

Victory Hotel site- consultation responses

Neighbour consultation responses to original proposal

Customer Details

Name: Mrs Emma Richards

Address: 27 Glenwood Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are concerned with the number of parking spaces provided especially as the planning has changed from class c3 to a class c4 which from my limited understanding means that the 22 2 bedroom houses might be multi occupancy meaning higher percentage of occupants with vehicles. It's our concern that Glenwood grove and possibly Ellison place and Sunningdale drive would be used for parking by the residents and visitors.

An old census has been used to establish the amount of car spaces required, this census is 11 yrs old and as a resident of the neighbouring street I feel the amount of cars have increased in the 3 years we have lived here and have seen a change in the people living in our rd the demographic is younger with more cars per flat meaning Glenwood is already fairly full and often extremely busy with cars turning round at the bottom of the grove, I don't think you can say "no on street parking will occur" (see quote below)

"6.5 The information presented within Table 6.1 demonstrates that based on the 2011 Car Ownership Census data for those residing in the local area, a total of 17 car parking spaces would be required for the proposed development which meets the number of parking spaces sought to be provided. As a result, no on-street parking will occur as a sufficient number of car parking spaces will provided on the site."

We are also concerned with the height of the blocks as they are 3 levels especially the blocks b and c with them overlooking the gardens and houses behind and in front of them

Customer Details

Name: Mr Steve Adamson

Address: 58 Saint Peters Avenue Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The construction of so many dwellings so close to a very busy road junction on a road that struggles to cope with the current volume of traffic, will add considerably to the congestion in the area and cause further obstructions to Boultham Park Road.

Even in flats there will be a significant number of multi occupancy with multi car ownership and the plans do not provide sufficient parking, which will result in parking on the main road within 100 yards of the traffic light junction, causing obstruction in an a part of the road where there are both bus stops and traffic islands

Customer Details

Name: Mr KEVIN CLARKE

Address: 9 sunningdale drive lincoln

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1)- new developments in area- Westbrook Est 138 properties well over 138 parking spaces. Ellison development nearer opposite Victory Site 36 properties also 36 parking spaces So why Victory site 27 properties but only 17 parking spaces this leads to the question where

the extra parking is? Marjorie Ave, Glenwood or Sunningdale Drive, it is not enough to agree a development then say street parking is dealt with by others

2-the site of Ellison is just over the number of properties of Victory site however the ground coverage of the Ellison site is 4 times larger than the Victory site at least

3)-extra traffic, at a recent application it was stated that major road was over subscribed ,haven't seen any plans to address this issue therefore site just add to problem

4- all this extra developments in area , what is the capacity of the sewage and surface water pipes, cant remember any be installed in last 50 years

5-all 3 sites developments have been built on raised sites can fully understand this is to address flooding however water always travel downwards therefore will this site protect the surrounding area from flooding

in conclusion- not at all properties being built on site but the original plan was 14 properties but now doubled , the same feeling to the Westbrooke need to be applied to the Victory site

Mrs Lorraine Smith, 2 Sunningdale Drive

I object to the plans that have been submitted for consideration on the following grounds and I would ask that you give these objections serious consideration.

- I am concerned about the potential odour that I will have to endure while sitting in my summerhouse and entertaining area at the rear of my garden. The proposed area is just behind where my summerhouse is situated. I am well aware what odours permeate from such places as I visit my father in law on a weekly basis at St Botolphs Court Land take his rubbish out to the communal bins. I have to hold my breath when entering it as the smell is excessively unpleasant and makes me want to vomit.

The plans don't show what the proposed bin storage units are made of but I can imagine that they are not brick so the odour will escape more easily creating a permanent odour and cause of distress for myself and my neighbours. The sliding doors stated on the plans are likely to be left open and further increase the risk of causing distress from unwanted odours. If were to be brick built at least if the doors are of a type that are hinged and shut automatically (similar to fire doors) the odour would be less likely to escape and cause distress to neighbouring properties.

Where a large amount of communal rubbish is stored I think it would be prudent for it be built of brick to prevent vermin. I have searched to see if there is guidance on communal bin storage and it does seem that many councils adopt this view especially when it is a new build and not an adaptation that communal bin storage should be brick built. They also suggest running water and drains so that the area can be cleaned down. This would of course cost the developer more expense but the cost is nothing compared to the emotional impact caused by the distress of the potential odour to myself and my neighbours and indeed the prospective owners of the flats.

- The risk of flooding. This planning application appears to be all about cramming as many homes onto a small piece of land to make as much money as possible for the developer.

I fear that as the plans show most of the area will be concrete, paving slabs and block paving and should we have heavy rain there is the potential for our properties to suffer. I have read that porous and permeable materials will be used to reduce the risk of potential flooding. I would have thought that in this age these were just standard measures for building control and yet we still watch the news and see homes being flooded on a regular basis.

It was noted that 'a small part of the site has a patchy area of ponding noted in the EA low risk scenario.' This to me says that while it has been identified as a low risk in its current environment the risk is low. It is an indication that natural drainage into the ground with surface water is poor and so go adding concrete, paving slabs and block paving no matter how porous and permeable has the potential to make the risk higher rather than lower.

I am also pleased to see a sedum roof to the cycle storage however this measure is unlikely in the event of a heavy deluge likely to greatly reduce any risk of flooding. It could be a consideration that should the bin storage area be built in brick that a further sedum roof be added as another small measure to

reduce surface rain water and the risk of flooding. This along with water butts connected to the rainwater downpipes while a good idea as a way of being able to keep any communal plants healthy is unlikely to slow the flow of rainwater unless the water butts are completely empty at the time of heavy rainfall. There can be no guarantee that this will be the case unless there is a designated weather watcher who empties the water butts when rain is forecast.

The ground floor properties will incorporate 'robust resilient construction techniques in order to minimise the damage caused by water entry and also to reduce the time taken to return the property to use after a flood'. I would expect nothing less. This will offer to protect those properties but where will the water go instead?

We all know that water runs downhill and if the proposed properties are to be built raised up as across the road at Ellison Place then where is that water going to go. Ellison Place has a balancing pool to prevent flooding from this potential situation. This proposed development doesn't have a balancing pool and no large amount of grassed area either so when it rains heavy it will have to go somewhere. Would the author of the flood risk assessment like to assess where that is likely to be. Along with answering how they propose that the potential owners of the proposed development buy new lower water demand white goods.

Part 9.1 of the flood risk assessment says to remove impermeable areas. I was wondering where these such areas currently are.

