

Hermit Street consultation responses

Customer Details

Name: Mr Patrick Hodson

Address: 95 dewint avenue Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The existing garage plot and parking area is vital to the local and wider community, like it or not people need to be able to park their cars, I've personally been paying to park in there for over a decade. If this goes ahead (which I know it will) the access to the rear of the Portland st properties is inadequate making furniture delivery to the rear flats impossible. There are 44 flats on Portland bordering this proposed development and now no parking. The thin passage on the plans that leads to the bin stores will be a dumping ground and a dark and dangerous place to be during the winter months.

Customer Details

Name: Mr Patrick Hodson

Address: 95 De Wint Avenue Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development will make it almost impossible for fire crews to access the flats to the rear of the Portland st properties!! The development will also block the light from the Portland st flats. I also see that these houses will have car charging stations and air source heat pumps, 2 things which consume electricity and yet no provision for solar panels has been made 1 thing which could partially offset their consumption.

From: Mark Dore
Sent: 13 April 2023 11:17
To: Smyth, Marie (City of Lincoln Council) |
Subject: Re 2023/0218/RG3

You don't often get email from henryham24@gmail.com. [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.

Good morning Marie

Following our conversation yesterday I am sending you a summary of our issues with the plan for the plans for hermit st carpark area.

Our main concern is the position of the bin store at the rear of the nursery, as it is at the far end of the terrace and will be accessed via a narrow strip of land between the new fencing at the rear of the new houses and the boundary wall of the area. we feel this would create an area that would be at risk of becoming a hotspot for antisocial behaviour as well as a dumping ground for rubbish.

Most of the flats on the terrace are accessed from the front of the buildings and to take out rubbish, (37 out of a total of 47 flats have front access only) the tenants have to walk down the passage way between 31-33 to access the rear yard's & bins.

If it was sited opposite the passageway between 31-33 Portland Street (the only access to the rear of the terrace) & the existing wall demolished & rebuilt to 6' then there would be no need for the wooden fence and walkway, then the new properties would also gain a little extra garden space & the dead spot would be removed.

This would also in our opinion provided a more permanent boundary that is more in keeping with the area & also require very little maintenance in the future.

Mark Dore
Property manager for
25,27,29,31,33,35,43 Portland street Lincoln

Flat D 29 Portland Street Lincoln Lincolnshire LN5 7JZ (Objects)

Comment submitted date: Wed 26 Apr 2023

Hello its Mark Schlanker ,I am a resident at 29D (Top Front Flat) Portland Street ,Lincoln and as per your request I am responding with some ideas for the Hermit Street garages Houses plan.

1. Scale and Height – I must say the only issues I can see here are two things ,first the lack of sunlight in the back yards of my flat due to the buildings ,mainly in the winter months ?

2. Overlooking – My secondary concern is just if my bedroom window will directly overlook the flat that will be built directly opposite ? (Although my third point may make this a non issue)

3. Design/Layout – About the location of the bin storage area . Well I think a better location would be to have the bin storage relocated to directly opposite the alleyway between 31 and 33 Portland street as this would mean people would all have a fair distance to carry their rubbish (not technically. Plus my Overlooking concern would not be a thing). Also this would remove the need for an alleyway running in-between the project and Portland Street flats completely ? I say this as I believe an alleyway would just a drug users favourite place, also rubbish and settees etc would be dumped by people from elsewhere in the alleyway. Also it may not be safe at night if someone has to put rubbish out using an alley.

Well I think it is a great idea overall and I think it will make the area look much better as the garages have become somewhat an eyesore and dumping ground. I hope you find my ideas useful and I look forward to seeing the end result of the entire project.
Sincerely mark Schlanker .

Customer Details

Name: Mrs Anna Frow

Address: The Nest Nursery and Pre-school 21-23 Portland Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As much as I am in favour of the parking area being used for housing, I have to object to the planning as it will have a negative impact on the safety of the children in our care.

On the plans the nursery will be completely blocked in at the rear, which is our outdoor play area. I am therefore concerned how we would evacuate 42 children and staff from this area in an emergency.

