

## **Mr Phil Scully 83 Rookery Lane Lincoln LN6 7PP (Objects)**

**Comment submitted date: Mon 11 Jan 2021**

The comments we made on the initial application still pertain to the revised plans. Sadly, from the amount of work being carried out on the site and on Rookery Lane at the present time, it would appear that the Directorate of Communities & Environment has already made its mind up and that this project will be granted full planning permission. I wonder who will take responsibility for (and indeed who will be accountable for) the inevitable traffic congestion that will ensure as a result of this ill-conceived project. It would be useful to know contact details in order to report the traffic issues that are self-evidently going to be created. We also wonder whether the agencies tasked to carry out environmental and ecological surveys on the site were operating in a totally transparent and independent manner when the surveys were carried out. We have our doubts given that it would appear that no results were found that could jeopardise the project despite the self-evident ecologies that exist on the proposed site. I also understand that a comment was made by the developers that the site has been used as a dumping ground for local residents to offload rubbish over recent years. Of course, had the council erected a perimeter fence to deter this alleged dumping, then the problem would not exist to anywhere near the same extent. Please forgive my cynicism but it really does look like you have already approved this project. A huge shame.

## **Miss Elaine Lambert 28 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)**

**Comment submitted date: Sat 09 Jan 2021**

I am resubmitting my objections due to the reconsultation letter and plans that has been sent to surrounding neighbours. Again we object to the proposed development plans. With the new plans, my property will now have bungalows at the bottom of our garden. There will still be a large amount of homes (bungalows, flats and houses) built. We enjoy and my neighbours enjoy complete privacy. The properties will be close enough that residents will be able to see into my own and my neighbours bedroom windows resulting in a loss of privacy. The deeds to the property inform that no building can take place within 5ft of the boundary and this would include the construction of a dividing wall or fence separating the proposed development from the northern boundary of the Hainton Road properties (although the plans do not appear to show how the proposed development will be separated from the border of the existing properties, something I'm assuming the developer would need to do). The proposal to build two story properties next to our border would also result in a loss of sunlight in a garden which is north facing.

Approximately 4ft from the northern boundary we have a tree which is approximately 65 years old and whose roots could extend up to 20ft or further beyond the boundary. The tree is approximately 50ft tall and I would suggest that the proposed building work directly behind our property could cause the tree to become unstable.

There are documents showing what is locally referred to as the "cart track" which I believe is a public right of way running the entire length of the northern boundary of the Hainton Road properties.

The proposal to place new buildings properties so close to my boundary along with the other proposed buildings and associated traffic will cause significant noise pollution in an area that is currently silent with the ability to currently enjoy this silence contributing to the wellbeing of my family and that of my neighbours.

The introduction of traffic associated with the proposed plan will also lead to further

noise pollution as well as an increase in air pollution.

Traffic using Rookery lane is already often 'bumper to bumper' with queuing traffic for the entire length of Rookery Lane and this already causes difficulties in trying to access Rookery lane from Hainton Road. The traffic survey was done in October 2020 and I don't believe this reflects a true picture of usual, huge amount of stationary traffic that is usually on Rookery Lane due to the current pandemic and many people working from home etc. As the development shows parking for only one car per property I believe that the area near the proposed entrance will become an unofficial car park with visitors to the proposed estate parking the length of Rookery lane causing a hazard for both pedestrians and traffic.

The development will also have an environmental impact with the proposed site containing frogs, newts, foxes, hedgehogs and badgers many of which make their way into my garden. It was only last week our next door neighbour had a muntjac deer in his garden. I also believe that the pikes drain area immediately adjacent to the proposed site is a protected area for environmental reasons with the local authority being in possession of reports that indicate that too many small parcels of land such as the proposed site have been lost to building developments.

The site identified for development is also subject to regular flooding with the plans proposing that SUDS direct water to the south of the development which borders the northern boundary of the Hainton Road properties and could lead to an increased chance of flooding for these properties.

I also believe that there will be no pavements on the proposed site with the road acting as a shared space for cars, pedestrians and cyclists having equal priority in a bid to ensure cars travel slowly, I would question the safety of this and ask if this has been done as there simply isn't the space for the proposed amount of buildings if pavements for pedestrians were provided.

We also like the quietness of our street and area, whereas with so many properties, there will be a huge increase in noise from homes, people and vehicles. The development will also have street lighting and lights from homes which again will encroach on our lives. At the moment, the development land is dark and peaceful and this will be destroyed with the current plans.

I strongly believe that the plans to place 3 bedroom, two story properties so close to the borders of the properties on Hainton Road and the bungalows on Rookery lane will have a negative impact on the wellbeing of my own family and those of my neighbours affected by this development and object to the proposed plans.

Regards

**Miss Sophie Blake 52 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)**

**Comment submitted date: Thu 07 Jan 2021**

Object to both original and revised plans. Residents living in this area already have to contend with high volumes of traffic and long queues on Rookery Lane without an additional housing estate adding to the problem not to mention the extra disruption a lengthy building project would cause. I love the array of wildlife that currently resides in the area you plan to build on which would force them out of one of the only places in the area where they can be protected from human interference.

baker

**Mr Stewart Alexander 52 Hainton Road Lincoln Lincolnshire LN6  
7PR (Objects)**

**Comment submitted date: Thu 07 Jan 2021**

We have commented previously regarding the original plans but it falsely shows that we are neutral which we would like to be amended as we object to both original and revised plans. Rookery Lane is already busy enough with long traffic queues without anymore additional housing creating extra congestion for residents already living in the area to have to contend with. The new dwellings would push out the array of wildlife that live there, wildlife that we enjoy and who already have limited undisturbed areas for them to escape and not be affected by human intervention.

**Mr Stephen John Lambert 81 Rookery Lane Lincoln LN6  
7PP (Objects)**

**Comment submitted date: Wed 06 Jan 2021**

I would just like to say that the road planning have made a poor decision to demolish two substantial properties when access to the site could have been made through rookery park and through the rear of Blackburn road rather than the proposed bend on rookery Lane which is at times a bit of a race track. The interruption to the wildlife is also of great concern possible noise and air pollution from the substantial increase in traffic. Concerned resident thank you

**Mrs E Swires 1 Rookery Park Lincoln Lincolnshire LN6  
7BY (Neutral)**

**Comment submitted date: Wed 06 Jan 2021**

I made earlier comment but would like to reinforce my concern over traffic along Rookery Lane which seems to get worse by the day.

Is there any possibility to make another entrance/exit to this estate, looking at the map provided, exiting/entering from the LOWER LEFT corner of the proposed estate, using the football field/bowling green access road to Newark Rd or possibly via Chancery Close?

Please look into this aspect as it is a real concern with the traffic along and accessing Rookery Lane from existing driveways and roads.

