

## 2018/0244/FUL – Erection of 29 dwellings with vehicular access from Westbrooke Road - Land at Westbrooke Road

### Neighbour Comments

Mike Hilton, 68 Western Crescent, Lincoln



Fri 09/03/2018 09:39

Mike Hilton

Land at Westbrook Road for planning permission

To  Technical Team (City of Lincoln Council)

Further to your letter dated 14th February 2018 I would like to raise the following objections as follows:

The existing number of houses are already causing problems with traffic on both Western Avenue and Crescent. This will be increased if more houses are built.

This is in particular consideration to the area around the school, where this problem is exacerbated at peak school times in the morning and afternoon.

It is obvious that this site will increase even more and I would suggest that now is the time to find an additional entrance and exit route for traffic at the least an exit road onto Tritton Road.

The continued growth of this site will severely damage the environment for existing residents, particularly on Western Crescent.

The other related point is that the constant HGV traffic is a current problem and will increase if this planning application is approved.

Yours sincerely,

Mike Hilton  
68 Western Crescent

Sent from my iPad

Miss Adalma Martin, 88 Nightingale Crescent, Lincoln

## Comments for Planning Application 2018/0244/FUL

### Application Summary

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

### Customer Details

Name: Miss Adalma Martin

Address: 88 Nightingale Crescent, Lincoln, Lincolnshire LN6 0JZ

### Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Always in need of more housing and their other two developments look lovely and I have heard good things about the quality of the build as well. Great idea

Miss Nicola Mather, 19 Camwood Crescent, Lincoln

## **Comments for Planning Application 2018/0244/FUL**

### **Application Summary**

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

### **Customer Details**

Name: Miss Nicola Mather

Address: 19 camwood Crecscent Lincoln

### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection due to access and local wildlife deers etc often use the field to graze.

Mr and Mrs D B Marshall, 14 Westbrooke Road, Lincoln

Director of Communities & Environment  
Simon Walters MBA, ACIS, MCMI  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

14 Westbrooke Road  
Lincoln  
LN6 7TB  
27 February 2018

Your Ref: 2018/0244/FUL

cc: Planning Committee Chair & Vice Chair, Boutham Councillors, Cllr R Hills, all by email

Dear Sir

**CONSULTATION ON APPLICATION FOR PLANNING PERMISSION**

**Location:** Land at Westbrooke Road, Lincoln, LN6 7TB

**Proposal:** Erection of 29 dwellings with vehicular access from Westbrooke Road.

**OBJECTION**

Thank you for giving us the opportunity to comment on the proposed development to erect a further 29 dwellings at the end of Westbrooke Road on land that you own.

You will be aware that in 2014 Chestnut Homes originally proposed to build 60 dwellings but after concerns including the "number and location of parking places and other highway matters and residential amenity" you persuaded them to reduce the number to 52. Residents were still concerned that "the only access to the site is via Westbrooke Road, on a narrow blind bend and that the increased traffic flow will have a significant impact on safety, pollution and quality of life in the whole area for residents and schoolchildren." When you granted permission for 52 dwellings, in April 2015, you stated that "The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns."

The transformation of traffic flow in Westbrooke Road has already been dramatic. The road surface was never made to withstand the current volume and weight of traffic, it is already badly damaged and getting worse. My driveway is badly cracked and worsening, heavy lorries frequently rock our foundations. Who is going to compensate us for this damage, the Council or the developer? Speeding is now a regular occurrence whereas previously it never happened and accidents seem inevitable. It is interesting to note that the developers have laid a "surfacing material which aims to naturally restrict the speed of vehicles" at the entrance to the new development to prevent speeding once you are on it, but not before. Further afield the volume of traffic and consequent tailbacks have made access and egress at the junction of Boutham Park Road and Western Avenue very difficult and dangerous.

Now after Phase 2, and with this proposal, the number of dwellings has crept up to 109. If the developer's first application had been for 109 dwellings you would undoubtedly not have allowed it. Now, less than 3 years later, with no improved access to the site and concerns about traffic volumes confirmed, surely you cannot seriously consider granting this application. The developer states that "this development is of a relatively small scale" yet they are more than doubling the number in Phase 1. It was always clear to residents, and the applicant has now stated in the Access Statement, that their objective is to keep adding small scale developments until they reach Skellingthorpe Road and create a rat run for traffic. You must also have been aware of this and have so far allowed this piecemeal approach to achieve it. If you approve this application now you could be seen as colluding with the developer from the outset (particularly as the developer has already started building some 30

metres of roadway on Phase 3 land that you own! – see picture below taken from near Tritton Road, looking across Phase 3 land to the fenced boundary with Phase 2), making a mockery of local democracy, lacking honesty and transparency, and bringing the whole planning process into disrepute by just going through the motions to achieve your desired outcome whilst totally ignoring resident's views.



