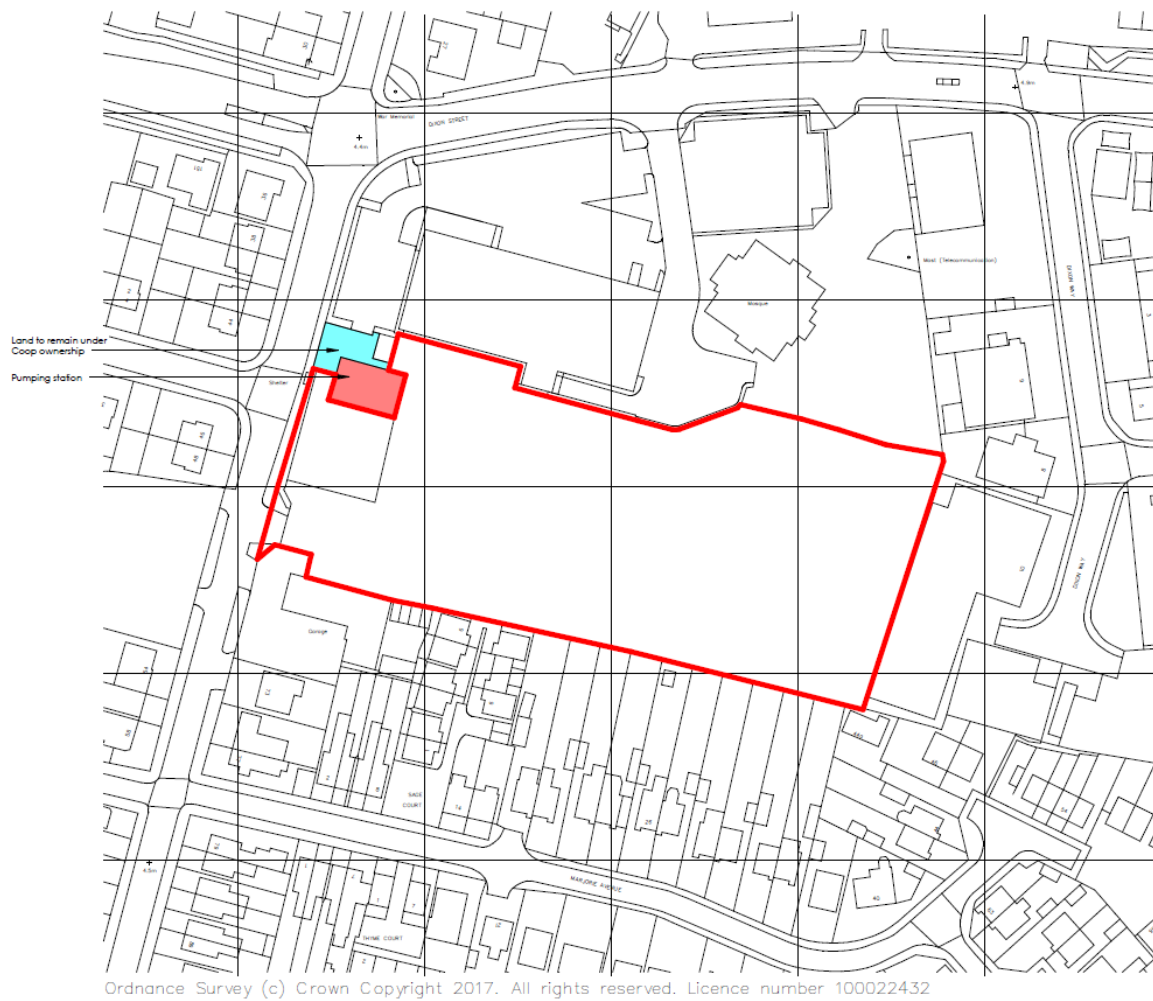


Plans

Site Location Plan



Proposed Site Layout

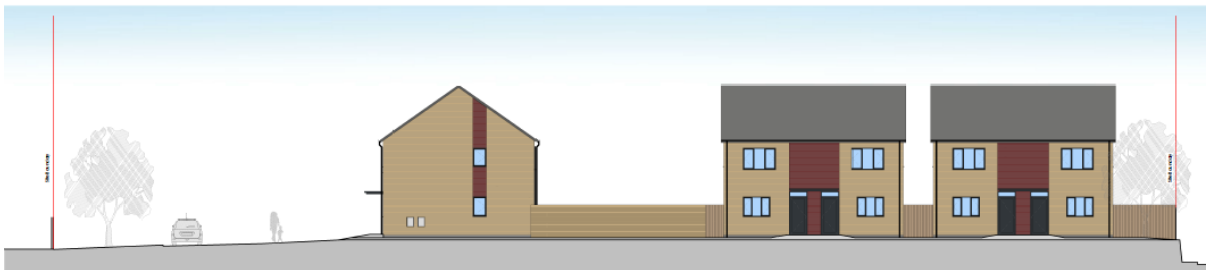
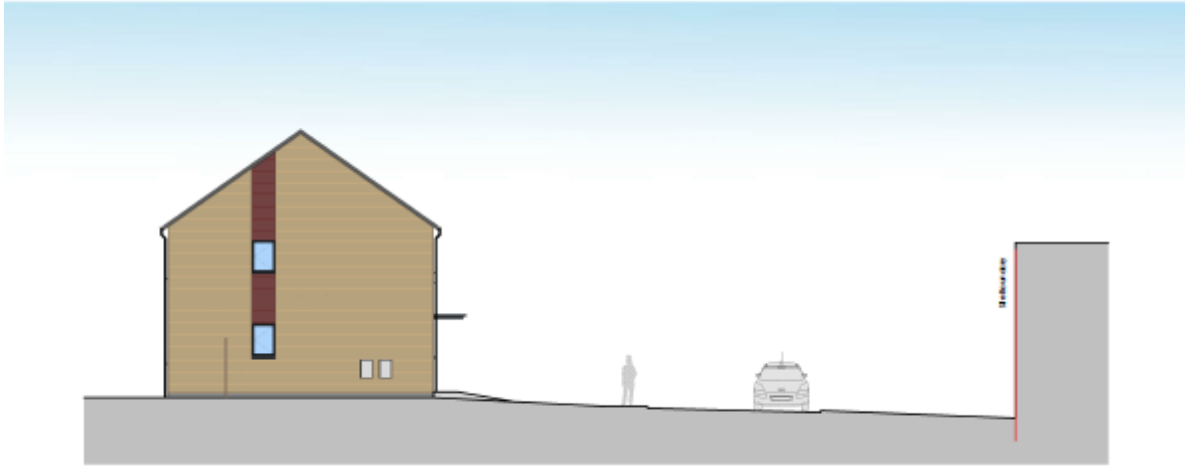