As a pedestrian, I more often than not, struggle to cross the road (when not in lockdown).

I am taking the 'Neutral' stance only because I know housing is required somewhere but do not support putting so many properties in such small places and without adequate parking.

**Mrs M Crombie 26 Hainton Road Lincoln Lincolnshire LN6  
7PR (Objects)**

**Comment submitted date: Tue 24 Nov 2020**

I object to this application for the following reasons -

SURVEY - When the Survey was carried out on this land, it was during the month of March 2020 and we had, had a long dry spell of decent weather.

I am sure if these tests were carried out now, there may well be a different outcome on the results!

FLOODING and DRAINING ISSUES - Where the proposed developments are going to be built, it has had flooding and draining problems for many years!  
A SuDS feature so close to our boundaries is a massive worry!

RIGHT OF WAY - I believe at the back of Hainton Rd boundaries there is a public right of way, which originally went from Rookery Lane to the woodlands behind Moorland avenue.

SAFETY ISSUES - The plans for this development only has parking for one Vehicle per household, most families these days have more than one vehicle, not to mention, friends and extended family visits.

It was proposed that the excess cars can be parked on Rookery Lane, this would be a Massive Hazzard!!!

Rookery lane is very congested at the best of times ,not to mention families also parked up for the use of Boultham Park.

At peak times, cars are bumper to bumper down Rookery Lane in both directions which will be a SAFETY ISSUE to consider!

NO PAVEMENTS ON THE DEVELOPMENT - Not every driver, drives slowly, that is unrealistic and these proposed developments are family orientated.

WILDLIFE - There are many animal habitats on that wasteland -: Foxes, Hedgehogs, Squirrels, Bats, Grass snakes, Moles, Newts (protected species) and Frogs  
The wasteland is a lovely natural wildlife habitat!

WEB SITE - We have tried different options to access this Planning Documentation of the development site and there seems to be nothing!  
Unfair!

NOTIFICATION LETTER - We received this planning letter 10 days after it was sent - I know COVID!  
But it has eaten into our time to consider this matter!

Finally - I hope you will work to resolve these issues and find a resolution.

**Miss Susan Windsor 34 Hainton Road Lincoln Lincolnshire LN6  
7PR (Objects)**

**Comment submitted date: Mon 14 Dec 2020**

Good morning

I notice on the list of matters that you have provided nothing has been considered re the local wildlife this is a very important matter and needs to be given the highest of consideration and respect.

Thank you

Susan Windsor

**Comment submitted date: Sat 28 Nov 2020**

We object to this development a deciding factor when we bought our property was that we were categorically assured 100% nothing would ever be built at the bottom of our gardens as the land was marsh land and totally unsuitable for building on . Building there will cause even more traffic congestion on Rookery Lane as access is limited. The wildlife we are lucky to have in our garden will totally be destroyed at present we have muntjacs,foxes ,owls woodpeckers,jays these and their habitats should be preserved. The local GP surgeries are already over prescribed so we don,t need more families in

this area. There are plenty more "Brown " areas for new developments without using a totally unsuitable "green" one. Also on many occasion we have had "unsavoury " trespassers " using our gardens to try to cut through to Rookery Lane from the Westwick/ Moorland this would happen even more despite trying to keep them out. It is not fair to hide behind Covid and not let our neighbourhood have the Community Meeting they are entitled too.

### **Mr Derek Mould 4 Rookery Park Lincoln LN6 7BY (Supports)**

**Comment submitted date: Wed 09 Dec 2020**

I do not object to the proposed development.

I wish to make several observations.

I note that the site plan has been amended to take account of various submissions which I support and I applaud this modification.

This is a peaceful location and it is to be hoped that new residents will appreciate and maintain its ambience with respect and courtesy.

I note that trees T30 and T37 in Retention Category B are to be removed and that existing trees on the boundaries are to be retained. This is an opportunity for our Council to remove the profligate and parasitic Russian Vine and the dead trees to the North-West boundary which are unsightly and to engage suitable stewardship for the adjacent woodland and wildlife.

Ground to the rear of No's 1 to 7 Rookery Park rises some 1 to 2 metres to the South aspect in the gardens of No's 93 and 89 Rookery Lane so our gardens are some 2 metres lower than the retained concrete base of the now demolished wooden building in the garden of No. 89. I am concerned that the elevation of the proposed T1 housing at Blocks 2, 3 and 4 might be somewhat intimidating and intrusive and Vice Versa and therefore suggest that the existing fir tree boundary hedge and associated decorative trees could be retained and maintained, at not less than the existing height, in the interest of privacy and ambience.

I cut this hedge and removed the waste myself earlier this year but in future perhaps it might be easier for our Council to engage access and maintenance of this ambient boundary feature as a Quid Pro Quo service for residents?

I suggest that all utilities and conduits are installed during the construction phase and before paving is laid in order to eliminate subsequent inelegance, inconvenience and expense.

I suggest the application of Green Home Energy and Efficiency principles, EV plug-in technology and Heat Pump installation if possible.

Notwithstanding my lay capacity, in my estimation the average household now has 1.5 vehicles so there could be up to 60 vehicles present on the completed development, which number perhaps and with respect the architect might consider and incorporate within the site plan in order to reflect Health & Safety issues.

The documentation accompanying the application is comprehensive, impressive and informative.

Thanks. Much appreciated.

### **Miss Lynne Baker Chez Rookery 113 Rookery Lane Lincoln Lincolnshire LN6 7PW (Objects)**

**Comment submitted date: Sun 29 Nov 2020**

Traffic and parking is an issue already on this lane. I can't get out of my drive safely due to the speed of drivers and cyclists on the pavements. This will only get worse.

**Mr Phill Millar 36 Hainton Road Lincoln Lincolnshire LN6**

**7PR (Objects)**

**Comment submitted date: Sat 28 Nov 2020**

Decreasing in the wildlife decreasing in value of property extra traffic on rookery Lane and Newark Road extra parking issues people using the field to come through onto hainton Road Tress passing through Hainton Road house Gardens

**Miss Adele Millar 36 Hainton Road Lincoln Lincolnshire LN6**

**7PR (Objects)**

**Comment submitted date: Sat 28 Nov 2020**

Told when bought when the house they was to be no building at back of garden as land unsuitable, access would cause more traffic congestion on rookery lane, the lost if built on of the wildlife and their habitats. We are unable to register at local doctor surgeries as they are over prescribed so why should other families come to this neighbourhood and be able to. There is also a strong possibilities that building a council estate at the bottom of our gardens will devalue our property's. Roadside parking has already caused numerous problems as has trespassing through our gardens to reach rookery lane/ Newark road. I feel that covid is just a excuse to stop us having a community and be able to put our points across clearer.

