

Consultee Responses

Anglian Water

ASSETS

Section 1 – Assets Affected

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

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

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

Section 3 – Foul Sewerage Network

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

Section 4 – Surface Water Disposal

- 4.1 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.

Section 5 – Trade Effluent

- 5.1 Not applicable

Environment Agency

The Environment Agency does not wish to make any comments on this application, as it does not pose a significant risk in terms of our remit.

Lincoln Civic Trust

OBJECTION – Comment: We feel that this has been designated an “Important Open Space” on the Central Lincolnshire Plan” and this should be honoured. We see no reason why this should be amended and it should be left as a green space. The applicant says that this is an “unkempt grass land” which had it been so would by now be totally overgrown and untidy. It is not and it has been looked after but not manicured. The applicant says that the development would give “a purpose to an otherwise unkempt space” that “has limited value and overgrown”. We would challenge both of these statements and point out that it has been in the condition that it is for some 25 years and as the tracks across the space bear witness, it has been and still is in use. We would ask the committee to refuse this application as it is seen as ‘Overdevelopment’.

Lincolnshire County Council - Education

Thank you for your e-mail of 16 August 2016, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. As a consequence I can advise that a full education contribution is sought from the proposal. I have calculated the level of contribution relative to the proposed number of dwellings, the type of dwellings proposed and the current projected position in both local primary and secondary schools and school-based sixth forms, as we have a statutory duty to ensure sufficiency of provision.

This development would result in a direct impact on local Schools. In this case both the Primary and Secondary Schools that serve Lincoln are projected, notwithstanding the proposed development, to be full in the future to the permanent capacity of the school. A contribution is therefore requested to mitigate against the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF(2012) and fully complies with CIL regulations, we feel it is necessary, directly related, fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case equates to £56,534.00. This is on the basis of recent research by Lincolnshire Research Observatory utilised to calculate pupil product ratio (PPR) and then that is multiplied by the number of homes proposed to calculate the number of pupils generated. This is then multiplied by the prevailing cost multiplier per pupil place to give the mitigation cost request. The PPR calculation illustrates that some 2 primary, 2 secondary places and 0 school-based sixth form places will be required in the locality as a direct consequence of this development and, as there is insufficient capacity available, we propose the applicant should mitigate the effect of the proposal by payment of a capital contribution to allow creation of more capacity.

At present projections show that, excluding the effect of the development in question, Lincoln North Primary Schools will have no permanent surplus places and Lincoln North Secondary Schools will have no surplus permanent places by 2019 when it is reasonable to presume this development would be complete or well on the way.

As mentioned above, we feel our request complies with the policies and guidance set out in NPPF(2012). It is necessary, reasonable and directly related to the proposed development and we have taken into account up to date projections of pupil numbers in existing schools.

As no details of number of bedrooms are provided within the application, I have used the Lincolnshire-based general multiplier to illustrate the likely level of contribution and formulae will be used in the required S.106 agreement that detail the eventual total to be paid, based on the full or reserved matters application. I set out below the impact in terms of number of pupils relative to the dwellings proposed within this application:

House Type	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
Unknown	14	0.2	2	0.19	2	0.038	0

The calculation of the contribution is therefore:

2 primary places at £12,257#
£24,514.00

2 secondary places at £18,469#
£36,938.00

0 school-based sixth form places at £20,030# £-

current cost multiplier per pupil place based on National Cost Survey

Total contribution - £61,452.00 x 0.92 (local multiplier)* =£56,534.00

*to reduce cost and to reflect Lincolnshire's lower than average build cost compared to the national average.

I would confirm that the County Council seeks that a S.106 agreement is entered into in this case, noting the significant cumulative impact of this application alongside other developments currently proposed in Lincoln and surrounds. Without a capital contribution the education infrastructure will be unable to match pupil numbers and an objection considered otherwise.

The funding could be held by the LPA or County Council and only spent by The County Council on:

Primary - A scheme at a Lincoln North primary school to be confirmed prior to the signing of any s.106 agreement (£22,552)

Secondary - Internal remodelling at Castle Academy to provide capacity for one additional form of entry (£33,982)

School-based Sixth Form - N/A

We would suggest the S.106 monies are paid at the halfway point in the development to allow timely investment by LCC whilst not adversely affecting the developer's viability.

