

# INTEGRATED PLANNING STATEMENT

## Proposed Residential Development

Jasmin Green, Birchwood, Lincoln



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## CONTENTS

- 1 Introduction
- 2 Background
- 3 Physical Context
- 4 Social & Economic Context
- 5 Opportunities & Constraints
- 6 Involvement
- 7 The Proposal & Concept
- 8 Layout
- 9 Access
- 10 Dwelling Concepts
- 11 Appearance
- 12 Use, Amount and Scale
- 13 Landscaping
- 14 Ecology & Biodiversity
- 15 Sustainability
- 16 Flood Risk Assessment
- 17 Planning Policy
- 18 Conclusion

<b>Project Title</b>	Jasmin Green
<b>Client</b>	Birchwood Area Community Land Trust Limited(BACLT)
<b>Date</b>	23 <sup>rd</sup> March 2020
<b>Our reference</b>	LDC2755
<b>Prepared by</b>	Daniel Sharp <i>Associate</i>
<b>Issue</b>	1 – Full Planning Application

## 1 | INTRODUCTION

This Integrated Planning Statement has been prepared to accompany a full planning application for the erection of 49 no. dwellings on Jasmin Green, Birchwood, Lincoln. The application comprises a development of 28 bungalows, 5 dormer bungalows and 16 houses.

The application site measures approximately 2.25 ha, which forms part of the wider Jasmin Green site that measures approximately 6.65 ha.

The site currently has an extant planning permission for the 'Erection of 62no. affordable dwellinghouses with vehicular access, hard and soft landscaping and installation of play equipment (outline)'



FIGURE 1: Aerial photograph highlighting the site

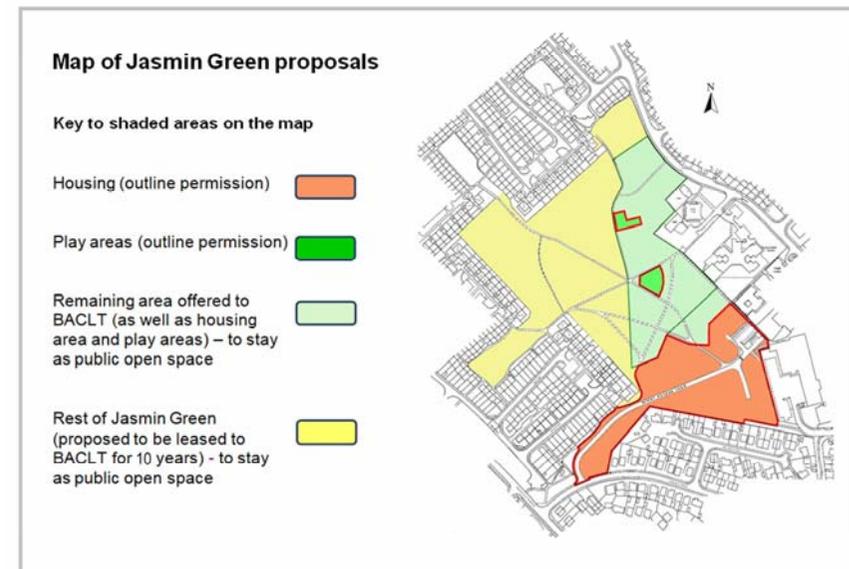
## 2 | BACKGROUND

Birchwood Area Community Land Trust Limited (BACLT) owns and leases land and buildings on behalf of Birchwood Big Local and the Birchwood Community. It is not-for-profit, and must use its assets for the benefit of the Birchwood area. The Board of Directors is made up of local residents who all want to bring lasting improvements to the Birchwood area.

After a number of public consultations by Birchwood Big Local in the Birchwood area, it became clear that the majority of people in the area desire an increase in the number of children's play areas. Jasmin Green was identified as the area most in need of facilities for young children. It was recognised that the key factor in installing play equipment was the long-term maintenance and eventual replacement. Following consultation with the City of Lincoln Council, a scheme was proposed where a number of affordable rent properties would be constructed on Jasmin Green, with an income from the properties contributing towards the long-term upkeep of play equipment planned to be installed on the Green.

This planning application is a new full planning application for 49 new affordable dwellings. The detailed design of the play areas is currently being developed and will form a separate full planning application when these proposals are finalised.

The application site is currently owned by City of Lincoln Council however BACLT have obtained agreement in principle for the transfer of land to BACLT. The plan below shows the areas of land that are to be transferred for the housing (red) and the public open space and play areas (green) to ensure that this area of Jasmin Green remains indefinitely as public open space for Birchwood residents.



**FIGURE 2:** *Jasmin Green Proposals (exact areas vary)*

### 3 | PHYSICAL CONTEXT

The application site is located on the southern portion of Jasmin Green which is an informal public open space owned and maintained by Lincoln City Council.

The 2.25ha application site is located behind and to the west of The Birchwood Centre, with adjoining housing to the south on Snetterton Close and Lyneham Close to the west. The latter is comprised of 'Radburn layout' housing as is typical of the predominate surrounding character. The dwellings front-out onto public open space with the access and parking to the rear.

The site is a unique opportunity for an urban development within an already established residential area occupying existing public greenspace.

The existing site overlays a number of existing public footpaths across the green space and these will need to be retained or diverted as part of the scheme.

As-existing, pedestrian access to the site is available from, Aldergrove Crescent, Lyneham Close, Jasmin Walk and several accesses onto the site from the north. There is also an informal access to the site via the service road to the Birchwood Centre although this is not hard-surfaced and is understood to have become a 'rat-run' that has developed over time rather than being an 'official' access point to the public open space.



FIGURE 3: Site Analysis

Jasmin Green is currently short-mown grass interspersed with well-established areas of tree planting. There are a number of mounded areas, some with tree planting on the top. The most substantial of which runs along the north-eastern boundary providing a natural separation between The Lancaster School and the wider Jasmin Green.