Also part 9.2 mentions rain gardens yet I fail to see these rain gardens on the plans. Could this be clarified as to where they are to be situated? Rain gardens require specific planting I have read. So as much as I do like the species of trees that have been chosen to eventually screen the proposed development I would hate to think that they were indeed part of the rain garden if they may not be suitable. It would serve no purpose to plant trees to have them not thrive.

- **Parking.** I do not think that there is adequate parking provision. For 27 flats to have only 17 parking spaces is laughable especially when we all know that most couples seem to have a car each these days. You only have to take a look across the road at Ellison Place where each property has an allocated parking space on their drive and or a garage and you will still see cars parked up half on the path and half on the road. So if each flat had just one car where are they going to park? Glenwood Grove is the closest street to park and that is already full to capacity. Sunningdale Drive where I live is also an option but with the road being so narrow cars that come and park there have to park half on the grass verge/path and half on the road to allow access to other vehicles. This could cause a problem for the larger vehicles that visit the business premises of Priestly and Cockett.

There is also the issue of traffic from the residents coming out of the proposed development as well as turning into it. With so many potential cars coming and going my concern is at school times for pedestrians and peak times for the flow of traffic while waiting to turn off across Boutham Park Road.

I have noted that an On-street car parking survey has not been carried out. I request that you seriously consider having one done before making any decisions. It is all well and good making statements saying that as a council you encourage the use of public transport, walking and cycling but the reality is people have cars and use them for ease and convenience.

- Looking at the plans I see there are amenity areas to the rear of block B and to the side of block C. Could we clarify if these areas are communal clothes drying areas and if so why has block C not got such a basic facility. The size of the proposed flats are hardly tumbler dryer friendly and its not environmentally friendly to use such an appliance and the need to have them ventilated by either dangling a pipe out of the window or piped out through the wall or they would need to be of the condensing type. I have noted that some of the kitchens where it would most likely to situate a tumble dryer are not near windows and are built against an internal wall so the type of dryer would be very restrictive if indeed there was room. Inadequate ventilation leads to condensation and that leads to mould. Ask your Housing Standards team who will support this argument.
- The previously submitted plans of 2015 were for 10 houses and 4 shops with flats above. For the size of the piece of land that seemed a good option and design. We were not overlooked as the windows that backed onto our property were for the bathroom and so obscure glass. This proposed development has windows overlooking our property reducing our privacy. I have noted that there will be a line of trees that will screen the view eventually but unlikely to do so in my lifetime. We all know developers put in small trees as it keeps the cost down it doesn't however acts as the nice green barrier that the plans would have us believe.
- Having briefly read the financial viability statement that shows why a contribution towards affordable housing is not an option I have a question for the planning committee. Please forgive my ignorance for I am not knowledgeable in matters of planning. Do you get to see full projected figures or just the information that is available for the public to see? I ask this because I would like to know what the £753,950.54 other site costs are. Have you had site of these other costs as they obviously contribute largely to reducing the % of profit which means that there will be no contribution towards affordable housing.
- I understand the need for housing and I am not against the previous planning application of 2015 as it offered good housing and space for the home owners by way of a garden and parking. This new application doesn't come close to ticking those boxes. I was bemused by point 44 of the planning, design and access statement. All of the dwellings would have access to communal gardens set within the site, with units in Block A also enjoying Juliette balconies. Hartsholme Country Park, South Commons and Boultham Park are all a short

drive away. A short drive away for the 17 cars that have a parking space. The communal gardens are not gardens but communal areas. Lord Justice Moses said: 'The Oxford English Dictionary states that a garden is **an enclosed piece of ground devoted to the cultivation of flowers, fruit or vegetables**. The word garden is used on the plans incorrectly.

- On a personal note. The fencing which is the boundary along the rear of the properties of Sunningdale Drive is the responsibility of the current owner Mr Shammon who has replaced the previous block wall with wooden fencing. As we know wooden fencing will in time need replacing. I assume as the proposed development of the properties will be leasehold and so the freeholder will continue to maintain their boundary. Could this be clarified? As we know boundary issues are always cause for concern and a major cause of neighbour disagreements.
- Finally I wish to express my disappointment that the following Lincoln City Council Code of Practice for Publicity of Planning Applications September 2016 was not adhered to.

'Neighbour Notification The legal requirements for neighbour notification are set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended. 15(5) and by giving requisite notice – (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or (b) by serving the notice on any adjoining owner or occupier. 15(10) In this article – "adjoining owner or occupier" means any owner or occupier of any land adjoining the land to which the application relates 'Adjoining the land to which the application relates' – This is not further defined, but we are interpreting that as including land that adjoins a boundary of the land to which the application relates. 'To which the application relates' will include all adjoining land where the development is located. So for a front dormer application or a front extension to a house, an adjoining property to the rear would count as land to which the application relates. Letters remain an effective method of notification, when properties may be affected and the owners/occupiers are unknown. They are considered necessary for hard to reach communities and residents without access to the internet. For this reason, even though they are more expensive to administer than site notices, we will use letters for adjoining land to which the application relates and any others close by that are directly affected. (Wherever an e-mail address is known, e-mail will be used for notification in preference to a letter, as it is much quicker and can provide a link to the relevant documents on the web site)'

I have not received any notice by post, neither have the neighbours that I have spoken with. I have checked daily to see if a notice has been attached to a lamppost or fence on Boultham Park Road but I cannot find one there either. How can people be expected to voice an objection or comment on the application if they do not know of its existence? Especially when it is such a

substantial change to the original plans of 2015. I was certainly sent notification within the 18 months about another planning application where the boundary adjoins mine. May I suggest that notices are sent out ASAP to give others who may wish to comment the opportunity in line with your code of practice.

Customer Details

Name: Mrs Cath Betts

Address: 55 Clive Ave Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Where are the rest of the cars going to park ? On the main road causing obstructions.

We need more affordable housing not expensive flats.

Customer Details

Name: Stuart Smith

Address: 1 boultham park rd Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Not even 1 parking space per property

From: Michael Gibson [REDACTED]

Sent: 13 May 2022 15:46

To: Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>

Subject: Environmental issues.

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.

Glenwood grove has a significant number of elderly residents,the disruption of building activity that will last for months will be problematic to all residents, not to mention the effect this will have on the local wildlife which includes hedgehogs, foxes,and bats of which have been resident in our property for years,environmental issues and people's welfare come before profit making ventures.

Customer Details

Name: Mr Dan Race

Address: Taylor Lindsey Ltd 98 Searby Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We own 25 Glenwood Grove, adjacent to the subject property. Whilst we have no objection, in principle, to the redevelopment of this site for housing we do have concerns about the specific proposals submitted:

Overlooking:

Block C, the three storey building at the rear of the site, has windows in the north and south elevations, overlooking several two storey properties and their gardens. This is neither desirable nor necessary; windows (for at least the principle living spaces) should be in the eastern elevation, looking into the site and preserving privacy and residential amenity for the adjacent residents.

