED]	10 Somme Close Lincoln	
A. TAMM	42 Somme close Lincoln	
L BAILEY	40 Somme close LNI 3WA	
O BAILEY	40 Somme close LNI 3WA	
A. DEWELL	16 ARNHEM CLOSE LNI 3WB	
R. BRATTY	46 SOMME CLOSE LNI 3WA	
K BAXTER	34 SOMME CLOSE LNI 3WA	
J HARLEY	10 ARNHEM CLOSE LNI 3WB	
G FORD	5 SOMME CLOSE LNI 3WA	
J. Hakes	12 Arnhem close LNI 3WB	
P MURRAY	9 ARNHEM CLOSE LNI 3WB	
T. MURRAY	9 ARNHEM CLOSE LNI 3WB	

PETITION
PLANNING APPLICATION 2018/0809/RG3
INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH
PLAYING FIELDS

We are opposed to the above proposed development and would ask that planning permission is rejected for the following reasons:

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- * Increased noise levels
- * Visual impact of fencing in a large part of this pleasant open grassed area
- * Change to the character of this quiet residential area

Name	First line of address and postcode	Signature
R Byrue	127 QUEEN ELIZABETH RD LNI 3QG	
[REDACTED]		
M. [REDACTED]	23 BISHOPSGATE LNI 3QD	
J. [REDACTED]	25 New Road LNI 3PZ	
R SMITH	3 FALKLANDS CLOSE LNI 3XH	
P. Scatchell	14 EDWARDS GARDENS	
N HERSEY	16 DEANSLEIGH LNI 3QB	
C Denton	4 Bishops Gate	
S. SMITH	110 ROSEN Lane Lincoln	
C. [REDACTED]	19 Bain St Lincoln	
R. TINGLE	32 DEANSLEIGH	
L. [REDACTED]	48 GRETHERN CLOVE	
G. [REDACTED]	2 [REDACTED] Rd	
A Jackson	5 BISHOPS GATE LNI 3QD	
B. [REDACTED]	7 BISHOPS GATE LNI 3QD	
K. Jackson	5 BISHOPS GATE LNI 3QD	
P. CLIPSHAM	3 BISHOPS GATE LNI 3QD	

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Helen Bratty

Address: 46 Somme Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add this consideration to my earlier comment:

Highway and congestion

Parking at Yarborough Leisure centre is already full most week nights. Where are they proposing these extra footballers park ? They will end up searching for places, rushing around as to not be late, abandoning cars in dangerous places and blocking residents driveways .

I also wanted to add that as we share boundaries why were we not consulted in May when there was a meeting held at Yarborough leisure centre about this, clubs like the cycling club knew about this in May and were asked if the building work would disrupt them and they were given time scales but no consideration to the neighbours that share the boundary only a few feet away !

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr James Bailey

Address: 40 Somme Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I like others are concerned how this has somehow been rushed through under a lot of people's noses within a condensed time period.

Issues I would like a response on and I feel has a bearing on its go ahead...

1. Timings of Use, After skimming through I would like to point out a major discrepancy regards timings of use. The first document published "Application Form" list its use everyday between 0800 - 2200 hrs yet the published noise doc ref: 7091/DO May 2018 Part 2 specifies Monday - Friday 0800-2200 and Sat -Sun 0800-2000. This information is contradictory and don't match. Which one is the right one and this has an impact on the noise produced specifically when the local populace are at home.

2. A lot of the noise tests highlighted were carried out in Bristol circa 2014, again if you look at the area it looks like a good open area where sound waves can be easily dissipated by weather flow, unlike the proposed area that is enclosed by private dwellings as well as an old people's home. The one test that was carried out on 18th April 2017 at one location again would seem inconclusive bearing in mind that during different seasonal periods noise will differ considerably, again I suggest multiple tests are conducted at varying times and seasonal points around the current sports track to get a better representation to input into the computational mapping.

3. Parking, again the roads around our location seem to be a free for all for people parking to get easy access while attending these events.

4. The mound you speak of will this be fenced off as part of the structure or just a money saving exercise to save disposal... this presents issues with people peering over into private gardens and

security concerns and anti-social behaviour.

Dear sir/madam,
: reference building new Astroturf football pitches.

As a resident of Somme close I feel that this would be inappropriate because of the close proximity of the houses. I feel that the light pollution, additional noise and extra traffic would be to the detriment of the area, there is limited parking now any additional traffic would only compound the problem. Having lights on until 10 pm would also cause concern, as very often the lights that currently exist at Yarborough running track are quite often left on over night, which not only costs the council a great deal of money but also is not good for the environment.