The alleyway to the front of the property is currently not open for access, as when it was open we had frequent break-ins through the alley to the back area and it is currently used for storage of toys and equipment. We would therefore lose this valuable storage area if we needed to reopen it.

Currently our evacuation is onto the quieter area of the hermit street car park - evacuating 42 young children onto a busy street like Portland Street would be a more difficult and dangerous process. The alley also passes underneath the building, which could cause further danger if the incident was in the building (such as a fire).

I acknowledge the additional hazards that a 'service' alley at the back of the nursery could cause, such as drug use and flytipping - which are both regular occurrences in the area. The alley may also be a dark and undesirable place, but we do need some sort of emergency access at the rear.

We have also lost any space for our bins, as far as I can see on the plans, the nursery has no area for our bins - if they were placed at the front of the nursery in entrance to the alley, this would then block our emergency access to the front onto Portland Street.

The nursery provides care and education for the children in the local area, where nursery places are needed. We have done so for 29 years and feel that this development behind the nursery, in its current plan, will compromise the safety of the children and staff working there, which in return puts the business at risk of closure due to safety issues.

Customer Details

Name: Mr Kieran Richardson

Address: 95 Cross Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this as parking is an issue for all residents. I think other plans should be done first to support the infrastructure of the area. I can see this being more a problem for us that make this part of the country our home.

From: toni colley

Sent: 07 July 2023 12:55

To: Marie Smyth

Subject: Demolition of garages in Hermit Street Lincoln

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.

Hi I think the demolition of the garages is a very very bad idea, we have rented a garage for over 20 years as parking in the street is diabolical, to build 11 dwellings in the area and knock garages down will cause absolute chaos, people without garages cannot get parked so why build houses which will lead to more cars on the street and nowhere for them to go. Cannot agree to build any more dwelling in the street especially us who are already here are going to lose out, the new homes will have 2 parking spots each while us long term term paying tenants are penalised. This will make our lives hell. I know you are having parking permits for the street but we have no guarantee of a space, there is nothing for kids to do around the area apart from playing on the roads etc.

Please rethink this idea, I know you want to build new properties but please don't do this at our expense and penalising us by taking our garages away. We need more resident parking and secure lock up for our vehicle

Thanks Toni and Andy Colley from no.4

Sent from [Outlook for Android](#)

NHS Lincolnshire Integrated Care Board
Application Number: 2023/0218/RG3
Location: Land adjacent to Garage Court, Hermit Street, Lincoln

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 11 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 25.</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>25</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.025 \times 5260 = 132$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>132</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$132/50 = 2.6$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$2.6 \times 15/60 = 0.7$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1"> <tr> <td>Proposed population</td><td>25</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.025 \times 5260 = 132$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>26.4</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$2.4/50 = 0.528$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$0.528 \times 20/60 = 0.2$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 25 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	25	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.025 \times 5260 = 132$	Assume 100% patient use of room	132	Assume surgery open 50 weeks per year	$132/50 = 2.6$	Appointment duration	15 mins	Patient appointment time hrs per week	$2.6 \times 15/60 = 0.7$ hrs per week	Proposed population	25	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.025 \times 5260 = 132$	Assume 20% patient use of room	26.4	Assume surgery open 50 weeks per year	$2.4/50 = 0.528$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.528 \times 20/60 = 0.2$ 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 Heart of Lincoln Medical Group (Portland, University & Newland) Brayford Medical Practice, Abbey Medical Practice, Cliff House Medical Group (Gresham Street) and The Brant Road & Springcliffe Surgery (Springcliffe Surgery) 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>NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 11 dwellings on Land adjacent to Garage Court, Hermit Street, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Lincoln Health Partnership Primary Care Network (PCN) at Heart of Lincoln Medical Group (Portland, University & Newland) and/or Brayford Medical Practice. 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 PCNs 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 Heart of Lincoln Medical Group (Portland, University & Newland) and Brayford Medical Practice are within the LICB Lincoln Health Partnership PCN 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>

Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 2.3)					632.50
	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 £275 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.					
Financial Contribution requested	The contribution requested for the development is £6,957.50 (£632.50 x 11 dwellings). 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.					
Trigger point	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. 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.					