Parking:

The proposal is for 27 flats, 22 of which are two-bedroom (49 bedrooms) but with only 17 parking spaces. This will lead to additional parking on Boutham Park Road (causing obstruction to traffic flows) and increased pressure for on-street parking in the nearby side roads. A greater number of on-site spaces are required for this density of development.

Customer Details

Name: Mrs Jenny Connell

Address: 54 Boutham Park Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to submit objections that we feel are relevant to the plans for the development of the Victory site.

Highway safety and congestion concerns:

Potential parking issues resulting from an insufficient number of parking spaces on site.

There are an unrealistic number of 17 car spaces planned for the requested 27 flats, of which 22 flats have 2 bedrooms.

Which for that amount of flats in reality could mean 1-3 cars per flat plus personal work vehicles and visitors cars. Also where will the work vehicles park during construction of the buildings. Surely this indicates there being a need for many many more than the 17 proposed parking spaces.

It is a small piece of land on an already busy, dangerous road, where the speed limit is often exceeded and the paths are used for parking.

Boutham Park Road, Glenwood Grove and Sunningdale Drive are already chaotic and congested causing air and noise pollution issues for the residents and passing public.

Scale and Height of blocks A B & C

Block A due to it being 3 storey, projecting out beyond the building line and above the roof lines, would dwarf our property and the surrounding properties along Boutham Park Road. The sheer scale of the building is vast and overly ambitious. It is a small piece of land and all of the Blocks would stick out like a sore thumb.

Overlooking

We will experience considerable loss of light, due to Block A's close proximity to our kitchen and bathroom windows. This is a huge concern for us.

The proposed pathway alongside Block A which runs along "our " brick wall at the side of our property, will allow people to look directly into our kitchen, causing us privacy and safety concerns. We are also concerned that there would be a risk of the passage being used as a toilet , with litter and noise issues.

One would question the need for a passage at all, when access would surely be from the front door, or the other side of the block.

Also who would maintain the tiny "garden" to the front of Block A? Or will it become an overgrown litter filled mess

Elevated flood risk;

Due to the 3 building's footprint and hard landscaping we are concerned for a heightened risk of flooding, which would directly affect our house. Have there been sufficient green, soak away areas to assist with this?

Safety Concerns

We have safety concerns over our wall and fencing which runs front to back of our property, in that twice it has been driven into. The proposed car parking is positioned right up to our fence causing a possible danger of someone driving straight into our garden.

We would have to insist there be a new higher brick wall built, alongside our own, which would give us added protection and screen out Block A's Juliet balconies and the overlooking Block B.

Mr Shammon does not own our boundary wall, or fencing.

Air Pollution

Probable malodorous smells emanating from the bin storage area, situated at the end of our fence. It will be a communal amenity, therefore who will be accountable for keeping the area clean to reduce the occurrence of odours and vermin.

All of these will prevent us and our neighbours from enjoying our gardens.

Our observations are: The flats internal dimensions are small, especially those on the third floor which leads us to wonder just how saleable they would be or if they would be bought by investors, for rental, resulting in the potential further deterioration of the area.

The Boutham Area has been home to most of its residents for many years and its population is ageing. What housing is needed are more bungalows with small gardens, to accommodate them and free up their houses for families.

Customer Details

Name: Mr Terance Connell

Address: 54 Boultham Park Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning application reference number - 2022/0352/FUL - Site of Victory Hotel - 50 Boultham Park Road, Lincoln, Lincolnshire

We would like to provide our objections to the above planning application.

Scale, height, and positioning of the proposed development

Block A on the plans is a three storey building. Not only would this stand higher than our property, the plans suggest that this will also stand further forward towards Boultham Park Road and will not be in line with our property or any other existing properties. The combined height and positioning will undoubtedly dwarf our property , together with others in the surrounding area.

This will look out of place and not in character with the area.

With the development being positioned further forward, we will also completely lose our view looking north up Boultham Park Road. When looking out of our windows we will see an unattractive brick wall.

This positioning, combined with the height will also make our property considerably dark inside, with the development blocking out large amounts of natural light. This is a significant concern due to the closeness of the development to our kitchen/living/ dining room and bathroom windows. In addition, the development will take away all the enjoyment we have in sitting in our garden with the development blocks towering above us.

With regard to the layout of the flats, these appear to be very small, especially those on the third floor. This raises the question as to how saleable these will be to individuals / families, or whether they will be bought by investors for rental, potentially leading to a lack of care by tenants and further deterioration of the area.

No privacy

The plans suggest that there will be a pathway in the very small space between Block A and our property. This will result in people looking directly into our kitchen and dining/ living area windows.

In addition, this path runs directly below two of our bedroom windows. With people using this path at all hours, it is likely we will get woken up during the night. This is unacceptable!

The location of the pathway will also naturally attract litter and could also be used as a toilet for those passing by as seen in many other similar pathways across the city.

We would question whether a passageway would be required at all when access would surely be from the front door or the other side of the block.

In addition to Block A concerns, we are also extremely concerned that those on the Juliet balconies will look directly into our garden resulting in us having no privacy at all in this personal space. This is also unacceptable and cannot happen!

Flooding concerns and lack of green space

The scale of the development on such a small site is also a significant concern to us. The large amounts of hard landscaping will naturally bring a heightened risk of flooding across the site and surrounding area. As you will be aware, this development is located in a flood risk area. Covering significant amounts of this land with concrete and tarmac, with very little green space or soakaway area is very worrying. In addition, we have concerns as to who would maintain the tiny "garden" at the front of Block A. There is a risk that this will become an overgrown area filled with litter, reducing the appeal of the area.

The lack of green space is also disappointing and is not in line with the council's own priority to address the challenge of climate change, as stated within its Vision 2025 strategic plan

Safety concerns

Within the plans there are only 17 car parking spaces planned, however, there are 27 flats proposed of which 22 have two bedrooms. In reality this could mean one to three cars per flat plus personal work and visitor vehicles.

This indicates that there needs to be many more parking spaces than the 17 proposed. It is a very small piece of land on an already extremely busy road, where paths are used daily for parking and the speed limit is regularly exceeded.

The location of this proposed development is also very close to a significant traffic junction. Not only would cars parking on the footpaths increase congestion, they would also make the area very dangerous especially for those crossing the road. School children would be at particular risk with many crossing the road between parked cars on their way to school. We see this regular basis already.

The surrounding residential areas including Glenwood Grove, Sunningdale Drive and Marjorie Avenue are also already chaotic and congested and this development would only escalate the growing problem.