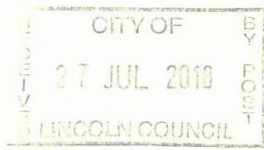
The addition of a mound between the fence and the houses, would only encourage the general public to stand on to view the matches, but also view directly into our property, which would be an invasion of privacy, this actually is happening right now at events on the mound adjacent to the running track at Yarborough. We have young children in this area, who are subjected to grown men and boys urinating along the fence at will, along with there foul profanities which is totally unacceptable.

If this project goes ahead I'm sure there will be an increase in this sort of behaviour. Finally in addition I'm concerned that this will inadvertently affect the value of the properties in this area as many people live here because of the relative peace and quiet, Sunday league football is one thing but to have this every day and night until 10pm is completely unacceptable.

I therefore object to this project.

Alan Taylor

KAREN LEE MP



HOUSE OF COMMONS
LONDON SW1A 0AA

Kieron Manning
Planning Officer
Lincoln City Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

Our Ref: KL1835

24 July 2018

Dear Keiron Manning,

Re: Application for Yarborough Leisure Centre reference number 2018 /0809 /RG.

I am writing on behalf of a constituent, Mr Cooper of 21, Bishops Gate, Lincoln who has contacted me regarding the application for Yarborough Leisure Centre reference number 2018 /0809 /RG.

Mr Cooper has told me that there have been many strong objections to the planning application for a new floodlit artificial grass pitch and that Local residents are opposed to the development.

I am writing on behalf of Mr Cooper to ask that when this planning application comes before the committee that the considerations of all the local residents are taken into account.

I have personally looked at the application and I can see that there are many concerns from residents regarding noise, parking and the floodlighting. Residents amenities should be given a proper priority and I hope that no approval will be given unless all of these concerns have been taken into account.

Yours sincerely,

A solid black rectangular box used to redact the signature of Karen Lee MP.

Karen Lee MP

Constituency Office, Grafton House, 32 Newland, Lincoln LN1 1XJ
Tel: 01522 420067 karen.lee.mp@parliament.uk

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Dr Galina Atkin

Address: 2 Tobruk Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Me and my family, including my son and granddaughter, regularly use this field to exercise ourselves and our dogs. It is also an excellent opportunity to socialise with other people in the neighbourhood. This greatly enhances our health and wellbeing. Open fields, green grass and sun within a quiet residential area are under threat from this application.

As a doctor I feel it is important that people in the area should have a space to relax, to exercise and to socialise. The impact of floodlights, excessive noise, likely more traffic and parking congestion will all have a negative effect on my family and my neighbours and friends in the area.

It is very disappointing that such short notice was given, the statutory notices were not prominently displayed and only a very few people in the area were contacted despite this having a major impact on the whole estate.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Miss Mary Rogers

Address: 23 Bishops Gate Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It would cause great distress

Jinny Niven

1 The Character of the Area

This development would completely change the nature of the area.

Heritage Connect Lincoln, a joint project by Lincoln City Council and English Heritage, undertook a series of heritage and characterisation projects with the intention of ensuring that the City's unique heritage and character is positively managed, particularly in the planning of new developments. The site of the proposed Artificial Grass Pitch (AGP) is situated within the St Francis Yarborough designated Character Area of which Heritage Connect Lincoln includes comments such as (see Appendix A):

- The sense of open space throughout the area given by the large areas of playing field and open grassed areas ... is a strong characteristic of this Character Area
- The large areas of grass ... are another strong characteristic of the area
- The area sees a lot of pedestrian activity, particularly on the playing fields

Appendix B shows a map of the St Francis Yarborough Character Area. The area marked A on this map has already recently been enclosed by Lincoln City Council and removed from open use by the local community, in addition to the construction of the Deansleigh housing development within this designated Character Area. The intended site of the AGP is shown in red on the map in Section 3 of the Design and Access Statement and would clearly engulf another huge part of the remaining open area. Indeed one could easily get the impression that these open areas are being whittled away until there will be none left. I feel it is important to maintain what is left of these open spaces in order to preserve the character of the area.

The erection of an enclosure fence of up to 4.5 metres high would be out of keeping with this Character Area of open grassed spaces, as would the intrusive proposed 18 metre high floodlights.

The enclosure of this additional area would also mean it would no longer be available for the pedestrian activity which is currently a characteristic of the area.