Nothing has improved to alleviate concerns since you originally refused 60 dwellings on this site, please do the right thing for local residents, and refuse this application to almost double that number.

Yours faithfully,



MR AD O'LEARY WBE  
79 WESTER AVENUE  
LINCOLN

LN6 7SZ.

24 FEBRUARY 2018.

YOUR REF: 2018/0244/FUL.

PROPOSED DEVELOPMENT: LAND AT WESTBROOKE ROAD,  
LINCOLN, Lincs. LN6 7TB.

Dear Mr K Mawney, PLANNING MANAGER.

I am writing in connection with the subject planning application, I wish to express my concern regarding the aspect of highway safety and congestion. The volume of vehicle traffic on our Avenue has increased considerably since the development has commenced, with the inherent problems this creates. This problem is obviously going to increase as a consequence of this additional phase. I note on page eleven of the Chestnut Homes Publication, that there is likely to be a further phase, with the provision to extend the road and therefore move the development towards Skellingthorpe

road, if so - will it include vehicle access to it, in order to reduce the volume of traffic on our part of the estate

A further concern, is with respect to the marked deteriorating condition of our road surface, for instance - a large and dangerous pot hole has appeared on Western Avenue recently. I suspect that this development will be highly likely to be approved, if so, will the Council authorise the resurfacing of all roads on the estate leading to the site of the development, seeking Chestnut homes to make a financial contribution towards the cost.

An additional consequence of the high traffic volume, is a noticeable increase lately in car speed, particularly down Western Avenue, some seem to use it as a mini speed track, despite the 20 mph speed limit sign on a lamp post outside our house. The exit from St Peter's and St Paul's is also on this road. I feel it is only a

matter of time before we have a serious accident on this road, unless some form of speed control system is put in place.

To conclude, I consider that we were lead to believe that only 66 dwellings were being built on the original application, with no mention made of the likely extent of this development, not happy with regard to this lack of openness, it seems obvious to me that there are further phases to come.

Yours Sincerely,



Mr and Mrs D B Marshall, 14 Westbrooke Road, Lincoln

Director of Communities & Environment  
Simon Walters MBA, ACIS, MCMI  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

14 Westbrooke Road  
Lincoln  
LN6 7TB  
22 April 2018

Your Ref: 2018/0244/FUL and 2018/0458/FUL

cc: Planning Committee Chair & Vice Chair, Boultham Councillors, Cllr R Hills, all by email

Dear Sir

**CONSULTATION ON APPLICATION FOR PLANNING PERMISSION**

**Location: Land at Westbrooke Road, Lincoln, LN6 7TB**

**Proposal:** Erection of 29 dwellings with vehicular access from Westbrooke Road.

**AND**

**Location: Land at Westbrooke Road, Lincoln**

**Proposal:** Erection of 23 dwellings with vehicular access from Westbrooke Place.

**OBJECTION**

Residents are sick of this. What is the point of objecting? You are bending over backwards dancing to Chestnut Homes' tune. You have done everything in your power to help their piecemeal approach achieve their objective of 131 dwellings with the only vehicular access to them through Westbrooke Road. You have also allowed them to purchase public land, twice, without giving anyone else the opportunity to pay more for it. Land they are already using before officially getting planning permission!

Deals have been done behind closed doors, neither you, nor the County Council, will tell us what they paid for the land yet.

So much for local democracy and openness.

Yours disgustedly,

(Mr & Mrs) D B Marshall, B.Sc.



Mr and Mrs Edwards, 10 Westbrooke Road, Lincoln

Director of Communities and Environment  
Simon Walters MBA ACIS MCMI  
City Hall, Beaumont Fee  
Lincoln LN1 1DF

Mr J M & Mrs B Edwards  
10 Westbrooke Road  
Lincoln  
LN6 7TB  
1<sup>st</sup> March 2018

Ref 2018/0244/FUL

Dear Sir

Objection to planning application 2018/0244/FUL  
Land at Westbrooke Road, Lincoln.  
Erection of 29 dwellings with vehicular access from Westbrooke Road

Dear Sir

We object to the Application on the following grounds.

#### **Planning Process**

In 2014 an initial proposal to build 60 dwellings on this development site was reduced to 52, a significant reduction clearly based on the concerns of the Planning Department. Surprisingly approval was given for Phase 2, increasing the number of properties significantly, despite the concerns of the residents. It is now proposed to more than DOUBLE the number of dwellings in Phase 1.  
This method of gaining planning approval does not appear to be 'fit for purpose'.

#### **Access**

The only access to the site is via Westbrooke Road. The entrance to the road is a narrow sharp blind bend which is unsuitable for the speed and frequency of current traffic, any increase in the volume of traffic would make it more dangerous, and further affect the Quality of life of the residents.  
Objections made to Phase1 and Phase2 Applications predicted serious deterioration of the road surface and stated that the road was not designed for the traffic that would use the road. These predictions have proved to be true, the road is in a deplorable state, any increase in traffic will make this worse.