**Mr Peter Burrows 34 Hainton Road Lincoln Lincolnshire LN6**

**7PR (Objects)**

**Comment submitted date: Sat 28 Nov 2020**

We object to this development a deciding factor when we bought our property was that we were categorically assured 100% nothing would ever be built at the bottom of our gardens as the land was marsh land and totally unsuitable for building on . Building there will cause even more traffic congestion on Rookery Lane as access is limited. The wildlife we are lucky to have in our garden will totally be destroyed at present we have muntjacs,foxes ,owls woodpeckers,jays these and their habitats should be preserved. The local GP surgeries are already over prescribed so we don,t need more families in this area. There are plenty more "Brown " areas for new developments without using a totally unsuitable "green" one. Also on many occasion we have had "unsavoury " trespassers " using our gardens to try to cut through to Rookery Lane from the Westwick/ Moorland this would happen even more despite trying to keep them out.It is not fair to hide behind Covid and not let our neighbourhood have the Community Meeting they are entitled too.

**Mr Tim Sullivan 79 Rookery Lane Lincoln Lincolnshire LN6**

**7PP (Objects)**

**Comment submitted date: Sat 28 Nov 2020**

We are objecting to the proposed development for the following reasons:

Our property will be overlooked and our privacy will be lost. The bungalow will have the light reduced making it very dark and be overlooked, the peace and quiet spoilt.

The plans do not show our bungalow at the bottom of our garden nor the 4 bungalows behind the properties of 75 and 77 Rookery Lane, so we believe the plans that have been used are out of date. This means 3 bungalows will have their light reduced and feel that they have not been taken into consideration.

Why are so many properties being constructed in a small area without suitable parking and pavements.

Concerns about the boundary fencing being of wooden construction as from previous experience this rots very quickly unless maintained on a regular basis - who will be responsible for the maintenance?

We also have concerns about the water table on this land as it is always very boggy and marshy. With all the extra hard standing being laid where will the water escape to; this will increase the risk of flooding in this area. There are concerns about the deep excavations for the sewer work close to our boundary as we are in the furthest corner.

With another new junction being constructed after the demolition of two properties on Rookery Lane; this will bring the total of four junctions in close proximity to each other in a very short distance. There are also twelve driveways included in this area. Rookery Lane is already a very busy road and footpaths with a lot of pedestrians and mobility scooters using the pavements to go to school shops and to the park. Main safety concerns about construction vehicles parking on the pavements along Rookery Lane which we have already witnessed this during the initial survey and tree works .

Two years of construction work, extra traffic heavy plant machinery noise dust pollution and congestion. Whilst construction of the entrance and digging for various services; how many times will temporary traffic lights have to be used reducing an already very busy road to one lane. The amount of heavy vehicles which will be required to deliver the plant machinery and materials to the site and to take away the surplus soil and vegetation. Will there be a road sweeper cleaning Rookery Lane of all the mud that will be transferred by the vehicles leaving site.

We feel during the works this will leave our properties very vulnerable.

We feel bungalows in this corner would be more suitable than houses due to the fact that existing dwellings are bungalows.

Our garden has always been a safe and quiet space for us to enjoy. We are both in our 60s and spend a lot of time in the garden especially in the summer.

We feel there should be more consultation with the people of Rookery Lane and Hainton Road.

**Mr Stewart Alexander 52 Hainton Road Lincoln Lincolnshire LN6 7PR (Neutral)**

**Comment submitted date: Sat 28 Nov 2020**

Object to planned building works.

**Mrs Heather Dickinson 85 Rookery Lane Lincoln Lincolnshire LN6 7PP (Objects)**

**Comment submitted date: Sat 28 Nov 2020**

I think all the valid points have been made already and I hope that the council will actually address them. Whilst I am sure you will be going ahead whatever we say all I ask is that you can reassure us as a community that our worries are unfounded.

I would like to address a few things however. Firstly, the website address you put on the letter, as other residents have said, is wrong. This is an issue I have already had on another application and I find it pretty unprofessional that none of you have thought to double check the link. For that reason, I'm assuming you'll need to give us an extension to object or accept the application so that the residents can be given an opportunity to actually see the plans.

Secondly, the traffic report was done in October 2020. I feel it is important to say that any surveys done on levels of traffic are made entirely redundant when they are being done during a pandemic and therefore not as many people are at work. You could have also been doing it during half term? I'd hope not as that would be shortsighted. But again, that would reduce the amount of traffic and I would assume you'd need to do another survey on a more 'normal' day.

Thirdly, I understand the need for more housing, I don't think any of us are disputing that. However, I want to know if you're thinking in the long term. It would appear not as you keep building and yet not increasing the number of gp's, dentists, schools etc. It's already near impossible to get a gp appointment and we won't even talk about dentists... I can't speak for schools as my child is not yet at school age but I imagine they are close to bursting too. Lincoln is not built for this many homes, the roads already do not support the amount of traffic coming and going. The eastern bypass is currently being built in an attempt to divert traffic away from Newark road. However if you then build more and more houses in the city centre (including rookery lane) then does this not defeat the purpose?

Lastly, we were informed by workers at the site that they had found 3 badger setts on the site but these were not mentioned on the report?

I think everyone on here is objecting for the reason that we want the best for the community. Whilst housing is important and I cannot object to people having shelter we want this project to have people's best interests at heart and without an increase in the infrastructure I can't see how that could be the case.

I hope you take all our comments into consideration and give us a detailed reason as to why you will go ahead should you choose to.

Thank you for your time.

**Miss Elaine Lambert 28 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)**

**Comment submitted date: Wed 25 Nov 2020**

I am objecting to the proposed development for a number of reasons. My property will be overlooked by four two story three bedroom properties and at the moment I and my neighbors enjoy complete privacy. The properties will be close enough that residents will be able to see into my own and my neighbors bedroom windows resulting in a loss of privacy. The deeds to the property inform that no building can take place within 5ft of the boundary and this would include the construction of a dividing wall or fence separating the proposed development from the northern boundary of the Hainton Road properties (although the plans do not appear to show how the proposed development will be separated from the border of the existing properties, something I'm assuming the developer would need to do). The proposal to build two story properties next to our border would also result in a loss of sunlight in a garden which is north facing.



Approximately 4ft from the northern boundary we have a tree which is around 65 years old and whose roots could extend up to 20ft or further beyond the boundary. The tree is approximately 50ft tall and I would suggest that the proposed building work directly behind our property could cause the tree to become unstable.

There are documents showing what is locally referred to as the "cart track" which I believe is a public right of way running the entire length of the northern boundary of the Hainton Road properties.

The proposal to place four, three bedroom properties so close to my boundary along with the other proposed buildings and associated traffic will cause significant noise pollution in an area that is currently silent with the ability to currently enjoy this silence contributing to the wellbeing of my family and that of my neighbors.