There is no indication that Lincoln City Council has taken any account of the findings of the Heritage Lincoln project regarding this Character Area, in which it itself collaborated.

Whilst this AGP facility may be in keeping with a sporting facility environment, the proposed site is flanked on three sides by quiet residential areas. Verdun Close to the west is a development of bungalows largely occupied by more mature residents. To the east there is a care home for the elderly, whilst to the north is a new development of residential housing. All of these will be affected by both visual and noise impact if this development goes ahead, no longer having an open outlook and quiet enjoyment of

their properties. Of particular concern are the elderly residents of the care home who go to bed long before the proposed closure time of 2.00.

2 The Noise Impact Assessment (NIA)

The proposed hours of operation of the new AGP included in the application are from 0800 to 2200, seven days a week (total 98 hours) though I note that the Noise Impact Assessment (NIA) suggests slightly different hours. Given that currently the only regular team sports fixtures on the site are the football matches on a Sunday morning (maximum three hours) this is an anticipated increase of time subjected to noise impact of 95 hours or over 3000%.

Regardless of the findings of the NIA, the practical experience of residents is such that when the field is in use for football loud shouting and swearing can be heard in the gardens of the surrounding properties. This makes those gardens unusable during this time due both to the level of noise and nature of the language used. However, this is tolerated due to the minimal time this happens for, knowing that the rest of the time this is a quiet, peaceful area to live. Approval of this application would change that situation, meaning that potentially residents would have to tolerate this noise intrusion from 0800 to 2200 seven days a week, severely affecting their health and wellbeing.

The NIA Table 3 shows that the anticipated noise level of the activities for which this area would be used are between 50 and 60 db.

I would contend that the NIA is fundamentally flawed. It is largely based on work carried out at another site which has only limited relevance to this application. It compares the noise level of various sporting activities on grass and on artificial grass. However, in reality the site for the proposed AGP is currently only used for team sports on a very limited basis, indeed the only regular use is on a Sunday morning during the football season. The majority of the remainder of the time there is no noise generated from team games, therefore the comparison should be between a zero base noise level from team sports activities and the noise level on artificial grass. I feel completely sure this would far exceed the predicted increase of 1db, in fact according to NIA figure 8 it would seem apparent that the increase in noise levels would be far higher than the 5db level impact classed as major which should be avoided.

Point A shown on figure 7 of the NIA at which readings were taken to measure existing noise levels is within earshot of existing pitches where team sports regularly take place (marked A and B on Appendix B). Verdun Close, some parts of Spire Close and Bishopsgate are some further 150m away, shielded by landscaping and there is currently no noise impact from team sports on these areas as they are not within earshot. Therefore to suggest that readings taken at Point A are relevant to the impact on homes on Spire Close, Bishopsgate and Verdun Close is incorrect. Rather, readings should at the same time have been taken at the Bishopsgate or Verdun Close end of the field to have any relevance to these areas. The figures within the report show that there is an expected noise level for all surrounding properties of 45 db (NIA Section 8). This is classed as having 'moderate annoyance, daytime and evening' (NIA 4.1). I do not believe it is acceptable for residents of quiet residential areas to now be expected to

tolerate 'moderate annoyance' for 98 hours per week. This 'moderate annoyance' on a continual basis including virtually all daylight hours and every evening, seven days a week would represent a major problem for the residents who currently enjoy peaceful enjoyment of their homes and gardens.

There is no mention of the maximum noise levels recorded at Point A (NIA table 11) other than to simply show them within the table. Clearly these maximum noise levels are the ones which residents would find most intrusive and yet there is no attempt to address them within the report.

The relocated positions of the grass football pitches shown on the Proposed Site Plan (Figure 3.2 of the Proposed Site Plan) means that sidelines will run close to the line of the footpath next to the fence separating the pitch from Spire Close, just a matter of a few yards from the gardens of Spire Close. The halfway line is currently some 60 to 70 meters from the gardens. Additionally, there will be a goal positioned only yards from the care home for the elderly. There will therefore be greatly increased noise levels from the football games on these grass pitches which have not been taken into account within the NIA. The additional noise will also provoke a barking reaction from homes with dogs, again this has not been taken into account in the NIA.

It is disappointing that the Environmental Health Comments do not raise any of the above issues, simply describing the methodology as 'sound'.