Please note LCC retains the Statutory Duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at academies. We would invest the funding at the most appropriate local school/s regardless of their status but ensure the S.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I can confirm that we will ensure that no more than 5 S.106 contributions are pooled towards a specific piece of infrastructure and that prior to committing the money we will contact the LPA and contributor to make them aware of our intended use of the S.106. This will ensure transparency of use and to reconfirm that no more than 5 contributions are ever pooled towards a specific item of infrastructure.

I look forward to hearing from you, thank you for your notification of the application and thank City of Lincoln Council for your continued cooperation and support.

Yours sincerely

Simon Challis
Strategic Development Officer
Corporate Property Service

Lincolnshire County Council, as Lead Local Flood Authority and Highway Authority

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

HP23

Before each dwelling is occupied the road and footway providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

HP25

No dwellings (or other development as specified) shall be commenced before the first 30 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 848 (03)001 A07 dated May 16 has been completed.

In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Wolsey Way.

HP31

No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority

To ensure that the future maintenance of the streets serving the development thereafter, are secured and shall be maintained by the Local Highway Authority under Section 38 of the Highways Act 1980 or via an established private management and maintenance company.

HP32

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

HP33

No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 3.8 litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

HI03

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

HI05

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

HI08

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

Note to Officer

Layout has not been considered by the Highway Authority as this is a reserved matter.

Lincolnshire Police

Lincolnshire Police do **NOT** have any objections to this development.

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

It is fully appreciated that this outline application is only seeking to establish the principle of development and that the finer detail of design will be submitted at a later date.

However, the applicant needs to consider the following advice when drawing up a more detailed proposal:

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 (bungalows) floor, basement and other easily accessible locations.

I have studied the online plans (Design and Access Statement) and would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

- 1) Properties should be orientated to face streets and public areas. Windows of routinely occupied rooms (e.g. lounge/living room/kitchen) should be positioned to provide effective overlooking of the frontage and contribute to natural surveillance.
- 2) To encourage greater use and reduce the fear of crime, all footpath networks should be directly overlooked by housing.
- 3) It is important that space is clearly defined to delineate public, semi-private or private space. Avoid space which is unassigned. ***All space should become the clear responsibility of someone.***

When it is unclear whether space is public or private it is difficult to determine what is acceptable behaviour. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and anti-social behaviour going unchallenged.

- 4) Front gardens on all through roads should effectively be defined using low walls, railings or planting in order to effectively create defensible space to the housing. Boundaries between each property should be clearly defined.
- 5) Gable ends of properties should not directly adjoin public areas, as this often leads to nuisance for the residents. The provision of good gable end surveillance by way of windows can mitigate against this risk.
- 6) The profile of the entrance into the site (entrance gate and raised carriageway crossing) displays a presence which will give the impression that the facility and its grounds are 'private'.
- 7) Front doors should be located where they can be seen from the street and neighbouring houses. They must not be located in deep recesses or behind other obstacles that would provide cover for criminal activity.

- 8) The rear gardens of properties, where possible, should lock into each other, reducing the potential for an offender to gain access to the back of properties without being witnessed.
- 9) Effective division between front and rear gardens needs to be provided e.g., 1.8m high fencing and lockable gates.
- 10) 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. Alleyways giving access to rear gardens are frequently exploited by burglars and can become a focus for anti-social behaviour.
- 11) If properties have driveways to the side of the dwellings themselves, windows should be incorporated in the side elevation at landing or first floor level to allow residents to overlook their vehicles.
- 12) Appropriate street lighting should be provided around the site. Good lighting will deter intruders and reduce the fear of crime. Lighting should comply with British Standard 5489 -2013.
- 13) The proposed tree planting should be developed in tandem with any street lighting in order to avoid the scenario of tree canopies obscuring lighting. Street lighting should be provided which complies with British Standard 5489– 2013.
- 14) One of the most effective ways to prevent property crime is to make the property itself as secure as possible. With this in mind, it is highly recommended that all vulnerable ground floor windows and doors be security- tested to comply with British Standard PAS.24:2012 (Secured by Design Standards). *See note above.*
- 15) I would recommend that each dwelling be provided with lighting to illuminate all external doors, car parking and garage areas. Ideally lighting should be switched using a photo electric cell (dusk to dawn) with a manual override.
- 16) In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places.
- 17) Car parking should ideally be located within curtilage of the property at the front. If properties have driveways to the side of the dwellings themselves, windows should be incorporated in the side elevation at landing or first floor level to allow residents to overlook their own vehicles. Consideration towards provision of suitable parking for visitors should be an element of this proposal as a failure to consider such a facility may lead to inconsiderate and inappropriate parking within the development.