#### **Design**

The application lays great emphasis on environmental considerations.  
'The layout of buildings and spaces takes priority over the car. Shared surface routes through the site give equal priority to pedestrians and cyclists, and will ensure cars travel slowly without the need for traffic calming measures'.  
This aim will only succeed if the number of vehicles is limited to current level.

#### **Possible Future Development**

The Application makes reference to 'Possible future link to the site to the south west'  
The link shown gives access to a very large development site.

The Planning Committee should insist that the layout of the site should **PRECLUDE ANY FURTHER VEHICLE ACCESS FROM ANY POSSIBLE FUTURE DEVELOPMENT.**

Mr J M Edwards

Mrs B Edwards

Mr and Mrs A Fraser, 47 St Helens Avenue, Lincoln

**Director of Communities & Environment**  
Simon Walters MBA, ACIS, MCMI  
City Hall, Beaumont Fee  
Lincoln  
LN1 1DF

Mr & Mrs A Fraser  
47 St Helens Avenue  
Lincoln  
LN6 7RA

21 March 2018

**RE: PLANNING APPLICATION 2018/0244/FUL**

Dear Sir,

Thank you giving us the opportunity to review and comment on the planning application to erect 29 additional houses on the land at the end of Westbrook Road, and rear of St Helens Avenue, by Chestnut Homes.

Based on the application and documents associated with it, we hereby wish to **OBJECT** to its approval based on the following concerns.

1. **Highway safety & congestion** – The residents of Westbrook Road and Western Avenue have raised several concerns regarding the traffic flow and poor quality/deterioration of the road surface of, what is for now, the only access to this particular site. We note that the plans include the provision for extension into the old Usher Junior School and envisage that access would be made to Skellingthorpe Road. As residents of St Helens Avenue, we are already severely affected with traffic from the junction of Skellingthorpe Road and Tritton Road and the railway crossing. Any further junctions/access into a sizable development would undoubtedly bring even more congestion to this area, and would be unacceptable.
2. **Scale & Height, Overlooking & Layout** – Under the current layout plan, a block of two storey, two bedroom houses will be erected at an angle to our rear boundary, and at a distance of approx 8ft away. This is unacceptable, as it puts the proposed building at only 35-40ft from the rear of our house, not the extent of our boundary. The plans show that the gable end of the proposed properties have both an upstairs and downstairs window. These will be looking directly into our garden and also the accommodation at the rear of our property and that of our neighbours. As the proposal is to build these at an angle, it also means that we will be looking along the rear aspect of all four houses, taking away light and making us feel like we are living against a brick prison.
3. **Noise & Disturbance** – We have grave concerns regarding the erection and location of the proposed water pumping station. This facility appears to be only approx 20-25m from our boundary. Currently there is no detail on this facility, but it appears to have an 'exclusion zone' around it which would suggest that it will generate a degree of noise and, as it is a waste station, quite probably an element of odour. Without further detail of the proposed facility, including noise levels and operating conditions, this is unacceptable. It will also be in direct line of sight to the rear of our property.

4. **Design** – Supporting documents and reports from specialist agencies that are attached to the application, stipulate that the ground level must be raised. Documents also suggest that this raising of the ground level may cause drainage and flooding issues to surrounding properties. The area is consistently boggy and we are fearful that any works/building will have a detrimental effect on the our properties, and increase the likelihood of drainage/flooding issues.
5. **Effects on trees/wildlife** – At the edge of the proposed development and just to the rear of our boundary, there is a large conifer tree which appears to not be on the plan. This tree is the home to a variety of birds, amongst which are a pair of Tawny Owls. The land as it is, is also home to a large variety of other wildlife, including deer, foxes, frogs and newts. Consideration must be given to these poor creatures.

We would also like recorded that although this planning application has only been submitted, significant ground works are already underway. A section of roadway has been laid and several large plant vehicles have moved large amounts of materials throughout the proposed development, up to and including against our rear boundary and neighbouring properties. Having these vehicles at our rear boundary without any form of screening or fencing means that we have workmen looking straight into our houses, which is a gross invasion of privacy. We have also noticed that a section of the metal fence to the old Usher Junior School has been removed, suggesting that this development is extending already.

To the untrained eye, it would appear that this planning application is merely a formality and that the decision to proceed, has already been decided. This is, in our opinion, a serious breach of democracy and of following process.

This application cannot be approved, and I implore the planning department to uphold the concerns of all parties that have voiced their opinions to prevent this from happening.

