

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 23 August 2019 14:54
To: Technical Team (City of Lincoln Council)
Subject: FW: Consultation on Planning Application
Attachments: ufm7.pdf

The Environment Agency does not wish to make any comments on this application. It does not appear to meet any of the criteria listed on our External Consultation Checklist. However, if you believe you do need our advice, please call me on the number below.

Kind regards

Nicola Farr
Sustainable Places - Planning Advisor
Environment Agency | Ceres House, Searby Road, Lincoln, LN2 4DW

nicola.farr@environment-agency.gov.uk

External: 020 302 55023



Creating a better place
for people and wildlife



From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 28 August 2019 15:47
To: Technical Team (City of Lincoln Council)
Subject: Planning Consultation 2019/0623/FUL NE Response

Categories: Tania Spinks

Dear Sir/Madam,

Application ref: 2019/0623/FUL
Our ref: 292844

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully
Heather Ivinson

Heather Ivinson
Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe, Cheshire, CW1 6GJ
Tel: 0300 060 0475

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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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. 2019/0623/FUL

27th August 2019

Our Ref: PG//

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: Phase 4, LN6 Development, Westbrooke Road, Lincolnshire.

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

Lincolnshire Police has objection to this application.

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

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 PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 04 September 2019 14:28
To: HighwaysSUDsSupport; Technical Team (City of Lincoln Council)
Subject: FW: OBSERVATIONS ON CONSULTATION REQUEST 2019/0623/FUL

UD-3944-2018-PLN

Dear Sir/Madam

REFERENCE: 2019/0623/FUL
DEVELOPMENT: RELOCATION OF PLOTS 77-79 TO MOVE 1.2M SOUTH AND ERECTION OF ADDITIONAL PLOT
BETWEEN PLOTS 75 & 76
LOCATION: PHASE 4, LN6 DEVELOPMENT, WESTBROOKE ROAD, LINCOLN, LINCOLNSHIRE

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

The Board has no comment regarding this particular application. However, our previous response submitted 13/04/2018 to planning application 2018_0458_FUL is reiterated below.

13/04/2018 - Email Response

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

This is the fourth phase for this site which has been built sequentially, good practice would be to design the surface water drainage system for the whole of the development area in order to provide a comprehensive and efficient SuDS scheme.

In absence of a suitable a Drainage Strategy and details the Board Objects to this application, see comments below.

Comment and information to Lincolnshire CC Highway SUDs Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. A Drainage Strategy is included in the submission however

- there are no details of the proposed drainage system, including attenuation*
- the Anglian Water information refers to 132 dwellings and an allowable discharge of 13.33l/s. The Drainage Strategy refers to a Phase 3 (29 houses) rate of 6.0 l/s and Phase 4 (23 houses) rate of 7.33 l/s. This leaves a zero discharge rate for the other 80 houses.*
- any discharge should be limited to the greenfield rate, the proposed discharge to the Anglian Water surface water sewer (13.33l/s) is above this rate given the site area of 1.584Ha (Phase 3 and Phase 4). As indicated above the Anglian Water allowable discharge must allow for a larger site.*
- discharge into the Anglian Water may be restricted when there are high water levels in the Boultham Catchwater.*
- the ground raising of up to 1.5m will create a dam to the land south of the site, the Strategy fails to address this.*

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Any ground raising would affect the area to the south of the site.

Regards,

Richard Wright

Engineering Services Technician

Office: +44 (0) 1522 697123

Witham & Humber Internal Drainage Boards,
Witham House
J1 The Point
Weaver Road
Lincoln
LN6 3QN

www.northeastlindsey-idb.org.uk

www.witham3idb.gov.uk

www.upperwitham-idb.gov.uk

www.witham-1st-idb.gov.uk

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 11 September 2019 11:26
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application

Hi

Many thanks for the below consultation. The County Council has no comments to make on this application in relation to education.

Kind regards

Simon

Simon Challis
Strategic Development Officer
Corporate Property

Lincolnshire County Council | County Offices | Newland | Lincoln | LN1 1YL

Tel: 01522 553391 | Mob: 07920 182302 | email: simon.challis@lincolnshire.gov.uk

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Consultee Comments for Planning Application 2019/0623/FUL

Application Summary

Application Number: 2019/0623/FUL

Address: Phase 4 LN6 Development Westbrooke Road Lincoln Lincolnshire

Proposal: Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76.