The site is well screened to the boundaries by dense, well-established landscaping. This is particularly true to the south boundary with Snetterton Close and the west boundary with Lyneham & Bawtry Close.



*FIGURE 4: View looking south-west towards Lyneham Close*

## 4 | SOCIAL & ECONOMIC CONTEXT

The site is sustainably located in the existing residential area of Birchwood, approximately 5km from the centre of Lincoln. It is located in an established residential area very close to a range of facilities including shops, schools, places of worship, health facilities and other public services.

The site has direct vehicular access to Aldergrove Crescent and is well connected to the wider road network. Sustainable transport connections such as bus, cycle and foot-travel are available immediately adjacent to the site.

The site is allocated for housing in the Central Lincolnshire Local Plan (CLLP) 2017 (site CL698) with a potential capacity of up to 62 dwellings.

The site also benefits from an extant outline planning permission for 62 dwellings therefore it's proposed use as residential is deemed to be acceptable in planning terms.

Any potential contributions (through a Section 106 agreement) towards education and health services will also be of benefit to the area.



*FIGURE 5: View looking north-east from Aldergrove Crescent*



*FIGURE 6: View looking towards Jasmin Walk from car-park*

## 5 | OPPORTUNITIES & CONSTRAINTS

Although the majority of the development site is adjacent to existing housing and other mixed uses, it is acknowledged that the wider area includes a large amount of poorly designed 'Radburn layout' housing. In addition, because of the application site's important location on Jasmin Green, it is imperative that the proposed housing is designed to a high-quality that will enhance the wider built environment with good internal and external space standards.

External communal spaces and gardens will be important to the success of the scheme and it is proposed that the scheme will need to be 'landscape focused' with extensive proposed green space and tree planting.

The development strategy will need to provide future occupants with a feeling of security, whilst promoting user interaction and maintaining existing rights-of-way. This brief will mean a diversion from the typical house-type with formal 'front' and 'back'.

The drainage strategy and soil testing that was completed at outline stage highlighted the existing soils were of low permeability and therefore the integration of SUDS strategy into the design will be essential to attenuate the surface water on site prior to discharge to the existing sewer system.

In addition to the proposed access from Aldergrove Crescent that was included on the Outline Permission, it has been highlighted through site-analysis that there is potential to bring the access road in from Jasmin Road as an extension of the existing road that runs between the Lancaster School and St Lukes & St Martin's Church. This is discussed in further detail elsewhere in this statement.

It was highlighted through site-analysis that there could be potential issues between proposed housing and the existing Co-op loading area due to noise nuisance. Therefore distance / separation will be critical in this area.

As previously mentioned, the site benefits from current outline planning permission for 62 dwellings however the indicative plans for this scheme included a block of 24no. apartments and the development of 6no. dwellings alongside the access road adjacent to Aldergrove Crescent leading to some objection from residents.

In order to overcome this objection by removing the dwellings alongside the access road and removing the apartments in lieu of individual dwellings whilst delivering a high-quality, landscape focused scheme, it is going to mean developing slightly further into the green than previously approved.

## 6 | INVOLVEMENT

### Community Consultation

Community consultation on the proposals to develop housing on Jasmin Green dates back to 2015 when BACLT consulted the local community on the principle of the proposals. 98% of the 326 people that attended the consultation events indicated their support for the proposals.

### Jasmin Green Project Team

Since being appointed in August 2019 LDC have developed the proposed scheme in close consultation with, and have met on at least a monthly basis with the Jasmin Green Project Team consisting of members of BACLT and East Midlands Community-Led Housing (EMCLH). These regular meetings have ensured that the scheme has been designed in accordance with the brief for the overall benefit of the Birchwood Area and the interests of Birchwood Big Local.

Also attending the project team meetings has been Andrew McNeil from City of Lincoln Council and Nick Chambers from Registered Provider (RP); Lace Housing. This valuable input has provided guidance in relation to the most appropriate housing mix, likely tenure and interest from Housing Associations.

### Pre-application Planning Advice

Concept proposals for the site were presented to City of Lincoln Council (CofLC) planning officers Kieron Manning and Julie Mason on 5<sup>th</sup> September 2019. The site concept was broadly met with support. Due to the amended client brief from the outline application, the proposals now encroached further north onto Jasmin Green. CofLC officers supported this approach providing that the scheme was deemed to be of sufficiently high-quality.

A second pre-application meeting was then held with CofLC planning officers on 27<sup>th</sup> February 2020 where detailed development proposals including site plan, visualisations and house types were presented for comment. The proposals were met with positive feedback with only minor amendments suggested.

### Highways & Drainage Consultation

Lincolnshire County Council (LCC) Highways Officer Becky Melhuish has also attended several of the Project Team meetings as well as a meeting to specifically discuss the potential Jasmin Road access with the Church. Becky has provided invaluable pre-application advice in relation to the proposals for highways and drainage. There is a strong preference for the roads within the development to be shared surfaces as opposed to traditional highways to ensure that pedestrians take highest priority when travelling through the site, rather than being car dominated.

**Public Consultation Event**

Following further development of the scheme, a further Public Consultation Event was held on 12<sup>th</sup> March 2020 at Birchwood Big Local Office adjacent to the site.

Three drop-in sessions were held throughout the day at 10:00am-12:00, 3:00-5:00pm & 6:00-7:30pm.

The event was advertised by the display of 12 posters at the local shops, pub and children's centre and almost 5000 flyers were distributed.

A copy of the poster and flyer is attached to this document at appendix A.

