

Consultee Comments

Directorate of Communities & Environment
Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

21st February 2022

Your Ref: 2022/0135/OUT

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

Land At Derwent Street, Lincoln, Lincolnshire,

**Erection of 4no. dwellings (Outline with all matters reserved)
The date by which representations are to be received by the Local Planning
Lincolnshire Police do not have any objections to this application
External Doors & 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 or 2012 (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 external doors should have appropriate bulk-head style lighting. Where patio/bi-folding doors are to be installed and are not the main point of entry they should still meet the same physical standard as 'front/external doors' of PAS24:2016.

POLICE HEADQUARTERS
PO Box 999, Lincoln LN5 7PH
(Sat Nav: LN2 2LT)
www.lincs.police.uk

☎ 01522 55 8292
☎ 075700 99424
✉ john.manuel@lincs.pnn.police.uk



All ground floor windows and those that are easily accessible from the ground must conform to improved security standard PAS24:2016 or 201

Gates – Access to Rear of Properties

Any gates to be erected should have anti-lift hinges and will need to be erected as close to the front elevation of the properties as possible. A sliding bolt and padlock should be fitted to all such gates. Access to the rear of all properties should be secured by way of gates and fencing as described above.

The gates must be placed at the entrance to the footpath as near to the **front building line** as possible, so that attempts to climb them will be in full view of the street. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated.

The gates must have a key operated lock, operable from both sides. The gates must not be easy to climb or remove from their hinges

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 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)

Dear Sir/Madam,

REFERENCE: 2022/0135/OUT

DEVELOPMENT: ERECTION OF 4NO. DWELLINGS (OUTLINE WITH ALL MATTERS RESERVED)

LOCATION: LAND AT DERWENT STREET, LINCOLN, LINCOLNSHIRE

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

The site is in Zone 2/3 on the Environment Agency Flood Maps and potentially at flood risk. It is noted a Flood Risk Assessment is included in the Application that contains appropriate mitigation.

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. 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.

Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

www.witham3idb.gov.uk

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2022/0135/OUT

Proposal: Erection of 4no. dwellings (Outline with all matters reserved)

Location: Land at Derwent Street, Lincoln, Lincolnshire

With reference to the above application received 18 February 2022

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) /REASONS FOR REFUSAL

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto Derwent Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

To reduce to a minimum, the number of individual access points to the development, in the interests of road safety.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application

guidance, approval and specification details, please visit
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact
vehiclecrossings@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. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

O/L Informative

Outline with all matters reserved

The principle of development is acceptable. As this is an outline application with all matters reserved, access and layout have not been considered. Please make the applicant aware of the requirements for access, parking, visibility, turning and layout; as detailed within the Lincolnshire County Council Design Approach and Development Road Specification.

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:

John Clifton
for Warren Peppard

Date: 04/03/2022



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

Our ref: AN/2022/132823/01-L01
Your ref: 2022/0135/OUT
Date: 08 March 2022

Dear Sir/Madam

**Erection of 4no. dwellings (outline with all matters reserved)
Land at Derwent Street, Lincoln**

Thank you for consulting us on the above application, on 18 February 2022.

Environment Agency position

The site is located in flood zone 2 of the Environment Agency's flood Map for Planning and is at risk of flooding from Fosdyke Canal and the River Trent in case of a breach. Depths in the 1% annual exceedance probability events with allowance for climate change would be relatively shallow (0.1-0.15m) and thus the proposed mitigation measures are considered satisfactory.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) 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) Ref: RLC/0883/FRA01, December 2021 carried out by Roy Lobley Consulting, and the following mitigation measures detailed within the FRA:

- Finished floor levels to be set no lower than 5.9m above Ordnance Datum (AOD)
- The dwellings to have at least two storeys

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.

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

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

Advice to the local planning authority

We have not objected to this application on flood risk grounds, but this does not remove the need for you to apply the sequential test and to consider whether it has been satisfied. Where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. A failure to satisfy the sequential test can be grounds alone to refuse planning permission.

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 faithfully

Nicola Farr
Sustainable Places - Planning Specialist

Direct dial 02030 255023

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

Comments for Planning Application 2022/0135/OUT

Application Summary

Application Number: 2022/0135/OUT

Address: Land At Derwent Street Lincoln Lincolnshire

Proposal: Erection of 4no. dwellings (Outline with all matters reserved)

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 23 Derwent Street, Lincoln, Lincolnshire LN1 1SL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed developments will be close to our property and will be blocking sunlight from the living spaces; dining room, living room and bedroom and we are concerned about the loss of light and air.

Demolition of the garages could damage the patio in the garden that we've recently had put in.

Demolition of the garages could damage the tree at the end of our property.

We are not happy for the wall/ garages to be knocked down and to be replaced with a fence. We like the security and privacy that the height of the wall gives as well as the appearance/ aesthetics.

As far as we are aware, we have responsibility for the boundary but we are happy to discuss ideas for replacement of the garages.

We purchased this property as it was private and not overlooked, we are concerned about four new dwellings being able to see directly into our garden, especially as we have a young family.

There will not be a lot of space to turn cars around at the end of street.

Parking is already difficult for residence on the street due to the multi occupancy dwellings that have multiple cars. Will the dwelling have access to permits?

We object to the current plans proposed but we will be open to further discussion on the above points and would require reassurance on the impact of our property.