In addition, due to the proximity of car parking and the road through the site to our property and specifically our bedroom windows, it is extremely likely that vehicles coming and going at all hours will disrupt our sleep / wake us in the night.

We are also concerned that the proximity of the road and parking spaces to our property could cause a risk to us with vehicles accidentally driving into / through our fence into our garden. We have experienced vehicles driving into our wall when the site was a pub. We expect this will be no different.

As a result, we would expect to see a new higher brick wall built alongside our own wall, which

would give us extra protection and screen Block A's Juliet balconies and the overlooking Block B. The applicant does not own our boundary wall or fencing.

Pollution

With an increased number of vehicles parked on the roadside, cars standing in congested traffic, and moving into and out of the proposed development, unavoidably there will also be an increased level of pollution. As above, this is also not in line with the council's own priority to address the challenge of climate change.

In addition to pollution caused by vehicles it is extremely likely that smells emanating from the bin storage area situated at the end of our fence will make sitting in our garden and opening our windows impossible, especially during the summer months. This will also be the case for our neighbours located on Sunningdale Drive.

The positioning is also likely to attract vermin to the area - who would be responsible for keeping this area clean?

Building on the site

With regard to the actual building on the site, due to the height and scale of the development, we are very concerned that the construction could damage our property through vibrations, especially when digging the foundations, which due to the size are likely to be substantial, especially for Block A. Who would cover the costs for any damage to our property?

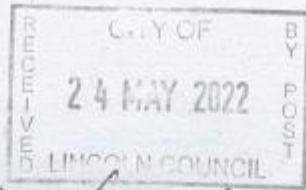
Summary

Overall, we are very concerned with the proposed development and the negative impact this will unavoidably have on our lives and our property.

Should the development go ahead, all our concerns raised will undoubtedly reduce the value of our property and those in the area, especially with the height and positioning of the development outside of the boundary line.

We strongly urge that you take all our concerns seriously and put yourselves in our position.

Thursday 19/5/22. 46^A Boultham
Park Rd.



Lincoln,
LN6 7BS

Dear Sir/Madam,

I am very concerned that the new development on the site of the Victory Hotel, 50 Boultham Park Rd. will result in the removal of very mature trees which overlook the block of flat of which I have been a resident for many years.

With the realisation of the importance of trees and a greener environment in more recent times, I ask you to make sure that the developers are made aware of how much these trees mean to all of us and treat them sympathetically and with the respect that they deserve.

I remain,
yours sincerely



Customer Details

Name: Mr Chris Smith

Address: 2 Sunningdale Drive Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully agree with all the objections pointed out by my wife regarding this development. Having read the Water Board's concerns regarding drainage I have further concerns over why the original submission of a few years ago (of 14 dwellings) required garages to raise the living areas in the event of flooding where as now, with more than double the dwellings, the application sees fit to build at ground level. The site plans also show a much larger area of possibly non-permeable material (road network, car standing areas and paved areas) which is surely going to cause localised flooding in heavy rain - I am struggling to see how this is being dealt with in the plans. This is in contrast to across the road where a balancing pool and grassed/soil areas are used to reduce the chance of problems with standing water.

I further object to these plans regarding the bin storage area - not just because it is directly behind our boundary line but due to lack of information about it. The information seems to be limited to a quick reference on the site plan of "6 x 1100l bins housed with sliding doors. Again, this arrangement seems, to me, to invite problems with litter and smells that are far greater than the previous application due to the much larger number of dwellings. 6 x 1100l bins is no small amount of rubbish and given the proposed location I imagine may be too far from Block A for its residents to take their rubbish to (just my thoughts).

Regarding privacy - I feel most neighbours to this site will be overlooked particularly the residents to the south in Sunningdale Drive, yet again due to the increased number of dwellings creating a third floor of living space. Looking at the CGI renders produced by the design company I'm guessing that the last picture titled "View looking from the southern adjoining gardens" maybe trying to reduce the impact of concerns of privacy by the following:

1 - the scale proportion of my garden seems to place block B further away from the viewpoint (I'm

sure my garden isn't as deep as portrayed).

2 - The use in the picture of mature trees in full leaf maybe correct for a view years down the line but certainly not for a good while and given that plans also state deciduous trees are to be used so privacy reducing will be only for half the year.

3 - Maybe just to confuse the residents on the "southern joining gardens" the architect has thrown a sunflare into the picture. I'm sure I have never been blinded by the sun as it tracks around the north casting shadows of trees down our garden (here in Lincoln we live in northern hemisphere)!

Lastly, and yet again objecting to the quantity of dwellings, I have great concerns over the number of car standing areas compared to the number of proposed residents on this site. In this day and age it seems unrealistic to allocate less than at least 1 car space per home (ideal and optimistic maybe but not realistic). I believe that parking in the side streets and even along Boultham Park Road is going to be a problem even before the site has extra visitors or when Lincoln City FC play at home.

I am not opposed to the site being developed as that is just progression but these proposed plans leave so many questions and potential problems mostly caused, in my opinion, by the much higher number of dwellings.

Customer Details

Name: Mrs Sally Atkinson

Address: 10 SUNNINGDALE DRIVE LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Huge concerns about the minimal amount of parking for such a large number of flats. There is no other parking available locally which is likely to have an impact on residents of neighbouring streets. Local streets already used for people using city centre and football ground. The North end of Boultham Park Road is always full on weekdays and match days. Very poor bus services and expensive parking in city centre means people are likely to need parking spaces. There could potentially be 2 cars for each property. The flats could be great but maybe 10 less flats and 10 more parking spaces!

Customer Details

Name: Mr Ben Richards

Address: 27 Glenwood Grove Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:When it rains heavily our garden already floods , we are worried this will increase with the proposed building on this site , can anyone confirm the likelihood of this ? Or the steps that are being taken to prevent it ?

Neighbour consultation responses to revised plans

Customer Details

Name: Mrs Jenny Connell

Address: 54 Boultham Park Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We must reiterate our concerns submitted May 2022 over the proposed development of the Victory site next door to our property. Our concerns are as follows;

Considerable loss of light.

Due to the close proximity and size of Block A to our property. It will affect the light levels in our Kitchen/ Living/Dining areas and bathroom.

Scale.

As it appears on the new plans Block A is even higher and projected further forward than the previous plans and not keeping within the building line, therefore dominating the road and our property. Another concern is the Elevated flood risk due to the proposed developments' footprint and hard landscaping.

Highway Safety and Congestion

Concerns remain for this development, as it is a busy and dangerous road. The traffic generated from the flats occupancy would result in an increase of vehicles on the road and the possibility of vehicles parked on the roadside of Boultham Park Road due to the inadequate provision of parking spaces.

