

Victory site- consultation responses

Customer Details

Name: Mrs Lorraine Smith

Address: 2 Sunningdale Drive Lincoln LN6 7UD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed plans will develop the site for family homes with gardens and parking spaces.

The design is in keeping with what has already been built nearby.

I hope this is a successful venture for the developer.

Customer Details

Name: Mrs Emma Richards

Address: 27 Glenwood Grove Lincoln Lincolnshire LN6 7BA

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: What are the chances that this is going to adversely affect the surrounding properties with regards to drainage and flooding? We already struggle with flooded gardens during heavy rain will your proposed buildings make this worse for those in Glenwood Grove? Can measures be put into place to help with drainage? Whilst I'm much happier with these new plans it still worries me that it would increase the risk of flooding on our properties.

Customer Details

Name: Mrs Jenny Connell

Address: 54 Boultham Park Road Lincoln LN6 7BB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: May I voice two concerns we have with the development.

The first is the new property's kitchen window overlooking our kitchen/living room.

The second is the proximity of the heat pump to our garden, we are concerned about the noise as we spend a lot of time in our garden.

Re: 2023/0854/FUL



Jenny Connel
To Marie Smyth



Tue 17:05

Idox CICO

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Hi Marie, Thank you so much! We really appreciate your help, you have been so helpful.
We feel so much better now with the development.
Kind regards
Jenny and Terry



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

Our ref: AN/2024/135201/01-L01
Your ref: 2023/0854/FUL
Date: 29 January 2024

Dear Marie

Erection of 9 dwellings.

Site of Victory Hotel, 50 Boultham Park Road, Lincoln, Lincolnshire, LN6 7BB

Thank you for consulting us on the above application, on 09 January 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 (FRA) (compiled by ARK Environmental Consultancy, dated January 2024) and the following mitigation measures it details:

- All habitable ground finished floor levels of the dwellings shall be set no lower than 1.6m above external ground levels.
- The dwellings shall have at least two storeys, in accordance with drawing referenced '54/23/02/B', dated July 2023, compiled by Rob Bradley Building Design.
- Flood resilience and resistance measures shall be incorporated into the proposed development as stated.

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 21(a-f) of the Central Lincolnshire Local Plan 2023.

Advice to the Local Planning Authority and applicant

Foul drainage

Foul drainage from the development will need to be treated at the Canwick Water

Environment Agency
Nene House (Pythchley Lodge Industrial Estate),
Pythchley Lodge Road, Kettering, Northants, NN15 6JQ
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..

Recycling Centre (WRC). We have concerns that the WRC may not have capacity to accommodate flows from this development during the lifetime of the planning permission. Without appropriate improvements to the WRC, flows from the development could result in pollution of the water environment. We advise that the developer discusses this with AWS prior to development to ensure that the necessary upgrades to infrastructure are in place to provide capacity for this development.

Flood Warning and Evacuation (FWEP).

We note that the application is not supported by a FWEP. In this instance we consider that warning and emergency response is fundamental to managing flood risk. We strongly recommend that a FWEP is obtained prior to determining the application and that you consult with your Emergency Planning staff on its contents.

The Environment Agency does not comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupant/user covered by our flood warning network. The Planning Practice Guidance (Flood Risk and Coastal Change section, paragraphs 041-048) provides information on producing evacuation plans for development and the role of the local authority in ensuring these are appropriate.

Floodline Warnings Direct

We recommend that the future occupants of the site fully sign up to Floodline Warnings Direct. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

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

Miss Emily Fisher
Planning Advisor



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

To: Lincoln City Council

Application Ref: 2023/0854/FUL

Proposal: **Erection of 9 dwellings**

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

With reference to the above application received 28 November 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

Can the applicant amend the block plan to show revisions to the proposed access point, incorporating a tactile crossing point.

The existing access no longer required will need removing and reinstating to footway, in line with Lincolnshire County Council's specification.

