

## 18-20 Kingsway: consultation responses

### **Customer Details**

Name: Mr Adam Titley

Address: 9 Kingsway Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are 9 dwellings proposed, each with 3 bedrooms and only 1 parking space per dwelling. This is clearly inadequate parking for the potential number of motor vehicles that this many dwellings will bring to the street of Kingsway. Parking is already an issue on the street and this development will only add to the issue.

Access to Kingsway is troublesome and an area of high danger for public safety, this has been highlighted earlier this year when a vehicle left the road and crashed through the back wall of my property resulting in thousands of pounds of repair work, inconvenience and the potential threat to life this may have caused if there was anybody in that area of my property at the time, this severe risk zone is not appropriate for construction vehicle access for an extended period that will essentially be required for the erection of the proposed dwellings.

There is also a school at the end of Kingsway, this adds a heavy traffic load to the street, that being said a construction site next to a school on an extremely narrow cul-de-sac is a recipe for disaster.

The introduction of the proposed dwellings adds no value to the street of Kingsway and only brings problems that could bring serious consequences.

### **Customer Details**

Name: Ms Julie Porter

Address: 12 Kingsway Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: better than our view now

**Customer Details**

Name: Miss Jenny-May Kershaw

Address: 11 Kingsway Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Based on the plans of these dwellings, they will be 3 storey. As I live opposite these proposed dwellings I am concerned my property, particularly the front bedroom will be completely overlooked.

I am also concerned about the parking situation. Parking is already very limited on Kingsway with most residence having more than 1 car. I very much doubt each of these dwellings are only going to have 1 car per property, plus visitors putting even more of a strain on parking with no alternative to park down another street. We also have the situation of school pick ups and drop offs along with match days restricting parking further and causing danger to residence. Emergency vehicles would find it very difficult navigating this street with the additional cars. Adding to this all vehicles required for the demolition and building of these properties.

With the current climate I am being required to work from home and I am also concerned of the noise pollution which will be created by the building works. How will this be minimised?

**Customer Details**

Name: Miss Jenny-May Kershaw

Address: 11 Kingsway Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would also like to add to my previous comment the following points:

Access to kingsway is very narrow already limited by people parking on the entrance road due to parking already being restricted. This would make access for construction vehicles very difficult.

There has already been multiple accidents happen at the entrance to kingsway and feel the added traffic will pose a bigger danger. If emergency services are required this can sometimes prevent access to the street (I have already experienced this and was unable to go anywhere whilst stuck on a main road) and the more cars parked on the street the harder it is to get large vehicles down there.

A large construction site on a very narrow cul-de-sac with a school at the end is an accident waiting to happen.

**Customer Details**

Name: Miss Jenny-May Kershaw

Address: 11 Kingsway Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reasons behind the objection are no different to my previous comment.

Parking - we struggle on a daily basis for parking in the area, made even more difficult during school runs and match days. People parking on the street because it is free and not permit. Not all houses have only 1 car, some have 2/3 and then visitors on top of that. How will you overcome this? I suggest visiting the area between 2:30 and 3:30 Mon-Fri.

Construction - Street entrance is too narrow for construction vehicles and the street is too busy for vehicles to be going up and down especially during the week when children will be at school, this is an accident waiting to happen.

Noise pollution - in light of the current situation with more and more people working from home, how will you reduce noise pollution?? I currently work from home and would not appreciate my working day being disturbed due to this construction.

Over looking - I feel my property would be entirely overlooked if 3 storey buildings were erected.

**Customer Details**

Name: Ms Maxine Grant

Address: 5 Kingsway Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concern is the fact that there is only 1 parking space proposed per dwelling. As each of the proposed developments is 3 bedrooms it is more than likely that each will have more than 1 car and alongside visitors, the houses will definitely require additional parking, that the street simply doesn't have to spare. This will put additional stress on an already limited area, with most residents already owning 2 or more cars. Combined with drop offs and pick ups at the local school and match-day visitors the street would become needlessly dangerous and inaccessible for emergency vehicles.

Similarly, I have concerns about the increase in traffic volume when exiting the road. We have already had 2 accidents where cars have crashed into back gardens and have had multiple accidents at the junction generally. As a street with many young families the risk to life, particularly to children, if anyone had been in the area at the time was high. Therefore, the junction is unsuitable for long term access required by heavy-duty construction vehicles and the additional traffic from the proposed dwellings would add unnecessary danger to a high-risk area.

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



To: Lincoln City Council

Application Ref: 2020/0363/FUL

With reference to this application dated 29 June 2020 relating to the following proposed development:

Address or location

**18-20 Kingsway, Lincoln, Lincolnshire, LN5 8EU**

Date application referred:  
2 July 2020

Type of application: Outline/Full/RM/  
FUL

Description of development

Erection of 9no. dwellinghouses (Resubmission)

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

**Requests that the Local Planning Authority request the applicants to provide additional information as set out below.**

#### ADDITIONAL INFORMATION REQUIRED

At pre-application stage where a mix of 2 and 3 bed dwellings were proposed we advised that 1 car parking space for 2 bed dwellings and a mix of 1 and 2 spaces for 3 bed dwellings would be acceptable given the location. This application proposes 9 x 3 bed dwellings with 10 spaces provided within the site. This will likely increase on-street parking on Kingsway which is already limited. Could the applicant please consider providing a further 3 or 4 spaces within the site to achieve the overall mix we discussed at pre-application stage.