Overlooking

Due to the proximity of Block A's passageway and from Block B windows

We have many concerns over the proposed fence between our brick wall and Block A. On the plan (number 009-Street scene) the fence appears shoulder height for people using the passageway. If this were to be the case people could look directly into our Kitchen/ Living/Dining room. Which is unacceptable.

Conservation of buildings and effects on trees

The proposed wooden fencing also appears to do little to screen us out from the bedrooms of Block B on its front and side elevations. Presently we have a 7 foot fence with trees and shrubs on the victory site . These provide a haven for birds and wildlife and most importantly screening and privacy for us.

Wooden fencing is temporary and requires maintenance, it would provide little protection if a car were to accidentally drive into our fence/garden (which has happened in the past) damaging it or someone sitting on the other side.

We would also like assurances that the integrity of our Wisteria, concrete post fencing and brick wall will be protected. We had our house re-rendered this year at great cost and if it were to be damaged by the development we would expect the developers to repair or replace any damage to our property, walls, fencing and trees at no cost to ourselves.

Customer Details

Name: Mrs Lorraine Smith

Address: 2, Sunningdale Drive Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish it to be noted that I still object to the current amended plans.

I am sorry if you find my response lengthy but this is my opportunity to have my voice heard and I respectfully ask that you take your time to read my 3 main reasons for objection. However everything that I wrote in the previous objection still stands and it is there for you to read if you can be bothered.

Risk of Flooding:

It was noted that 'a small part of the site has a patchy area of ponding noted in the EA low risk scenario.' This to me says that while it has been identified as a low risk in its current environment the risk is low. It is an indication that natural drainage into the ground with surface water is poor and so go adding concrete, paving slabs and block paving no matter how porous and permeable has the potential to make the risk higher rather than lower.

Block A is to be built raised so that it can have ground floor living accommodation to maximise the profits for the developer. This was done across the road from this proposed development at Ellison Place. As we know water runs downhill and to prevent flooding from Ellison Place there is a large grass area and a balancing pool. As I previously stated my garden and that of 54 Boutham Park Road along with the properties on Glenwood Drive would most likely be affected by surface water following its natural downwards flow. Particularly 27 Glenwood Grove who mentioned in their previous objection that their garden already gets flood due to poor natural drainage.

I have checked on the Government website <https://check-long-term-flood-risk.service.gov.uk/risk> and my property is stated as being a medium risk of surface water flooding as it stands now without the proposed development. Whether this will increase the risk if the proposed development goes ahead I do not know I can only assume it will. The Upper Witham, Witham First District &

Witham Third District objects and also voices its concerns on 3rd November 2022. You have to search for this objection as it is hidden away in the consultee comments.

Parking:

Even with the reduction in proposed flats with one allocated parking space per flat I can still see parking being an issue. One car per household is not a reality. As previously stated go look in the evening and at weekends at Ellison Place where they have limited parking per house. Cars are parked on half on the path and road. Photographic evidence can be provided.

Overlooked:

The previously submitted plans of 2015 were for 10 houses and 4 shops with flats above. For the size of the piece of land that seemed a good option and design. We were not overlooked as the windows that backed onto our property were for the bathroom and so obscure glass. This proposed development has windows overlooking our property reducing our privacy.

The one thing that I would like to say is the bin storage facilities have been moved away from the area at the back of the fence at the rear of my garden. Although I did have to query this with Marie because the plans even though they had been amended did show on one of the drawings the bins still along the fence but not in the same position as the original plans. This will mean that I can enjoy sitting in my garden without the odorous smell from other people's bins. Thank you for listening to one of my previous objections and taking it on board.

From: CllrK Clarke <CllrK.Clarke@lincolnshire.gov.uk>
Sent: 28 October 2022 17:50
To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>
Subject: FW: 50 BPR Victory site

You don't often get email from cllrk.clarke@lincolnshire.gov.uk. [Learn why this is important](#)

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.

Morning apologies for previous email actually found the said documents however slightly confused whether if all the documents are relevant to the development due to different dates

The main concern is still off-street parking, reading the documents supplied dated May5 2022 -transport planning associates ,paragraph 7.6 ,clearly addresses this issue and therefore wish the document to be followed, I would like

1

to be informed of what actions will the city council take if the permission is granted but paragraph 7.6 is ignored by the company.

Finally on a previous application think the sum of £17,000 will be presented by the developer to the local school Sir Francis Hill ,is this going to be the case if this development goes ahead

Thanks again
County Councillor K.Clarke

NHS Lincolnshire Clinical Commissioning Group
Application Number: 2022/0352/FUL
Location: Site of Victory Hotel, 50 Boutham Park Road, Lincoln

Impact of new development on GP practice	<p>The above development is proposing 27 apartments which, based on the average of 1 person per dwelling for the one-bedroom apartments and 2.3 people per dwelling for the two-bedroom apartments people per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 56.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP (1 Bedroom)</p> <table border="1"> <tr><td>Proposed population</td><td>5</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.005 \times 5260 = 26$</td></tr> <tr><td>Assume 100% patient use of room</td><td>26</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$26/50 = 0.5$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.5 \times 15/60 = 0.1$ hrs per week</td></tr> </table> <p>Consulting room GP (2 Bedroom)</p> <table border="1"> <tr><td>Proposed population</td><td>51</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.051 \times 5260 = 266$</td></tr> <tr><td>Assume 100% patient use of room</td><td>266</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$266/50 = 5.3$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$5.3 \times 15/60 = 1.3$ hrs per week</td></tr> </table>	Proposed population	5	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.005 \times 5260 = 26$	Assume 100% patient use of room	26	Assume surgery open 50 weeks per year	$26/50 = 0.5$	Appointment duration	15 mins	Patient appointment time hrs per week	$0.5 \times 15/60 = 0.1$ hrs per week	Proposed population	51	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.051 \times 5260 = 266$	Assume 100% patient use of room	266	Assume surgery open 50 weeks per year	$266/50 = 5.3$	Appointment duration	15 mins	Patient appointment time hrs per week	$5.3 \times 15/60 = 1.3$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

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Financial Contribution requested	<p>The contribution requested for the development of £15,290.00 (£1,375.00 x 5 apartments plus £13,915.00 x 22 apartments)</p> <p>Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</p>
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure.</p> <p>To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.</p>

Lincolnshire Clinical Commissioning Group
11th May 2022

NHS Lincolnshire Integrated Care Board
Application Number: 2022/0352/FUL
Location: Site of Victory Hotel, 50 Boultham Park Road, Lincoln
AMENDMENT TO REDUCE FROM 27 TO 18 DWELLINGS