The introduction of traffic associated with the proposed plan will also lead to further noise pollution as well as an increase in air pollution.

Traffic using Rookery lane is already often 'bumper to bumper' with queuing traffic for the entire length of Rookery Lane and this already causes difficulties in trying to access Rookery lane from Hainton Road. As the development shows parking for only one car per property I believe that the area near the proposed entrance will become an unofficial car park with visitors to the proposed estate parking the length of Rookery lane causing a hazard for both pedestrians and traffic.

The development will also have an environmental impact with the proposed site containing frogs, newts, foxes, hedgehogs and badgers many of which make their way into my garden. I also believe that the pikes drain area immediately adjacent to the proposed site is a protected area for environmental reasons with the local authority being in possession of reports that indicate that too many small parcels of land such as the proposed site have been lost to building developments.

The site identified for development is also subject to regular flooding with the plans proposing that SUDS direct water to the south of the development which borders the northern boundary of the Hainton Road properties and could lead to an increased chance of flooding for these properties.

I also believe that there will be no pavements on the proposed site with the road acting as a shared space for cars, pedestrians and cyclists having equal priority in a bid to ensure cars travel slowly, I would question the safety of this and ask if this has been done as there simply isn't the space for the proposed amount of buildings if pavements for pedestrians were provided.

I strongly believe that the plans to place 3 bedroom, two story properties so close to the borders of the properties on Hainton Road and the bungalows on Rookery lane will have a negative impact on the wellbeing of my own family and those of my neighbors affected by this development and object to the proposed plans.

Regards

**Mr And Mrs A Garner-Jones 24 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)**

**Comment submitted date: Wed 25 Nov 2020**

I have been trying all over the weekend to try and access the website your letter stated but not accessible. The letter we have been sent dated 6th. November we only received last week about the 16th. not giving us much notice.

Both my husband and myself are pensioners my husband is disabled so doesn't go out to maintain the land outside of our wall at the bottom of our garden as he used to up to a few years ago but we built the wall with planning permission what happens to the access for the maintenance of the wall and the painting of the gate if you build at the back of it as looking at the plans there isn't going to be a lot of land between us and the

houses. Which we are not happy about bungalows yes but not houses because of privacy and noise as they are family homes.

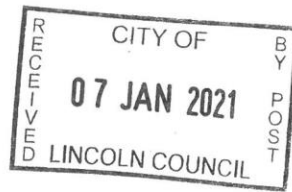
Are the plans old as they don't show the four bungalows that are already built on the boundary of my neighbours garden.

Traffic is very busy on Rookery Lane especially morning and evening time with another housing estate it will be more chaotic with people having to park on Rookery Lane as an overflow it gets congested with people parking to visit Boutham Park now .

How can you guarantee the drainage system you are planning won't affect our property as the land gets very soggy when it rains heavily.

Another nice view sadly going along with all the wild life that roams around in there.

Mr. Mrs. A. Garner Jones  
24, Hainton Road



Lincoln

LN6 7PR

4.1.2021

DEAR MR. MANNING

I AM WRITING THIS

LETTER TO YOU IN REPLY TO THE EMAIL REGARDING THE PROPOSED DEVELOPMENT ON ROOKERY LANE. I HAVE LOOKED AT THE REVISED PLANS AND WE ARE PLEASED TO SEE TO SEE THAT THE BUNGALOWS HAVE REPLACED THE HOUSES AT THE BACK OF OUR PROPERTY. IT IS A RELIEF TO KNOW THAT, AS WE HAVE TWO GLASS GREEN HOUSES OUR SIDE OF THE WALL AND WE HAD THE WORRY OF CHILDREN'S FOOTBALLS COMING OVER THE WALL AND BREAKING THE GLASS ROOFS.

WE ARE BOTH STILL CONCERNED AS TO WHAT THE BOUNDARY IS GOING TO BE, AND ALSO WHAT IS IT GOING TO LOOK LIKE? HOW IS ACCESS GOING TO BE GAINED BY US TO DO MAINTENANCE OF THE WALL?

THE WATER DRAINAGE IS STILL A CONCERN

2

AS RECENTLY WE HAVE HAD A LOT OF RAIN THE LAND WILL BE VERY WET AND SOGGY CAN THIS BE CONTROLLED BY THE SUB'S FEATURE?

THE WILD LIFE ALSO IS OF CONCERN TO US AS I KNOW THERE ARE LOTS OF DIFFERENT TYPES OF ANIMAL SPECIES LIVING IN THAT PLOT OF LAND.

ROOKERY LANE IS A VERY BUSY ROAD ESPECIALLY AT SCHOOL TIMES ALSO EVENING TIME. THERE IS NOT A LOT OF PARKING FACILITIES ALONG THE ROAD FOR CAR PARKING. ON THIS NEW ESTATE IF EVERY PROPERTY HAS A CAR WHERE ARE THEY ALL GOING TO PARK?

AS A GRANDPARENT I WORRY ABOUT YOUNG CHILDREN CROSSING ROOKERY LANE. WITH A NEW ESTATE AND ROOKERY PARK THERE WILL BE LOTS OF YOUNG CHILDREN CROSSING THE ROAD. THEY WILL HAVE TO WALK TO THE NEWARK ROAD END OF ROOKERY LANE OR WALK ACROSS WESTWICK DRIVE TO REACH THE PEDESTRIAN CROSSINGS.

3/

THOSE ARE MY MAIN CONCERNS.

YOURS SINCERELY

ALLAN & ANNETTA GARNER-JONES

**Mr Chris Brown 75C Rookery Lane Lincoln Lincolnshire LN6  
7PP (Objects)**

**Comment submitted date: Tue 24 Nov 2020**

Objection to proposed development rear of Hainton Rd / rear of Rookery Lane Lincoln

I am writing to voice my objection of the proposed development 2020/0785/RG3

I live at 75c Rookery Lane, Lincoln which is part of a 4 bungalow development situated between and to the rear of 75 and 77 Rookery Lane. These bungalows are occupied in the main by retired residents.

I note to my dismay that this development does not feature and cannot be seen on any of the development plans. I presume that your plans pre-date the development of the four bungalows in 2016. This is particularly relevant as these bungalows border the site, whereas those on Hainton Avenue have large gardens to separate them from the new site. The bungalows on Rookery Lane do not have this luxury.

This omission is particularly relevant to the proposed Block 14 as this is a pair of 2 storey semi detached houses. The proposed siting of block 14 is not only close to our boundary but is within a few metres of our bungalow. I do not believe the author of the proposed development would have put a 2 storey house so close to a set of bungalows if they had been aware of our property.

This however could be easily fixed to the satisfaction of both bungalow residents, the developers and The City Council if Block 14 would be changed from a 2 storey house to bungalows.