Two sets of 4no. exhibition boards were produced and displayed at the event, which allowed members of the public to view the proposals and gain more information. These are attached at appendix B. Additionally, a handout was available which answered typical questions about BA CLT and the development. This is attached at appendix C

The event was well attended throughout the day. Representatives from BA CLT, EMCLH and LDC were available throughout the day to explain the proposals and answer questions, queries or concerns. Attendees were invited to provide feedback on the proposals and by the end of the event, 24 comments sheets had been completed and returned. These are attached to this document at appendix D.

Following review of the feedback obtained directly from the event and from the comments sheet, LDC have logged and counted the individual items and can summarise as follows:

<b>RESPONSE NUMBERS</b>	<b>POSITIVE FEEDBACK</b>
3	Very comprehensive – lots of trees/plants and seating areas
4	The design of the Bungalows is liked. Practical issues are dealt with.
2	Acknowledgment towards the community benefits – well thought out.
4	Recognition towards well-presented plans.
4	Accommodating elderly and disabled.
4	Previous concerns have been taken into consideration
1	Traffic calming measures implemented within the development
1	Enhancing Birchwood's surrounding community.
1	Providing profit to maintain play areas for years to come.
2	The small scale of the development is welcomed.
2	Recognition for the need towards providing affordable housing.
1	All individual properties look high quality and well designed

RESPONSE NUMBERS	NEGATIVE FEEDBACK	RESPONSE
4	Concern shown towards 'Rat run' cut-through to rear of properties on Snetterton close.	Noted. Additional fencing to be provided to block cut-through access to rear of properties
1	The first tree along road at back of garden to 60 Aldergrove – please remove.	Noted tree removed and sited elsewhere on the site.
1	Possibility of mosquitos in attenuation pond – and possible dumping ground.	The detention basin shown on the proposed drainage strategy plan is designed as a dry basin, therefore would be normally dry except during and immediately following storm events. A management plan will be in place to ensure that the detention basin is correctly maintained in working condition.
1	Security for housing. Suggested burglar alarms.	Noted. Security systems may be incorporated within the final design specification subject to agreement by housing provider.
1	Concern towards the shared road surface.	Highways have strongly advised this option for improved safety towards residents and passing through pedestrians.
6	Suggestion to provide access via Jasmin Road through St Lukes church/ Lancaster School.	This access has been researched and developed – negotiations with the Church of England, who own part of the access are ongoing.
3	Concern towards the positioning of the access coming from Aldergrove – this road can be busy.	Full traffic report has been produced supported by a road safety audit – with no concern regarding the access position. New bus routes have also been updated – less buses will be passing along Aldergrove Crescent from April 2020.
1	Strong opposition towards the access coming in past Lyneham Close.	The existing path between the dwellings and proposed access has been retained along with green space to provide a natural break. Housing has been removed from this area from what was previously proposed at outline.

5	Concern towards the loss of green space.	This site is allocated for housing. 2/3 of Jasmin Green has been retained as open public space. The development has been designed as a landscape-focused place. Around 200 trees are going to be planted meaning a substantial increase in tree numbers on the site.
1	Concern for the possibility of bungalows sitting high to the rear of Snetterton Close.	Site sections have been drawn up. The ground shall be levelled enough to omit any overlooking issues and separation distances range from 20-30m to the closest properties.
1	Concern towards the number of parking spaces for housing.	An allocation of 1.4 spaces per household has been provided, this is the suggested number to provide.
1	Suggested short path from Lyneham to Aldergrove bus stop to reduce people cutting across the grass.	Connection has been added to the plans to overcome this.
1	Concern for the number of proposed dwellings regarding the drainage	A full drainage Scheme has been designed; SUDS have been incorporated and will provide surface water attenuation to accommodate surface water flows from the 1 in 100 year plus 40% climate change scenario.

## 7 | THE PROPOSAL AND CONCEPT

Following initial consultations with the community (discussed earlier in this statement) there was a consensus that there is a need and demand for over 55's housing in the form of bungalows.

It was felt that by providing bungalows specifically for the over 55's it would not only meet an existing demand, but it would also free up much-needed two-storey housing for younger families currently on waiting lists.

Initial concepts were drawn-up for a development of 50no. bungalows for over 55's. The concept was met with broadly positive feedback from stakeholders however following consultation with City of Lincoln Council and Lace Housing (RP) it was felt that that the scheme would benefit from an element of house-type variation in the format of some two-storey housing and a limited number of dormer bungalow housing. Whilst this could provide a richer standard of development, it would make it more appealing to prospective registered providers (RP's) as it was suggested that there would be a reluctance from RP's to adopt a scheme of greater than 30 individual bungalows.

This approach is backed-up by most recent housing needs surveys that suggested a strong need for bungalow housing for over 55's as well as a continuing need for general social housing for all ages.

Therefore, a scheme was developed based on a mix of bungalows, dormer bungalows and two-storey housing.

The development as a whole and individual dwellings are designed to take account of the following important design principles:

- Housing Association Standards
- Lifetime Homes
- HAPPI Standards
- Wheelchair adaptability
- Building Regulations

## 8 | LAYOUT

The prevailing site layout concept works on the strategy of arranging dwellings to form 'squares' creating informal open space for communal use by residents to encourage a sense of interaction and inclusivity. This is one of the key 'HAPPI' design principles. This design principle means residents having to pass by other people's houses increasing the likelihood of 'chance' meeting and opportunities for social interaction.

As-existing the site is public open space with a network of footpaths crossing the site. It is imperative that following development, the site remains a safe place for pedestrians to cross without feeling subservient to vehicular traffic. For this reason, the scheme will integrate shared surface 'homezones' to reduce the impact of the car and parking whilst allowing for this important provision.

"Home Zone" is the UK term for a street where people and vehicles share the whole of the road space safely, and on equal terms; and where quality of life takes precedence over ease of traffic movement.