Yours faithfully

Mr & Mrs A Fraser

Mr D Hipworth, 1 Westbrooke Close, Lincoln

1 Westbrooke Close  
Lincoln  
LN6 7TL

3 March 2018

Director of Communities & Environment  
Simon Walters MBA, ACIS, MCM  
City Hall, Beaumont Fee  
Lincoln, LN1 1DF



Your Ref: 2018/0244/FUL

Dear Sir

**CONSULTATION ON APPLICATION FOR PLANNING PERMISSION**

**Proposed Development: Land at Westbrooke Road, Lincoln, Lincolnshire, LN6 7TB –  
Erection of 28 dwellings with vehicular access from Westbrooke Road**

Firstly I would like to thank your Planning Assistant, Milly, for sending me details of the Phase 3 proposed development application on land adjacent to Westbrooke Road.

**Reasons for Objection to proposed further development by Chestnut Homes**

Many local residents have been here since Westbrooke Road, was developed to service a total of 20 bungalows. Since then, the Council have repeatedly ignored the views of local residents and given Chestnut Homes planning permission to build an additional 80 dwellings (52 dwellings in Phase 1 and 28 dwellings in Phase 2).

The road surface at Westbrooke Road and it's junction with Western Crescent is already breaking up due to the significant volume of traffic. The speed of some of the vehicles going from and to the new development onto the existing highway is excessive and an accident is waiting, particularly at the narrow blind bend from Westbrooke Road onto Western Crescent.

The Phase 3 application, for an additional 29 dwellings will only exacerbate the existing situation and surely a total of 109 dwellings cannot be acceptable when the first application for 60 dwellings was felt inappropriate by the Council and reduced to 52.

The existing properties in Western Avenue, Western Crescent, Westbrooke Road and Westbrooke Close have historically experienced hold ups when getting out of Western Avenue into Boultham Park Road and vice versa. This is caused by a combination of additional traffic from St Peter and St Paul school, including parents / carers dropping off and picking up children; driving schools where there is often 3 vehicles at a time practising various manoeuvres and additional non-residential parking at the top of Western Avenue. The additional 29 dwellings will make the situation even more intolerable than it already is.

Yours faithfully



Mr David Marshall

Residents may think they can influence housing developments in their vicinity, but do they really have a voice? Not in my experience.

In 2014 Chestnut Homes originally proposed to build 60 dwellings on land bordering Tritton Road, with access via Westbrooke Road in Lincoln. In 2015, despite objections, the Council approved the development, but reduced the number of dwellings to 52 after identifying matters of concern including increased traffic flow and congestion in the area, and that the only vehicular access to the site was via Westbrooke Road. In 2017 plans for a further 27 dwellings were approved and added in Phase 2.

Chestnut Homes have now submitted plans for a further 29 dwellings in Phase 3 to take the total to 108. If the developer's first application had been for 108 dwellings it would undoubtedly have been refused. How can 108 now be acceptable when less than 3 years ago 60 was too many? Nothing has changed. Access to the site has not been improved and concerns about traffic volumes adding to congestion in the area have been confirmed. Only the developer's tactics to achieve their aim by submitting multiple smaller applications is different.

The Council however seem set not only to approve Phase 3, indeed they have so far facilitated it, they also seem to be placing the developer in an advantageous position for future phases.

The application states that the latest phase is "on land owned by the City of Lincoln Council", although it now seems the Council has sold the land to Chestnut Homes, subject to them obtaining planning permission. It was sold by private treaty for an undisclosed price that "is commercially sensitive at this stage". Chestnut Homes however seem confident of getting permission as they are already using the land and have started to build some 30 metres of roadway across it. Why was the land not sold by public auction to ensure best value was obtained? Apparently "because Chestnut Homes are a special purchaser due to ownership of the access point to the Council's land". And who allowed them ownership of this access point - the Council when they approved earlier phases without any restrictions.

It was always clear to residents that Chestnut Homes' objective is to keep adding small scale developments until they reach Skellingthorpe Road and create a rat run for traffic from Skellingthorpe Road to Boultham Park Road. The Council were aware of this and have so far allowed this piecemeal approach to achieve it. If the Council now grants permission for Phase 3, not only are they confirming their acceptance of this creeping development, they are also placing Chestnut Homes in the favourable position of owning the land, and consequently the access point, to further adjacent public land again. This land was previously the Usher school grounds and is currently owned by the County Council. Chestnut Homes could then become a "special purchaser" for the next phase. Wouldn't it have been better to preserve ownership of the Phase 3 land, at least for now, to ensure the school ground could be sold by public auction and ensure best value for the benefit of citizens? Some deals seem to have been made behind closed doors, at least for now, but it seems it's all part of the grand plan and there seems no way of stopping it.

It makes a mockery of local democracy, it lacks transparency and brings the whole planning process into disrepute. They are just going through the motions to achieve their desired outcome and totally ignoring resident's views.

