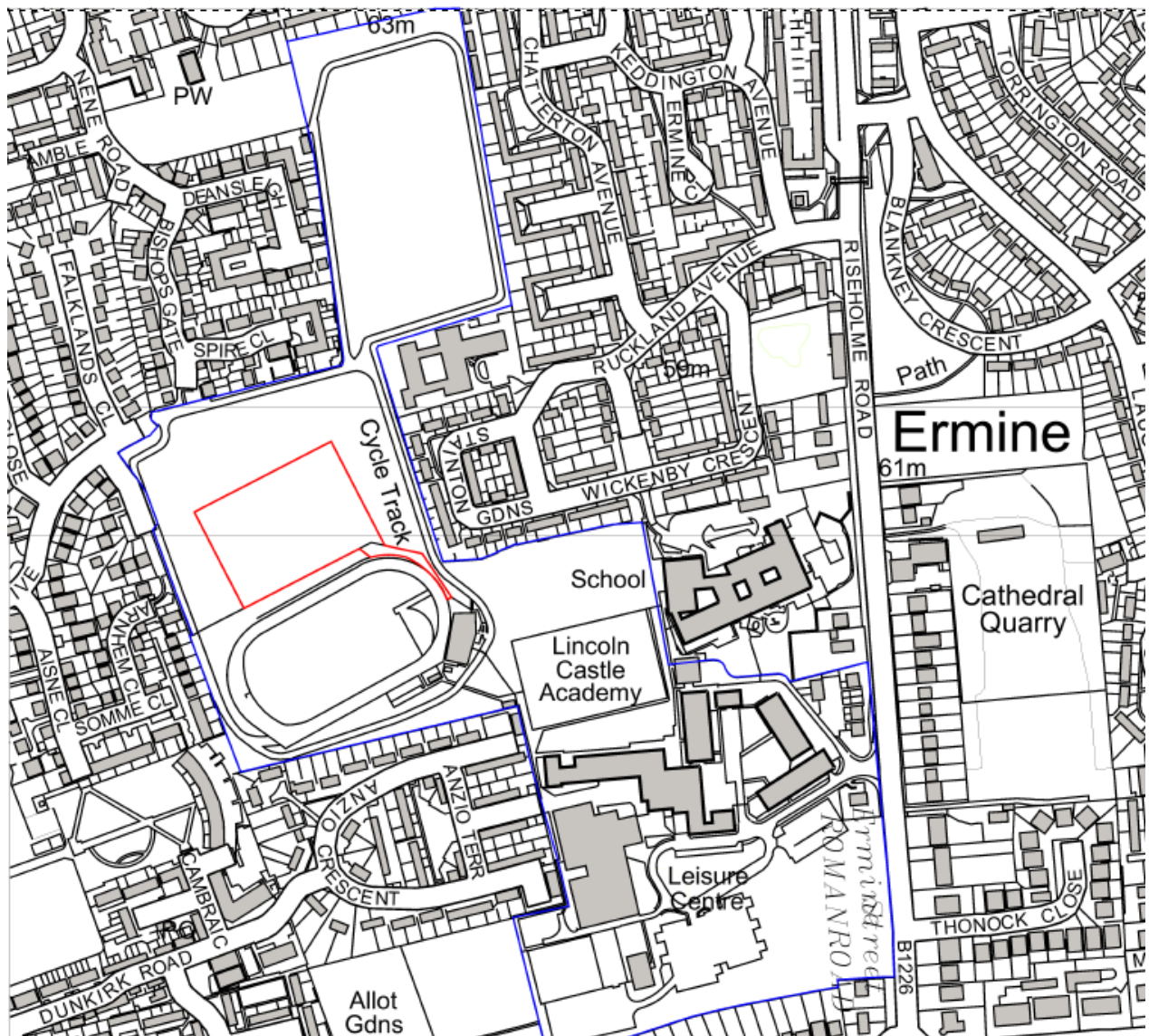


Site Location Plan

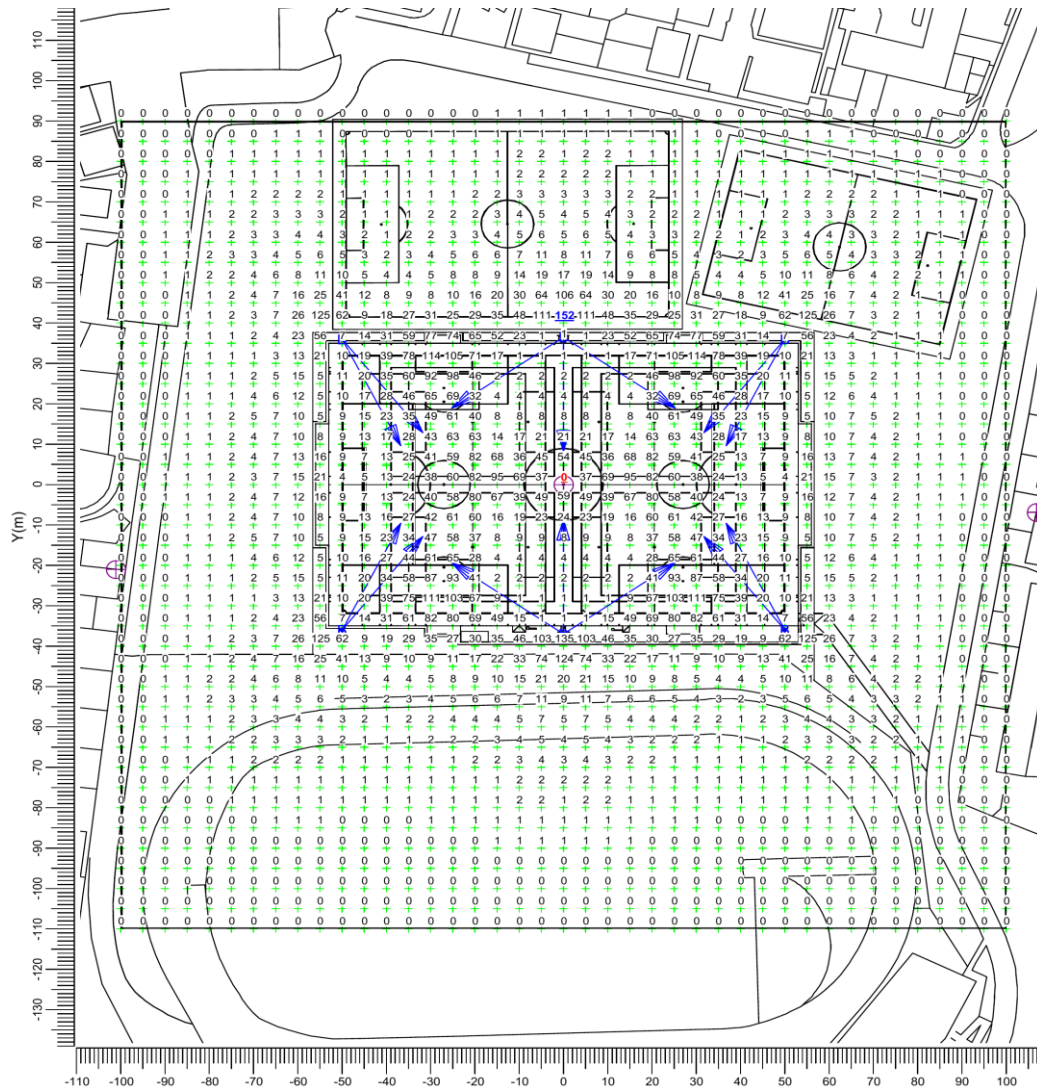


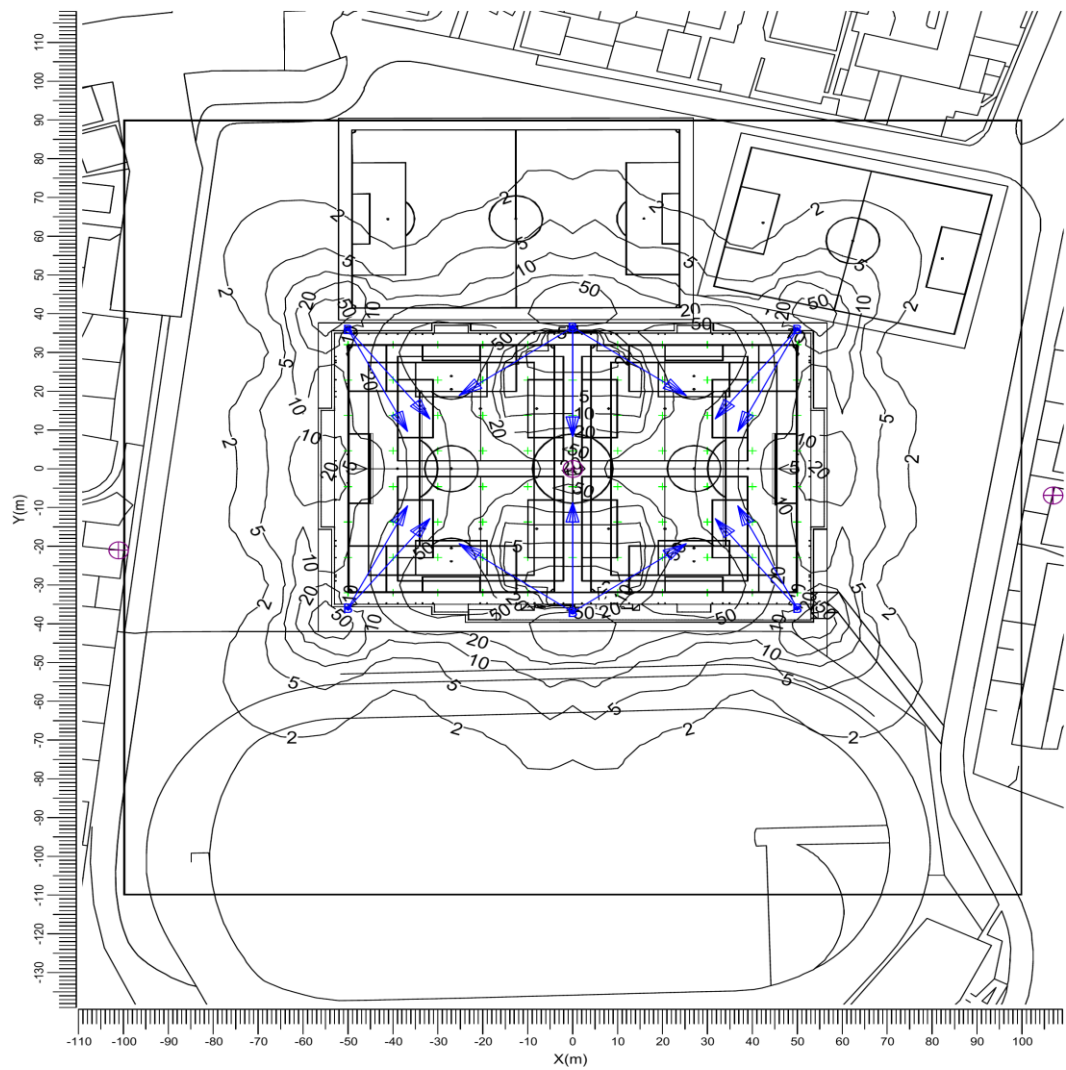
This aerial map shows the proposed green field in the St. Anton Garden area. The field is a large green rectangle with blue and red lines indicating the layout of the garden. It is surrounded by various buildings, including a large grey building on the right and a smaller building on the left. The map also shows the surrounding streets and the location of the field relative to the city center.