The residential density of the development has been reduced from the extant planning permission. Whilst this increases the area that the development as a whole encroaches onto Jasmin Green, it will ensure that the development integrates seamlessly into the existing

public open space and doesn't have the characteristics of a typical urban housing development which would be inappropriate in this setting. Integration of extensive tree, hedge and shrub planting and raised beds within development for seasonal rotation of plant stock is proposed.

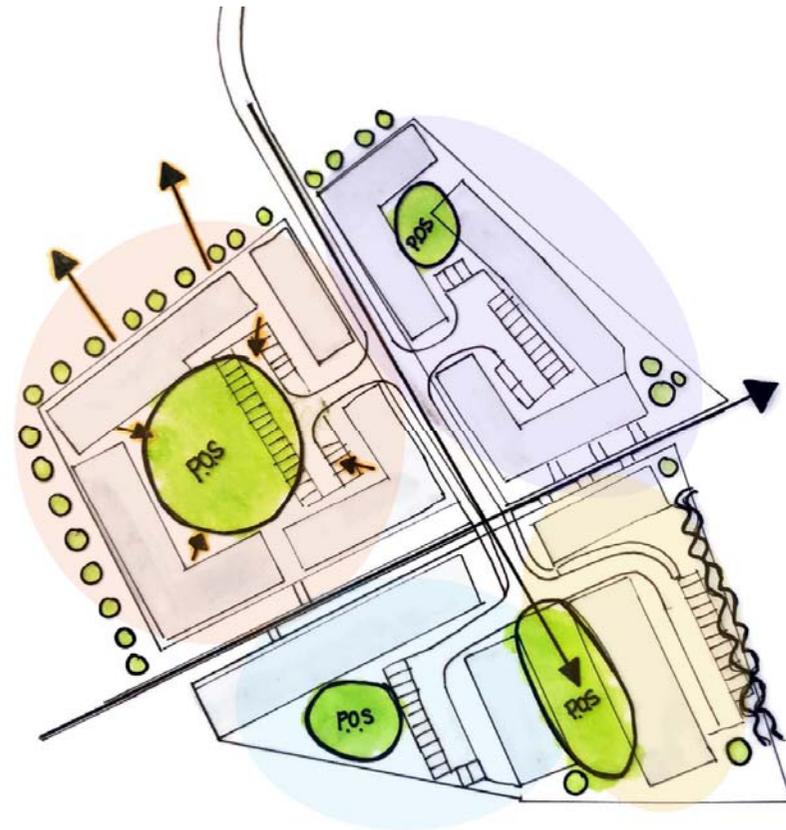


FIGURE 7: Site layout concept sketch

### **SuDS Systems**

The use of SuDS systems to deal with surface water discharge has been integrated into the design from concept stage. We have looked to use the SuDS systems not only for their primary use of dealing with surface water but also to create informal separation to provide privacy and security to dwellings without the need for inappropriate and intrusive fences and walls.

Swales will run alongside the access road from Aldergrove Crescent and also to the west and north edges of the housing development to collect surface water from the roofs and roads. Further onsite attenuation will be provided by a combination of Suds systems comprising a detention basin, storage beneath parking areas and SuDS tree pits and bio-retention systems. This will then discharge into the existing surface water sewer available in Jasmin Walk at a rate of 5 l/s. The estimated total attenuation storage volume to accommodate the surface water flows from the 1 in 100 year plus 40% climate change scenario is approximately 800cum.



*FIGURE 8: SuDS Bioretention system example*

## 9 | ACCESS

The outline planning permission is based upon a vehicular access being brought from Aldergrove Crescent.

Through site analysis it was highlighted that there was potential to bring the access from Jasmin Road via the existing road that runs between the Lancaster School and St Luke & St Martin's Church. Using this latter access would provide opportunities to enhance this existing space and improve the safety of this existing road that is currently used to access the church car park and also as a 'drop-off' area for school children. Further benefits could be provided by surfacing and lining the existing carpark to the church which is currently in a state of disrepair.

Extensive consultation has taken place with the School and Church regarding the access from Jasmin Road and detailed plans have been drawn up to show how this could work. The school are fully supportive of this access and the improvements that it would bring. The Church, whilst broadly supportive of the principle, have yet to provide full support to this access option as it would mean crossing land in their ownership.

Due to project timescales, it isn't possible to wait indefinitely for approval of this access option by the Church and therefore it has been decided that the project must proceed to full planning stage with the

original Aldergrove Crescent access. The project team is still holding ongoing discussions with the Church regarding this matter and if these are fruitful, it is likely that this application will be amended to the Jasmin Road access.