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Dave Marshall



From near Tritton Road, looking across Phase 3 land to the fenced boundary with Phase 2

Mr Rhys Keighron, 11 Egret Grove, Lincoln

## **Comments for Planning Application 2018/0244/FUL**

### **Application Summary**

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

### **Customer Details**

Name: Mr Rhys Keighron

Address: 11 egret grove Lincoln

### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a good addition to Lincoln more quality housing that people can afford is what young people need to get on the ladder

Mr Rodney Mountcastle, 6 Westbrooke Road, Lincoln

## Comments for Planning Application 2018/0244/FUL

### Application Summary

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

### Customer Details

Name: Mr Rodney Mountcastle

Address: 6 Westbrooke Road Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Along with most residents of Westbrooke Road we were led to believe that Phase 2 of Chestnut Homes development using Westbrooke Road as the only access point would be the final phase of development. Most of the residents were also sceptical that Chestnut Homes would find ways to expand the development further by submitting plans for small developments at a time and as this application has proven that point. The initial application was amended as it was thought that Westbrooke Road was not suitable for a higher volume of traffic that would be generated from the development. We are now expected to see nearly a 100% in volume of traffic with Phase 2 nearly completed and the proposed Phase 3.

Interestingly when Westbrooke Road was initially extended in the late 1970's from No 8 to No 20 and the construction of Westbrooke Close the developer at the time was told that was the limit of the development as the road and the design of entrance off Western Crescent was not deemed suitable or safe for a larger development. Back then most properties only had one vehicle whereas today most have two vehicles, so we are now expecting the same road which hasn't been altered since it was constructed to potentially handle up to 1000% more traffic than it was built for.

The general condition of the road surfaces along Western Avenue, Western Crescent and Westbrooke Road is deteriorating I believe due to the high volume of Heavy Goods Vehicles using this route for access to the site. On numerous occasions HGV's carrying heavy plant have reversed the full length of Westbrooke Road sometimes using the footpath and when questioned one of the drivers said he had to do it due to the fact there was no provision for him to turn round on the site.

Since the initial development started we have suffered drainage problems with the sewers and have called Anglian Water out several times. As the sewers from No's 2,4,6,8 and 10 Westbrooke Road go under the concrete section of the road and are shallow drains one can only assume this is a result of the volume of HGV's. In the 17yrs we have lived here prior to this development I cannot recall having similar problems with the sewers.



On numerous occasions we have gestured to construction traffic to slow down and have been met with verbal abuse. This has been reported to the Site Forman and to be fair he said he would talk to offending drivers but his hands were tied as to what they did off site. This problem has been mentioned numerous occasions at local Police Neighbourhood Watch meetings and a similar response was given. Certain residents of the new builds also seem it fitting to use Westbrooke Road, Western Crescent and Avenue as a race track and has been mentioned before it is only a matter of time before a serious accident happens. Within the last week another vehicle was involved in a collision with my stationary vehicle and speed was a factor as the other vehicle entered Westbrooke Road on the wrong side of the road and couldn't avoid colliding with my car. I would suggest that before permission is granted an alternative access is sought for the construction traffic, namely the former school site on Skellingthorpe Road that I understand is earmarked for development or at the very least traffic calming measures installed.

I have recently witnessed some form of construction work being carrying out on land that is designated Phase 3. I'm led to believe looking through the Planning application and constraints that no work can be started until permission is granted, if that is the case then there is clearly a breach of application.

I do hope the planning committee will carefully consider the concerns raised by local residents whom have tollerated this work for nearly 3yrs now and make the right decision and refuse this application.

Yours faithfully

Mr R G Mountcastle  
Mr G W Mountcastle

Mrs Maureen Bailey, 12 Westbrooke Road, Lincoln

## Comments for Planning Application 2018/0244/FUL

### Application Summary

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

### Customer Details

Name: Mrs Maureen Bailey

Address: 12 Westbrooje Road Lincoln

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection

I wish to object to phase 3 of the development LN6 7TB by Chestnut Homes

Reasons:

My reasons are unchanged from my previous objections to Phase 1 and Phase 2

1. Flooding ... The development is in an area prone to flooding
2. There are several serious traffic concerns....Westbrooke Road is neither suitable, structurally or from a safety aspect. The junction with Western crescent is on a blind, narrow bend and the surface of the road, at this corner, is breaking up and cracking around the manhole covers. the surface of Westbrooke road and also the pavements are showing damage from the heavy traffic accessing the current development site.
3. The junction at Western Avenue and Boutham Park Road is already seriously congested, particularly at school times, resulting in serious pedestrian safety concerns.

Of particular, general concern is the way in which the development has been passed through the planning committee on a piecemeal basis. This has made it difficult for residents to reasonably object to what now amounts to a very large development, which will, according to the plans, extend into the Usher School Site on Skellingthorpe Road, thereby creating a future rat-run for traffic from Skellingthorpe Road to Boutham Park Road.