I have other concerns:

The traffic during rush time is often queued back to Boultham Park from the Newark Rd traffic lights. The suggestion on the plan that the new residents would use cycles is quite bizarre. Apart from school children, for as long as I have lived here I have seen very few cyclists using Rookery Lane. There is no cycle lane.

The road is seen as shortcut from the town and the by-pass area to get to Brant Road, and is always extremely difficult to turn onto Rookery Lane from our bungalow during 8 to 9am and from 2:45pm onwards.

I note from the submission that there are no plans to increase the info structure of the area. It is almost impossible to get a doctors appointment now, let alone when new 42 properties are constructed. Being retired I cannot comment on school places.

## Conclusion

In conclusion despite my objections, I am aware of the need to increase housing and am sure that this will go ahead whatever comments you receive from existing residents, especially those whose properties do not appear on the site plan !

In order to satisfy people in the bungalows that would appear to have been totally missed by the developers, I would stress again that with the slight amendments, change Block 14 from 2 storey houses to bungalows, that most of the objections would be satisfied.

## **Mrs Janet Mumby 50 Hainton Road Lincoln Lincolnshire LN6 7PR (Objects)**

**Comment submitted date: Mon 23 Nov 2020**

I have concerns about the infrastructure not coping with extra traffic . Rookery Lane is often congested, especially at rush hour times . The land behind Hainton Road is boggy and that may cause poor drainage. There is also a lot of wildlife. . There is a fox den and in Spring / Summer a dog fox regularly transverse my garden. This year I had a vixen and cub drinking out of my pond and muntjac deer also appear , sometimes a deer and fawn . Buzzards breed there and one often hears owls in the trees . For all these reasons I oppose the application

## **Mr Phil Scully 83 Rookery Lane Lincoln Lincolnshire LN6 7PP (Objects)**

**Comment submitted date: Sun 22 Nov 2020**

Dear all,

We write with reference to your Proposed Residential Development Off Rookery Lane, Lincoln. We are residents in one of the houses that directly overlooks the site of the proposed project and have been since 1987. We trust, therefore, that our comments below will be taken into consideration and not dismissed as mere nimbysm. It is also worth pointing out at this stage that the residents in a similar position to us were originally promised a full consultation prior to any works of any sort being carried out. This has not happened given that over the last several months there has been a significant amount of heavy plant machinery carrying out work on the site. We submit our comments in the expectation that they will be diligently considered by the Directorate of Major Developments at the City Council and not simply 'noted' and subsequently disregarded. In truth, we submit these comments in hope rather than in expectation. The site under consideration has, since the 1980s and probably well before that date, been a haven for wildlife of all varieties and has been undisturbed by planners and the like for that time. The idea that the Council is about to concrete over the site and thereby remove all the ecology therein seems somewhat reckless.

The information we received recently in the post from the Council suggested that "ecological surveys have been undertaken to identify and assess the presence of any ecology on the site" and that "the site returned negative for the presence of reptiles and amphibians". This confuses us. The area to the west of the site, near a significant area of shrubs and small trees, has always been waterlogged and will have provided, therefore, and will continue to provide an ideal habitat for such water-loving creatures. By concreting over the site you will inevitably be depriving them of an ideal habitat. The notion that a "survey" found no presence of wildlife in this regard is difficult to fathom. The information you sent also mentioned the absence of bat roosting sites. Regardless

of the survey you commissioned, the facts are simple to understand. Every evening between the months of April and September, we see a small number of bats feeding off the flying insects that are clearly present over our back garden. This is not our impression, nor is it our imagination. The bats are very real. This would obviously suggest the proximity of bat roosting sites on the area you are planning to build on. Your information also makes reference to the "suitable native species landscaping plan" you intend to implement "within the scheme designed to enhance biodiversity within the site". This is almost comical in its ambition. In our back garden alone (and we cannot speak for other residents' back gardens but they are no doubt similar) the list of "native species" that you are intending to "enhance within the proposed site" is huge. We see on a regular basis in our back garden all of the following: house sparrows, tree sparrows, dunnocks, blue tits, coal tits, great tits, bullfinches, chaffinches, greenfinches, jays, rooks, crows, ravens, field mice, kestrels, sparrowhawks, magpies, blackbirds, song thrushes, mistle thrushes, lesser-spotted woodpeckers, green woodpeckers, foxes, grey squirrels, muntjac deer and, indeed, many other species and you appear to be suggesting that this significant range of "native species" do not nest or roost or feed anywhere on the proposed site. We have no way of knowing how your ecological surveys were carried out nor by whom but if the conclusion they reached were that such wildlife will not be affected by this proposed development then it is difficult to believe the survey was a meaningful one.

Our garden will inevitably be overlooked by this development thereby removing one of the main advantages of living in such a property. We hardly need to say that the risk of flooding to the properties on Rookery Lane is significantly increased by the amount of concrete to be used on the proposed site. As for the congestion that will also be caused on Rookery Lane alone, it strikes us as self-evident that it will deteriorate even further as a direct consequence of the proposed development. Has anyone from the Council stood on Rookery Lane between the hours of 3.00pm and 5.30pm in order to witness the stationary line of traffic heading towards Newark Road? If so, is increasing the volume of this traffic really such a good idea? Are you simply planning to ignore this issue and hope it will be resolved somehow?

We would also point out that the Rookery Park development further down Rookery Lane (opposite Boultham Park) was completed relatively recently and that development also has its own access road off Rookery Lane. The lack of joined-up thinking now means that yet another access road in the close vicinity will be needed off Rookery Lane if the proposed new development goes ahead. The Council will have known that such a new development was in the pipeline and therefore forward planning might have been a reasonable endeavour in order to create one access road that could serve both developments. Regrettably, such forward planning did not take place.

We understand the need for new housing developments, both social and private. We also understand the need for Councils to generate income from such developments (but hope that income generation is not the only motive for the building proposals). The point we would like to make, however, is that this particular site is not suitable for such a development given both the ecological and the environmental impacts that will ensue.

Regards,

Mr and Mrs Scully

**Mrs E Swires 1 Rookery Park Lincoln Lincolnshire LN6  
7BY (Neutral)**

**Comment submitted date: Thu 19 Nov 2020**

1) Regarding the letters sent out, the council should ensure the owners of the rented properties [especially along my side of Rookery Park] be informed. Some renters will just put this in the bin resulting in the owners being unaware of this application.

Addressed to The Occupier/Owner is not sufficient. The council knows who lives in the properties since we all pay Council Tax. This would make the reading of and acting on by tenants, more likely if addressed personally. A note could also be included in capitals at the top of the letter - IF YOU ARE NOT THE OWNER OF THIS PROPERTY, PLEASE ENSURE YOU PASS IT ON TO YOUR LETTING AGENTS/OWNER OF THE PROPERTY.