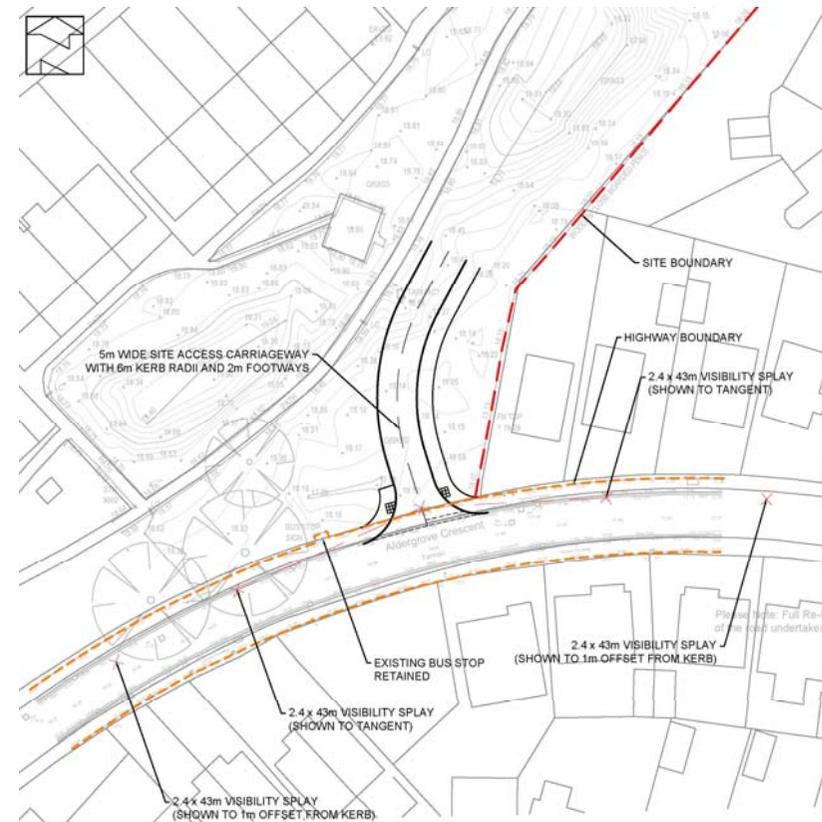


**FIGURE 9:** *Jasmin Road access proposals (does not form part of this application)*

Therefore, the access road which forms part of this full planning application is from Aldergrove Crescent as previously approved at outline planning stage.

The proposed access is to be via a 'T' Junction adjoining with Aldergrove Crescent. The access has been moved slightly east from that previously proposed to avoid moving the existing bus stop. Detailed design of this junction has been completed by ADC Infrastructure Ltd and is included as part of this application.

Furthermore, traffic surveys have been completed and a transport statement has been compiled including a road safety audit. This statement completed by ADC Infrastructure Ltd is also included as part of this application.



**FIGURE 10:** Aldergrove Crescent proposed access



FIGURE 11: Proposed Site Plan

## 10 | DWELLING CONCEPTS

In designing the house types, a fresh approach has been taken in developing proposals. The design concept for the proposed dwellings is driven from basic room orientation requirements and how spaces are best connected and their connection to important external factors.

For example, with the courtyard bungalow the principle living space and bedrooms have been designed to orientate and have access onto private external space with openable glazed doors. In accordance with lifetime homes and bearing in mind the target occupants, dwellings are designed to be adaptable for lifetime occupation (care-ready). This has influenced the positioning of the bathroom beside the main bedroom and resulted in larger-than-standard room dimensions.

The integration of private courtyard space provides secure outdoor amenity space and storage for belongings.

The dwelling designs seek to positively integrate natural day lighting into living spaces with oversized windows to improve living conditions.

House types have been developed to be 'standardised' which can be turned or handed to maximise orientation

to reduce build-cost whilst maintaining the high standard of architectural quality.

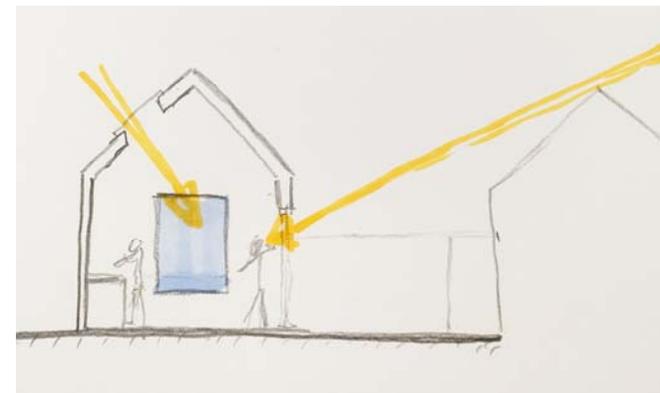
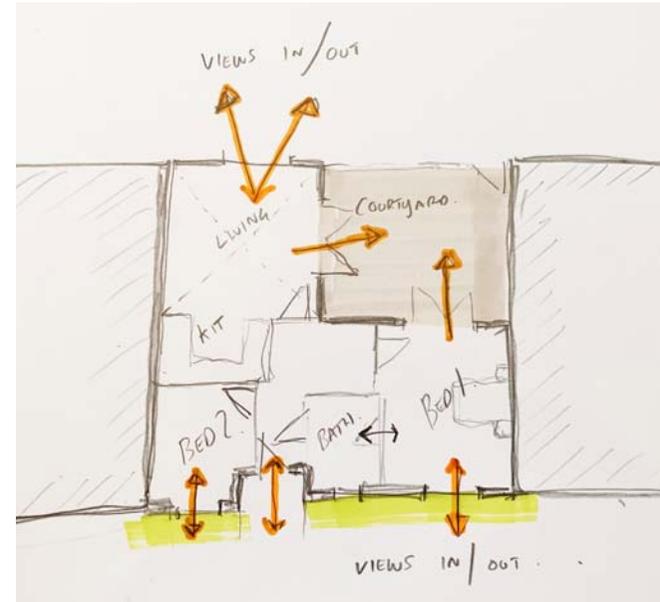


FIGURE 12: Dwelling concept sketches

## 11 | APPEARANCE

When developing the architectural identity of the scheme, the design team looked at historical precedents such as Almshouses alongside contemporary, award-winning housing schemes such as Accordia in Cambridge and Icon in Somerset.

We were interested by the repetition evident in the design of almshouses and also how the communal gardens that are commonly overlooked by the houses develops a sense of community and ownership, encouraging integration and interaction amongst residents.

Accordia and Icon are contemporary schemes which have embraced Shared Surfaces to provide exceptionally designed external spaces that focus on developing a place that is centred around landscape rather than dominated by the car. These schemes have landscaping at their heart as opposed to an afterthought. These are principles that we have held in high regard when developing the proposals for Jasmin Green.