NHS Lincolnshire Integrated Care Board
12th April 2023



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: 2023/0218/RG3

Proposal: **Demolition of existing garage blocks and erection of 11 dwellings with associated parking, bin store, landscaping and boundary treatments.**

Location: **Land adjacent to Garage Court, Hermit Street, Lincoln, Lincolnshire**

With reference to the above application received 31 March 2023

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Highways

Please advise the applicant that the site layout drawing (21126-LG-HS-00-DRA-00-0101 P8) should be updated to include notarisation that the vehicle access from Hermit Street is to be constructed to LCC Specification.

It is noted that the tree is to remain by the vehicle access at the junction with Hermit Street; due to the roots of said tree there will be the need for considered construction around the root zone. As per BS 5837 (2012), steps should be taken to ensure that trees are appropriately and successfully retained when a development takes place and therefore to mitigate the impact on the root zone it is advised to reduce the width of the shared surface to 5m, which will negate the need to widen the access.

Due to the amended vehicle access, the introduction of bin storage on Hermit Street for the Portland Street properties, and planting in the entrance strip, the Highways Authority would like to see improvements to the western footpath that falls within the red boundary line, to LCC specification, if this could please be added to the site layout drawing (21126-LG-HS-00-DRA-00-0101 P8).

Furthermore, can the applicant please provide accessibility to the planted entrance strip as a public open space as per MfS 5.7.2.

Drainage

Please note the EA comment regarding minimum FFL of 5.75m AOD

Finally, if gullies are to be adopted as Highways maintainable at the public expense, these will need to be upgraded as per LCC specification; use of the existing gullies will not be accepted. Could the applicant please confirm who will be responsible for maintaining the gullies to the rear of Portland Street.

Case Officer:
Justine Robson
for Warren Peppard
Head of Development Management

Date: 18 May 2023



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 201411/1/0173940
Reference:

Local Lincoln District (B)
Planning
Authority:

Site: Land Adjacent To Garage Court Hermit
Street Lincoln Lincolnshire

Proposal: Demolition of existing garage blocks and
erection of 11 dwellings with associated
parking, bin store, landscaping and
boundary treatment

Planning 2023/0218/RG3
application:

Prepared by: Pre-Development Team

Date: 5 April 2023

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.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

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: Drainage Strategy Layout Drawing Rev P05
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. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval

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. REASON To prevent environmental and amenity problems arising from flooding.

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 2l/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: 204610/1/0182568

Local Planning Authority: Lincoln District (B)

Site: Land Adjacent To Garage Court Hermit Street Lincoln Lincolnshire

Proposal: Demolition of existing garage blocks and erection of 11 dwellings with associated parking, bin store, landscaping and boundary treatments

Planning application: 2023/0218/RG3

Prepared by: Pre-Development Team

Date: 17 July 2023

ASSETS

Section 1 - Assets Affected

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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.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

.This response has been based on the following submitted documents: Drainage Strategy Layout Drawing Rev P06
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 preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to no evidence of the surface water hierarchy and the proposed rates are excessive. We would therefore recommend that the applicant consults with Anglian Water. Further assessment is required to establish whether network reinforcement is required, please note that this assessment and any necessary reinforcement work will be at the developers cost. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

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)

No development 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 strategy.

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

Our ref: AN/2023/134220/01-L01
Your ref: 2023/0218/RG3
Date: 19 April 2023

Dear Marie

**Demolition of existing garage blocks and erection of 11 dwellings with associated parking, bin store, landscaping and boundary treatments
Land Adjacent to Garage Court Hermit Street Lincoln Lincolnshire**

Thank you for consulting us on the above application, on 31 March 2023.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included

Condition

The development shall be carried out in accordance with the submitted flood risk assessment prepared by Howard Ward Associated Ltd. ref: P21184-HWA-ZZ-XX-RP-C-5001, dated December 2022 and the following mitigation measures it details:

- Finished floor levels to be set no lower than 5.75 metres above Ordnance Datum (AOD)
- The developments to have at least two storeys

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.