Proposed Landscaping Plan



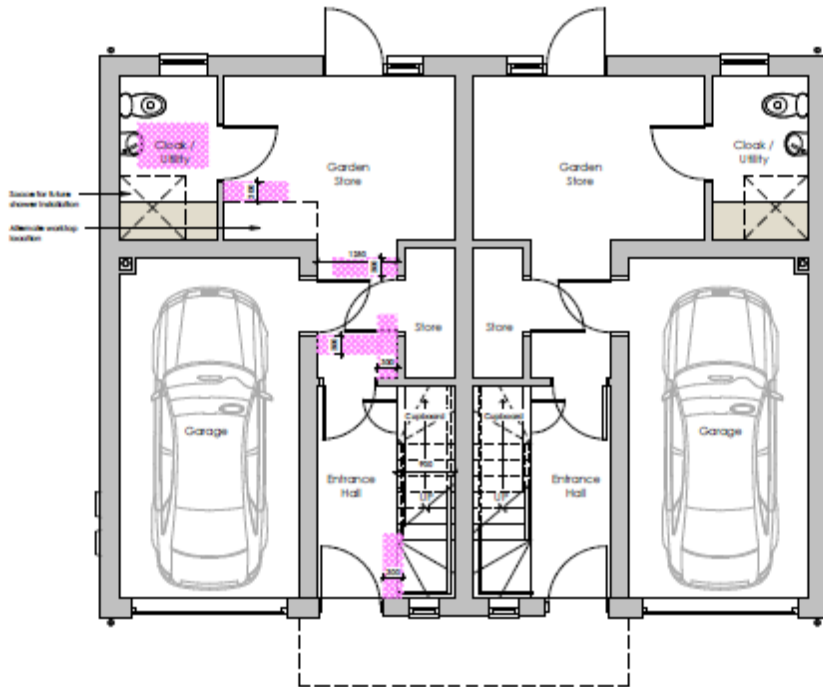
Proposed Elevations



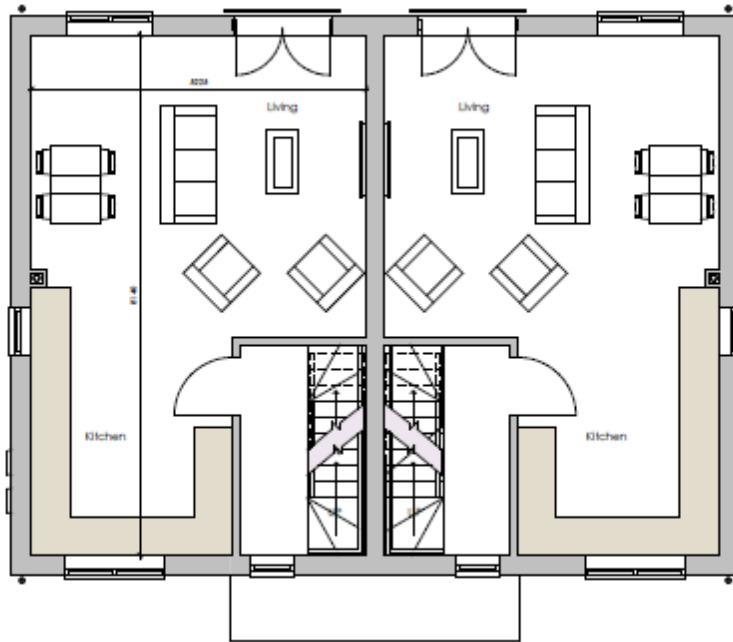




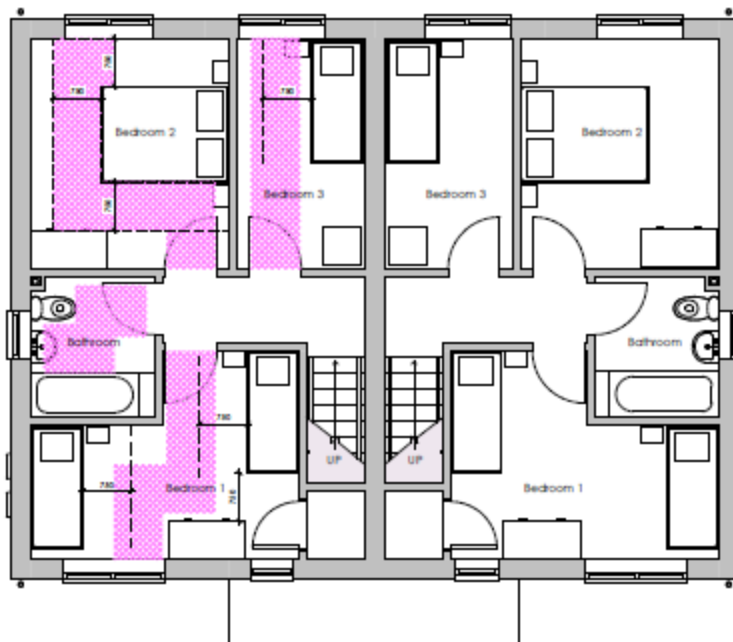
Floor Plans – 3 Bed Properties – 3 Storey