If Phase 3 is allowed, then it is important that no access for traffic should be allowed from any future development via the demolished Usher School site

I would also like an answer to the following concern:-

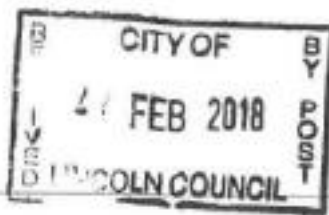
Has the land being used for phase 3 been advertised on the open market? I understood that part of this belongs/belonged to Lincoln City Council (ie residents of Lincoln). If so, did the city give other developers the opportunity to bid fairly and obtain the best possible price for the city? This also applies to the Usher school site should this be opened to future development.

I look forward to receiving a reply to my concerns

Mrs Maureen Bailey  
12 Westbrooke Road  
Lincoln,  
LN67TB

Mrs Rose, 41 Westbrooke Road, Lincoln

2018/0244/FUL.



V. E. ROSE

41 WESTBROOKE RD

TO THE DEVELOPMENT, LINCOLN, LN6 7TB

TEAM. 26-2-2018.

Dear Sir or Madam.

Regarding the proposed development of 29 Houses with access of Westbrooke Rd, 1st. There is a school at the top of western ave which means lots of children and cars. There is also a very large path side at the top of Western ave.

2) The access of Western cres. is very narrow and already breaking up due to all the heavy traffic which is almost continuous Mon to Fri.

3r. The Road 3 and foot paths are uneven and unfinished on Westbrooke Rd and cars

and Mans of the Workmen park  
along the foot path in front of  
my home.

Chestnut Homes are very  
fine houses but another access  
is needed.

yours Sincerely



P. S. sorry about the note paper.

Mr and Mrs A Fraser, 47 St Helens Avenue, Lincoln

**Director of Communities & Environment**  
Simon Walters MBA, ACIS, MCMl  
City Hall, Beaumont Fee  
Lincoln  
LN1 1DF

Mr & Mrs A Fraser  
47 St Helens Avenue  
Lincoln  
LN6 7RA

13 May 2018

**RE: PLANNING APPLICATION 2018/0244/FUL**

Dear Sir,

Thank you giving us the opportunity to review and comment on the revised planning application to erect 29 additional houses on the land at the end of Westbrook Road, and rear of St Helens Avenue, by Chestnut Homes.

Based on the revised application and documents associated with it, we hereby wish to **OBJECT** to its approval based on the following concerns.

1. **Scale & Height** – Under the revised plans a 2.7m fence will be constructed at an angle at the rear of our property. This in its self isn't an issue, as it will go some way to obscuring the properties built behind it however; we have some grave concerns regarding the elevation drawings that have now been supplied. With the proposed increase in ground level on the site, it is beyond doubt that our garden will feel the effects of flooding. As it is, the ground to the rear of our property remains constantly damp, so any increase in level will only exacerbate this problem and will undoubtedly mean that our garden will act as a soak away for the development, particularly as the ground slopes towards our property. This is unacceptable. As I understand, the proposed increase in ground level on the development site could constitute a **legal nuisance**. Further detail of expected height differences, along with proposed mitigating solutions, must be provided before any decisions can be made and definitely before any work is started.
2. **Scale & Height** – Reviewing the section plans, it is noticeable that with the increased ground level, that the ridge height between our property and the proposed development's ridge height is approx 2m. Even with the increased distance from our boundary to the first property, this does not mitigate sufficiently the difference in ridge level. This height will be overbearing on our property and is unacceptable.]

Yours faithfully

Mr & Mrs A Fraser

Mr and Mrs A Mather, 51 St Helens Avenue, Lincoln

Director of Communities & Environment  
Simon Walters MBA, ACIS, MCMI  
City Hall, Beaumont Fee  
Lincoln  
LN1 1DF

Mr & Mrs A Mather  
51 St Helens Avenue  
Lincoln  
LN6 7RA

23 March 2018

**RE: PLANNING APPLICATION 2018/0244/FUL**

Dear Sir,

We would like to object to the planning application to erect 29 additional houses on the land at the end of Westbrook Road, and rear of St Helens Avenue, by Chestnut Homes.

My first objection concerns the positioning of the dwellings that are proposed to be erected. The dwellings to the East corner of the development are in such a position that it will block the view/Sunlight from our garden and will also allow the residents of these dwellings direct vision into our and our neighbours gardens which I consider to be an invasion of our privacy.

We also have concerns regarding the erection and location of the proposed water pumping station. This facility appears to be only approx. 35m from our boundary. There seems to be little or no information about its function or its impact on the immediate environment with regards to noise or any other disturbance.

I have attached a photo taken by my neighbour that shows that the company has already started ground works close the boundary of our property (does this mean that a planning request is just a formality). This boundary is in the form of a hedge that I keep trimmed. Firstly with the dumping of this waste material so close I am no longer in a position to cut the hedge on the outward side. The plans show a fence approx. 1.8m in height close to the hedge. I feel that this will impinge on the hedge forcing it to grow at an angle back into my property and thus damaging my hedge and the fence.