Case Officer: null

Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION - We objected to the original proposal based on the concentration of housing and the lack of an alternative access to the site. We feel the whole LN6 project has been applied for in sections and that it does not, therefore, quantify the volume and transport difficulties that will be created. We would like to see a proposal for an access on to Skellingthorpe Road to alleviate the usage of Westbrooke Road which was never constructed as a through road. This application is to increase the number of houses on the estate and we feel we must object.

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



To: Lincoln City Council

Application Ref: 2019/0623/FUL

With reference to this application dated 8 August 2019 relating to the following proposed development:

Address or location

Phase 4, LN6 Development, Westbrooke Road, Lincoln, Lincolnshire

Date application referred by the LPA
21 August 2019

Type of application: Outline/Full/RM/
FUL

Description of development

**Relocation of plots 77-79 to move 1.2m south and erection of additional plot
between plots 75 & 76**

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 and accordingly, does not wish to object to this planning application.

Note: Section 38 drawings will require amendment to reflect the proposed layout changes prior to issuing of Technical Approval.

Case Officer:

Date: 9 September 2019

Becky Melhuish
for Warren Peppard
Head of Development

**CITY OF LINCOLN COUNCIL
DIRECTORATE OF DEVELOPMENT & ENVIRONMENTAL
SERVICES**

M E M O R A N D U M

TO: Development Team Development Control	FROM: Ian Wicks Pollution Control Officer
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Planning Ref: 2019/0623/FUL

Date: 23 September 2019

Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76 at Phase 4, LN6 Development Westbrooke Road, Lincoln

Further to your consultation on the above application, I would confirm that I have no objections to the proposals in terms of contaminated land, air quality, noise or other environmental impact, provided that conditions covering these issues on the original consent are transferred to the consent for this application, if granted.

Regards

**Ian Wicks
Pollution Control Officer
(Extn. 3794)**

[REDACTED]

From: [REDACTED]
Sent: 24 August 2019 10:02
To: Technical Team (City of Lincoln Council)
Subject: 2019/0623/FUL Phase 4 LN6

Categories: Tania Spinks

Your reference: 2019/0623/FUL

Dear Sir,

We hereby object to the above proposal on the grounds that there will be an increased danger at the junction of Western Avenue and Boultham Park Road due to increased traffic. It is only a matter of time before a serious accident occurs at this junction and the addition of further properties on LN6 development will lead to an increase in the likelihood of this happening.

Additional housing will also lead to increased rainfall run-off to the water course, which with today's changing climate is environmentally reprehensible.

Yours Faithfully,

David and Sharon Jolly

65 Western Avenue

Lincoln

LN67SR

Comments for Planning Application 2019/0623/FUL

Application Summary

Application Number: 2019/0623/FUL

Address: Phase 4 LN6 Development Westbrooke Road Lincoln Lincolnshire

Proposal: Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76.

Case Officer: null

Customer Details

Name: Mr Gary Fountaine

Address: 35 ST HELENS AVENUE LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

Firstly; Ideally I would like the green security fence in place as this secures my property far more than a wooden fence will. I have no objection to putting the wooden fence the new property side and enclosing the green security fence. I feel my property will be exposed if it is removed.

Secondly: on the plans it does not indicate the full distance from the fence at the rear of my property to the house that is being built or the proposed height of the building. As my garden faces west how has the calculation been done so that it does not impinge on the natural light to my property? As far as I am aware no-one has reviewed this from my aspect!

Regards Gary Fountaine

Comments for Planning Application 2019/0623/FUL

Application Summary

Application Number: 2019/0623/FUL

Address: Phase 4 LN6 Development Westbrooke Road Lincoln Lincolnshire

Proposal: Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76.

Case Officer: null

Customer Details

Name: Mr Neville Coupland

Address: 27 St. Helens Avenue Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan was originally with existing trees kept on the boundary and some new trees ...now it has removed the mature trees and reduced the plan for new trees...from over 30 trees on first plan to 15 on 2nd plan...where are the ecological considerations for all peoples well being in the area let alone privacy

Comments for Planning Application 2019/0623/FUL

Application Summary

Application Number: 2019/0623/FUL

Address: Phase 4 LN6 Development Westbrooke Road Lincoln Lincolnshire

Proposal: Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76.

Case Officer: null

Customer Details

Name: Mr Marc Thornton

Address: 19 Westbrooke Place Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned with the amount of traffic that will enter the development through Western Avenue.

The increased traffic will be dangerous especially at the junction of Boutham Park Road.

Also the condition of the road especially at the entrance of Westbrooke road is appalling - this will not improve with increased site traffic and residents