Communal Areas (Public Open Spaces) Play Areas (if to be considered)

Where a communal recreational area may be created development it is important that adequate mechanisms and resources are in place to ensure its satisfactory future management. If a play-area (toddler) is to be included this should be so designed that it can be secured at night-time to help prevent any misuse such as damage or graffiti. The type and nature of any fencing should be specific to this area but should be to a minimum of 1200mm which can often discourage casual entry.

I would recommend that 'air lock' style access points (at least two) with grated flooring to prevent animal access and the resultant fouling that may occur. Such gating systems will also reduce the risk of younger children exiting onto the adjacent roadways.

One of the attributes of safe, sustainable places is 'Ownership' - places that promote a sense of ownership, respect, territorial responsibility and community. Ownership is particularly relevant to this outline planning application in respect of social inclusion, particularly when you consider that as much as 40% of the housing proposed could be low cost/affordable homes. It is important to highlight that low cost/affordable housing must be pepper-potted throughout the development rather than concentrated in one area or isolated from the general housing market. Social inclusion promotes a sense of ownership, respect and territorial responsibility within the community.

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

The defensive character of the development should not be compromised through **excessive** permeability caused by the inclusion of too many, or unnecessary segregated footpaths which allows the criminal legitimate access to the rear or side boundaries of dwellings or footpath links. Better places to Live by Design, the Companion Guide to PPG3, Secure by Design, Manual for Streets all promote pedestrian, cycle and vehicular permeability through residential areas by designing roads on a network basis rather than using footpaths.

Should outline planning consent be granted, I would ask that consideration be given by the Authority to require full details of what crime prevention measures are to be incorporated into this development. These should be required as part of Reserved Matters. These measures should ideally take into account the contents of this report.

I would direct and recommend that the current *Police CPI New Homes 2016* is referred to as a source document in the planning and design process.

Further guides are available on www.securedbydesign.com that include SBD Commercial 2015 V2, SBD New Schools 2014 & Sheltered Accommodation. I would ask that you direct architects and developers to these documents and ensure their reference in the various Design & Access statements. Equally please do not hesitate involving this office in and on any further consultations.

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

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

Upper Witham Internal Drainage Board

The Board has no comments on this application, the development does not affect the interests of the Board.

Guy Hird (Engineering Services Officer)

West Lindsey District Council

Thank you for your consultation on the above application.

We would ask that the views of any nearby residents to the application site are taken into account when determining this proposal, other than this I can confirm that West Lindsey District Council has no further comments in regards to this application.

Yours Sincerely

Charles Winnett
Development Management Planning Officer

Neighbour Responses

Revisions

Mr. D. & Mrs. H. Redmile (14 Westholm Close)

Our previous objection which we made in respect of this application still stands .

Miss. J. Lindsay & Mr. A. Coulbeck (9 Westholm Close)

After viewing the revised plans, I am totally disappointed. The original plans were horrendous for our property No 9 Westholm Close. On the first plans, we were totally surrounded by proposed new bungalows except for a small bit of public green land to the side of our front drive. The position of the bungalows would mean that fencing would be erected to make the rear gardens of the new bungalows private. Therefore our outlook would merely be fencing. As stated, on these plans, there was a small piece of land to the side of our front drive which was going to be 'a public green area' (We perhaps may have escape a six foot fence). On viewing the revised plans a bungalow is now to be built on this green area and the bungalow directly in front of our home is now to be made bigger. Thus losing yet another piece of green area on the land which was supposed to be a Cathedral Corridor, and probably totally fencing us

off. We do not believe that the person drawing up these plans realises what an eyesore the proposed new plans will be to our property; we plead with him/her to visit our property to discuss and see what damage the proposed buildings will do.

As in our previous correspondence to the council we are disappointed that Taylor Lindsey are proposing to build on this land, and then utterly dismayed by the actual plans.

Mrs. I & Mr. L. Millward (7 Westholme Close)

The letter from Jacqui Lindsay and Adrian Coulbeck to you dated 21st November, 2016 has just come to our attention and we feel that we must whole heartedly endorse their comments. In fact we would go further and say that in our minds it is an absolute shame to destroy three fully mature publicly enjoyed trees for the sake of a few feet of a new private garden. We further feel that had the developer produced a plan that allowed the generally residents accepted boundary as being between the end of the two last properties in the close i.e. numbers 9 and 14 instead of the plan submitted for a boundary between 7 & 14, which quite frankly makes no sense as this intrudes into the existing close, then feelings against the development would not be as strong! We trust that it will be taken into account the residents of this close and not the land owner have maintained and improved the land within the close up to and including the end of numbers 9 and 14 for a period in excess of 20 years. The land owner cut usually the grass in the main field generally twice a year but in recent times only once a year.