The access to the site will be via Westbrook Road and Western Avenue and we are aware that the residents in this area have raised several concerns regarding the traffic flow and poor quality/deterioration of the road surface of, what is for now, the only access to this particular site. In the bigger picture, the area surrounding the development i.e Skellingthorpe road and Boultham park road which is already severely congested, especially at peak times, will be even more effected with the increased volume of traffic.

If, as the plans suggest that the ground level on the development be raised we are also concerned about the potential flooding to our properties on St Helens Ave due to the boggy nature of the area on which they plan to build.

Thank You in advance for your consideration of our objection to this development and we would like to strongly suggest that this permission not be granted.

Kind Regards

Mr & Mrs A Mather

**Taylor, Louise (City of Lincoln Council)**

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**From:** Taylor, Louise (City of Lincoln Council)  
**Sent:** 14 May 2018 11:43  
**To:** Taylor, Louise (City of Lincoln Council)  
**Subject:** FW: Objection to Planning application 2018/0244/FUL

**From:** Tony Mather [REDACTED]  
**Sent:** 22 March 2018 22:42  
**To:** Leatherland, Alex (City of Lincoln Council)  
**Subject:** Objection to Planning application 2018/0244/FUL

Dear Sir/Madam,

Please find attached our letter of objection to the above planned development and attached photo's as evidence.

Regards

Tony Mather







Consultee Comments

Anglian Water – 8<sup>th</sup> March 2018



**Planning Applications – Suggested Informative  
Statements and Conditions Report**

AW Reference:	00026534
Local Planning Authority:	Lincoln City Council
Site:	Skellingthorpe Road, LINCOLN - Boultham
Proposal:	Erection of 29 dwellings with vehicular access from Westbrooke Road.
Planning Application:	2018/0244/FUL

**Prepared by:** Pre-Development Team

**Date:** 08 March 2018

If you would like to discuss any of the points in this document please  
contact me on 0345 606 6087 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## **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. We have previously advised the developer of a connection point south to avoid the capacity issues north. We would wish to see the applicant confirm connection to this point. A drainage strategy will need to be prepared 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 Not applicable

## **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.

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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)
-



## **Planning Applications – Suggested Informative Statements and Conditions Report**

AW Reference:	00027683
Local Planning Authority:	Lincoln City Council
Site:	Skellingthorpe Road, LINCOLN - Boutham
Proposal:	Erection of 29 dwellings with vehicular access from Westbrooke Road.
Planning Application:	2018/0244/FUL

**Prepared by:** Pre-Development Team

**Date:** 01 May 2018

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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## **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. We have previously advised the developer of the required pumping discharge rate that will avoid localised flooding issues. We would wish to see confirmation of the intended pumped discharge rate. A drainage strategy will need to be prepared 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.

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## 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. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

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

## Section 5 – Trade Effluent

- 5.1 Not applicable

## 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.*

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## **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)
-

Dear Sir/Madam

REFERENCE: 2018/0244/FUL

DEVELOPMENT: ERECTION OF 29 DWELLINGS WITH VEHICULAR ACCESS FROM WESTBROOKE ROAD

LOCATION: LAND AT WESTBROOKE ROAD, LINCOLN, LINCOLNSHIRE, LN6 7TB

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

This is the third phase for this site which has been built sequentially, good practice would be to design the surface water drainage system for the whole of the development area in order to provide a comprehensive and efficient SuDS scheme.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps), the site is also in an area at risk from beach of the Environment Agency main river system and also potentially at risk from surface water flooding (Environment Agency Surface water flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission.

#### Comment and information to Lincolnshire CC Highway SUDs Support

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. A Flood Risk Assessment and Drainage Strategy are included in the submission however

- there are no details of the proposed drainage system, including attenuation
- further ground investigations are required
- any discharge should be limited to the greenfield rate, the proposed discharge to the Anglian Water surface water sewer (13.33l/s) is above this rate.
- the submission is for 29 dwellings and the Anglian Water information refers to 132 dwellings, is the 13.33l/s discharge only for this phase?
- discharge into the Anglian Water may be restricted when there are high water levels in the Boultham Catchwater.

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.

Any ground raising would affect the area to the south of the site.

Regards

Guy Hird

Engineering Services Officer

Hi

The County Council has no comments to make in relation to education on this application as there is sufficient primary capacity within the locality. Had CIL not been implemented, a request for £33,982 towards secondary education would have been made.