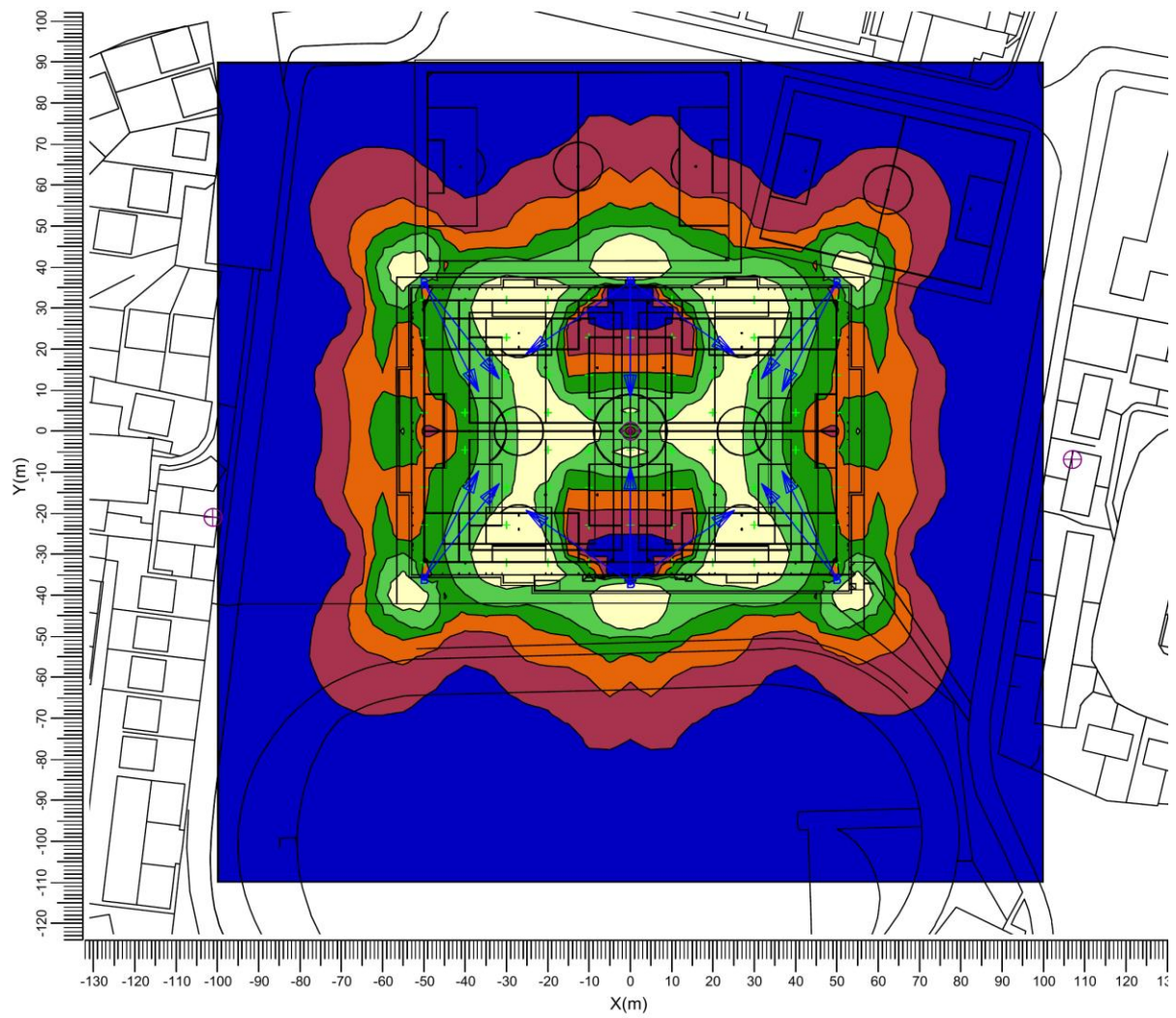
The diagram illustrates the perimeter layout of the stadium, showing various security and maintenance facilities. From left to right, the elements are:

- Maintenance equipment store:** A series of five green rectangular structures labeled TOP, FRONT, RIGHT SIDE, REAR, and LEFT SIDE.
- 15m high floodlight with luminaires:** A tall, thin structure with a horizontal arm extending from the top.
- Ball stop fence and pitch perimeter barrier with acoustic fence:** A green rectangular structure with a height of 1500 and a width of 3500.
- Ball stop fence and pitch perimeter barrier:** A green rectangular structure with a height of 1500 and a width of 1200.
- Pallisade perimeter fence:** A grey rectangular structure with a height of 2000 and a width of 2750.