Mr. L. & Mrs. J. Maplethorpe (13 Larkspur Road)

The revised plans make no difference to our comments and objection in our letter of 8 September 2016 stating that this land should not be granted permission to be built on to confirm with the condition imposed upon it to be left as a 'Cathedral corridor' open space. Obviously this condition is still valid otherwise West Lindsey District Council would not have had to impose this same condition on the land on the opposite side of Wolsey Way down to the by-pass when granting recent planning permission for their development.

Further Response

Many thanks for your email and attachment. We have no doubt that this development will go ahead as developers almost always win against the wishes of local residents. I would point out that the site opposite this one which comes under WLDC is preparing the ground ready for open space to mirror the site in question – therefore if this development is permitted the open space Cathedral corridor is lost forever.

Mr. C. Graby & Mrs. L. Graby (Kidra, 22 Larkspur Road) independently of one another:

A number of the properties surrounding this site, including our own, are at a much lower ground level than the site itself. We are concerned that any excessive amounts of water coming from the proposed site could flood our land and property. We should appreciate the developers reassuring us that plans are in place to reduce the

difference in ground levels, once the site is developed, to ameliorate the risk of any flooding causing damage to surrounding properties and gardens.

Mr. P. & Mrs. C. Kendall (3 Hurstwood Close)

The objections raised and comments made in our letters to Mr K Manning as listed above under 'Our ref' still apply to this development. We have no further comments to make.

Mr. & Mrs. R. Crampton (9 Hurstwood Close)

With ref to the above we are writing to you to express our major concerns about the earth level at this development which left as it is will cause a water run off towards properties in Hurstwood Close. We would welcome information as to what the developer is proposing regarding the 'hump' land level.

We are also concerned as to the exact position of the boundary in relation to the private road leading to the 4 properties at the end of Hurstwood Close.

Please note that previous objections still stand.

Mrs. C. Gurga (14 Montaigne Garden)

this land was as others have stated a green belt.with the houses being built on the opposite side of walsey way this will put more traffic onto walsey way . the traffic calming put in place is already being abused by residents from the new development parking cars between the traffic calming bollards and more property can only make things worse.serious consideration needs to be given to the roads as this new development will put more exits onto an already large volumn of traffic

Petitions

We the undersigned being residents of Hurstwood Close Lincoln wish to register our joint objection to the development of land off Wolsey Way Lincoln (your ref 2016/0842/OUT)

The reasons are as follows:

1. Green belt land with a strategic pathway that needs protecting under the Core Planning principles.
2. Harms and reduces the informal recreation of the area.
3. When the newer residents to the area purchased their properties they had been independently informed that the land would not be built on.
4. The land contains Limestone which we understand is in short supply for the renovation of Lincoln Cathedral.
5. The layout of the proposed bungalows brings them into close proximity to existing and established properties.
6. The proposed development also highlights that established trees will be removed which impacts on the existing properties.

The petition was signed by the occupants of Nos. 1, 2, 3, 4, 5, 6, 8, 9 and 10 Hurstwood Close, which includes two occupants from each of the properties at Nos. 1, 2, 3, 6 and 9 (a total of 14 persons).

A further petition was also received prior to this simply against the development with signatures from the occupants of 4, 6, 7, 10, 12 and 14 Westholm Close, including two occupants from each of the properties at Nos. 7, 12 and 14 (a total of 9 persons). There was no supportive text such as that above.

Mr. N. & Mrs. S. Bolton (1, Hurstwood Close)

Dear Sir, with regard to your letter Ref.2016/0842/OUT for outline planning permission to build bungalows off Wolsey Way, Lincoln. We would like to register our comments re the plan. As the plan stands we have no objections to this.

What we would like for you to take into consideration is that we would certainly object to any planned building of anything but bungalows on this plot. Also we would like to make sure that the road for entry to this plot comes from

Wolsey Way, and not through Hurstwood Close or Westholme Close. The reason for our objection to anything but bungalows would be that it would spoil the whole outlook of this area. As it is Taylor Lindsey have built some 2 and 3 storey properties on Wolsey Way right opposite Our estate of bungalows and totally spoiled the views and ambience of the bungalows right opposite to these monstrous buildings. How planning permission could have been allowed for these huge properties to be built in front of 1 storey buildings I have no idea.