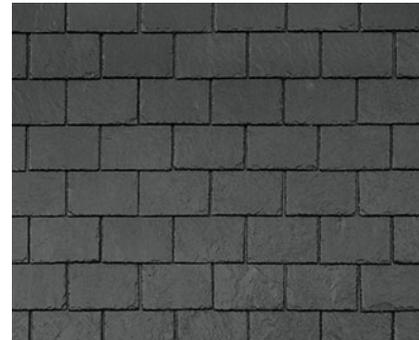
**FIGURE 13:** Precedent Material- Almshouse (top & middle), Icon, Somerset (bottom)

The existing public housing stock in Birchwood was developed predominantly in the 1960's – 1980's. Brick walling and concrete roof tiles are the predominate materials in a mixture of red and buff brickwork.

Architecturally the proposed dwellings are to have a contemporary language with simple, clean detailing. Locally distinctive, low-maintenance materials such as brick and slate tile are to be used. It is proposed to use a good-quality buff brick of hand-made appearance to give the development a fresh, modern appearance inline with the site's important location.

It is proposed to add subtle detailing with the use of brick header courses above and below window openings. These courses are to be constructed in an identical brick to the surrounding walls to maintain a subtle and contemporary detail.

Eaves and verge detailing is to be simple without fascias or soffits to provide a clean, simple appearance and avoiding maintenance.



**FIGURE 14:** Proposed materials

## 12 | USE, AMOUNT AND SCALE

The use of the application site as residential is compatible with surrounding uses. Existing housing is located directly to the south and west. Birchwood is defined as a predominantly residential area. Essential amenities, facilities and services are available immediately adjacent to the site at Jasmin Walk and The Birchwood Centre.

The proposed development provides a housing mix in accordance with consultation outlined elsewhere in this document. The proposed dwelling mix is as follows:

- 28no. two-bedroom bungalows- G.I.A 72.2m<sup>2</sup>
- 5no. two-bedroom dormer bungalows- G.I.A 68.4<sup>2</sup>
- 12no. two-bedroom terrace houses- G.I.A 82.1<sup>2</sup>
- 4no. three-bedroom semi-detached houses- G.I.A 92.7<sup>2</sup>

The scale of the dwellings has been influenced by the existing character of the site. The northmost dwellings on the site are single storey bungalows arranged in courtyards, reducing their impact on the existing public open space. The two-storey dwellings are situated centrally on the application site where their impact is reduced. The scale of the housing then drops back down to the dormer bungalows in the southern portion of the site to relate more closely in scale to the existing dwellings on Snetterton Close.

The site layout has been arranged to ensure neighbouring uses are located most compatibly with each other. The attenuation area and parking court in the south-east corner have been located as such to create a separation between proposed housing and any potential disturbance from the Birchwood Centre service yard.

## 13 | LANDSCAPING

The landscaping and green space strategy form a significant part of the proposed development. This has created a design that provides an attractive green environment for residents and people passing through alike. This approach allows the development to mitigate against the site's constraints, namely the development of existing public open space.

Perhaps one of the most important aspects of this development is the main access through the development that runs in an east/west direction. It occupies an area currently forming the footpath access from Aldergrove Crescent to Jasmin Green which is heavily trafficked. This access is to be a shared surface. The road area is to be surfaced in coloured tarmac to denote to drivers that this isn't a typical highway. Tree planters are to be installed along this access at intervals creating obstacles for vehicles and reducing the speed of traffic.

A hard-surfaced area of paving is proposed to be provided alongside the access road as a safe area for travel of pedestrians.

Different surface materials will be used to define access roads, drives, parking areas and footpaths. This will define the different uses and create variation and interest within the development; it will also make the development pedestrian friendly.

The development is to provide a clear hierarchy of public, semi-public and private space with clearly defined public through-routes. Buffer front gardens will be provided where appropriate with low hedges, railings or walls to provide a defensible space whilst promoting overlooking and surveillance of public areas to prevent anti-social behaviour and vandalism.



**FIGURE 15:** *Concept sketch of shared access*

It is proposed that a central public open space is created in the largest courtyard of housing. This area is designed to form the 'hub' of the development and serve as a meeting place for residents to congregate, interact and socialise. Raised landscape features will be provided along with tree planting and areas of unplanted raised beds to allow residents to grow their own flowers, herbs, fruit and vegetables and to personalise this space. Benches will be provided to encourage use of the area.

Additional landscape features will be provided in the form of planter seating. This will create ordered soft landscaping to the communal areas whilst providing additional occasional seating for residents and visitors alike.



**FIGURE 16:** Concept sketches of Courtyard space and planter seating

All boundary tree planting is to be retained and positively managed as part of the development as it provides significant screening between the development and the neighbouring buildings at Snetterton Close to the south, Lyneham & Bawtry Close to the west and the Lancaster School to the east.

It will be necessary to remove some existing trees on the site to accommodate the development however this is far outweighed by the proposed scheme of tree planting. It has been counted that there will need to be approximately 50 trees removed to facilitate the development, however with over 200 trees planned as part of the development, the net gain in the long-term will be significant.

Although full details will be agreed as part of a planning condition discharge application it is envisaged that any new trees and hedges will be native species. The open spaces, including the swales and detention basin, will be laid to grass.

Wildflower meadow will be provided to the landscaped areas on the south side of the access road to provide an enhancement to the site's ecology.



*FIGURE 17: Wildflower Meadows are to be provided*

## 14 | ECOLOGY & BIODIVERSITY

As existing the site comprises managed grassland with footpaths crossing through it. There are various existing areas of mixed plantation woodland. Small areas of scattered scrub border the woodland in the south. The actively managed and urban location of the site mean that the site doesn't currently offer potential for many protected or notable species. The proposed development is therefore not expected to have any significant adverse impact on the existing ecology & biodiversity of the site or wider area.