Information for your authority

Flood warning and evacuation plan

Due to the potential flood risk and danger posed of the dwelling becoming isolated by surrounding flood waters at this site, it is advised that a Flood Warning and Evacuation Plan is produced for the development in order to address the residual risks of flooding at

the site and to confirm the approach that will be taken for safe evacuation of the area.

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.

Planning practice guidance (PPG) 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.

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

Direct dial 07867154071

Direct e-mail rebecca.flint@environment-agency.gov.uk



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

Our ref: AN/2023/134220/02-L01
Your ref: 2023/0218/RG3
Date: 14 July 2023

Dear Marie

**Demolition of existing garage blocks and erection of 11 dwellings with associated parking, bin store, landscaping and boundary treatments.
Land Adjacent To Garage Court Hermit Street Lincoln Lincolnshire**

Thank you for re-consulting us on the above application on 03 July, following the submission of amended plans.

Environment Agency position

We have no comments to make on the amended plans and refer you to our letter dated 19 April 2023 for our position on this application.

Informative for the applicant and local planning authority

We conditioned a finished floor level (FFL) of 5.75mAOD in our previous response, dated 19 April 2023 as this is what is stated in the Flood Risk Assessment (dated December 2022, compiled by HWA). As 5.75mAOD is 300mm above the 1:100 CC level of 5.42mAOD this floor level is in line with standing advice.

However, we note that the Proposed Site Plan (ref:21126-LG-HS-00DRA-00-0101 P12) shows FFLs for plots 1-9 to be below 5.75mAOD. Instead, FFLs of 5.64, 5.65 and 5.69mAOD are shown for these plots. Even though these FFLs are below 5.75mAOD we would not object as there is still 200mm of freeboard in a 1:100 CC scenario, it is just not completely in line with standing advice.

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

Yours sincerely

Amelia Crawford
Sustainable Places Planning Advisor
☎ 07387 134115 (mobile)
✉ amelia.crawford@environment-agency.gov.uk
🌐 www.gov.uk/environment-agency



Directorate of Communities & Environment

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

6th April 2023

Your Ref: 2023/0218/RG3

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

Land Adjacent to Garage Court, Hermit Street, Lincoln, Lincolnshire,

Demolition of existing garage blocks and erection of 11 dwellings with associated parking, bin store, landscaping, and boundary treatments

Lincolnshire Police do not have any objections to this development

This is a well-considered development that will significantly helping to reduce crime and disorder making very effective use of this space.

Building Regulations (October 1st, 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

External Doors & Windows

The secured by design requirement for all dwelling external doors and windows is PAS 24: 2016 (doors of an enhanced Security) or equivalent validated standard or WCL 1 (WCL 1 is the reference number for PAS 23/24 2022/16 and is published by Warrington Certification Laboratories).

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All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Utilities

To reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building to read a meter, which will in turn reduce the opportunity for distraction burglary.

Rear Access

I do have some concerns regarding the access opportunities that will be afforded by the rear access pathway running to the rear of the properties. Whilst a gate is indicated on the plans, I would be concerned that this will not deter unwanted access to the rear of the properties.

Consideration to a more substantial and higher levels of new fencing (2 m) and both CCTV and lighting options may be options to mitigate this risk.

It is strongly advised that if there are any rear access (service) alleyways incorporated, they must be gated at their entrances. The gates must not be easy to climb over or easily removed from their hinges and they must have a key operated lock. By Design – Better Places to Live (Companion Guide to Planning Policy Statement 3) page 46 states:

“Rear servicing can undermine the security of dwellings by allowing strangers access to the rear of dwellings.”

In respect of landscaping, it is important that in vulnerable locations, such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should not fall lower than 2m from the ground. This is to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

It is highly recommended that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (P.A.S.) 24:2022 respectively (Secured by Design Standards).

