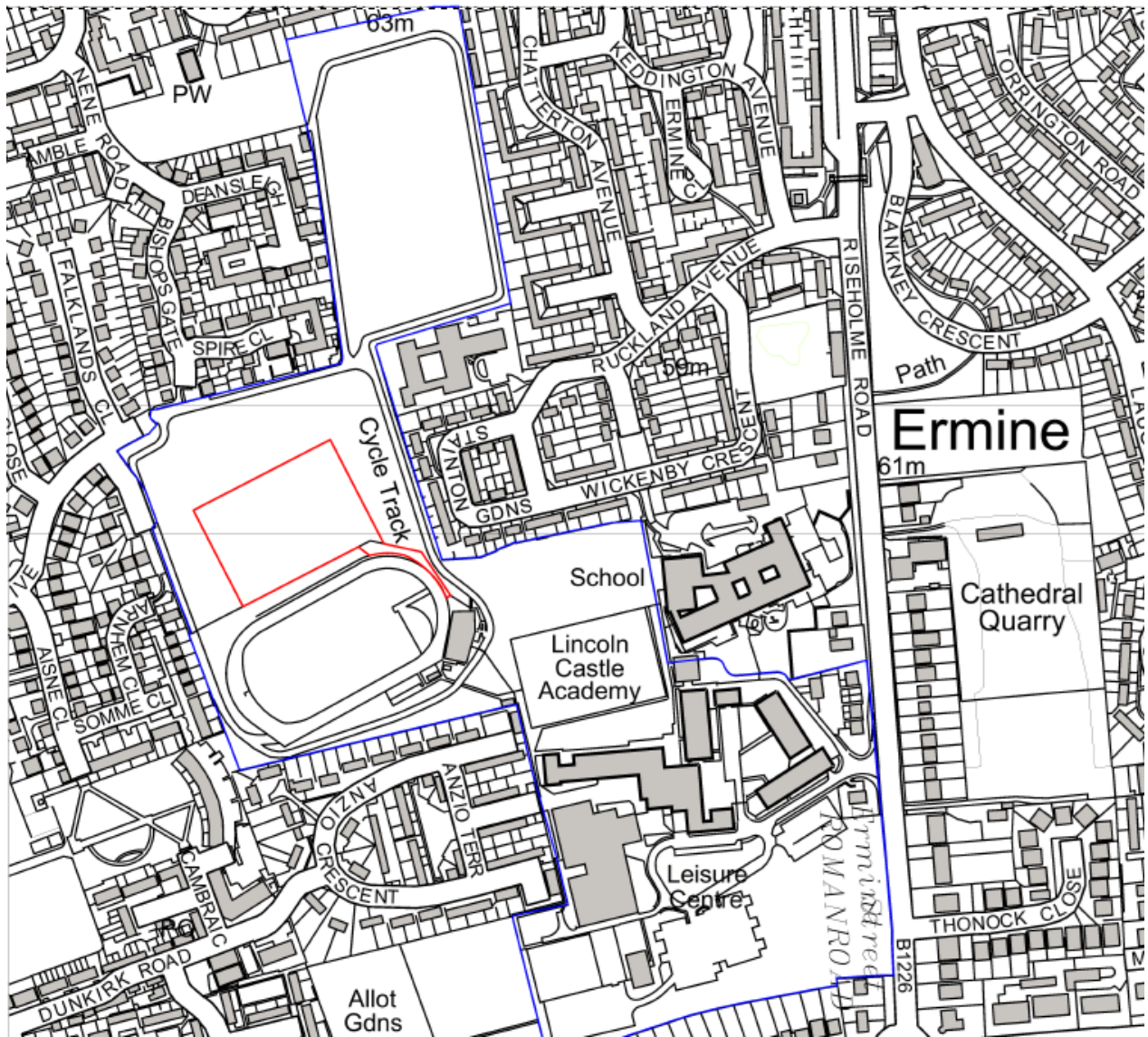
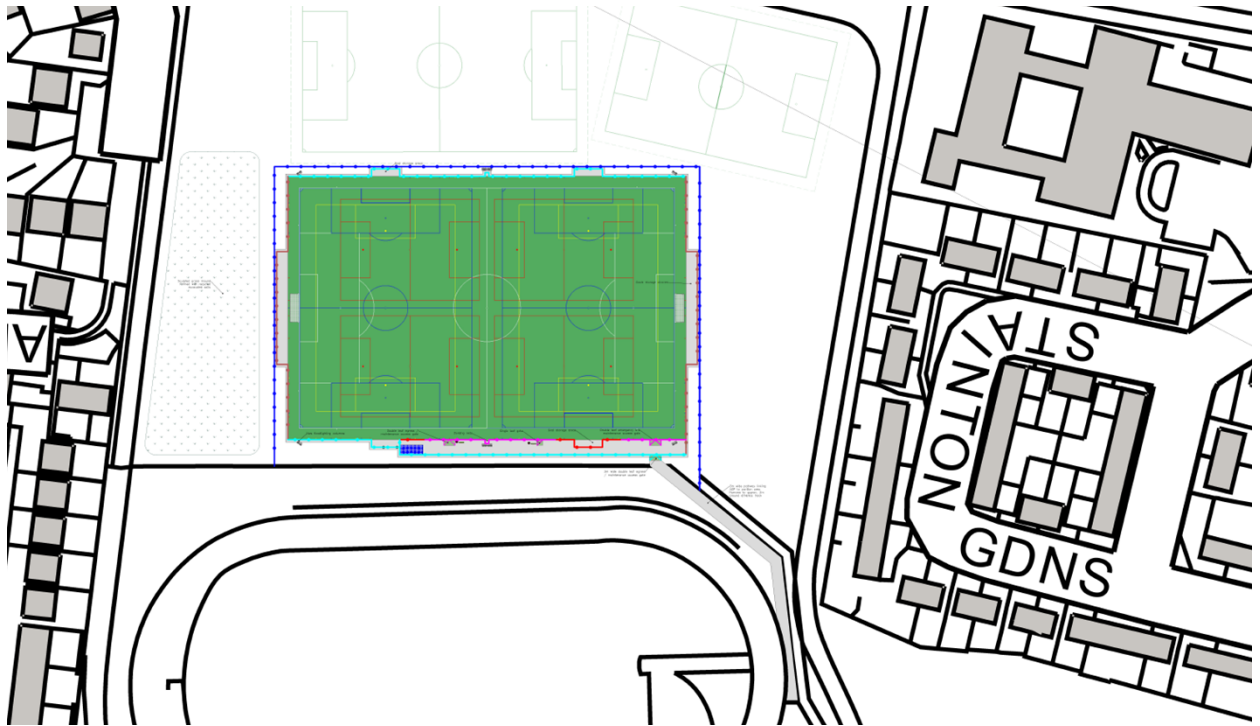


