

## Statutory Consultee Responses



**LINCOLNSHIRE POLICE**

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LINCOLN LN5 7PH  
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email  
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2021/0479/CXN

10<sup>th</sup> June 2021

### **Development & Environmental Services**

City Hall, Beaumont Fee  
Lincoln, LN1 1DF

### **Town and Country Planning Act 1990 Consultation on Variation of Condition**

**Land At Wolsey Way (between Larkspur Road And Windermere Road), Lincoln**  
**Description of the proposed development:**

**Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.**

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

**Lincolnshire Police has No objections to this 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)

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)

RE: Consultation on Planning Application



LN Planning <LNplanning@environment-agency.gov.uk>  
To: Technical Team (City of Lincoln Council)

Louise Taylor

We removed extra line breaks from this message.

Reply Reply All Forward ...

Mon 14/06/2021 14:30

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

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

2021/0479/CXN



Abigail Gilbert <abigail.gilbert@witham3idb.gov.uk>  
To: Technical Team (City of Lincoln Council)

Reply Reply All Forward ...

Thu 17/06/2021 18:10

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Witham 3rd Extended Area - the board has no comments on this application, the development does not affect the interests of the board.

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Hi

Many thanks for the below consultation. If the application results in a new permission, the County Council requests a Deed of Variation linking the new planning permission to the s.106 agreement of application 2016/0842/OUT.

Kind regards

Simon

Simon Challis  
Strategic Development Officer  
Lincolnshire County Council  
County Offices, Newland, Lincoln LN1 1YL

Phone: n/a

Mobile: 07920 182302

Email: [simon.challis@lincolnshire.gov.uk](mailto:simon.challis@lincolnshire.gov.uk)

Teams: Chat with me

Website: [www.lincolnshire.gov.uk](http://www.lincolnshire.gov.uk)



Gainsborough  
Lincolnshire DN21 2NA

Telephone 01427 676676  
Web [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk)

Your contact for this matter is:

Mike Halsall  
[mike.halsall@west-lindsey.gov.uk](mailto:mike.halsall@west-lindsey.gov.uk)  
01427 676642

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

28 June 2021

Dear Sir/Madam

**APPLICATION REFERENCE NO: 143200**

**PROPOSAL:** Local Authority consultation for variation of condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

**LOCATION:** Land at Wolsey Way (Between Larkspur Road and Windermere Road) Nettleham Fields Lincoln

I can confirm that West Lindsey District Council have no observations to make on this application.

Yours faithfully

Mike Halsall  
On behalf of West Lindsey District Council

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# **Consultee Comments for Planning Application 2021/0479/CXN**

## **Application Summary**

Application Number: 2021/0479/CXN

Address: Land At Wolsey Way (between Larkspur Road And Windermere Road),  
Lincoln

Proposal: Variation of Condition 8 (full engineering, drainage, street lighting and  
constructional details of the streets proposed for adoption) of planning permission  
2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water  
and updated drainage strategy.

Case Officer: null

## **Consultee Details**

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

## **Comments**

NO Objection

## Neighbour Consultee Responses

### **Comments for Planning Application 2021/0479/CXN**

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Case Officer: null

#### **Customer Details**

Name: Not Available

Address: 136 Wolsey Way Lincoln

#### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: So many new houses being built has resulted in vastly increased traffic, much of which is travelling at speeds well beyond the limit. It is a very dangerous road. There are already several roads joining Wolsey Way in that area. What is the council intending to do to increase safety for residents.

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Case Officer: null

**Customer Details**

Name: Not Available

Address: 14 Montaigne Garden Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:as these dwellings will need access onto wolsey way what is the council planning to do with the present road restrictions as this will put even more trafficon wolsey way. as one estate has been built and another is in the process of being built on the opposite side to this plot of land and the amount of cars parking in this traffic calming piece of road is making it look more like a car park. someone needs to look into this and sooner rather than later.

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Case Officer: null

**Customer Details**

Name: Mrs Linda Graby

Address: 22 Larkspur Road Glebe Park Lincoln

**Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Following the updated proposals for the development on land at Wolsey Way between Larkspur Road and Windermere Road, Lincoln, now we have seen the topographic details in Appendix 2 we need to make the following comments:

The topographic map shows the land levels of the green wedge of land and the land outside of its boundary alongside the adjoining playing field, also some levels of the land at Windermere Road and Westholme Close are shown, but nothing is shown that takes into consideration levels of the land in Larkspur Road where properties and gardens could be affected by runoff from the proposed development.

In the May 2021, Flood Risk Assessment, it is stated at item 3.9,

"Residual flood risk": "There is a potential flood risk to site occupiers and to others from surface water runoff as a result of developing the site. The residual risk can be managed by the general flood mitigation measures outlined in Section 3.10".

At item 3.10, "Mitigation Measures", Taylor Lindsey have stated that: "In the event of surface water exceedance during extreme rainfall events the site is laid out so that surface water runoff is directed away from houses, including those in neighbouring streets".

As the land to be developed is higher than our adjoining land, we should like confirmation that this includes runoff from the rear gardens of the new bungalows and that runoff from any area of the two bungalows sited alongside our own bungalow and at the back of our garage, will not flow into our garden.

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The topographical plan shows hedging running alongside our garden at a height of 6 metres. This would be far too high for our home which is a single storey bungalow. Presently there is mixed hedging of common hawthorn (*crataegus monogyna*), yew (*taxis baccata*) and common elder (*sambucus nigra*) along our boundary which we ensure is maintained each year to a height of less than 2 metres. Our garage is very close to the boundary and we have had to request Taylor Lindsey to remove self sown trees in the hedge on earlier occasions as the leaf and branch fall from the hedge has caused blockages in the guttering at the back of our garage, which is a mere 75cm from the hedge.

I have been given assurance by Taylor Lindsey that they would not be planning a 6m hedge along the boundary so I trust there will be a boundary construction that is acceptable to all neighbouring properties.

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Case Officer: null

### **Customer Details**

Name: Mr Richard Crampton

Address: 9 Hurstwood Close Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The height of this land would seem to suggest that any rainfall run off would tend to run towards properties 7 9 & 11 Hurstwood Close as well as Wolsey Way unless the height is substantially reduced to stop this occurring. Hopefully the planning authority will take this into account when reviewing this case. Also the reduction in height would then alleviate any problems in overlooking properties already in situ.