Parking Courtyards

Where communal parking areas are deemed necessary bays should be in small groups, close to and adjacent to homes and within the view of active rooms.

All parking areas should be appropriately lit to levels recommended by BS 5489-1:2013 and benefit from natural surveillance and ideally good pedestrian footfall. Adjacent shrubbery and bushes should be designed to have a limited growth rate (no more than 1 m) and are easy to maintain.

I would recommend that 'air lock' style access points (at least two) with grated flooring to prevent animal access and the resultant fouling that may occur. Such gating systems will also reduce the risk of younger children exiting onto the adjacent roadways.

Lighting

Schemes should be that vulnerable light fittings are protected against vandalism. The overall lighting scheme should be well considered and evenly distribute light avoiding dark shadows, provide good colour rendition, and not cause glare or light pollution and effectively support formal and informal surveillance within the residential blocks and surrounding residential homes.

With regard to the lighting, I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for several years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

Lighting (bulkhead style) should be designed to cover all external doors.

Door Chains and viewers

A door chain must be installed on the door set that the occupier would expect to be the main entry (front) door. A door viewer must also be fitted between 1200 mm and 1500 mm from the bottom of the door (not required if the door set is installed with clear glazing or adjacent windows provide a clear view of the front door entrance).

Letter Plates

Crime analysis has concluded that there is no perceived risk of 'fishing', lock manipulation or incidents of arson within the location. As a result, there are no requirements for letter plate deflectors.

Intruder Alarms

A 13-amp non-switched fused spur should be installed in a central position (hall) to provide the facility for the resident to install an intruder alarm system.

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

Please refer to *Homes 2023* 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)



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

7th July 2023

Your Ref: 2023/0218/RG3

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

Land Adjacent to Garage Court, Hermit Street, Lincoln, Lincolnshire,

**Demolition of existing garage blocks and erection of 11 dwellings with
associated parking, bin store, landscaping, and boundary treatments**

Lincolnshire Police do not have any objections to this development

This is a well-considered development that will significantly helping to reduce crime and disorder making very effective use of this space.

I have no further comment to my response dated: 6th April 2023 and have been in liaison with the developers and would fully support the ongoing plans and provisions.

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

Please refer to *Homes 2023* 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)

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Dear Sir/Madam

REFERENCE: 2023/0218/RG3

DEVELOPMENT: DEMOLITION OF EXISTING GARAGE BLOCKS AND ERECTION OF 11 DWELLINGS WITH ASSOCIATED PARKING, BIN STORE, LANDSCAPING AND BOUNDARY TREATMENTS.

LOCATION: LAND ADJACENT TO GARAGE COURT, HERMIT STREET, LINCOLN, LINCOLNSHIRE

Thank you for the opportunity to comment on the above application. The site is within the Witham Third District Internal Drainage Board area.

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

It is note the surface water is to the Anglian Water system at a reduced rate with attenuation.

Regards

Guy Hird

Head of Technical & Engineering Services

TD-6436-2023-PLN

Dear Sir/Madam

REFERENCE: 2023/0218/RG3

DEVELOPMENT: DEMOLITION OF EXISTING GARAGE BLOCKS AND ERECTION OF 11 DWELLINGS WITH ASSOCIATED PARKING, BIN STORE, LANDSCAPING AND BOUNDARY TREATMENTS

LOCATION: LAND ADJACENT TO GARAGE COURT, HERMIT STREET, LINCOLN, LINCOLNSHIRE

Thank you for the opportunity to comment on the above application. The site is within the Witham Third District Internal Drainage Board area.

The Board has no further comments on the amended plan.

Regards

Guy Hird

Head of Technical & Engineering Services

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments**OBJECTION**

Comment: We do not object to the removal of the garages, but we feel that more work needs to be done on the layout. We note the revised layout but are still very concerned that the provision for access for service and emergency vehicles is inadequate particularly to the rear of Portland Street. It is inevitable that the only access road through the middle of the site will be congested and that there needs to be more room provided. One suggestion would be to reduce the number of proposed dwellings to 10 thereby creating extra space for vehicle movement.