The NIA acknowledges that there will be noise and abusive language which will give rise to complaints (Section 11), indeed in anticipation of these it is recommended that a complaint handling system should be put in place in readiness. I do not feel it is reasonable to press ahead with this facility, knowing that it will have this impact on residents and expect them to have to deal with the bad behaviour which the applicants themselves acknowledge is inevitable. Many of the residents affected are vulnerable and should not be forced to deal with such issues. My own experience where I have tried to telephone Yarborough Leisure Centre over issues is that it can take many attempts to even get through to them. It is a busy centre and staff are dealing with users in person rather than answering the telephone. By the time an issue has been reported and any action taken, the offending AGP users are likely to have finished their games. Even if a system could be put in place which quickly addressed bad language and behaviour, initially residents would still be upset by encountering and dealing with such incidents. I am sure it would not be long before residents would come to the conclusion that it is not worthwhile complaining, poor language and behaviour would have to be tolerated and residents would therefore avoid the area. Also, families who wished to use the remaining grassed area would be deterred from doing so rather than expose their children to such language and behaviour.

3 Visual impact

Appendix C shows a photograph taken from my bedroom window, Appendix D shows the view from the end of Bishopsgate. Instead of the wide open grassed area there will be a view of fences up to 4.5 metres high and 18 metre high floodlights which cannot fail to dominate the site and impede views of the cathedral which currently enhance the area. This would be intrusive and a much less attractive view than is currently the case.

4 Loss of Amenity for the local community

This area of the football pitches is extensively used by children, young people and their parents to play, by people walking and playing with their dogs, by joggers, by people flying kites as it is a wide open area, as well as pedestrians, cyclists etc. The development of the AGP will mean the area is no longer available for any of these purposes.

5 Personal Impact

I live on Spire Close and currently run a business providing home boarding and day care for dogs, licensed by Lincoln City Council. When football matches are taking place on Sunday mornings and when there are one off events, the dogs will bark when they hear shouting on the field. Therefore in order to avoid undue impact on my neighbours and to avoid complaints I keep the dogs indoors with the windows closed until the football matches are over. Regardless of the Noise Impact Assessment, this is the reality when there are sports matches on the playing field and other neighbours with dogs encounter the same issues as well as having to listen to the shouting and unacceptable language. The anticipated hours of use are much longer than the current two or three hours per week, and potentially the use of the AGP could make my garden unusable by the dogs in my care for 98 hours per week, which will include virtually all daylight hours. This will cause me undue stress of trying to keep the dogs quiet during these extended hours whilst being continuously provoked by noise from the AGP, and the dogs will have very limited access to outside space. This means the impact will be noticeable and disruptive (NIA 3.3 Table 1) meaning the noise causes a material change in behaviour and/or attitude eg avoiding certain activities during periods of intrusion, where there is no alternative ventilation, having to keep windows closed most of the time because of the noise). The recommendation in such circumstances is to avoid action which could cause such noise levels.

I specialise in taking care of particularly needy dogs who could not cope with kennels and are often very sensitive to noise. Due to the nature of the business there is a continual turnover of dogs in residence every week, it is not the same as having a resident dog which may become accustomed to the noise. At best approval of this development will impact on my ability to generate an income and affect my stress levels and therefore health, at worst it is likely to force me to close my business.

6 Spire Close

The NIA states that Spire Close will be particularly affected by the noise from the AGP. The plans include walls to protect the residents at the east and west ends of the proposed site from the noise generated, there is nothing included to mitigate the noise impact on Spire Close.

7 Local resident views

It feels as though local resident views are not wanted or encouraged:

- Of our three ward Lincoln City Councillors
 - Councillor Jim Hanrahan is on the Planning Committee and therefore unable to help

- Councillor Donald Nannested supports this development apparently without any attempt to establish the views of his constituents who are resident in the area and will be affected by it.
- On visiting the Councillor surgery on 7 July Councillor Loraine Woolley said she had not been briefed on the matter but would need to arrange to visit the site with an officer of Lincoln City Council before deciding whether she could support residents' objections, declining an invitation from me to meet her on site

We have therefore so far been unable to elicit any support from our elected representatives.

- Despite the application stating that those most affected are in Stainton Gardens, Verdun Close and Spire Close, Lincoln City Council chose to consult only a very small proportion of the residents of these areas.
- I understand a meeting was held to explain the application to users of the Leisure Centre, however nothing has been done to keep the residents similarly informed.
- When trying to access documents relating to the application online, the error message 'this document is unavailable for viewing at this time' frequently appears, clearly limiting availability of information relating to the application.
- Whilst trying to register objections online many problems have been encountered, meaning what should be an easy process becomes much more complicated and discourages residents from making objections, indeed I was myself unable to do so. Therefore we have organised a petition so those people unable to do so through the website are still able to register their views.
- The general consensus amongst people in the area is that Lincoln City Council will do what it likes regardless of the views of the residents.