Kind regards

Simon

Simon Challis  
Strategic Development Officer  
Corporate Property

FAO: Alex Leatherland  
City of Lincoln Council  
Development Control  
City Hall Beaumont Fee  
Lincoln  
Lincolnshire  
LN1 1DF

**Our ref:** AN/2018/127075/01-L01  
**Your ref:** 2018/0244/FUL  
**Date:** 05 March 2018

Dear Alex

**Erection of 29 dwellings with vehicular access from Westbrooke Road.  
Land at Westbrooke Road Lincoln Lincolnshire LN6 7TB**

Thank you for referring the above application, which was received on 15 February 2018.

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

**Condition**

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (ref: RLC/0121/FRA01) dated February 2018 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 6.5m above Ordnance Datum (AOD) for two storey dwellings.
2. Finished floor levels are set no lower than 6.6m above Ordnance Datum (AOD) for single storey dwellings.

**Reason**

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

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 be agreed, in writing, by the local planning authority.

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of paragraph 4 of the National Planning Practice

Cont/d..

Guidance (NPPG) (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

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

**Information for applicant**

Flood resilience and resistance techniques

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

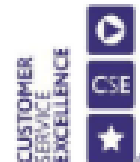
Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

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

Direct dial 020 847 48545

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



Awarded to Lincolnshire & Northamptonshire Area

# Consultee Comments for Planning Application 2018/0244/FUL

## Application Summary

Application Number: 2018/0244/FUL

Address: Land At Westbrooke Road Lincoln Lincolnshire LN6 7TB

Proposal: Erection of 29 dwellings with vehicular access from Westbrooke Road.

Case Officer: Alex Leatherland

## Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

## Comments

### OBJECTION:

We had previously looked at Phases 1 and 2 and made appropriate comments to those applications. We find that our comments to particularly Phase 2 are still valid and our objection is based on the following:

1. The access road to the site is totally inappropriate and that a further access on to Skellingthorpe Road should be created BEFORE any further applications are considered and this should even be in place now in order to remove the construction traffic from what is a minor interior estate road.
2. The parking spaces allocated for all two-bedroom houses should be at least two. We are surprised by the lack of any meaningful comments from the Highways department but notice on another estate application (Queen Elizabeth Road) they have specified that they would expect a 2 for 2 and below and 3 for 3 and above. This we felt was eminently sensible suggestion that should be adopted in all applications for residential development.
3. We are concerned about the shared use of the internal roads and feel that there should be either provision for paths adjacent to the road or a substantial increase in the width of the roadway or a totally separate pedestrian walkway scheme.
4. The risk of flooding does to the existing areas does not seem to have been satisfactorily addressed and have concerns that we are building up problems for the future.

As a further comment, we are very concerned that the method of application for the total site being done in Phases, seems to circumvent some of the planning requirements with regard to access,

fails to address the final effect on the existing residential properties, fails to address the overall impact that the total development will have on the environment and does not highlight the increase in services (education, medical etc) that may be required by the finished development.





## LINCOLNSHIRE POLICE

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

Your Ref: App. 2018/0244/FUL

20<sup>th</sup> February 2018

Our Ref: PG//

### **Development & Environmental Services**

City Hall, Beaumont Fee  
Lincoln, LN1 1DF

**Re: Westbrooke Road, Lincoln, Lincolnshire, LN6 7TB**

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

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

#### **External Doors and Windows**

**Building Regulations** (October 1<sup>st</sup> 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (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).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

#### **Individual Flat or Unit Doors.**

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the

door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

### **Door Chains and viewers**

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

### **Lighting**

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

### **Utilities**

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

*Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.*

### **Intruder Alarm**

Where an intruder alarm is installed it should be compliant and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

### **Landscaping**

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 or become climbing aids.

Inclusive to the application should be strict management conditions that ensure the maintenance of and general good management of the estate additional to established security of the properties.

Boundaries between public and what is private space should be clearly defined and open accessible spaces should not allow for any unintended purpose which may cause any form of anti-social behaviour or nuisance. I would recommend that these spaces are defined clearly by low level (carefully considered) planting of limited growth height and maintenance shrubbery (maximum growth height of 1m).

### Pedestrian Access Route / Footpath

This design has made good and effective use of a cul-de-sac (single point of entry) design which has been proven to help reduce crime and disorder and anti-social behaviour and additionally enhance community cohesion within the development.

It is preferable that footpaths are not placed to the rear of properties or provide such access, if deemed essential they should be securely gated. The gates should be placed to the front of the building line and suitable illuminated with a key operated lock from both sides of the gate. Effort should be made to ensure that the opportunity for concealed and easy access to individual premises is avoided; this is particularly relevant to ground floor windows.

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

***“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”***

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com)

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE Dip Bus.  
Force Crime Prevention Design Advisor

Dear Sir or Madam,

Thank you for your consultation.

Application ref: 2018/0244/FUL

Our ref: 239290

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Clare Foster

Natural England

Good afternoon,

On this occasion NHS England will not be putting in a section 106 tender for the development of 29 dwellings in Lincoln.

*Kind regards,*

*NHS England*

NHS England – Midlands and East (Central Midlands)