The proposed development adopts the recommendations from the Extended Phase 1 Habitat Survey that was completed by Delta-Simons at Outline Planning stage. A copy of this report is included with the application.

The project team has sought to consult with Lincolnshire Wildlife Trust and Hill Holt Wood who manage a large amount of woodland in the Birchwood area. Consultations are ongoing with these bodies however it is hoped that they will be able to provide valuable input into the proposed landscaping scheme and site-specific ecology and biodiversity enhancements.

The site is an important location and the existing nature of the public green open space is such that the Project

Team seeks to provide a significant enhancement to the existing ecology and biodiversity on the site.

### **Trees**

An extensive scheme of tree-planting is proposed throughout the site. Over 200 trees are to be planted across the site. In the long-term this will result in a substantial increase in tree numbers.

### **Wildflowers**

The south side of the access road is to be planted with wildflowers. This will offer a diverse, and typically exceptionally attractive habitat attracting insects and other invertebrates (including butterflies, bees, spiders and millipedes), birds and mammals. Flowering species will provide host to a variety of pollinators.

### **Native Species**

The use of native species when planting trees, grasses and flowers, sourced from local nurseries will enhance foraging opportunities for local birds and bats, by increasing the invertebrate diversity on the site.

### **New Homes for Everyone**

Birdboxes and bat bricks are to be incorporated into the facades of the proposed houses throughout the site to provide nesting and roosting opportunities for birds and bats.

**Hedges**

It is proposed to provide native species hedging to form boundaries in various locations throughout the site, specifically around the perimeter of the largest courtyard and to the front gardens of the bungalows on the eastern side of the site. This hedging will provide nesting opportunities for birds and will host insects and other invertebrates.

## 15 | SUSTAINABILITY

The location of the application site in an established residential area with exceptional public transport links and an existing network of green infrastructure means the site is sustainably located. There is easy access to a range of facilities at The Birchwood Centre reducing the demand on the private car.

### **Building Envelope**

The dwellings themselves have been designed with a 'fabric-first' approach meaning that they will be constructed using additional levels of insulations throughout providing upgraded thermal performance, reducing the heating and cooling demand therefore reducing energy consumption.

### **Passive Solar and Daylighting**

Living spaces have been designed to have increased levels of natural lighting to maximise the potential for solar gain and reducing the need for artificial lighting. The layout of the dwellings and design of the windows will also provide a pleasant living environment which will aid the health and wellbeing of the future occupants.

### **Materials**

Materials with lower environmental impacts achieving 'A+' rating under the Green Guide will be used for elements such as external and internal walls, roof, floors

and windows. Responsibly sourced materials will also be used where possible i.e. FSC certified timber.

### **Heating**

Final heating systems are to be confirmed and will be subject to negotiation by the Housing Provider however there is a strong preference from the Project Team for dwellings to feature a renewable heating source.

### **Water Usage**

Water consumption within the buildings will be reduced beyond that stipulated in the Building Regulations by using efficient fittings such as 2/4 litre dual flush toilets, aerated taps and low capacity baths and water efficient showers.

### **Surface Water**

As detailed elsewhere in this document and in the accompanying drainage strategy, SuDS systems are to be used throughout the site to deal with surface water discharge.

### **Electric Car Charging**

Electric car charging stations are to be provided to allocated car parking bays in the parking courts. These will be controlled from inside the dwellings to prevent unauthorised usage.

## 16 | FLOOD RISK ASSESEMENT

The aims of this site-specific FRA will be as follows:

- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces risk.
- Propose measures to deal with the identified effects and risks.

The proposed development is for residential use and as such is considered as 'more vulnerable' under the National Planning Policy Framework (NPPF). The Planning Policy Guidance (PPG) to the NPPF requires that the Sequential and Exceptions Tests are applied for more vulnerable developments and therefore these are discussed later in this report.

The site is located within Flood Zone 1 and therefore at no risk of tidal or fluvial flooding.

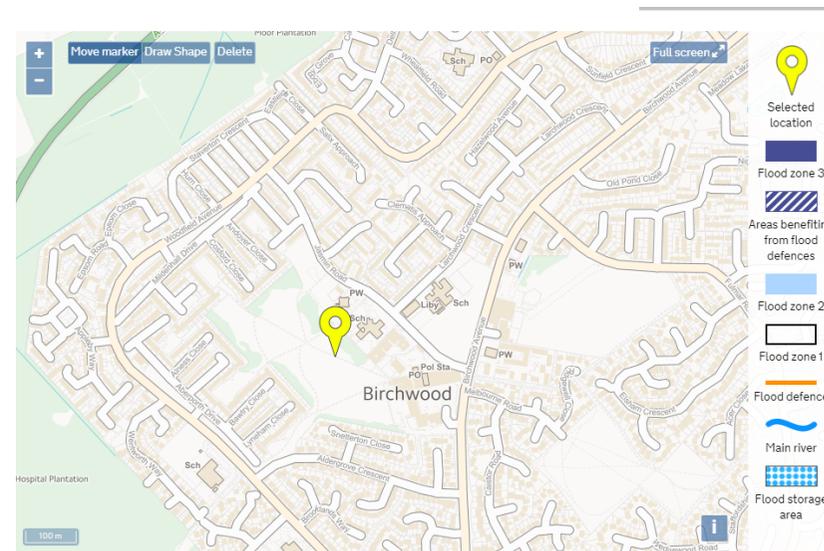


FIGURE 18: The Flood Map for Planning showing that the site is in Flood Zone 1.

In this case the Sequential Test has been passed as the proposed building is in Flood Zone 1 and therefore at the lowest possible risk of flooding. Consequently, the Exception Test is also not relevant; as demonstrated in the table adjacent.

The Environment Agency maps and the Strategic Flood Risk Assessment (SFRA) show that the area has not been affected by flooding.