Floodlighting information







Proposed Materials



Artificial (Flood) Light Mast c/w Two Luminares



3G Artificial Grass Pitch Surface



Typical 3G Artificial Grass Pitch (AGP) Installation



Pitch Perimeter Barrier



External Maintenance Store



Ball Stop Fencing Discreet Against a Rural Background



High Level Ball Stop Fencing



Typical 3G Artificial Grass Pitch (AGP) Installation

Site Photos



Consultee Comments

Environment & Economy

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



To: Lincoln City Council

Application Ref: 2018/0809/RG3

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

Address or location

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

Date application referred by the LPA
26 June 2018

Type of application: Outline/Full/RM/
FUL

Description of development

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

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer:
Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 4 July 2018

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Ms Catherine Waby

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

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No Objection

Sport England Original Comments –

Dear Sir/Madam

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

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

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

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

Proposal and Impact on Playing Field

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

Assessment against Sport England Playing Fields Policy and NPPF

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

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

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

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

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

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

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

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

Overall, in view of the above, it is not considered that the submission so far demonstrates that the development would meet the requirements of Sport England Policy Exception E5 and NNPF Paragraph 74.

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

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

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

Yours faithfully,
Helen

Helen Cattle
Planning Manager - Central Hub

Sport England Revised Comments –

Dear Sir/Madam

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

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

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

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

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

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

Condition 1: AGP Design Specification

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

Reason:

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

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

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

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

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

Yours sincerely,

Helen

Helen Cattle

Planning Manager – North Planning Team

T: 07767832996

M: 07767832996

F: 01509 233 192

E: Helen.Cattle@sportengland.org



Neighbour Comments

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr Michael Collins

Address: 21 Stainton Gardens Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

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

Great thank you

I will soon be moving into a property on spire close which borders the proposed playing field. My concerns are that I have purchased the property because of the large amount of green space next to it. I do not want to 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: Ms Val Turney

Address: 35 Spire Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr David Hayes

Address: 13 Minting Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want this to happen!!

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr Raymond Cooper

Address: 21 Bishops Gate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

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

Mr R. A. & Mrs V. Cooper

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr Roy Bratty

Address: 46 Somme Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1. Currently we only have to suffer foul and abusive language for a couple of hours at the weekend during the winter months when football season is on. With this proposed AGP we will now have to suffer from 0800-2200 every day. The noise statement was taken in Bristol in 2014. Why not take a noise assessment at a similar facility in Lincoln ie North Kesteven. From our property we can hear the current pitch next to the Leisure Centre. Luckily we can't hear the language from that pitch.
2. The proposed mound backing onto our garden will mean we are overlooked, have no privacy / security, an area for collection of rubbish and a hideaway for people to collect out of view. It will not provide any sound protection. It is just a cost reduction exercise so the excavated soil does not have to be disposed of.
3. I have had to make complaints about public urination on this site from the current football pitches as the participants cannot be bothered to go to the facilities already in place. Now they will have a mound to hide behind and urinate against my back fence.
4. Light pollution will increase on the site from the lighting stanchions. My 2 daughters rooms back onto the field and light will light up these rooms well past their bedtimes.
5. Increased traffic along Breedon Drive. Cars will use and park near the gates and surrounding roads instead of going to Yarborough Leisure Centre. This has been an issue already as local residents have had to get double yellow lines painted along Verdun Close. Parking has also been an issue since the cricket pitch has been used by the university at the barracks. When the car park is full the cars spill out onto Aisne, Somme and Arnhem Closes.
6. We were not informed of the consultation process which closed at the end of May 18. We only received a letter at the end of June.
7. We enjoy watching having the green space behind our house and watching sporting events.

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

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

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

Mrs Caroline Mackinder

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Miss Laura Kestle

Address: 3 Spire Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mrs Christine Lawson

Address: 4 Verdun Close LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Ms Jayne Harvey

Address: 10 Arnhem Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment:

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

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

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

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

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

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

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

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

space with parking facilities.