Ground Floor Plan

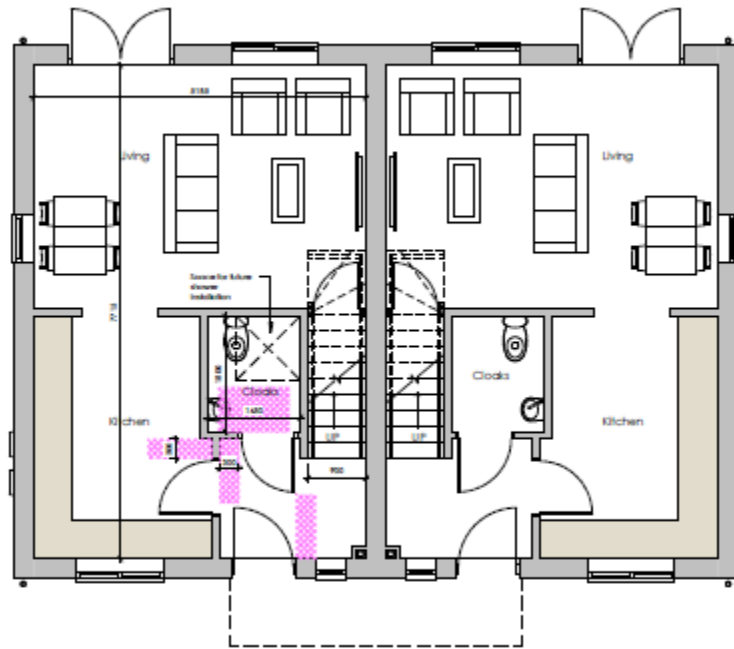


First Floor Plan

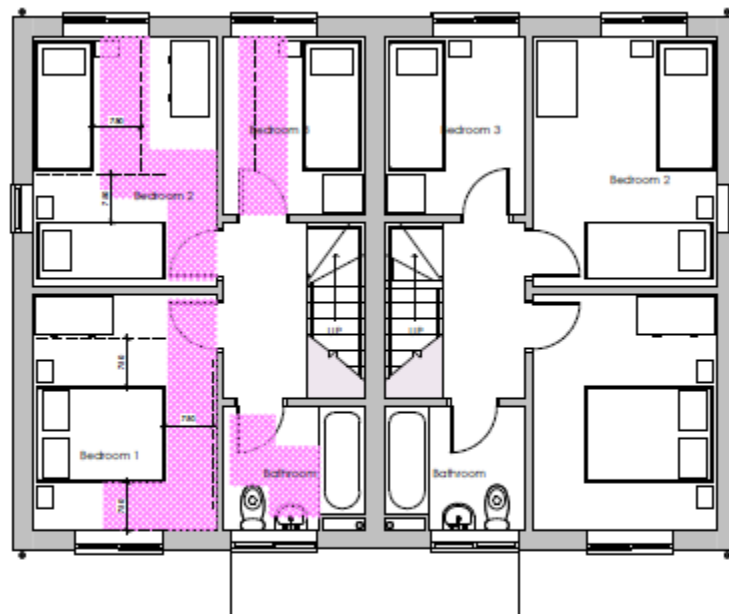


Second Floor Plan

Floor Plans – 3 Bed Properties – 2 Storey

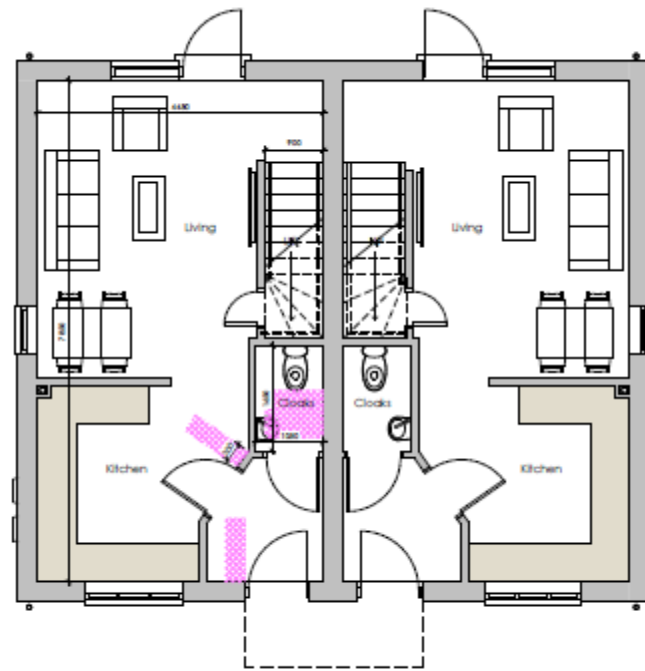


Ground Floor Plan

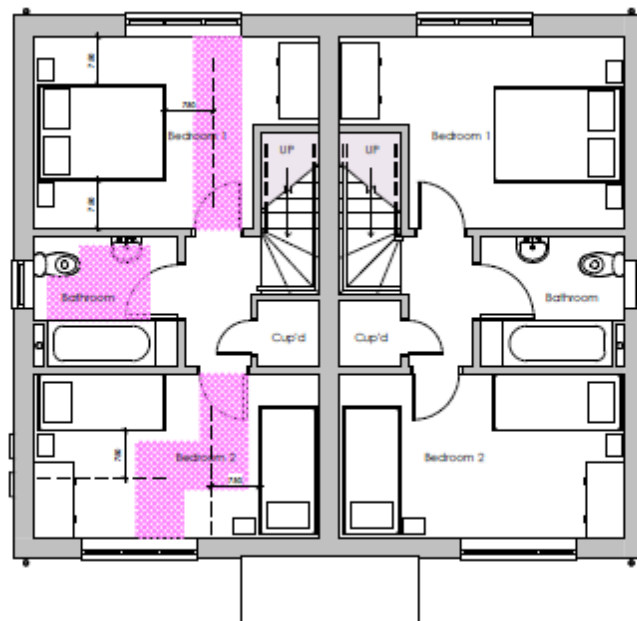


First Floor Plan

Floor Plans – 2 Bed Properties – 2 Storey



Ground Floor Plan



First Floor Plan

Photographs of the Site





View through to site from Sage Court



Consultation Responses

Upper Witham Internal Drainage Board Comments

UD-4170-2018-PLN
UD-97-2013-PLN

Dear Sir/Madam

REFERENCE: 2018/0781/FUL
DEVELOPMENT: ERECTION OF 36 AFFORDABLE HOUSES WITH ASSOCIATED INFRASTRUCTURE
LOCATION: FORMER BOULTHAM DAIRY, BOULTHAM PARK ROAD, LINCOLN

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

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission. It is noted that a Flood Risk Assessment is included in the Application, while this version of the FRA does not propose to raise the ground level of the whole site (as in the previous one) it does propose to raise most of it and it would appear to be more that the area than is below 5.00m (as the FRA indicates says ground above 5.00m is raised to 6.00m and any below is not). The Board is still concerned the raising may affect adjacent properties both for normal conditions and during a flood events.