Case Officer:
John Clifton

Date: 11/12/23



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council

Application number: 2023/0854/FUL

Application Type:

Proposal: Erection of 9 dwellings

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

Response Date: 20 December 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Application number: 2023/0854/FUL

Application Type:

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

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation:

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

Comments:

The proposal is for 9 dwellings and it does not have an unacceptable impact on the Public Highway.

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

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 12

Within seven days of the new access being brought into use, the existing access onto Boultham Park Road no longer required, 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 the site, in the interests of road safety.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

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. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

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, Section 50 licences 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 the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 20 December 2023

REFERENCE: 2023/0854/FUL

DEVELOPMENT: ERECTION OF 9 DWELLINGS

LOCATION: SITE OF VICTORY HOTEL, 50 BOULTHAM PARK ROAD, LINCOLN, LINCOLNSHIRE

Dear Sir/Madam,

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 has been noted that the applicant is aware of the development being within Flood Zone 3 of the Environment Agency's Flood Maps and has been in correspondence with the EA however, there is no evidence of appropriate mitigation in the form of annotated drawings denoting floor levels and a Flood Risk Assessment within the planning application.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

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.

Many thanks,

Abi Gilbert BEng (Hons)
Graduate Engineer



**WITHAM AND HUMBER
DRAINAGE BOARDS**

RE: Consultation on Planning Application



Planning Liaison <planningliaison@anglianwater.co.uk>
To: Technical Team (City of Lincoln Council)



Fri 22/03/2024 07:21

Aimee

We removed extra line breaks from this message.

Good Morning

Please only send under threshold applications if you have drainage concerns.

Thank you for your email for the application above. This falls outside of the remit for comments by Anglian Water

The Pre-Development Team provide comments on planning applications (FUL/RM/OUT) for major proposals of 10 dwellings or more, or if an industrial or commercial development, more than 0.5 ha. However, if there are specific drainage issues you would like us to respond to, please contact us outlining the details.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information:

[https://eu-west-1.protection.sophos.com?
d=anglianwater.co.uk&u=aHR0cHM6Ly93d3cuYW5nbGllbndhdGVyLmNvLnVrL2RldmVsb3BlcnMvZG93ZGV2ZWxvcG1lbnQtc2VydmljZXNvbG9jYXRpbmctb3VyLWFzc2V0cy8=&i=NjU0OGFIZjZk5ZjUyMDMxMGFmMzEzYmQ0&t=bGdDUGRJaXRFSjNhZ3FNSGw2cVpobmpEcFBVYjZnc1VLR0FKOXhkuIF0TT0=&h=a104d0bb8805418087f5050043c3b845&s=AVNPUEhUTONFTkNSWVBUSVbR_JnkBxEgDhslpW_iK2Vzk-QQDy1tIER9E4TmiGrwtGd4kBNYAELjkVxs0SN8r0](https://eu-west-1.protection.sophos.com?d=anglianwater.co.uk&u=aHR0cHM6Ly93d3cuYW5nbGllbndhdGVyLmNvLnVrL2RldmVsb3BlcnMvZG93ZGV2ZWxvcG1lbnQtc2VydmljZXNvbG9jYXRpbmctb3VyLWFzc2V0cy8=&i=NjU0OGFIZjZk5ZjUyMDMxMGFmMzEzYmQ0&t=bGdDUGRJaXRFSjNhZ3FNSGw2cVpobmpEcFBVYjZnc1VLR0FKOXhkuIF0TT0=&h=a104d0bb8805418087f5050043c3b845&s=AVNPUEhUTONFTkNSWVBUSVbR_JnkBxEgDhslpW_iK2Vzk-QQDy1tIER9E4TmiGrwtGd4kBNYAELjkVxs0SN8r0)

Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information:

[https://eu-west-1.protection.sophos.com?
d=anglianwater.co.uk&u=aHR0cHM6Ly93d3cuYW5nbGllbndhdGVyLmNvLnVrL2RldmVsb3BlcnMvZG93ZGV2ZWxvcG1lbnQtc2VydmljZXNvbG9jYXRpbmctb3Zlci1vci1uZWYyLW91ci1hc3NldHMv&i=NjU0OGFIZjZk5ZjUyMDMxMGFmMzEzYmQ0&t=ZlpmM3NKbjE4UXFIYXhpRzJjQUNKcDRnUHZtUSTqeGdYWmhYb2ROY2Rnbz0=&h=a104d0bb8805418087f5050043c3b845&s=AVNPUEhUTONFTkNSWVBUSVbR_JnkBxEgDhslpW_iK2Vzk-QQDy1tIER9E4TmiGrwtGd4kBNYAELjkVxs0SN8r0](https://eu-west-1.protection.sophos.com?d=anglianwater.co.uk&u=aHR0cHM6Ly93d3cuYW5nbGllbndhdGVyLmNvLnVrL2RldmVsb3BlcnMvZG93ZGV2ZWxvcG1lbnQtc2VydmljZXNvbG9jYXRpbmctb3Zlci1vci1uZWYyLW91ci1hc3NldHMv&i=NjU0OGFIZjZk5ZjUyMDMxMGFmMzEzYmQ0&t=ZlpmM3NKbjE4UXFIYXhpRzJjQUNKcDRnUHZtUSTqeGdYWmhYb2ROY2Rnbz0=&h=a104d0bb8805418087f5050043c3b845&s=AVNPUEhUTONFTkNSWVBUSVbR_JnkBxEgDhslpW_iK2Vzk-QQDy1tIER9E4TmiGrwtGd4kBNYAELjkVxs0SN8r0)

If you have any further queries please contact the Pre-Development team on the number below.

Kind Regards

Planning Liaison

Telephone: 03456 066 087

Anglian Water Services Limited



Directorate of Communities & Environment

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

30th November 2023

Your Ref: 2023/0854/FUL

Town and Country Planning Act 1990

Consultation on Planning Permission

Site Of Victory Hotel 50, Boultham Park Road, Lincoln, Lincolnshire, Erection of 9 dwellings.

Lincolnshire Police do not have any objections to this development.

Lighting

Regarding 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. The Code for Sustainable Homes does not penalise specifiers that follow the SBD guidance (constant level of illumination by utilising low energy luminaries) and allows credits to be awarded for 'default case'.

External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

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.

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

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

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

Windows: in respect of ground floor, basement, and other easily accessible locations.

External doors

The Secured by Design requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). **This applies to flat entrance door-sets and as such should meet the same specifications as 'front door'.** The locking hardware shall be operable from both sides of an unlocked door without the use of a key (using a roller latch). If the door set is certified to either PAS 24:2012/2022 or STS 201 Issue4: 2012 then it must be classified as DKT.

Climbing Aids

Where balconies are included, they should be designed to remove any potential to be used as a climbing aid to gain access to any part of the property.

Windows

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. PAS24:2016 Glazing should include at least one pane of laminated glass to a minimum thickness of 6.8 mm. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).

Window retainers may be applicable on the ground floor windows as well as all other accessible windows.

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.) 24:2016 respectively (Secured by Design Standards).

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. Where

possible utility meters in multi occupancy developments should be located on the ground floor between access controlled.

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.

Police Secured by Design Award Scheme.

The Police Secured by Design scheme is an initiative and proven guide for architects, developers, and builders to encourage the use of specified materials and products together with informed design and layout to help reduce the opportunity for crime, disorder, and anti-social behaviour.

The scheme is free and the benefits of its application is supported by academic evidence which shows that SBD developments experience 87% less burglaries, 25% less vehicle crime and 25% less criminal damage and a significant reduction in anti-social behaviour.

Use of specified products will contribute to the sustainability of the development and the requirement for ongoing maintenance. Further guides are available on

www.securedbydesign.com that includes SBD Commercial 2015 V2, SBD New Schools 2014 & Sheltered Accommodation. I would ask that you direct architects and developers to these documents and ensure their reference in the various Design & Access statements. Equally please do not hesitate to involve this office in and on any further consultations.

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)