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

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mrs Helen Bratty

Address: 46 Somme Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Scale and Height

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

Overlooking

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

Highway safety and congestion

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

Noise and disturbance

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

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

Appearance

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

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

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

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

Lincoln 12th July 2018

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

To whom it may concern

Dear Sir/Madam,

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

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

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

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

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

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

Petition Received 16/07/2018

Letter of Complaint dated 12th July 2018 re. planning Application 2018/0809/RG3 : Signatories

Name	Address	Consultation letter? Y/N
MR R.A. COOPER	21 BISHOPS GATE LNI 3RD	Y
MISS J NIVEN	37 SPIRE CLOSE LNI 3QE	N
MRS. V. COOPER	21, BISHOPS GATE LNI 3RD	Y
MS V. TURNEY	35, SPIRE CLOSE LNI	N
Lack Childs	24, Spire Close LNI	N
Ryan Smith	19 SPIRE CLOSE LNI	N
James Harding	18 Spire Close	N
Alicia Corbett	13 Spire Close	N
G. BYRNE	9 SPIRE CLOSE	N
E. Gupin	7 Spire Close	N
J NOYE	4 SPIRE CLOSE	N
M. PLUTA	2 SPIRE CLOSE	N
HASSAN	36 Spire Close	N
M. ROGERS	23 BISHOPS GATE	Y
M. WARD	23 BISHOPS GATE	Y
C LAWSON	4 VERDUN CLOSE	N
D. BROWN	6 VERDUN CLOSE	N
R WRAY	8 VERDUN CLOSE	N
Ms. SUSAN WIGAN	10 VERDUN CLOSE	N
CHRIS WHITE	14 VERDUN CLOSE	N
GLYNN COLE	16 VERDUN CLOSE	N
ANDREA COLE	16 VERDUN CLOSE	N
KENT BELL	18 VERDUN CLOSE	Y
G Mackenzie	38 VERDUN BISHOPS GATE	Y
DES O'CONNOR	29 STANTON GDS	Y
JULIA HINDLEY	31, STANTON GDS	Y
SIMON REEVE	33, STANTON GDS	Y
MR L.P LUNN	13, STANTON GDS	Y
E. SHADE	36 BISHOPS GATE	N

INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH PLAYING FIELDS


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


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

[illegible]

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

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

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

Name	First line of address and postcode	Signature
K. BELL	18 VERDUN CLOSE	
C. MAXWELL	36 BISHOPS GATE	
E.A. WHITE	14 VERDUN CLOSE	
M. Sharpe	12 " "	
R. WRAY	8 VERDUN CLOSE	
L. WRAY	8 VERDUN CLOSE	
A. BROWN	6 VERDUN CLOSE LNI 3XF	
D. BROWN	6 VERDUN CLOSE LNI 3XF	
J. LADLEY	2 VERDUN CLOSE LNI 3XF	
J. COLE	Ruckwood Court Coe Home	
	43 Stanton Gardens	
A. WRAY	12 Stanton Gardens	
J. Lindsay	31 Spire Close	
D. Hocking	32 SPIRE CLOSE	
A. Twell	4 SPIRE CLOSE	
D. Twell	4 " "	
S.A. G. WINDY	37 RUCKWOOD AVE LNI 3TF	
DIANE COLEMAN	55, STANTON GARDENS LNI 3TH	
T. NEWREWS	34 SPIRE CLOSE LNI 3QE	
E. Foreman	34 Spire Close, LNI 3QE	
D. Hayes	13 Minkins Close LNI 3TD	
K. Dool	13 Minkins Close	
S. Richardson	85 D Queen Elizabeth Road	
D. Ormsby	85 D Queen Elizabeth Road	

PETITION
PLANNING APPLICATION 2018/0809/RG3
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PLAYING FIELDS

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

Name	First line of address and postcode	Signature
Stewart	5 minting close LNI 3TD	
JANE	5 MINTING CLOSE LNI 3TD	
Gemma	5 minting close LNI 3TD	
Dan	5 MINTING CLOSE LNI 3TD	
KASIA	8 MINTING CLOSE LNI 3TD	
Simon	9 Minting Close.	
STELE	11 Minting Close	
Y. J. J. J.	13 Minting Close	
	12 MINTING CLOSE LNI 3TD	
SHEILA DOLBY	14 MINTING CLOSE	
	14 MINTING CLOSE	
Nicola Ward	2 minting close	
Claire Doherty	15 minting close LNI 3TD	
M. NEWBITT	17 CHATTERTON AVE, LNI 3TB	
S. MALONE	13 Chatterton Avenue LNI 3TB	
K. COLLICK	17 CHATTERTON AVE, LNI 3TB	
C. Egan	15 CHATTERTON AVE LNI 3TB	
D. M. J.	13 CHATTERTON AVENUE	
TEAWSON	1 Midville Close	
R. EMMISON	1 Midville Close	
Angela	17 Ruckland Ave	
FOSTER	3 Chatterton Ave, Lucan	
BELL	11 Ruckland Ave	
COOK	55 Wickendy	
ELLIS	7 Ruckland Ave	
ELLIS	7 Ruckland Ave	