We hope you will bear in mind these comments when you make your decision. As we have said we are not objecting to the bungalows as they will probably enhance the outlook of this area which has been left to grow long grass and only cut

once a year. As long as the planned building remains as the outline planning map and does not encroach any more than is shown into the 2 closes.

I would ask that we be kept up to date with this planning application as soon as any information is forthcoming.

Mr. P & Mrs. C. Kendall (3 Hurstwood Close)

First Letter

We visited your department today and was dealt with by Millie, who was very helpful and explained the current situation, listened to our comments and suggested we inform you of our concerns.

In principle we have no objection to the proposal providing that:-

- 1) The developer builds single storey bungalows and does not change the type of dwellings to be erected on the site.
- 2) The developer has the right to build on the land and is not in breach of any covenants that may be written into the Transfer of Land on purchase of the land from the original seller.
- 3) That access to the new dwellings be restricted solely to the road from Wolsey Way and on no account access, even by pedestrians, be allowed through Hurstwood Close or Westholm Close.
- 4) That the boundary on the western side, visible from Hurstwood and Westholm Closes' be constructed of high quality material compatible with the wishes of the residents of the affected closes'.
- 5) That the removal of trees in front of Numbers 7,9 and 12 Hurstwood Close be kept to an absolute minimum.
- 6) That the proposed basin, adjacent to the western side of the entrance to the proposed site from Wolsey Way, (which we understand could be a water feature) be replaced by trees.

We would just like to comment further on points 1) and 2) above.

First point 1) We are very concerned that three storey dwellings have been built on Minster Fields facing bungalows on Wolsey Way. Whilst Minster Fields is under the jurisdiction of the West Lindsey Planning Authority, we are both surprised and appalled that such development so close to, overlooking and so clearly adversely affecting property in the Lincoln City area, could be allowed to pass through any planning committee. We are therefore naturally apprehensive about this current application involving the same developer.

Second point 2) We were led to believe, following discussions with our conveyancing solicitor during our searches when we moved into number 3 Hurstwood Close five years ago, that the piece of land subject to this planning application (Outline) would not be developed as it was subject to 'an open space' requirement.

We have no further concerns and would be obliged if your department would ensure we are kept informed of the progress of this application in general and to any changes to the number and type of dwellings to be erected on the site, in particular. Many thanks.

Second Letter

Further to our letter of the above reference dated 22 August 2016 (copy attached) in which we stated that 'in principle we have no objection to the proposed development'; we have on further examination of the proposed site plan and in comparison with the existing buildings in both Hurstwood and Westholm Close; concluded that the density the dwellings will constitute an unacceptable development in such a small space. There is also bound to be an adverse effect on both highway safety and congestion, effects of loss of trees and appearance of the overall environment. We therefore do object to the development.

The further comments to points 1) and 2) in our original letter (highlighted on the copy of the original letter attached) still stand as we consider them very relevant and should be taken into consideration.

In addition we find that with all the development now under construction in our neighbourhood, the need to build on the wedge of green, between 'The Glebe' and 'Nettleham Fields' listed as an 'open space requirement' in the Pre-Contract Report drawn up prior to our exchange of contracts on 3 Hurstwood Close back in September 2011, and the site of the proposed development, cannot be justified.

Letter Received Independently from the occupants of Nos. 9 and 11 Hurstwood Close (Mr. & Mrs. R. Crampton; and Mr. & Mrs. B. Lofts)

We would like to make comments and register our concerns re this development.

1. Can you confirm that the land is not under any Transfer of Land covenants from the original seller and which department holds the relevant information? All residents have indicated that they were informed when they were buying their properties that this land would not be built on as it was an open space and Green belt. Has this now been changed and who and when changed this at the same time not informing the residents of the change.
2. Please confirm that the Developer can only build the number and type of dwelling as stated on the outline plan. We note that the original number was 18 bungalows which have been reduced to 14. Was this done because of Council concerns?
3. On the land which is directly opposite our bungalows there is only indicated the rough boundary of the land. We would like you to confirm what type of material is being proposed for the boundary and where that boundary material is being positioned. We do not want the trees removed and hope that we would be consulted before final decisions are made.
4. The private road leading to bungalows number 5, 7, 9 and 11 is a single track road of 12.0 feet width, whereas the road leading up to the this road measures approximately 18 feet. It is therefore important to residents of properties 7, 9, and 11 that the boundary of the new development is not set directly on the boundary of the private road.
5. Please confirm there is no access into the development other than from Wolsey Way as per the outline plan.
6. We feel that the proposed basin be not included and replaced with trees or other suitable greenery.
7. Under section 2.3 of the Freeth report the Land is saved under Local Plan (1998) as a Green Belt with a Strategic footpath running through it. Please comment as per item 1 above.