2) In paragraph titled 'Timescales', it says commencement date May/June 2021 with overall completion by Dec 2022 which does not equate to 63 months.

3) I am very concerned about the extra traffic this will bring to Rookery Lane, not to mention overflow parking that will be created by completely insufficient parking spaces ie 42 homes and 44 parking spaces. Cars will be parked all over the pavements on that new 'estate' and in desperation, they will park along Rookery Lane as well. While it says 'more wherever possible', I cannot see this happening otherwise this would already be in the plans plus there is just not sufficient space.

4) I am concerned about flooding. I'm no expert, but with that whole area being open land, excess rainwater has been able to flow freely into the ground. If this is all built up, it could well make a big negative difference.

5) I am not happy about the dust this will create in the summer months especially for the homes adjoining these proposed building works.

Because of comments (1) and (2), I think the Council should resend these notices with the correct names and information.

**Mr Michael Kirk 10 Hainton Road Lincoln Lincolnshire LN6  
7PR (Objects)**

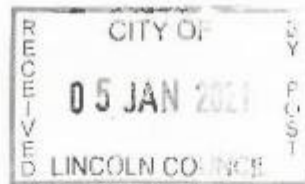
**Comment submitted date: Wed 11 Nov 2020**

I think the amount of traffic increase would have a detrimental effect on Rookery lane. There are already large queues each day to exit the Newark road junction, this could in effect add around 70 cars to an already busy road. Whilst I appreciate new houses need to be built, I think there are better sights that do not have such an impact on the current road.



Mrs Crambie  
26 Hanton Rd,  
Lincoln,  
LN6 7PR

3/1/21



Ref 2020/0785/RG3  
Proposed development-  
Rear of Rookery Lane  
And Hanton Rd  
Lincoln

Dear Julie Mason,

I have considered the revised proposed site plan changes, that were made on 22/12/20.

I still object to this application for the following reasons -

① Congestion on Rookery Lane, most households have more than one car, it's not realistic to propose that bikes will be a good alternative for the new development.

Safety issues - I feel the road infrastructure in this area (Rookery Lane) is at full capacity (In normal circumstances), Without having a higher volume of traffic from the new development.

② Flooding & Drainage - Where the proposed developments are going to be built, it has had flooding and drainage problems for

many years. A Suds feature so close to our boundaries is a massive worry.

- Noise pollution, is another concern considering how close the new dwellings will be to our boundaries.

Finally I hope you will work to resolve these issues and find a resolution.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

-----Original Message-----

From: anne lee [REDACTED]  
Sent: 17 November 2020 19:15  
To: Mason, Julie (City of Lincoln Council) <julie.mason@lincoln.gov.uk>  
Subject: Proposed housing development Rookery Lane

With reference to your visit at our home today, 95 Rookery Lane, I am outlining our concerns about the proposed development as you requested.

We live in a small bungalow, the ground here lowers a level from next door (part of the proposed site) and we feel we will be swamped amongst houses.

The plans show houses being built halfway down to the side of our rear garden which up to now has been quiet and private. On buying the property privacy was one of our main priorities and we would not have purchased the bungalow had we known there was a chance that land next door would be developed.

We have spent a lot of time and money on our home over the last six years and the most recent expense being a conservatory to the rear which will be overlooked if houses built. Bungalows would be a much preferable option to us and quieter too. Houses will probably bring young families and the noise with it. [REDACTED] [REDACTED] respectively and this was to be our retirement home near to Boultham Park.

The thought of all the dust and noise to come is already stressing us out.  
There will be a lot more traffic too with the access road being near to us and it is going to be a long process to completion of the dwellings.

We feel the value of our property will go down.

Can we ask who will be responsible for the maintenance of the new boundary fencing?

If the decision to build the houses near our boundary cannot be overturned can plot 3 be moved to the end of our boundary rather than halfway down?

Thankyou for your time and please keep us updated.  
Trevor and Anne Lee  
Sent from my iPad

## **Objection to the position of Block 14 on the plan 2020/0785/RG3**

### **Background to the objection**

75b Rookery Lane is one of a tight group of four bungalows built in 2016, to the rear of 73a, 75 & 77 Rookery Lane (Reference 6). These are numbered 75a, 75b, 75c and 75d (*Bungalows #75*). All are effectively retirement homes, with elderly residents.

Reviewing all of the 'Architectural Plans' available on line, it is notable that *Bungalows #75* is missing from all of them, e.g. *Proposed Site Plan* (Reference 1). Nor are they referred to in the text of the *Design and Access Statement* (Reference 3), despite being visible on the photographic image: *Aerial View of Site at Rookery Lane* (Reference 3, page 2). The only place I did find it is on the 'MAP' tab of the *Lincoln Council Planning* web-page (Reference 2), visible at the SE corner of the proposed site boundary. Unfortunately, the proposed new buildings are not shown on this map, just an empty boundary line. To summarise, not one single map in the collection actually shows the proposed plan layout together with the *Bungalows #75* layout.

### **Concerns about the Proposed Layout** (refer Attachments 1 and 2 for clarity)

Considering this background, it seems prudent to wonder whether the architects were even aware of *Bungalows #75* when the scheme layout was determined? The placement of Block 14 on the *Site Plan* (Reference 1) is what leads us to such conjecture. Block 14 (Reference 4) is a pair of semi-detached, two story houses, the corner of which is positioned just 7.5 meters from the rear wall and sole lounge windows of 75b Rookery lane. The roof-ridge of the block is 8 meters high, placed in close proximity to a bungalow whose walls are a mere 2.3m high. As the lounge windows face just north of west, the bungalow will inevitably lose a large portion of afternoon sunlight, also meaning a general reduction in average light levels to all rear facing rooms. We can also envisage a loss of up to 40% of blue sky from the vista of the lounge windows looking outwards. Whilst I do not have the expertise to quantify these statements, 4 years experience of living here is sufficient to give us that certainty.

*Note: I have zero expertise in architecture. However, I have marked the 25 and 45 degree lines on the attachments, these may be of use to the Planning Committee, or not? They were done for my guidance and understanding, following research indicating that it is a common requirement in many UK council planning strategies (Lincoln unknown): e.g. "The 45-degree rule is a common guideline used by local planning authorities to determine the impact from a housing development proposal on sunlight and daylight to the neighbouring properties".*

To compound the above concern, the close proximity of Block 14 will give the bedroom windows of that building some close oversight into our lounge, main bedroom, and small (currently) sunny patio. The obverse is also true, of course.

The current peace and tranquillity of the *Bungalows #75* retired community, and 75b in particular, has endured throughout their 4 year existence. Why then, would it would seem reasonable to place the patio of a younger family home just 4.4 meters from the patio doors of the main living area of a bungalow? With a combined life experience of 150 years, we do not find it hard to envisage our summers disrupted by boisterous children playing on their own patio: imagine trampolines, or balls flying over the fence, whilst we relax by open patio doors? Yes, it is planned to be that close! and worse, immediately opposite our (lounge) patio doors!

