

Mrs Joanne Grant 20 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Mon 27 Apr 2020

The concerns I have are:

- 1 doctors surgeries are jammed now without more people.
2. The amount of children now walking to school will have to change from a safe route to a route near roads.
3. There will be no more green space for the community to collect.
4. It will be a danger to children whilst being built.
5. The schools that are around here are fully subscribed.
6. The amount of traffic on the roads now is too much.they are about full to capacity.
- 7 nursery schools often take a class of children down the path to either the church or a nature walk and once they cross woodfield avenue they don't need to worry about a road, so that will have to change
8. We will no longer be able to see grass land and the cathedral. Our view will be road and backs of houses.

Mr Andrew Grant 20 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Mon 27 Apr 2020

I have many concerns about this,from children's safety to quality of life when the buildings are complete and while the work is in progress. Pressure on our gp surgeries and life in general.

Miss G White 12 Lyneham Close Lincoln Lincolnshire LN6 0HT (Objects)

Comment submitted date: Wed 22 Apr 2020

I object to the planning application. It is the only unspoilt green space that we have left on the estate. It is used by families, dog walkers, children and residents for all purposes. Building on it will have an adverse effect on the residential amenity of the residents that live nearby.

The visual impact will result in overlooking, loss of privacy and overshadowing from the extra buildings. It will completely spoil the green space that we are so lucky to have. The effect on the character of the neighbourhood will be extensive.

Adding a road from Aldergrove Crescent is dangerous. The junction is busy enough. It is a bus route. Each morning and afternoon, families walk across the field in safety without having to cross roads, to commute to the six schools and nurseries on each side of the estate. Having to navigate a road will take away the peace of mind and freedom the children have to ride their bikes and scooters in safety.

It is also home to nature; bats, hedgehogs, birds and other creatures. It is wrong to take this away.

Mrs Wendy D Parry 60 Aldergrove Crescent Lincoln Lincolnshire LN6 0SJ (Supports)

Comment submitted date: Sat 11 Apr 2020

I live on the edge of Jasmin Green where the road would come out. I am happy with the proposed plans as many people just drive across the grass.



JULIE MASON
City of Lincoln Council.
City Hall Orchard Street
Lincoln
LN11DN

Plant Protection
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Block 1; Floor 1
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E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 31/03/2020

Our Ref: EM_GE1B_3NWP_023316

Your Ref: 2020/0219/FUL (TC)

RE: Formal Planning Application, LN6 0SJ Jasmin Green Jasmin Road Recreational Land Jasmin Road Lincoln Lincolnshire

Thank you for your enquiry which was received on 30/03/2020.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

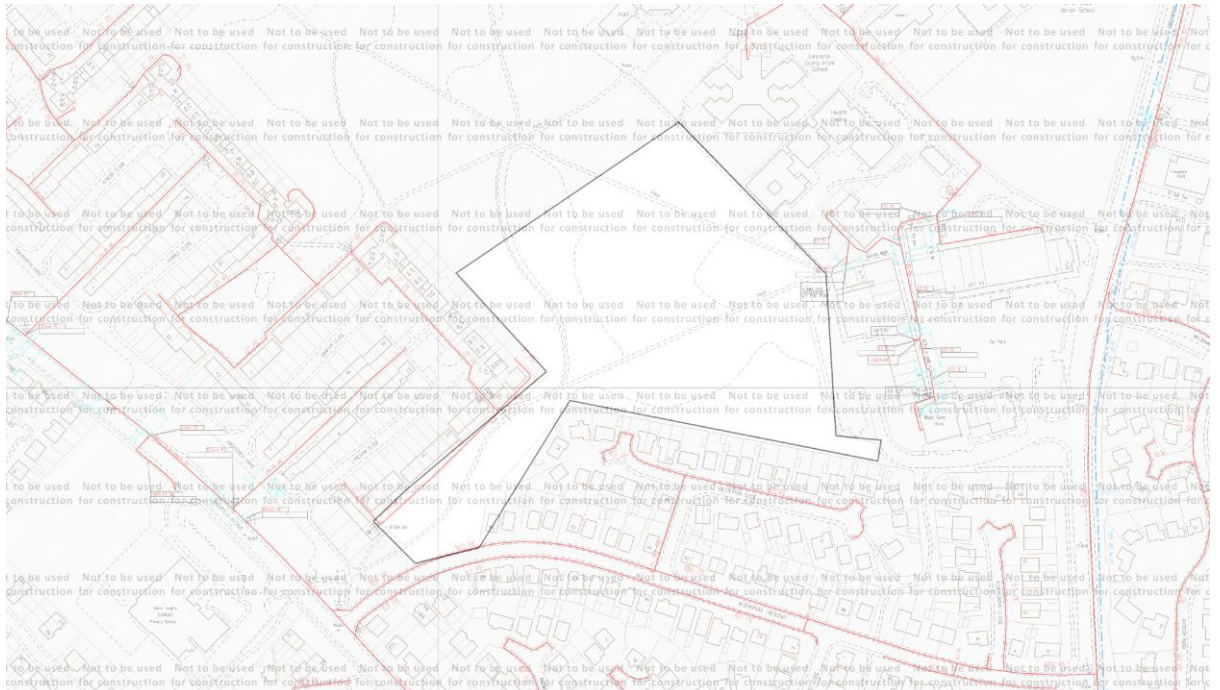
The apparatus that has been identified as being in the vicinity of your proposed works is:

- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.



EM_GE1B_3NWP_023316		View extent: 723m, 393m	Do not proceed without further consultation	Map 1 of 1 (GAS)										
ER: toby.cooper	LP MAINS	 0m 50m Approximate scale 1:2500 on A4 Colour Landscape	This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	MAPS Plot Server Version 1.1 Your Gas Network Requested by: City of Lincoln Council. This plan is reproduced from or based OS map by Cadent Gas Limited, with the permission of the controller of HM Stationery Office Crown Copyright Reserved. Ordinance Survey Licence number 100										
TE: 31/03/2020	MP MAINS													
TA DATE: 30/03/2020	IP MAINS													
F: 2020/0219/FUL (TC)	LHP MAINS													
P REF: SK9369	NHP MAINS													
NTRE: 493106, 369525														
examples of Pipe Items: <table border="0"><tr><td></td><td>Depth of Cover</td><td></td><td>Syphon</td><td></td><td>Diameter Change</td><td></td><td>Material Change</td><td></td><td>Out of Standard Service</td></tr></table>						Depth of Cover		Syphon		Diameter Change		Material Change		Out of Standard Service
	Depth of Cover		Syphon		Diameter Change		Material Change		Out of Standard Service					

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2020/0219/FUL

Description of development

Erection of 49no. dwellings, vehicular access and hard & soft landscaping

Address or location

Jasmin Green, Jasmin Road Recreational Land, Jasmin Road, Lincoln

With reference to the above application received 30 March 2020

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

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

CONDITIONS (INCLUDING REASONS)

Highway Informative 05

All roads within the development hereby permitted must be constructed to an engineering standard equivalent to that of adoptable highways. Those roads that are to be put forward for adoption as public highways must be constructed in accordance with the Lincolnshire County Council Development Road Specification that is current at the time of construction and the developer will be required to enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980. Those roads that are not to be voluntarily put forward for adoption as public highways, may be subject to action by the Highway Authority under Section 219 (the Advance Payments code) of the Highways Act 1980.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities; and
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Highway Condition 26

Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- 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;
- provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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.

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.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

Highway Condition 01

No development shall take place until a scheme of landscaping has been submitted to, and approved in writing by, the Local Planning Authority which shall indicate appropriate trees for planting within or adjacent to the adoptable highway and details for future maintenance and management for planters and bio-retention systems over the lifetime of the development.

Reason: To ensure that landscaping within the permitted development will be maintained to a satisfactory standard for the lifetime of the development for the site to adequately drain surface water and in the interest of safety, to avoid the creation of pedestrian trip hazards within the public highway.