8. Can you confirm that this land has been the subject of any previous Planning applications which have subsequently rejected?
9. Under item 4.3 of the Freeth report the development include 2, 3 and 4 bedroom DWELLINGS. Can you confirm that only Bungalows will be built?
10. Under the Freeth report 5.7 Core Planning Principles of the NPPF it says that Green belt land needs protecting. Surely then building on this land does not protect the Green Belt!
11. Under the Freeth report Saved Local Plan (1998) item 5.43 Policy 43 it states that Planning Permission will not be granted if it harms or reduces informal recreation which this development will obviously do!

I hope you will consider the above concerns and respond swiftly.

Mr. A. & Mrs. J. Byrne (10, Hurstwood Close)

We would ask you to please clarify the following points:

- 1) Please advise if there will be any access, either vehicular or pedestrian from the proposed development, on to Hurstwood Close? It doesn't appear so from the current plan but confirmation would be reassuring at this stage.
- 2) The boundary between the side of our property on Hurstwood Close and the new development, will this be a wall, fence or other construction?
- 3) Who will be responsible for the maintenance/upkeep to the side that ajoin my property/boundary?
- 4) Can the developer confirm that only bungalows will be erected and that this proposal will not change? Obviously we have concerns regarding this, due to the current building on the opposite side of Wolsey Way, where 3 storey houses are now looming down onto the bungalows opposite.

We would be grateful if you could answer the above points and keep us informed of any changes to this application.

Mr. L. & Mrs. J. Maplethorpe (13 Larkspur Road)

With regard to the above planning application for the erection of 14 bungalows (outline). We would wish to make an objection to this application as follows:

- This open space is designated as a 'Cathedral corridor' and as such would have had a condition on the original planning that this land could not be built on. This is confirmed by the land on the opposite side of Wolsey Way, currently being built on, and which is also subject to a condition placed on the land by West Lindsey District Council, Planning Department / Lincolnshire County Council, Planning, mirroring that open land in the above planning application, should remain as open space, also a 'Cathedral corridor' down as far as the bypass. Therefore, how can an application for this open space be considered.
- Have prior planning applications been made to build on this land and if so were they refused because of the 'Cathedral corridor'?
- Has an application be made for this condition to be removed from the land?

We hope our concerns and objection to this application be taken into consideration when a decision is made.

Mrs. L. Graby (Kidra, 22 Larkspur Road)

We have no objection to the application made by Taylor Lindsey to erect 14 bungalows on the green space that borders our bungalow.

We should like to be kept informed of the outcome of this application and any future 'full' planning application made regarding this land as, like other residents in the area, we would object to anything other than single storey buildings being erected by any builder on this green space.

Ms. L. Rose (25 Larkspur Road)

I note that outline planning permission has been sought for the green space which falls between Larkspur Road and Windemere Road. My memory of the Local Plan is that this piece of land is designated a green wedge and therefore specific criteria have to be applied for the development of that land. I wasn't aware that the designation has been changed, so presumably these criteria still apply. Given the massive housing development on the opposite side of Wolsey Way on land that used to be fields, I believe that it is essential for this green wedge to be maintained. It is the only piece of informal green space on a heavily built up area. It is used by residents for walking etc. as the footway tracks on the land will testify. It is also an essential wildlife corridor, made all the more important with the loss of the fields opposite.