It is noted flood mitigation is proposed within the FRA.

UD-4170-2018-PLN
UD-97-2013-PLN

Dear Sir/Madam,

2018/0781/FUL

Address of the proposed development:

Former Boultham Dairy, Boultham Park Road, Lincoln, Lincolnshire, Description of the proposed development:

Erection of 36 affordable houses with associated infrastructure (Submission of revised drainage strategy received 27.9.18).

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

The previous comments remain valid. It is noted a filter drainage has been added that will provide a drainage route for water form the gardens to the South of the development.



FAO: Gemma Till
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2018/127767/01-L01
Your ref: 2018/0781/FUL
Date: 16 August 2018

Dear Gemma

**Erection of 36 affordable houses with associated infrastructure.
Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire**

Thank you for referring the above application, which was received on 24 July 2018.

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

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (ref: 17-0335/FRA) dated April 2018 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 6 metres above Ordnance Datum (AOD)
2. Plots 1 – 6 must be a minimum of three storeys with non-habitable ground floors as per drawing reference '440 -A-3M1-001, Rev G, IRD' 'Proposed Plans for 3 Bed Market' dated December 2017. The ground floor of these plots must remain non-habitable for the lifetime of the property.
3. Plots 7 – 36 must be a minimum of two storeys.
4. Flood resilience and resistance techniques are used.

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

Reason

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

Environment Agency
Nene House (Pychley Lodge Industrial Estate),
Pychley Lodge Road, Kettering, Northants, NN15 6JQ
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

Information for your Authority

We ask that the Local Planning Authority secures non-habitable ground floor uses for plots 1-6 for the lifetime of the development. This may require the removal of permitted development rights for these plots.

We have reviewed the Phase I & II Geo-Environmental Assessment (ref: UK16.2551) dated March 2017. Based on the available information, we are satisfied that the site poses a low risk to controlled waters. We would however recommend the following condition on any subsequent planning permission that may be granted.

Condition 2

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

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework (NPPF).

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions meet the requirements of paragraph 4 of the National Planning Practice Guidance (NPPG) (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

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

Information for applicant**Flood resilience and resistance techniques**

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

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

Yours sincerely

Keri Monger
Sustainable Places - Planning Adviser



FAO: Gemma Till
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2018/127767/02-L01

Your ref: 2018/0781/FUL

Date: 16 October 2018

Dear Gemma

**Erection of 36 affordable houses with associated infrastructure.
Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire**

Thank you for referring the above application on 27 September 2018.

We have **no objections** to the application submitted, subject to the inclusion of the conditions recommended in our letter (ref: AN/2018/127767/01-L01) dated 16 August 2018.

Information for applicant

The applicant is advised to follow The Construction Industry Research and Information Association (CIRIA) guidance in the development of the proposed Detention Basin. Further information can be found at www.susdrain.org. The applicant does not require a permit to discharge uncontaminated run-off water to surface water.

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

Yours sincerely

Keri Monger
Sustainable Places - Planning Adviser

Direct dial 020 847 48545

Direct e-mail keri.monger@environment-agency.gov.uk



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS

PO Box 999

LINCOLN LN5 7PH

Fax: (01522) 558128

DDI: (01522) 558292

email

john.manuel@lincs.pnn.police.uk

Your Ref: App. 2018/0781FUL

1st August 2018

Re: Former Boultham Dairy, Boultham Park Road, Lincoln, Lincolnshire

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

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

External Doors and Windows

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

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

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

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

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

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

Door Chains and viewers

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

Lighting

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

Utilities

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

doors (air lock system) so that access can be restricted to the meters

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

Intruder Alarm

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

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

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

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

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

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

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

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPR Dip Bus.

Force Designing Out Crime Officer



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 0345 60 66 087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	987/1/0000619
Local Planning Authority:	Lincoln District (B)
Site:	Former Boultham Dairy Boultham Park Road Lincoln Lincolnshire
Proposal:	Erection of 36 affordable houses with associated infrastructure.
Planning application:	2018/0781/FUL

Prepared by: Pre-Development Team

Date: 29 August 2018

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

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

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.