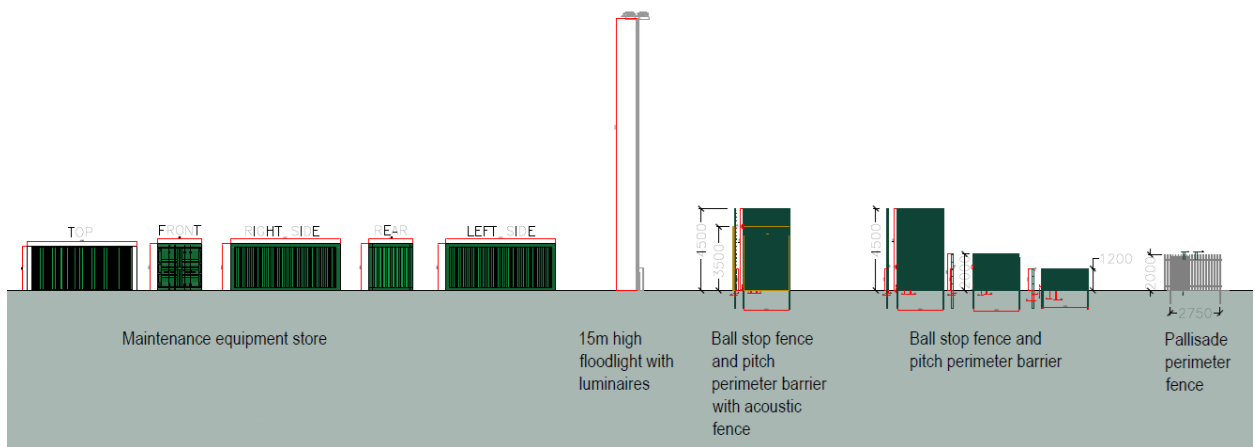
Site Location Plan



## Proposed Layout



## Elevations



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: 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 loose 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: 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 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.

## 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: 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: 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

### 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.



## 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 10<sup>th</sup> 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