Mrs. I. and Mr. L. Millward (7 Westholme Close)

We thank you for your letter of the 16th instant. We are both in general agreement with all the comments put forward by Mr & Mrs Kendall in their letter of the 22nd August. In addition however we would express our concern as to the closeness of the proposed boundary fence in Westholm Close and also the apparent removal of several large established trees. The 'committee' must appreciate that the owner of the land has not maintained the land in the existing green area of Westholm Close which has in fact for very many years been maintained by residents of this close. This including the buying and planting of the trees and paying for professional grass cutting of the land in question to make the area more presentable for the residents. We appreciate that the owners of the land are perfectly entitled to build, with appropriate permissions, including that area which intrudes actually into Westholm Close but would ask the owners/developers to seriously consider the extent of this particular building line. It has always been our understanding that the 'Council' would take over responsibility and ownership of this green area once the developers had erected a proper boundary fence which we all assumed would be between the boundary of number 14 across to the boundary of number 9. being the two last bungalows and forming the end of the close. However the existing plan seems to propose a boundary line from number 14 across to the boundary of number 7 which leaves the property known as number 9 having a 6 foot boundary fence along the whole of their front approach drive and also would apparently entail the removal of several large trees planted by the residents over past years and would in effect be an intrusion into the area of the existing close.

We repeat that we all appreciate that the owner of the land is perfectly entitled to make these proposals but would ask them to appreciate our point of view in that this green area at the end of Westholm Close has been maintained only by the residents for in excess of 20 years and that we have come to appreciate this green space which we feel should left to include the area outside of property number.9.and not leave that property isolated from the rest of the properties who front the green space and have paid for its upkeep over the years.

A Coulbech & J Lindsay (9 Westholme Close)

We would like to appeal against the proposed 14 bungalows that are to be erected on the green belt between Larkspur Road and Windermere Road.

As one of the newest residents, at the time of buying the property, we were told that the area designated would not be built on. This also goes for the other three residents who have bought into this area recently. The main reason for buying such a property, was not for the building, but for the view and the openness of the surrounding area: It was the feel good factor that was the major selling point. We have lived in the property for two years and spent quite a bit of money renovating the property.

As for some of the comments in the design and access statements, we find it a little weighted in the developers favour. As for the comment that the improvised foot path has been worn, there is no mention to the three residents, ourselves included, that pay a contractor to cut the grass between the properties in Westholm close and down the side of the properties of number 9 and 14, to ensure at all times there is a clear path way. This service is done twice a month for more than 10 years. The area has been maintained to look very attractive for dog walkers, the general public and also for residents of our close.

It is a shame that the council did not take up on the proposal many years ago to take charge of this land and keep it as an open space for all to use and prevent any future development. Through this proposed project we are losing a vital contribution to the reduction of the carbon foot print by destroying fully established mature trees. There are three beautiful mature trees in front of our property that the builders are proposing to cut down. I believe there is a similar situation in Hurstwood close.

Our main objection to this proposal is the positioning of the bungalow that is to be built side-ways on, directly in front of our property of number 9 Westholm close. The rear garden and the garage will be directly opposite all three of our front windows (Main bedroom, Sitting room and lounge) Instead of an open view of greenery and trees, we may be staring at a brick garage and a 6ft fence, which will be erected right along-side of the private drive that gives access to our property. This is, we presume, will be standard around all new developments, to give owners privacy in their gardens. We feel distressed and very saddened that a bungalow is planned to be built at the side of our property, but then for a bungalow to be built at the front of our home also is devastating. We would ask at this point, please could the plans be reconsidered. If a bungalow was to be built directly opposite with the front elevation opposite our front elevation, it may look more attractive. However, the proposed plans for the bungalow in front our property looks horrendous and is totally isolating us off from Westholm Close.

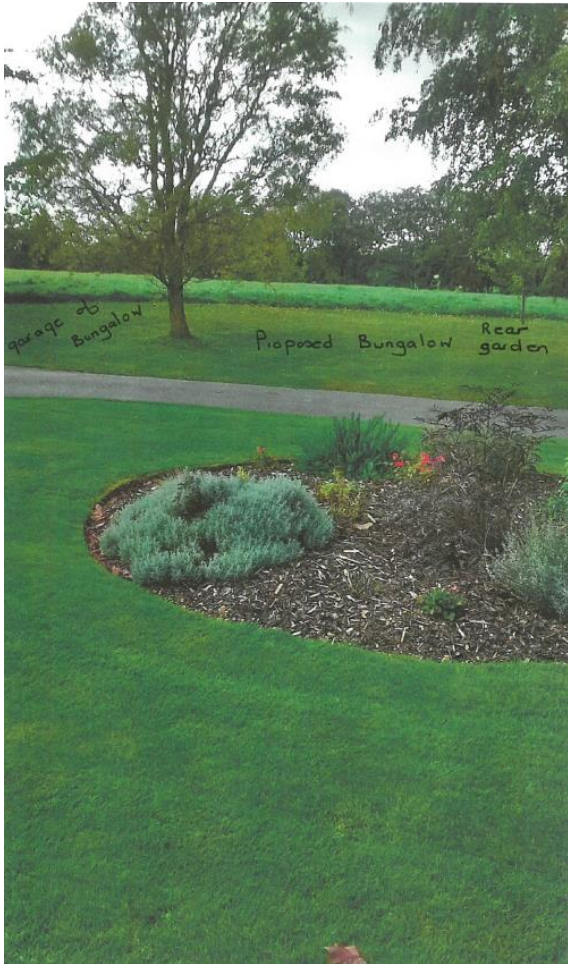
I am thoroughly disappointed that Taylor Lindsay are going to build on the land **but am totally distressed that a bungalow is going to be built adjacent to our front elevation.**