Impact of new development on GP practice	<p>The above development is proposing 18 dwellings which, based on the average of 2.3 people per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 41.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP</p> <table border="1"> <tr><td>Proposed population</td><td>41</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.041 \times 5260 = 216$</td></tr> <tr><td>Assume 100% patient use of room</td><td>216</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$216/50 = 4.3$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$4.3 \times 15/60 = 1.1$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1"> <tr><td>Proposed population</td><td>41</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.041 \times 5260 = 216$</td></tr> <tr><td>Assume 20% patient use of room</td><td>43.2</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$43.2/50 = 0.864$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.864 \times 20/60 = 0.3$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 41 in the City of Lincoln Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	41	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.041 \times 5260 = 216$	Assume 100% patient use of room	216	Assume surgery open 50 weeks per year	$216/50 = 4.3$	Appointment duration	15 mins	Patient appointment time hrs per week	$4.3 \times 15/60 = 1.1$ hrs per week	Proposed population	41	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.041 \times 5260 = 216$	Assume 20% patient use of room	43.2	Assume surgery open 50 weeks per year	$43.2/50 = 0.864$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.864 \times 20/60 = 0.3$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>The development will impact Boultham Medical Practice, Heart of Lincoln Medical Group (Portland & University) and Brayford Medical Practice, as the development is within their catchment area.</p>
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development of 27 apartments on the Site of Victory Hotel, 50 Boultham Park Road to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the APEX and Lincoln Health Partnership Primary Care Networks (PCNs) at Boultham Medical Practice and/or Heart of Lincoln Medical Group (Portland). Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCN and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>The Boultham Medical Practice and Heart of Lincoln Medical Group (Portland) are within the LCCG APEX and Lincoln Health Partnership PCNs where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</p>

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<p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £632.50 per patient is determined. This figure is multiplied by 2.3 (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £632.50.</p>						
Financial Contribution requested	<p>The contribution requested for the development of £11,385.00 (£632.50 x 18 dwellings)</p> <p>Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</p>					
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure.</p> <p>To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.</p>					

Lincolnshire Clinical Commissioning Group
11th May 2022

NHS Lincolnshire Integrated Care Board
10 November 2022

City of Lincoln Council
Development Control
Planning Department

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email: Property_Strategy@lincolnshire.gov.uk

My Ref: S106/COLC/2022/0352/FUL/2022
16th May 2022

Dear Mary Smyth,

Development - Erection of 27no. flats within three buildings. Associated external works including soft landscaping, pedestrian and vehicular access, car parking and bin storage. Site Of Victory Hotel 50, Boutham Park Road, Lincoln, Lincolnshire,
Application Number – COLC/2022/0352/FUL

Thank you for your notification of 06th May 2022, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

Type	Children produced by scheme	Sufficient places available 2024/25 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	1	N	1	£ 11,276.00
Secondary	1	N	1	£ 16,991.00
Sixth-form	0	N/A	N/A	£0
			Total	£ 28,267.00

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised

County Offices, Newland
Lincoln LN1 1YL
www.lincolnshire.gov.uk

at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI). The above contributions would be spent on the following:

Type	Amount	Scheme
Primary	£ 11,276.00	Towards Education Provision Within Lincoln South Primary Planning Area
Secondary	£ 16,991.00	N/A - CIL
Sixth-form	£ 0	N/A - CIL

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted; the Central Lincolnshire Developer Contributions Supplementary Planning Document (2018) still restricts secondary and school-based sixth form to CIL only. Requests can also be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

House Type (if known)	No of Properties	PPR Primary	Primary Pupils	PPR Secondary	Secondary Pupils	PPR Sixth Form	Sixth Form Pupils
2 Bedroom	22	0.09	1.98	0.09	1.98	0.018	0.396
3 Bedroom	0	0.17	0	0.17	0	0.034	0
4+ Bedroom	0	0.33	0	0.27	0	0.054	0
Unknown	0	0.2	0	0.19	0	0.038	0
Total (rounded down)	22	-	1	-	1	-	0

Capacity is assessed using the County Council's projected capacity levels at 2024/25, this is the point when it is reasonable to presume that the development would be complete or well on the way.

Type	Local School/School Planning Area	Pupils generated	Sufficient places available 2024/25 (Y/N/Partial)	Places to be mitigated
Primary	Lincoln South Primary Planning Area	1	N	1
Secondary	Lincoln South Secondary Planning Area	1	N	1

Sixth-form	N/A	0	N/A	0
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As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

Type	Places to be mitigated	Contribution per place*	Sub-total	Local multiplier**	Total contribution requested
Primary	1	£12,257	£12,257.00	0.92	£11,276.00
Secondary	1	£18,469	£18,469.00	0.92	£16,991.00
Sixth-form	0	£20,030	£0	0.92	£0
Total	2	-	£30,726.00	-	£28,267.00

*current cost multiplier per pupil place based on National Cost Survey

**to reduce cost and to reflect Lincolnshire's lower than average build cost compared to national average

***amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank City of Lincoln Council for your continued cooperation and support.

Yours sincerely

Strategic Development Officer
Corporate Property Service

(By e-mail)

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

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>

Sent: 26 October 2022 12:08

To: Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>

Subject: RE: Reconsultation on Planning Application

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.

Many thanks for the below consultation. The County Council has no comments on this consultation in relation to education as any impacts were commented on at the outline stage in our response 16 May 2022.

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

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

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>

Sent: 21 November 2022 15:15

To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>

Subject: RE: Reconsultation on Planning Application

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.

Good Afternoon

The pupil yield from 18 two bedroomed flats in the development remains the same as previously therefore the education contribution would be the same to mitigate the additional children created.

Many Thanks

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

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: 2022/0352/FUL

Proposal: **Erection of 27no. flats within three buildings. Associated external works including soft landscaping, pedestrian and vehicular access, car parking and bin storage**

Location: **Site of Victory Hotel, 50 Boultham Park Road, Lincoln, Lincolnshire**

With reference to the above application received 6 May 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)

This proposal is for a mix of 1- and 2-bedroom apartments. The site incorporates parking and communal areas, which will be privately managed and maintained. The proposals demonstrate gated access, with the gate set back 10m into the site to enable vehicles to wait for gates to open clear of running traffic on the carriageway.

The site is in a sustainable location and residents will not be reliant on a private car. 17 car parking spaces are proposed, however there is scope for additional informal parking within the site. 38 secure cycle parking spaces are accommodated, and the applicant has indicated that the first occupier of each apartment will be provided with a bus pass to enable one month of free bus travel, to further encourage sustainable travel. The Highway Authority are supportive of the level of car and cycle parking provision proposed.

