

Miss Eloise Tate 2 Naval Court Lincoln Lincolnshire LN6

7GX (Objects)

Comment submitted date: Fri 09 Oct 2020

I object the building of dwellings-

Loss of privacy, as they'll be overlooking my house and garden, and have a view into my house through living room, dining room and bedroom windows.

The loss of local wildlife as an avid birdwatchers I can provide lists of wildlife affected.

Unsightly views and noise during construction and onwards.

Potential loss of natural light.

Lack of need of new housing and cramped, tall builds

And again loss of natural wildlife habitat, which has already been greatly reduced due to the area being cleared of old trees and shrubs, if the area is left alone or treated, it will eventually be able to return to its previous beauty.

Mr P Jennings 2 Boutham Park Road Lincoln Lincolnshire LN6

7AY (Objects)

Comment submitted date: Thu 08 Oct 2020

I am objecting to this application on the grounds that it poses a flood risk, impacts on air quality and the amenity of the residents in the vicinity of the development.

Flood risk

The proposed development proposes surface water run-off from the five properties will be dealt with by way of soakaways within the development. In the event this does not prove to be viable it proposes connection to the existing Anglian Water sewer that runs down the centre of Boutham Park Road. As pointed out by the Upper Witham Drainage Board in its comments on the proposed development there is no evidence in the flood risk assessment that the sewer has the capacity to deal with the additional run off from the development.

As it stands the stretch of Boutham Park Road which directly serves the proposed development is already prone to flooding during periods of heavy and or prolonged rainfall. The camber on the highway is sufficiently steeply graded that large pooling occurs at the edges that spills on to the footway and begins to encroach upon the adjacent properties, one of which is mine.

The National Planning Policy Framework requires the planning authority in determining applications to ensure that developments do not increase flood risk elsewhere.

In addition, LP14 provide that surface water connections to the combined or surface water system are only made in exceptional circumstances and where there is no detriment to existing users.

Five properties will increase the surface water run off which, if unable to be contained within the development, will need to be drained into the surface water main sewer for which there is no assessment as to its capacity to take such an increase such as not to be a detriment to existing users.

Air quality

The proposed development is accessed directly from the public highway by a narrow entrance that runs between existing properties. It is the only way to enter or leave the site. The development proposes parking for up to ten cars. Whilst the development proposes a passing place the flow of traffic in and out of the development will be truncated, cars having to be stationary and idling on entering or leaving the development. This is especially so on leaving, as Boultham Park Road is subject to relatively heavy traffic throughout the working week, and particularly at weekends when Lincoln City are playing at home, as it is a popular place to park.

The parking on Boultham Park Road around the entrance to the site is also prone to be heavy during weekdays and weekends. It requires at times, existing residents with driveways to edge on to the road due to the proximity parking on the road that obstructs a clear view of the highway in one direction or another. If cars or other vehicles accessing the development or leaving the development are required to queue whilst idling this will inevitably impact negatively on the air quality of the residents in the vicinity of the entrance to the site.

Whilst the developer proposes the installation of charging points on the development there is no guarantee that those who will occupy the development on its completion will be utilising low emission, hybrid or electric cars.

Moreover, during the construction phase there is a very real danger that the locality air quality will be adversely affected. This is due to the narrow entrance to the site which at best can take a large van. It is highly unlikely that anything larger than a large van could get onto the site to deliver its load. There is a very real risk that large lorries will not be able to access the site requiring them to remain on Boultham Park Road to offload materials. Lorries (which are predominately diesel) whilst doing this will be idling and adversely affecting air quality. This is quite apart from obstructing the highway in the process.

The NPPF requires local planning authorities to have regard to air quality in determining applications for developments by promoting healthy and safe communities; conserving and enhancing the natural environment, and in coming to decisions to consider the effects of pollution on the health of communities. This is also reflected in LP26 where proposals should demonstrate in relation to both the construction and life of the development mitigating adverse impact upon air quality from odour, fumes, smoke, dust and other sources.

This development has a real prospect of adversely affecting the air quality of the locality both during construction and on completion due to its limited accessibility from the public highway.

Amenity

The primary concern remains the narrow entrance to the site and how this will impact on neighbouring residents and their amenity during construction and on completion of the development. It is not suited to anything larger than a large van. Larger vehicles experience difficulty entering and leaving the site and are required to approach the entrance by arcing across the highway to avoid a brick pillar belonging to an adjacent

property.