### **Objection to the position of Block 14 on the plan 2020/0785/RG3**

Finally, it is notable that there are bungalows (reference 5) on the estate that would be appear to be eminently more suited to the position allocated to Block 14. These not only have similar building elevations to our home, causing less light blockage, but in all probability, have a similar type of occupants. Would not this retain peace, and tranquillity, and privacy to the better benefit of all residents?

#### **Summary**

The complete lack of *Bungalows #75* in the architectural plans and maps gives concern that no consideration at all was given to our existing development at the site layout stage. It is hard to see the current plan arising had there been that awareness.

The combination of Block 14's dimensions and its close proximity to the mutual boundary of 75b Rookery Lane will lead to a general loss of light and serious overshadowing to our property throughout the afternoon.

We also feel that privacy not only relates to the overlook, but also the relationship between areas of amenity space in terms of noise and activity. For instance: is a children's play area conducive with a very-close, unrelated open-door lounge?

Finally, to give absolute clarity, this objection relates only to Block 14 and its position on the planning map (Reference 1). In all reasonableness, logic dictates that a bungalow in place of Block 14 would have a minimal impact on our property and lifestyle. It would also negate, at a stroke, all of our concerns raised within this document. Should this prove not feasible however, then we urge the Planning Council to amend the current plan in any other way that may reduce or negate the impact that Block 14 will have on number 75b, Rookery Lane.

#### **Objection raised by:**

David Purser & Teresa Jennifer Purser

19 November 2020



75b, Rookery Lane,  
Lincoln,  
LN6 7PP

## **Objection to the position of Block 14 on the plan 2020/0785/RG3**

### **Attachments:**

#### **Attachment 1:**

Plan view of *Bungalows #75* overlaid on the S.E. corner of Proposed Site Plan (Reference 1). Whilst not a CAD drawing, it was assembled to scale in a computer graphics program, by matching the outlines of surrounding plots on Rookery Lane & Hainton Road. small measurement errors are due to map resolution. (*Apologies if breaking any copyright, intended only for the Planning Committees' convenience*).

#### **Attachment 2:**

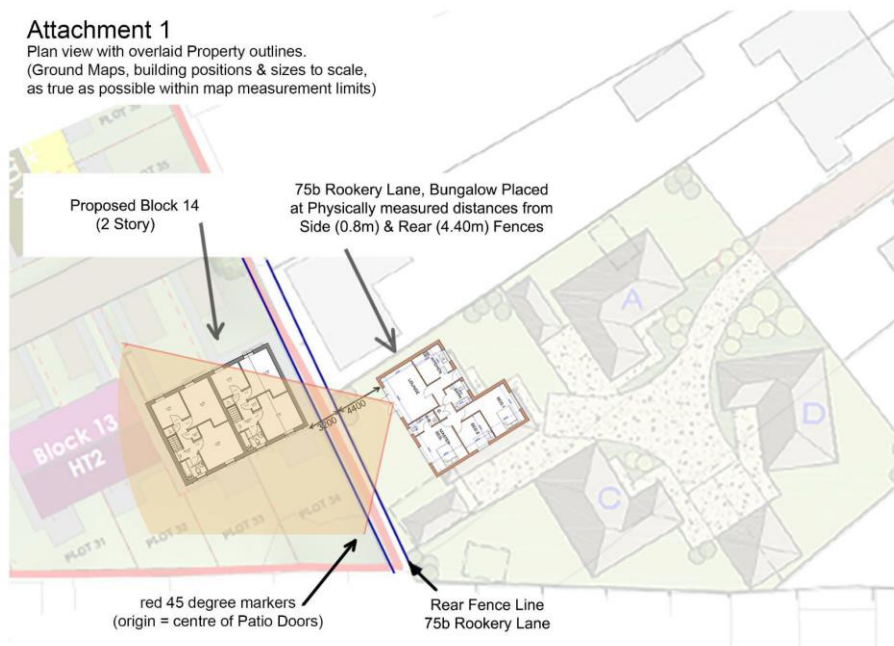
Rear & Left Hand side-projection of 75b Rookery Lane, with scaled outlines of proposed Block 14, overlaid as at the planned ground position.

### **References:**

1. 2020\_0785\_RG3-PROPOSED\_SITE\_PLAN-609167.pdf
2. 2020/0785/RG3 Lincoln Council on-line planning application page.
3. 2020\_0785\_RG3-DESIGN\_AND\_ACCESS\_STATEMENT-609171.pdf
4. 2020\_0785\_RG3-HOUSE\_TYPE\_2\_SEMI-DETACHED\_PROPOSED\_ELEVATIONS-609158
5. 2020\_0785\_RG3-HOUSE\_TYPE\_4\_BUNGALOW\_PROPOSED\_ELEVATIONS-609154
6. 2015/0696/F | Erection of 4 detached bungalows with garages. |  
Land To Rear Of 73A, 75 & 77 Rookery Lane Lincoln LN6 7PP

### Attachment 1

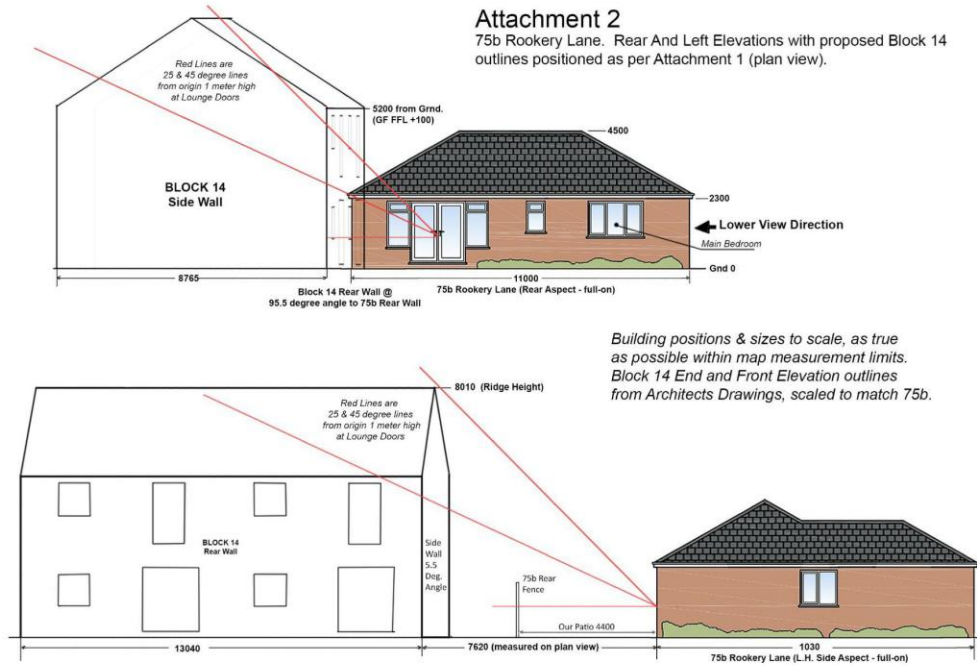
Plan view with overlaid Property outlines.  
(Ground Maps, building positions & sizes to scale,  
as true as possible within map measurement limits)





## Attachment 2

75b Rookery Lane. Rear And Left Elevations with proposed Block 14 outlines positioned as per Attachment 1 (plan view).