Councillor Clarke has raised concern with the level of car parking provision proposed, and the potential for car parking to be displaced onto surrounding residential streets.

The existing southern access into the site will require stopping up and returning to full height footway and kerbs. The existing northern access will require realignment in accordance with the submitted plans, and a tactile crossing should be incorporated into the design.

It is proposed that refuse vehicles will enter the site on collection days, and manoeuvre in the turning head

to egress the site in a forward gear.

Surface water drainage will be managed by rain gardens and permeable paving within the site, incorporating attenuation to discharge at a restricted rate to the mains sewer.

Please note that the street lighting column at the site frontage may require relocation depending on the location of windows on the frontage block, which should be organised by the applicant at their own expense.

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 04

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

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. 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>

Highway Condition 12

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

Reason: To reduce to a minimum, the number of individual access points to Boultham Park Road, in the interests of road safety.

Case Officer:

Date: 25 May 2022

Becky Melhuish

**for Warren Peppard
Head of Development Management**

From: Becky Phillips-Melhuish
Sent: 09 January 2023 08:17
To: Smyth, Marie (City of Lincoln Council)
Subject: RE: 2022/0352/FUL: Site of Victory Hotel, Boultham Park Road

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.

You don't often get email from becky.phillips-melhuish@lincolnshire.gov.uk. [Learn why this is important](#)

Hi Marie

Yes, the May comments still stand thank you – no concerns with the revised proposals.

Thanks
Becky

Becky Phillips-Melhuish *(pron. Mel-ish)*
Growth Manager (Planning Advice) – Development Management
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Teams: [Chat with me](#)

Website: www.lincolnshire.gov.uk

|





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

Our ref: AN/2022/133071/01-L01
Your ref: 2022/0352/FUL
Date: 26 May 2022

Dear Sir/Madam

**Erection of 27no. flats within three buildings. Associated external works including soft landscaping, pedestrian and vehicular access, car parking and bin storage
Site of Victory Hotel 50, Boutham Park Road, Lincoln**

Thank you for consulting us on the above application, on 6 May 2022.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) and an unacceptable risk to life posed we object to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. It does not therefore adequately assess the flood risks posed by the development.

The site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and property, from fluvial inundation (including through a defence breach) would be unacceptable if the development were to be permitted.

The submitted FRA incorrectly states the 2115 0.1% AEP breach event fluvial flood depths; as such the proposed development mitigation measures are inadequate.

Our flood risk data, referred to in the FRA as Appendix A but not included in the FRA, shows the site is at risk of flood depths 1.0-1.6m (up to 5.89mAOD) from both the Trent and Witham, in case of a breach during the 0.1% AEP 2115 events. As such, the proposed ground floor finished floor level would not be set above the flood level. As this development includes self-contained single-storey residential accommodation, we cannot support this application at present due to potential risk to life.

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.

In addition, the FRA fails to adequately:

- consider how a range of flooding events (including extreme events) will affect people and property
- take the impacts of climate change into account. The FRA uses different climate change allowances to assess future flood risk than those advised in '[Flood risk assessments: climate change allowances](#)', without adequate justification. The central 2080s scenario should be used for the Witham catchment which is an allowance of 20%.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

The data request referenced CCN-2021-245059 which was quoted within the FRA should be reviewed and the FRA should use the levels/depths associated with the 2115 0.1% AEP events (including breach scenarios) to propose adequate mitigation measures including but not limited to amended finished floor levels.

It is unlikely that mitigation measures would prevent water from entering the building at ground level over the lifetime of the development, so it is likely that ground floor sleeping and other habitable accommodation will need to be removed. Two-storey homes with no habitable accommodation at ground floor could be considered.

Advice to the local planning authority

Sequential test

In accordance with the National Planning Policy Framework (paragraph 162), development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case.

Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and your strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater.

The only developments exempt from the sequential test in flood risk areas are:

- Householder developments such as residential extensions, conservatories or loft conversions
- Small non-residential extensions with a footprint of less than 250sqm
- Changes of use (except changes of use to a caravan, camping or chalet site, or to a mobile home or park home site)
- Applications for development on sites allocated in the development plan through the sequential test, which are consistent with the use for which the site was allocated.

Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures such as flood defences, flood warnings and property level resilience.

It is for you, as the local planning authority, to decide whether the sequential test has been satisfied, but the applicant should demonstrate to you, with evidence, what area of search has been used. Further guidance on the area of search can be found in the

planning practice guidance [here](#) .

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).

This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

Please re-consult us if a revised FRA is submitted and we'll respond within 21 days of re-consultation.

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



FAO: Marie Smyth
City Of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2022/133071/02-L01
Your ref: 2022/0352/FUL
Date: 08 November 2022

Dear Marie

**Erection of one 2 storey and two 2½ storey buildings accommodating 18 flats. Associated external works including car parking, access gate, cycle and bin storage and soft landscaping (REVISED DESCRIPTION, PLANS AND SUPPORTING DOCUMENTS).
Site of Victory Hotel 50, Boultham Park Road, Lincoln**

Thank you for re-consulting us on the above application on 25 October 2022 following the submission of amended plans and flood risk assessment.

We have reviewed the updated FRA and consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we therefore **withdraw our previous objection**, dated 26 May 2022.

Condition 1

The development shall be carried out in accordance with the submitted flood risk assessment prepared by ARK Environmental Consultancy Ltd, dated October 2022 and the following mitigation measures it details:

- All habitable finished floor levels shall be set no lower than 5.48 metres above Ordnance Datum (AOD), this includes the ground floor flats in Block A and first floor Flats in Blocks B and C.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with policy LP14 of the Central Lincolnshire Local Plan, 2017.

Condition 2

The ground floor of Block B and C hereby approved shall only be used as a garage, utility, store, plant room and entrance hall as annotated on drawing number P/005

Environment Agency
Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

'Block B&C - Proposed Floor Plans', and for no other habitable accommodation.

Reason

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the inhabitants of the property from the risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Central Lincolnshire Local Plan, 2017.

As you are aware, the discharge and enforcement of planning conditions rests with your authority. You must therefore be satisfied that the proposed conditions meet the requirements of the 6 tests in paragraph 56 of the National Planning Policy Framework. Further guidance on the 6 tests is provided in the planning practice guidance (<https://www.gov.uk/guidance/use-of-planning-conditions>).

Please notify us immediately if you are unable to apply our suggested conditions, to allow further consideration and advice.

Information for your authority

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance (PPG) to the NPPF states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

We would like to note that if a breach were to happen, there may be little to no warning before floodwater reaches the site which should be considered by the LPA when assessing the adequacy of safe access and egress to the site.