As is often the case there are cars parked opposite the entrance to the site and quite often either side of the entrance itself. This would make it nigh on impossible to get any large vehicle onto the site due to the restricted turning circle. On two occasions I have been verbally abused by contractors for the developer who have had difficulty either entering or leaving the site with large trailers because they have considered my car to be an obstruction to their accessing the site even though it is lawfully parked. I struggle to see how a removals lorry, let alone a fire engine would be able to access the development particularly if the current parking on Boultham Park Road remains the same.

The NPPF provides that developments should function well. I do not believe the restricted access to this particular development would allow it to function well particularly if fire engines would experience difficulty attending an emergency on the development.

I would strongly suggest that the relevant committee members may wish to carry out a site visit prior to determination of this application to see for themselves the current access arrangements for the site and proposed development.

Mrs Carol and Steven Nicholson 1C Boultham Park Road Lincoln Lincolnshire LN6 7BE (Objects)

Comment submitted date: Tue 06 Oct 2020

I am very concerned about this new development as these new buildings will be overlooking my property in particular my garden. This will block light to my garden. The placement of the bin store at the back of my property is also a concern, with regular use bringing people to my back fence and possibly pests. I also do not think the road way is wide enough to accommodate such vehicles as bin lorry's or emergency services and the amount of traffic 5 houses will bring will be a constant disturbance to us as the road runs directly next to our property. The road leads onto a main road which is constantly busy, this added thoroughway will create a hazard entering and leaving the site. They have already ripped out all the trees that was behind our property, these trees were a great comfort to us and the wildlife they brought and we was not given the opportunity to dispute the removal of them.

Mr Simon Barrows 4 Gresley Drive Lincoln Lincolnshire LN6 7EJ (Objects)

Comment submitted date: Mon 28 Sep 2020

My wife & I have serious reservations regarding this proposed development. We purchased our property in the summer of 2018, primarily because the garden is not overlooked and gets mainly uninterrupted sunshine.

We are concerned that the construction of five 2-storey houses will only significantly reduce that sunlight, leaving our garden dark and in shadow.

Our garden is a much revered recreational space, and of huge benefit to our mental wellbeing, but which will only become a dark and unattractive one for much of the day if these dwellings are allowed to be built as proposed

Guy Hird Upper Witham Internal Drainage Board (Neutral)

Comment submitted date: Wed 30 Sep 2020

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

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However it is up to City of Lincoln Council as the planning Authority grant planning permission. It is noted that a Flood Risk Assessment is included in the Application that contains appropriate mitigation. Notably the FFL of the living accommodation is proposed to be above the breach Flood level and Flood resilience/resistance measures to be incorporated, but the general ground level not being raised.

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.

- o If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.

- o 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.

Regards

Guy Hird
Engineering Services Officer



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

Our ref: AN/2020/130881/01-L01
Your ref: 2020/0589/FUL
Date: 28 September 2020

Dear Sir/Madam

**Erection of 5no. Two-storey dwellings with access from Boultham Park Road
Rear of 1C Boultham Park Road, Lincoln, LN6 7BE**

Thank you for your consultation of 10 September 2020 regarding the above application.

Environment Agency position - Accept

The proposed development will meet the requirements of the National Planning Policy Framework if the following measures, as detailed in the Flood Risk Assessment submitted with this application, are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA), RM Associates ref 603957, and the following mitigation measures detailed within the FRA:

- Ground floor habitable accommodation to be raised to no lower than 5.2m above Ordnance Datum (AOD), equivalent to 1.6m above lowest site level
- Ground floor areas below 5.2mAOD to be restricted to non-habitable uses (utility, WC, store)
- Flood resilience and resistance measures to be incorporated into the proposed development as stated

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

Reason

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

We support the recommendation in the FRA that the properties register with our Floodline Warnings Direct service.

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 condition meets the requirements of the Planning Practice Guidance (Use of planning conditions section, paragraph 004). Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

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

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk

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



To: Lincoln City Council

Application Ref: 2020/0589/FUL

Description of development

Erection of 5no. two-storey dwellings with access from Boutham Park Road.

Address or location

1C Boutham Park Road, Lincoln, Lincolnshire, LN6 7BE

With reference to the above application received 10 September 2020

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.

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.

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.

Case Officer:

Date: 21 September 2020

Becky Melhuish
for Warren Peppard
Head of Development



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
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Your Ref: App. 2020/0589/FUL

10th September 2020

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

1C Boultham Park Road, Lincoln, Lincolnshire, LN6 7BE

Erection of 5no. two-storey dwellings with access from Boultham Park Road.

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

Lincolnshire Police has No objections to this application.

This development offers a secure gated environment that would offer excellent levels of security and safety for residents.

External Doors and Windows

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 floor, basement and other easily accessible locations.

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

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

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

Please refer to *Homes 2019* which can be located on www.securedbydesign.com

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)