

## Neighbour Comments

### ***Miss Z. Burns (16 Alness Close, Lincoln)***

No more students please...we need something for the people of Lincoln.

### ***Mr I. Ulyatt (Apartment 210, One the Brayford, Brayford Wharf North)***

There is a greater need for professional residency within Lincoln centre and with the enlargement of the university, especially with the fourth coming Medical School and the expected growth of the related industries, which it will bring. There will be a greater need for professional residency type of accommodation, as proposed with the initial planning application.

If you want Lincoln to be seen as a vibrant, up and coming city, the last thing you need is another block of student accommodation. The introduction and impact of One the Brayford and its high quality accommodation in the Brayford area has been extremely positive. This uplifting effect will be lost if Viking House is allowed to become student accommodation.

There is excess amount of student accommodation within this part of Lincoln. The residents of One the Brayford bought their apartments believing that Viking House would converted to residential and not student accommodation. Our apartment is adjacent to Viking House and from the plans it looks like the students would enjoy access to our building. This would completely change our enjoyment of our home and the increased noise level would be very unwelcome. As would an increase in litter and other waste.

An additional point: can you say where the notice of change in the planning permission has been displayed and how residents of One the Brayford, the adjoining building, have been involved or informed.

## Consultee Comments

### ***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 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

### **Section 4 – Surface Water Disposal**

- 4.1 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.

### **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:

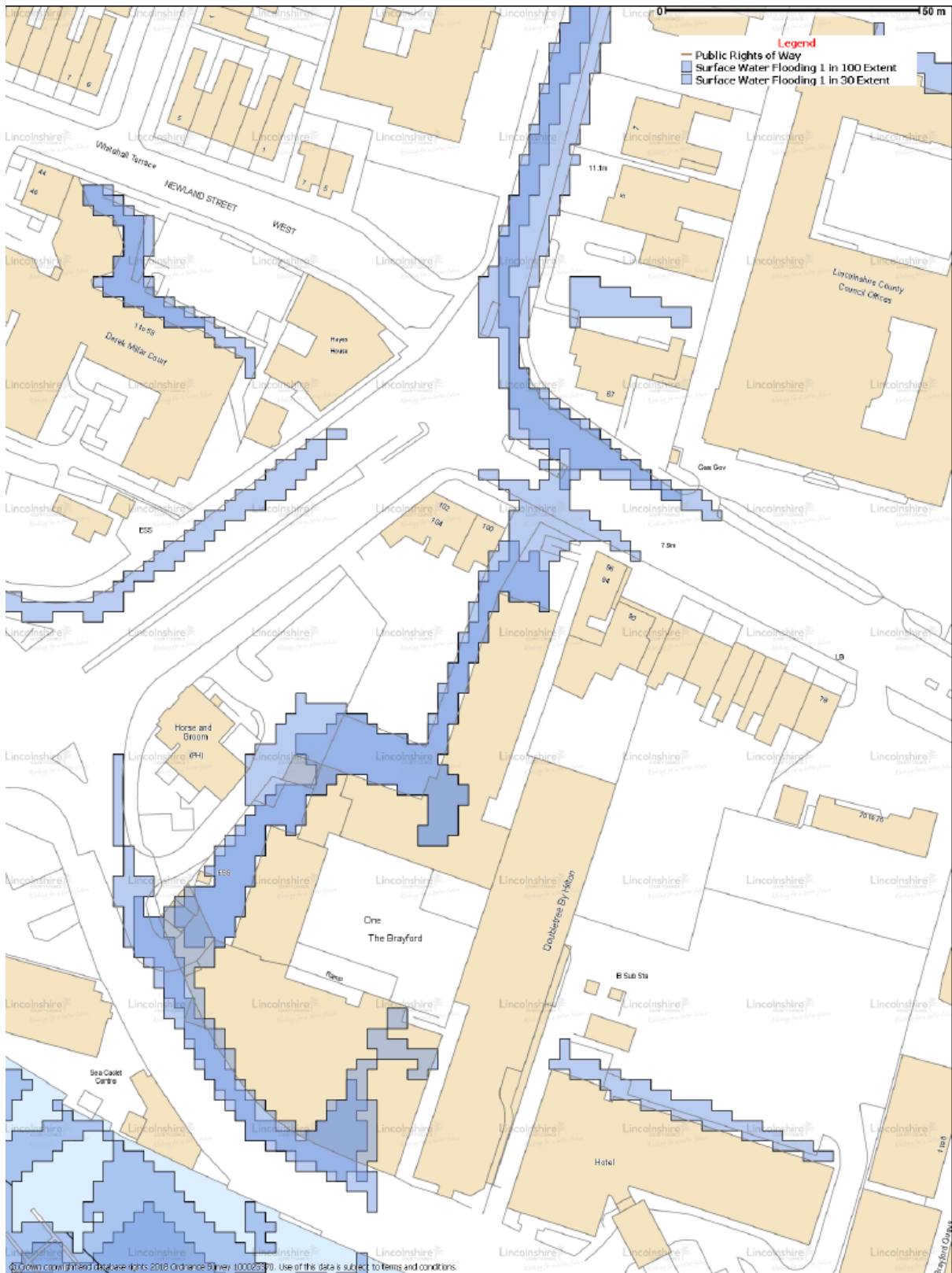
- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
  - Development hectare size
  - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford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

***Lincolnshire County Council (as Lead Local Flood Authority and Highway Authority) - Interim Response***

Could I please request the following information to enable LCC to assess this application as HA and LLFA;

- Flood Risk Assessment
- Drainage Statement
- Detailed flood and drainage design drawings, alongside ground calculations and geotechnical factual and interpretive reports
- Discharge agreements, both temporary and permanent
- Detailed landscaping details

The site is at risk of surface water flooding, as shown in the attached plan, so we need to satisfy our concerns, particularly with regard to the subterranean proposals.



Could you please also request that they detail the refuse collection proposals as we discussed, including where the waste will be stored prior to collection.

Kind regards

Becky Melhuish  
Senior Development Management Officer  
Lincolnshire County Council

***Internal Drainage Board***

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

In the absence of a Flood Risk Assessment (FRA) and Drainage Strategy the Board **Objects** to the application. Any Flood Risk Assessment should address the following.

The new build section is shown to be potentially at risk from surface water flooding on the Environment Agency Surface Water Flood Maps, with water flowing down the hill and over the road into the site. This is doubly an issue because the proposals show this as 'partial subterranean' with sleeping accommodation. The FFL of 5.9 is also very close to the design flood level on the nearby Brayford Pool.

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, as indicated on the application form, the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water. If the discharge is to an existing discharge as a brown field site any proposed discharge would be expected to be at a reduced rate.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards

Guy Hird  
Engineering Services Officer