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

Name	First line of address and postcode	Signature
GALINA ATKIN	2 TOBRUK CLOSE, LINCOLN, LN1 3XQ	
PAUL ATKIN	2. TOBRUK CLOSE LINCOLN LN1 3XQ	
J Houlton	4 TOBRUK CLOSE LN1 3XQ	
[REDACTED]	7 TOBRUK CLOSE LN1 3XQ	
NATALIE ROBINSON	5 TOBRUK CLOSE LN1 3XQ	
V. Kinsley	3 TOBRUK CLOSE LN1 3XQ	
MURRAY	3 TOBRUK CLOSE LN1 3XQ	
F. COWAN	1 TOBRUK CLOSE LN1 3XQ	
G. UNDERWOOD	9 VANDER CL. LN1 1AH	
E. GREAY	73 BREEDON DR, LINCOLN	
J. GREAY	29 DEANSCEGH, LN1 3QB	
P. Hall	75 Breedon dr.	
CJ. Wheelbowen	4 Tobruk Close, Lincoln. LN1 3XQ	
MT. WHEELBOVEN	4 TOBRUK CLOSE LINCOLN LN1 3XA	
S FIELDING	46 ANZIO CRECENT LINCOLN	
P Valentines	29 Tobruk close	
J Gratrix	33 Breedon Dr.	
[REDACTED]	35 Spire Close	

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

- [illegible]

INSTALLATION OF AN ARTIFICIAL GRASS PITCH AT YARBOROUGH PLAYING FIELDS

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

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

[illegible]

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mrs Helen Bratty

Address: 46 Somme Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

Highway and congestion

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr James Bailey

Address: 40 Somme Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

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

security concerns and anti-social behaviour.

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

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

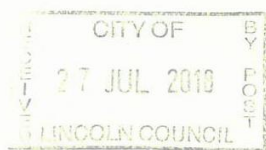
The addition of a mound between the fence and the houses, would only encourage the general public to stand on to view the matches, but also view directly into our property, which would be an invasion of privacy, this actually is happening right now at events on the mound adjacent to the running track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

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

I therefore object to this project.

Alan Taylor

KAREN LEE MP



HOUSE OF COMMONS
LONDON SW1A 0AA

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

Our Ref: KL1835

24 July 2018

Dear Keiron Manning,

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

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

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

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

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

Yours sincerely,

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

Karen Lee MP

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Dr Galina Atkin

Address: 2 Tobruk Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Miss Mary Rogers

Address: 23 Bishops Gate Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It would cause great distress

1 The Character of the Area

This development would completely change the nature of the area.

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

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

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

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

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

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

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

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

2 The Noise Impact Assessment (NIA)

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

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

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

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

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

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

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

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

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

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

3 Visual impact

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

4 Loss of Amenity for the local community

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

5 Personal Impact

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

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

6 Spire Close

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

7 Local resident views

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

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

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

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

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

8

General comments

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

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

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

Appendix A

HERITAGE

CONNECT

LINCOLN

St. Francis Yarborough

Overview

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

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

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

Character Area



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Scale: 1:3500 at A4



Appendix C



Appendix D



Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mrs Kirsty Quibell

Address: 10 Bishopsgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Mr Paul Atkin

Address: 2 Tobruk Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

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

Comments for Planning Application 2018/0809/RG3

Application Summary

Application Number: 2018/0809/RG3

Address: Yarborough Leisure Centre Riseholme Road Lincoln Lincolnshire

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

Case Officer: Lana Meddings

Customer Details

Name: Miss Lynn McEwan

Address: 302A Burton Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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