

<b>Application Number:</b>	2019/0690/RG3
<b>Site Address:</b>	Boultham Park Lake, Boultham Park Road, Lincoln
<b>Target Date:</b>	24th October 2019
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	City of Lincoln Council
<b>Proposal:</b>	Realignment part of footpath, restoration of stone edges to the lake and installation of water aeration equipment and bank side cabinets (3no. compressors each at two locations on the lake edge). Installation of platform for access for boating, a viewing deck, 2no. fishing pegs, 5no. pieces of art and 5no. associated interpretation boards.

### **Background - Site Location and Description**

This application proposes improvement works to Boultham Park, which are part of the Lake Restoration Project. The project is subject to National Lottery Heritage Funding. This application is a regulation 3 application made by the City of Lincoln Council and is therefore before Planning Committee. The application states that "The project is focussed on improving biodiversity and centred on restoration of the lake in terms of water quality, edge works, access, planting, habitat interpretations, seating and the reintroduction of heritage lake activities including boating and fishing."

The specific works proposed by this application include: Realignment part of the footpath around the lake, restoration of stone edges to the lake, installation of below water aeration equipment and bank side cabinets (3 compressors each at two locations on the lake edge), two new fishing pegs, platform for access for boating, a viewing deck, 2no. fishing pegs, 5no. pieces of art and 5no. associated interpretation boards.

Boultham Park is a Grade 2 Listed Historic Park and Garden.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 24th September 2019.

### **Policies Referred to**

- Policy LP29: Protecting Lincoln's Setting and Character
- National Planning Policy Framework

### **Issues**

The issue raised by the application is whether there is any harm caused to the character or setting of the designated heritage asset - the historic Park and Garden.

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

## **Statutory Consultation Responses**

Consultee	Comment
Upper Witham, Witham First District & Witham Third District	Comments Received
Natural England	Comments Received
Environment Agency	Comments Received
Highways & Planning	Comments Received

## **Public Consultation Responses**

No responses received.

## **Consideration**

### Policy Context

#### National Planning Policy Framework

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 further states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

#### Central Lincolnshire Local Plan

Policy LP29 of the Central Lincolnshire Local Plan states that proposals should seek to make a positive contribution to the built and natural environment.

Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context and seek to improve the public realm as part of development proposals to enhance Lincoln's attractiveness.

### Consideration of Issues

The application is subject to lottery heritage funding should the current bid be successful. The City Council, as applicant, has undertaken pre-application consultation with local residents and other statutory bodies including the Environment Agency, Lincolnshire

Wildlife Trust and Natural England over a number of months. As stated in application, the consultations carried out showed that the public "cared about the lake and its wildlife and wanted to see it restored and flourishing." The masterplan for improvement works was developed following this extensive consultation including involvement from the Lincolnshire Wildlife Trust. The Environment Agency and Natural England have raised no objections to the proposals.

The masterplan includes a host of proposals for the park with a main focus on improvements to biodiversity, the water quality of the lake and visitor enjoyment of the park.

The main alterations include:

- Improving the water quality within the lake via an aeration system. The aeration system would require a total of 6 compressor units at two locations (south tip and north west next to the beacon) to be installed which intend to improve water quality by oxidization of the lake, gradually improving water quality and control odour whilst promoting biodiversity to the lake and the surrounding setting.
- Realignment of a section of footpath to the north east side of the lake which would move the path away from existing tree roots
- Installation of a boating pontoon to the southern tip of the lake with provision for up to 10 boats
- A new viewing deck to the north west of the lake adjacent to the beacon
- Installation of new edges around the lake including sandstone and boulder edging, natural edge planting, and fascine
- Installation of seating
- Installation of bat and bird boxes
- Installation of information boards, with information of the lake's wildlife and how the local community can help to enhance it
- New planting - including lake edge planting, woodland ground flora and species rich grassland
- Tree management - including retention, removal and management of existing trees removal of trees will be those which are of low quality
- Installation of 5 pieces of art
- Refurbishment of the existing beacon

The application is accompanied by a tree report showing removal of 41 trees within the park and work required to another 58. Trees in poor health/condition or which are eroding the lake edges have been proposed to be removed. The ecology report submitted with the application found that no trees with a high or moderate potential to support bats and only 3 trees with low potential. None of the trees within the Park are protected by Tree Preservation Orders, in any case removal of the trees within the submitted report would help preserve the future of the lake and would not have an overall negative impact on the Park.

Overall, the works concentrate on improving the water quality of the lake, enhancing the ecology, habitats and biodiversity and its immediate setting and enhancing the park for its users. The proposals have responded to extensive pre-applications consultation with members of the public. The proposals represent positive changes which respect the Historic Park and seek to improve the public realm as part of development proposals in accordance with Policy LP29 of the Central Lincolnshire Local Plan.

### **Financial Implications**

None.

### **Legal Implications**

None.

### **Equality Implications**

None.

### **Conclusion**

The works proposed would restore and maintain the water quality of the lake, improve access around the lake, and enhance the setting through planting and promoting biodiversity. It is considered the proposals would preserve and enhance the setting of the Historic Park and Garden and would enhance the public realm for visitors in accordance with LP 29 of the Central Lincolnshire Local Plan and the National Planning Policy Statement.

### **Application Determined within Target Date**

Yes.

### **Recommendation**

That the application is granted conditionally.

Conditions including:

- 3 year commencement and plans condition.