Information for applicant

Flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings

Cont/d..

can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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

Yours sincerely

Rebecca Flint
Sustainable Places Planning Adviser



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 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 189297/1/0146628

Local Planning Authority: Lincoln District (B)

Site: Site Of Victory Hotel 50 Boultham Park Road Lincoln Lincolnshire

Proposal: Erection of 27no. flats within three buildings. Associated external works including soft landscaping, pedestrian and vehicular access, car parking and bin storage

Planning application: 2022/0352/FUL

Prepared by: Pre-Development Team

Date: 12 May 2022

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 which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

This response has been based on the following submitted documents: FRA and SUDS Strategy April 2022. 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** - 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. (3) **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. (4) **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. (5) **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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)



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 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 189297/1/0157187

Local Planning Authority: Lincoln District (B)

Site: Site Of Victory Hotel 50 Boultham Park Road Lincoln Lincolnshire

Proposal: Erection of one 2 storey and two 2½ storey buildings accommodating 18 flats. Associated external works including car parking, access gate, cycle and bin storage and soft landscaping. (REVISED DESCRIPTION, PLANS AND SUPPORTING DOCUMENTS).

Planning application: 2022/0352/FUL

Prepared by: Pre-Development Team

Date: 30 October 2022

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 which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

This response has been based on the following submitted documents: FRA & SUDS Strategy for Planning Oct 22; 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 - 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. (3) 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. (4) 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. (5) 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.

Anglian Water has reviewed the submitted document, FRA & SUDS Strategy for Planning Oct 22, and can confirm that the proposed strategy to discharge surface water at a rate of 2l/s is acceptable to Anglian Water. The statement that reads "Anglian Water have confirmed that 5.0l/s would be acceptable regardless" (paragraph 8.2 on page 6) is not correct, and does not fall in line with our policy. A rate of 2l/s only is acceptable to Anglian Water. It is required that these documents be listed as approved plans/documents if permission is granted. Note to applicant – Surface Water Hierarchy evidence will need to be submitted at 106 application stage.

Dear Sir/Madam

REFERENCE: 2022/0352/FUL

DEVELOPMENT: ERECTION OF 27NO. FLATS WITHIN THREE BUILDINGS. ASSOCIATED EXTERNAL WORKS INCLUDING SOFT LANDSCAPING, PEDESTRIAN AND VEHICULAR ACCESS, CAR PARKING AND BIN STORAGE

LOCATION: SITE OF VICTORY HOTEL, 50 BOULTHAM PARK ROAD, 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 Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However, it is up to City of Lincoln Council as the planning Authority granting planning permission. It is noted that a Flood Risk Assessment is included in the Application. Within the Flood Risk Assessment (8.4) EA breach mapping data is referred to determine the flood level and FFL of ground floor bedrooms at 4.38mAOD. But this is only derived to using flood depth and ground levels, it is not definitive, the limited EA data included does not have any flood levels to AOD, if data to AOD available it should be used. Also there is no freeboard allowance above the level which would be expected. The 4.38mAOD is considerably lower than the Design Flood levels within the main river channel that have been previously used to determine FFL for this and other neighbouring site. It is noted that the Flood Risk Assessment does not include any flood resistant materials or an escape plan.

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 the additional Surface Water. It is noted there is a proposed rate of 5l/s.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards

Guy Hird
Head of Technical & Engineering Services

enquiries@witham3idb.gov.uk

Dear Sir/Madam

2022/0352/FUL

**Site Of Victory Hotel 50, Boutham Park Road, Lincoln, Lincolnshire,
Erection of one 2 storey and two 2½ storey buildings accommodating 18 flats.
Associated external works including car parking, access gate, cycle and bin storage
and soft landscaping. (REVISED DESCRIPTION, PLANS AND SUPPORTING
DOCUMENTS).**

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

The Board Objects to the current proposals.

It is noted that the proposed FFLs (habitable rooms) have been raised to 5.48m AOD from the previous level of 4.38m AOD. However, this level is still below the flood level information provided by the Environment Agency of 5.89m AOD for the FFLs to be above. Therefore the property remains at risk.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However, it is up to City of Lincoln Council as the planning Authority granting planning permission. It is noted that a revised Flood Risk Assessment has been submitted.

It is noted that the proposed surface water discharge is to the Anglian Water Services sewer attenuated to 2l/s.

There are no drawings indicating the proposed finished levels of the site, but they appear to be no ground raising apart from local to Block A. Any ground raising is likely to have an effect on the drainage and surface water flows to the adjacent properties.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development. Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards

Guy Hird
Head of Technical & Engineering Services



Directorate of Communities & Environment

Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

12th May 2022

Your Ref: 2022/0352/FUL

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

Site Of Victory Hotel 50, Boutham Park Road, Lincoln, Lincolnshire,

Erection of 27no. flats within three buildings. Associated external works including soft landscaping, pedestrian and vehicular access, car parking and bin storage.

The date by which representations are to be received by the Local Planning Authority:

Lincolnshire Police do not have any 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 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)

POLICE HEADQUARTERS
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(Sat Nav: LN2 2LT)
www.lincs.police.uk

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





LINCOLNSHIRE POLICE

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PO Box 999
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Fax: (01522) 558128
DDI: (01522) 558118
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john.manuel@lincs.pnn.police.uk

Your Ref: 2022/0352/FUL

26th October 2022

Our Ref:

Mr K Manning (Planning Manager)
City Hall, Beaumont Fee,
Lincoln, LN1 1DF

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

**Site Of Victory Hotel 50, Boultham Park Road, Lincoln, Lincolnshire,
Description of the proposed development: Erection of one 2 storey and two
2½ storey buildings accommodating 18 flats. Associated external works
including car parking, access gate, cycle, and bin storage and soft
landscaping.**

(REVISED DESCRIPTION, PLANS AND SUPPORTING DOCUMENTS).

Lincolnshire Police do not have any objections to this development

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

Yours sincerely

John Manuel
Force Designing Out Crime Officer (DOCO)
john.manuel@lincs.pnn.police.uk

Customer Details

Name: Ms Catherine Waby

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

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECTION Overdevelopment. We objected to the original application as we felt that the proposal was too great and we must object again as this application seeks to create too many apartments on the site. There are virtually no buildings in the immediate area that are more than two storeys high and hence it is out of keeping with the environment. The application proposes 27 apartments, 22 being 2 bedded and only 17 car park spaces and only one charging point. This is totally unacceptable as the building is on to the main road with no parking on the road and will force occupants to park in the side streets, creating further congestion. We would suggest that the project be re-submitted with a less ambitious number of apartments.