Could the applicant please submit a Construction Management Plan and SuDS Method Statement, or alternately this can be recommended as a pre-commencement condition if preferred. Guidance on the production of CMPs can be provided on request.

The existing sections of dropped kerb at the site frontage that are no longer required must be stopped up and returned to footway with full height kerbs.

Case Officer:  
*Becky Melhuish*  
for Warren Peppard  
Head of Development

Date: 13 July 2020

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



To: Lincoln City Council

Application Ref: 2020/0363/FUL

Description of development

**Erection of 9no. dwellinghouses (Resubmission)**

Address or location

**18-20 Kingsway, Lincoln, Lincolnshire, LN5 8EU**

With reference to the above application received 2 July 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 04**

The road serving the permitted development is approved as a private road which will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980). As such, the liability for the future maintenance of the road will rest with those who gain access to their property from it.

**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**

Within seven days of first occupation, the existing sections of dropped kerb onto Kingsway that are no longer required for vehicular access shall be returned to footway construction with full height kerbs in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To remove vehicle access points in the public highway that are not required and no longer serve their intended use.



#### Highway Condition 01

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;

- 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, including 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.

Case Officer:

*Becky Melhuish*

for Warren Peppard  
Head of Development

Date: 30 July 2020





City of Lincoln Council  
Development Control  
City Hall Beaumont Fee  
Lincoln  
LN1 1DF

**Our ref:** AN/2020/130615/01-L01  
**Your ref:** 2020/0363/FUL  
**Date:** 06 July 2020

**FAO Marie Smyth**

Dear Marie

**Erection of 9no. dwellinghouses (resubmission)  
18-20 Kingsway, Lincoln, LN5 EU**

Thank you for consulting us on the above application, on 2 July 2020.

The site is partly within Flood Zone 2 of our Flood Map for Planning; we have therefore reviewed the flood risk assessment included with the application.

It is our understanding that the previous use of the proposed development site presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer.

**Environment Agency position**

We have **no objection** to the proposed development, as submitted, subject to the imposition of the following conditions on any subsequent planning permission granted.

**Condition 1**

The development shall be carried out in accordance with the submitted flood risk assessment (ref: RLC/0345/FRA02) dated June 2020 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 6 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Ceres House, Searby Road, Lincoln, LN2 4DW  
Customer services line: 03708 506 506  
Email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

**Reason**

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

**Condition 2**

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
  - all previous uses;
  - potential contaminants associated with those uses;
  - a conceptual model of the site indicating sources, pathways and receptors; and
  - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason**

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

Notes on condition 2 (above)

We consider that the first phase in assessing the potential risks to controlled waters from the site should be a preliminary risk assessment.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land

- contamination risks are appropriately managed.
4. Refer to the contaminated land pages on GOV.UK for more information.

### **Condition 3**

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

### **Reason**

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF.

### **Condition 4**

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

### **Reason**

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

### **Condition 5**

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

### **Reason**

To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the NPPF.

### Notes on condition 5 (above)

Further detailed information should be provided on the potential for contamination to be present at the site to demonstrate whether the use of infiltration SuDS is appropriate in this location. Infiltration systems, such as soakaways, should not be installed in ground that is potentially contaminated as they may increase the potential for contaminant migration.

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

Please consult us on the details submitted to your authority to discharge these conditions and on any subsequent amendments/alterations.

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

Yours sincerely

**Nicola Farr**  
**Sustainable Places - Planning Advisor**

Dear Sir/Madam

REFERENCE: 2020/0363/FUL  
DEVELOPMENT: ERECTION OF 9NO. DWELLINGHOUSES (RESUBMISSION)  
LOCATION: 18-20 KINGSWAY, LINCOLN, LINCOLNSHIRE, LN5 8EU

Thank you for the opportunity to comment on the above application. The site is within the Witham First District Internal Drainage Board area.

The site is in Zone 2 on the Environment Agency Flood Maps and potentially at flood risk. It is noted a Flood Risk Assessment is included in the Application that contains appropriate mitigation, including a proposed FFL of 6.0m.

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. The submitted application form indicates surface water discharge to soakaway but this has been ruled out by the EA. The Flood Risk Assessment indicates attenuated discharge to the Anglian Water SWS at 5l/s.

- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.

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. It is noted that the proposed FFLs are higher than the existing ground levels.

Regards

Guy Hird  
Engineering Services Officer

Hi Marie

Many thanks for the below consultation. The County Council has no comments to make on this application in relation to education as this falls below the number of dwellings that would attract a request.

Kind regards

Simon

Simon Challis  
Strategic Development Officer  
Corporate Property

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





## LINCOLNSHIRE POLICE

POLICE HEADQUARTERS  
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LINCOLN LN5 7PH  
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email  
[john.manuel@lincs.pnn.police.uk](mailto:john.manuel@lincs.pnn.police.uk)

Your Ref: App. 2020/0363/FUL

3<sup>rd</sup> July 2020

### **Development & Environmental Services**

City Hall, Beaumont Fee  
Lincoln, LN1 1DF

### **Town and Country Planning Act 1990 Consultation on Planning Permission**

**Address of the proposed development:**  
**18-20 Kingsway, Lincoln, Lincolnshire, LN5 8EU**

### **Erection of 9no. dwelling houses (Resubmission)**

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

### **Lincolnshire Police has No objections to this (Resubmission) 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)