8

General comments

The current pitches are not heavily used for team sports, but are well used by the community. The argument that the withdrawal of this area for use by the community is necessary to allow use for football etc seems rather strange given that the existing grass football pitches are available yet barely used for this purpose.

There is already pressure on the car parking at Yarborough Leisure Centre. On Sunday mornings during the football season, at peak times and when there are special events on the site of the proposed AGP, users of the Leisure Centre park on roads near the Verdun Close/Breedon Drive/Bishopsgate entrance to the field causing congestion for residents. This development can only worsen that situation.

In conclusion, I would like to say that this development has serious implications for the quality of life of those living around the area as well as the wider community who make use of the existing grassed field. Whilst I appreciate that Lincoln City Council wishes to develop sporting facilities, I hope it would not prioritise this aim to the detriment of the many residents who would be adversely affected by this development.

Appendix A

HERITAGE

CONNECT

LINCOLN

St. Francis Yarborough

Overview

St. Francis-Yarborough Character Area ([view detailed map](#)) has a mix of recreational and educational uses. The sense of open space throughout the area given by the large areas of playing field and open grassed areas, buildings set back from the street in large plots and varied building line is a strong characteristic of this Character Area. The large areas of grass with some mature trees are another strong characteristic of the area. There is a townscape of large, mainly single-storey buildings set well back from the footway within large plots.

Many areas are not overlooked, some areas are in poor condition and there are long stretches of security fencing. Yarborough Leisure Centre acts as a focal point for the area although the large urban block limits vehicle and pedestrian movement across the area. There is heavy traffic along Riseholme Road while the rest of the roads in the area are access roads. The area sees a lot of pedestrian activity, particularly on the playing fields and is connected to the wider city by its recreational uses.

The Character Area was formerly part of the city's common fields, which may have been laid out as early as the 10th century and were enclosed following an Act of Parliament in 1803. Following enclosure new farms were established with the farmers as tenants of the City Council. Field boundaries of these farms can still be seen in the current townscape e.g. the northern plot boundary of St. Francis School and the eastern boundary of the open space to the north of the Character Area. There is also a kink in the northern plot boundary of St. Francis School, to the rear of 5 to 11 Stainton Gardens, which can be traced back to the perimeter of the yard of the Lincoln Field farm itself.

Character Area



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Scale: 1:3500 at A4



Appendix C



Appendix D



Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mrs Kirsty Quibell

Address: 10 Bishopsgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have three young children who regularly use the area to play football, ride their bikes etc and it's not fair that we should lose the use of the facility.

I bought my house because of access to lots of open grassed space which wouldn't be there if this application goes ahead.

I and my family avoid the field on Sunday mornings in the football season because of the shouting and bad language which my young children would be exposed to. The artificial pitch operating hours would mean I would need to avoid the field altogether.

There are health scares over artificial pitches made from old tyres being cancer causing, has this been investigated?

The government recommends exercise for all ages and types of people, not just those who want to play team games on artificial pitches. Please leave us with access to the playing field so everyone can enjoy it.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Mr Paul Atkin

Address: 2 Tobruk Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not feel it is reasonable for the area to be floodlit after 6pm, nor have the noise from shouting and kicking balls at this time. I can hear this from my bedroom window two streets away when there are games on the field on a Sunday morning. I start work very early in the morning and go to sleep early each evening. This pitch if installed would seriously affect my sleep pattern and my health as a result of it.

I can also hear the bad language while games are in progress, and to have to deal with this from 8.00am to 10.00pm is entirely unreasonable.

I am also very disappointed that local residents received no letter regarding this and we found out quite by chance.

I feel the local residents will be seriously impacted, particularly the people living in the bungalows on Verdun Close and the old people in the care home on the far side of the field. It is quite unfair to disrupt their lives and our lives in this way.

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

Proposal: Installation of an artificial sports pitch with associated fencing, floodlighting, storage container and access.

Case Officer: Lana Meddings

Customer Details

Name: Miss Lynn McEwan

Address: 302A Burton Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I frequently use the playing fields as a safe place to walk my dog. I chose to live in this area given its freely available green space. The construction of the artificial football pitch will significantly impact quality and safety of dog walking and reduce this area's appeal as a residential area.

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