Please could you consider the following points:-

1. We would like confirmation that you would consider the design lay out of the bungalow plot 9, directly in front of our dwelling. Alternately omit plot 9 as we will already be overlooking plots 10 and 11.
2. We have signatures from our neighbours who fully sympathize with us of the lay out of plot 9. We, including most of our neighbour in our close, feel that plot 9 is encroaching Westholm Close, and isolating 9 Westholm Close
3. We ask that the three mature trees are to be saved outside 9 Westholm Close and those also in Hurstwood Close in the similar area.
4. Please confirm that there will be no access into the development other than Wolsey Way as per outlined plans.
5. Under section 2.3 of the Freeth report the land is saved under local plan (1998) as a Green Belt with a strategic footpath running through it – please could you comment on this.
6. Please consider the private road of Nos 7,9, 12 and 14 Westholme Close and also the same with private roads in Hurstwood Close.
7. We and behalf of other neighbours at Westholm and Hurstwood Close would like the opportunity to invite a member of the planning department to view the proposed site. We would like to discuss in person what issues and how the proposed plans will affect our properties, especially the properties with private roads in both Westholm and Hurstwood Close.

Please consider our appeal and we look forward to your response.





Mr. A. & Mrs. PH Crowder (12 Westholm Close)

With reference to the proposed development plan for land adjoining Wolsey Way, Lincoln, for the erection of fourteen bungalows, we note, in the Architect's Report, that 'an informal/trodden pedestrian link has been established...but no public right of way exists...'.

This route across the edge of the land (on the Westholm/Hurstlea Close side) has been enjoyed as a right of way, for up to 25 years, by members of the public.

Section 31 of the Highways Act 1980 states that if a route is enjoyed by the public for 20 years or more, as of right, and without interruption, the path is deemed to have been dedicated as a highway, even if it has not been dedicated.

As the landowner has made no attempt to maintain either the edge of the land, or the wedges of land on Westholm and Hurstlea Closes, it has fallen upon the nearby residents to do so, either by paying for a gardener, or by cutting the grass themselves. Some have even planted trees to enhance the area.

Whilst we have no objections to the building of the bungalows, we feel consideration for the residents of both Closes is missing. We feel that particular consideration should be given to those residents adjacent to the land: No.9 Westholm Close, for example, has a driveway which runs across the front of the house – Plot 9 of the proposed development would have a rear garden on the line of their driveway (presumably with 6ft. fences surrounding it). Having a six-foot fence to the front view is hardly in keeping with Amenity Design COMMUNITY

Criteria 6.1.2, which states, "Urban spaces should be ... visually attractive and appealing places for residents...etc".

A simple solution might be to rotate the two new bungalows which are closest to both cul-de-sacs by 90 degrees, so that their frontages would face the existing bungalows, and be 'open plan'. A footpath from Westholm Close could then be made to join the proposed new road perpendicularly, thereby maintaining the access to the playing fields that residents and other pedestrians have used for so long.

We respectfully ask that you consider our formal objection to the initial plan.

Mr. D. & Mrs. H. Redmile (14 Westholm Close)

We purchased No 14 Westholm Close on the 5th May 2016 on the clear understanding that this site was a green belt area in perpetuity. We have no serious objections to the principle of development but would suggest the omission of the plot which occupies the now green space (the maintenance of which we financially contribute to), this

alleviates the obstruction caused by presumably six foot fencing to both ourselves and No 9.

We appreciate the financial implication to the developers but consider the suggested intrusion to existing properties outweighs this. We would appreciate consideration being given to this suggestion by both the Planning Officers and Planning Committee.