Case Officer:

Date: 2 June 2020

Becky Melhuish

for Warren Peppard
Head of Development



LINCOLNSHIRE POLICE

Police Headquarters
PO Box 999
Lincoln,
LN5 7PH
Tel: 01522 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: 2020/0219/FUL

2nd April 2020

Mr K Manning
Planning Department
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Jasmin Green – Jasmin Recreational Ground, Birchwood , Lincoln (49 Units)

Thank you for your correspondence and the opportunity to comment on the proposed scheme. I based my observations on your supplied plans and would like to raise the following points in respect of the opportunities to reduce crime and provide security within this proposal.

Lincolnshire Police do not have any objections to this application.

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.

External Doors & Windows

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

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned 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.

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.

Footpaths.

Overall the permeability of this development is of concern and therefore it is important that measures to mitigate any risk are formalised and included in this development.

Footpaths where deemed necessary should be as straight as possible, at least 3m wide and well lit, devoid of hidden recesses or potential hiding places and overlooked by surrounding properties. All footpaths should be well maintained so as to allow natural surveillance along the path and its borders.

The existence of a publicly accessible footpath through a residential development and in particular where the footpath can provide unrestricted access to the rear of the properties can provide a risk in terms of crime and cognisance of the above comments should be taken.

Rear Access

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.”

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. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

It is highly recommend that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (P.A.S.) 24:2016 respectively (Secured by Design Standards).

Parking Courtyards

Where communal parking areas are deemed necessary bays should be in small groups, close to and adjacent to homes and within the view of active rooms.

Rear parking courtyards are not to be encouraged and should therefore be avoided, where necessary they should be gated. The use of gable end windows should be a consideration thus allowing residents to see their vehicles.

All parking areas should be appropriately lit to levels recommended by BS 5489-1:2013 and benefit from natural surveillance and ideally good pedestrian footfall. Adjacent shrubbery and bushes should be designed to have a limited growth rate (no more than 1 m) and are easy to maintain.

Communal Areas (Public Open Spaces) where applicable.

Where a communal recreational area has been created 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. It should also be overlooked.

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.

Lighting

Schemes should be that vulnerable light fittings are protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the residential blocks and surrounding residential homes.

With regard to the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for a number of years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

Lighting (bulk head style) should be designed to cover all external doors.

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).

Letter Plates

Crime analysis has concluded that there is no perceived risk of 'fishing', lock manipulation or incidents of arson within the location. As a result there are no requirements for letter plate deflectors.

Intruder Alarms

A 13 amp non-switched fused spur should be installed in a central position (hall) to provide the facility for the resident to install an intruder alarm system.

I would direct and recommend that the current *NPCC CPI 2019* is referred to as a source document in the planning and design process

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


Mr John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.
Force Designing Out Crime Officer

Lincoln Civic Trust

Comment Date: Mon 20 Apr 2020

OBJECTION
1. We objected on the initial application to the access to the site which takes away more 'green space' than is necessary. There is to the side and rear of the Birchwood Shopping centre an already in use road which with minor alterations to the road width and the car park to the rear, could be designated as the entrance road to the estate and would not require the strip of land between Aldergrove Crescent and the rear of houses on Lyneham close being lost as green space and inconvenience the residents thereof. Aldergrove Crescent is a narrow 'internal-estate' road meant purely for servicing the houses on that road and not built as a thoroughfare to another development.

2. We are concerned about the use of the 'Home Zone' principle and would like to be assured that there are to be clearly defined routes which allow pedestrians and cyclists to operate without the fear created by the movement of motor vehicles.

3. We would finally like to reiterate our suggestion that it should be written that this development does not act as a precedent for any future applications to develop any of the remaining green space that exists and that this should be irrespective of who is applying.



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 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	156188/1/0081345
Local Planning Authority:	Lincoln District (B)
Site:	Jasmin Green, Birchwood
Proposal:	Erection of 49no. dwellings, vehicular access and hard & soft landscaping
Planning application:	2020/0219/FUL

Prepared by: Pre-Development Team

Date: 6 April 2020

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

This response has been based on the following submitted documents: PROPOSED SURFACE AND FOUL WATER DRAINAGE STRATEGY. 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. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website - <http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)