## 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](mailto:planningliaison@anglianwater.co.uk).

AW Site      166180/1/0107783  
Reference:

Local      Lincoln District (B)  
Planning  
Authority:

Site:      Land To Rear Of Rookery Lane And  
              Hainton Road Lincoln

Proposal:      Erection of 36no. dwellinghouses and 6no.  
                      apartments facilitated by the demolition of  
                      89-93 Rookery Lane. Associated external  
                      works including parking, access roads and  
                      landscaping

Planning      2020/0785/RG3  
application:

**Prepared by:** Pre-Development Team

**Date:** 13 November 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: RLHS-BSP-ZZ-XX-RP-C-0001-P03 Flood Risk Assessment & Drainage Strategy dated 30 October 2020 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 - 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. (3) 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. (4) 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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

UD-2780-2016-PLN

Dear Sir/Madam,

REFERENCE: 2020/0785/RG3

DEVELOPMENT: ERECTION OF 36NO. DWELLINGHOUSES AND 6NO. APARTMENTS FACILITATED BY THE DEMOLITION OF 89-93 ROOKERY LANE. ASSOCIATED EXTERNAL WORKS INCLUDING PARKING, ACCESS ROADS AND LANDSCAPING.

LOCATION: LAND TO REAR OF ROOKERY LANE AND HANTON ROAD, LINCOLN

**Amended Drawings**

Thank you for the opportunity to comment on the amended drawings on the above application. The site is within the Upper Witham Internal Drainage Board district. The Board has no further comments to add over and above our previous comment made on the 20<sup>th</sup> November 2020.

Previous comment:-

*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 suitability of new soakaways/SuDS, 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.*

*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.*

Richard Wright

Operations Engineer

North East Lindsey Drainage Board

Upper Witham Internal Drainage Board

Witham First District Internal Drainage Board

Witham Third District Internal Drainage Board

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



To: Lincoln City Council

Application Ref: 2020/0785/RG3

Proposal: **Erection of 36no. dwellinghouses and 6no. apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised details including: Arboricultural Assessment, land levels/finished floor levels, boundary treatments and Flood Risk Assessment)**

Location: **Land To Rear Of Rookery Lane And Hainton Road, Lincoln**

With reference to the above application received 6 November 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)

The proposed site is in a sustainable location with good connections to local services. We request that an uncontrolled tactile crossing is provided on Rookery Lane near the pedestrian access to Boultham Park to enable inclusive access to this well used green space. To facilitate access to the site, the existing street lighting column may require relocation, to be arranged by the applicant at their cost.

The proposed drainage strategy utilises permeable paved adoptable roads, soakaways in rear gardens and an infiltration basin for private surface water run-off. Although infiltration rates and CBRs are acceptable to facilitate adoptable permeable roads, there were concerns regarding the groundwater level which can be seasonally high. Groundwater monitoring was undertaken between November 2020 and mid-February 2021 and the shallowest reading has been used in the detailed drainage design. This will require the land to be raised to varying levels across the site. In principle, LCC are satisfied with this approach. The Flood Risk Assessment has been revised to consider the proposed land raising.

#### 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. For guidance please refer to <https://www.lincolnshire.gov.uk>

#### 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;

- 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 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of providing an uncontrolled tactile crossing near 111 Rookery Lane across to Boultham Park) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

#### Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

#### 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.

Case Officer:

*Becky Melhuish*  
for Warren Peppard  
Head of Development

Date: 26 February 2021



## 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. 2020/0785/RG3

11<sup>th</sup> December 2020

### **Development & Environmental Services**

City Hall, Beaumont Fee  
Lincoln, LN1 1DF

### **Town and Country Planning Act 1990 Re-consultation on Planning Permission**

#### **Land to Rear of Rookery Lane And Hainton Road, Lincoln**

#### **Erection of 36no. dwelling houses and 6no. apartments facilitated by the demolition of 89-93 Rookery Lane. Associated external works including parking, access roads and landscaping (Revised Plans)**

Lincolnshire Police do not have any objections to this re-consultation application.

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](http://www.securedbydesign.com) Homes 2019.

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)



Thu 10/12/2020 15:01

LN Planning <LNplanning@environment-agency.gov.uk>

RE: Reconsultation on Planning Application 2020/0785/RG3

To ☐ Technical Team (City of Lincoln Council)

We removed extra line breaks from this message.

Dear Sir/Madam

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 and it was therefore not necessary to consult us.

However, if you believe you do need our advice, please call me on the number below.

Kind regards

Nicola Farr

Sustainable Places - Planning Specialist Lincolnshire & Northamptonshire Area, Environment Agency Currently working from home

[nicola.farr@environment-agency.gov.uk](mailto:nicola.farr@environment-agency.gov.uk)

External: 020 302 55023

UNIFY



Fri 04/12/2020 14:15

Property Strategy <Property\_Strategy@lincolnshire.gov.uk>

RE: Consultation on Planning Application

To ☐ Technical Team (City of Lincoln Council)

Helen Turney

Hi Julie

Many thanks for the below consultation. The County Council has no comments to make on this application in relation to education as there is sufficient capacity in the locality for the 4 primary and 4 secondary age children that the scheme will generate, taking into account the demolition of 2 properties.

Kind regards

Simon

Simon Challis  
Strategic Development Officer  
Corporate Property

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






Tue 24/11/2020 15:22

LINCS-SECTION106 (NHS LINCOLNSHIRE CCG) <lccg.lincs-section106@nhs.net>

RE: Consultation on Planning Application - reference 2020/0785/RG3

To ☐ Technical Team (City of Lincoln Council)

Tania Spinks

 We removed extra line breaks from this message.

Hi

I can confirm that NHS Lincolnshire CCG will not be submitting a bid for this application.

Kind regards

Sadie

Sadie Wild /Emily Turk  
S106 Administrators

NHS Lincolnshire CCG  
Cross O'Cliff Court,  
Bracebridge Heath, Lincoln, LN4 2HN  
Tel: 01522 515347