The detailed Flood Map for Planning (Figure 20) shows that there is very little potential for Pluvial (surface water) flooding on the site. The small area of flooding marked on the eastern side of the site is not proposed to be developed with housing. Furthermore with the positive management of surface water discharge on the site with SuDS systems and attenuation, there is likely to be a betterment to the existing situation as currently there is very little permeability and water is therefore being left to drain to the naturally lowest points on the site rather than being proactively managed.

There is no risk of flooding on the site from reservoirs as highlighted by the detailed Flood Map for Planning.

<b>FLOOD RISK VULNERABILITY AND FLOOD ZONE 'COMPATIBILITY'</b>					
<i>Source: PPG, Table 3</i>					
Flood Risk Vulnerability classification (Table 2)	Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception Test Required	✓	✓
Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
Flood Zone 3b 'Functional Floodplain,	Exception Test Required	✓	✗	✗	✗

✗ = Development should not be permitted    ✓ = Development is appropriate

FIGURE 19: Flood risk vulnerability and compatibility table

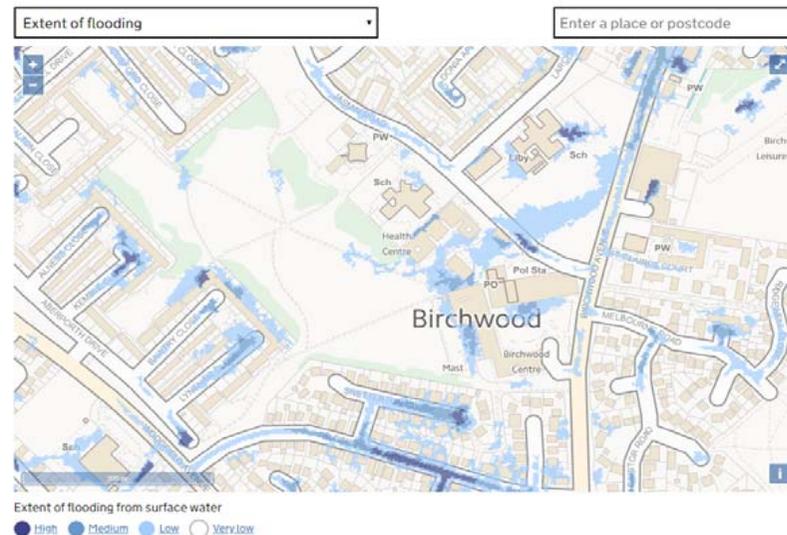


FIGURE 20: The Flood Map for Planning showing surface water flooding

Paragraph 163 of the NPPF requires that when determining any planning applications, Local Planning Authorities should ensure that flood risk is not increased elsewhere. Accordingly, the NPPF requires that where appropriate, applications should be supported by a site-specific flood-risk assessment.

Paragraph 165 goes on to state that major developments (such as this proposal) should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. This further sets out that the systems used should:

- a) *take account of advice from the lead local flood authority;*
- b) *have appropriate proposed minimum operational standards;*
- c) *have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) *where possible, provide multifunctional benefits.*

The technical guide to the NPPF provides further guidance on how to determine which methods of sustainable drainage system are most suitable for developments. This starts off by suggesting that the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. *into the ground (infiltration);*
2. *to a surface water body;*
3. *to a surface water sewer, highway drain, or another drainage system;*
4. *to a combined sewer.*

Particular types of sustainable drainage systems may not be practicable in all locations and on-site investigations and discussions with the Lead Local Flood Authority are essential. In this case, a drainage engineer (ADC Infrastructure Ltd) has been engaged and developed a robust drainage strategy.

Due to the existing geology of the site, surface water disposal cannot not be achieved by Infiltration; the preferred option in the above hierarchy. It has also been established that a suitable water course is not available close to the site. Therefore, in accordance with the drainage hierarchy, the next option is to discharge surface water run-off into the existing surface water network. A drainage strategy has been prepared on this basis and is included as part of the planning application.

On the basis of this strategy it is considered that the development will not increase the risk of flooding to the site or the surrounding area as a result of surface water drainage.

A developer enquiry has been submitted to Anglian Water in connection with the foul water connection. The pre-planning response from Anglian Water stated that a foul connection from the proposed development can be made to manhole 3601, which is situated in Jasmin Road to the east. In order to achieve a gravity foul connection a foul sewer route through the pedestrian footway and car park areas associated with Birchwood Shopping Centre would be required.

## 17 | PLANNING POLICY

The National Planning Policy Framework (NPPF) provides the national planning objectives upon which Local Planning Authority's Local Plan policies should be based. The Central Lincs Local Plan (CLLP) was adopted in April 2017 and therefore forms the basis on making planning decisions.

### LOCAL

As previously mentioned, the site is allocated for housing in the CLLP settlement proposals and it also benefits from outline planning permission for 62 dwellings. Although the shape of the site has altered since the allocation and outline approval, the principle of planning permission for a residential development on the site has been set. Nonetheless, the following local plan policies are relevant to this application as it is a new full planning application:

Policy LP1: A Presumption in Favour of Sustainable Development

Policy LP2: The Spatial Strategy and Settlement Hierarchy

Policy LP3: Level and Distribution of Growth

Policy LP10: Meeting Accommodation Needs

Policy LP11: Affordable Housing

Policy LP13: Accessibility and Transport

Policy LP14: Managing Water Resources and Flood Risk

Policy LP17: Landscape, Townscape and Views

Policy LP18: Climate Change and Low Carbon Living

Policy LP21: Biodiversity and Geodiversity

Policy LP23: Local Green Space and other Important Open Space

Policy LP26: Design and Amenity

Policy LP49: Residential Allocations - Lincoln

## NATIONAL

The Revised National Planning Policy Framework was published in February 2019. The Framework sets out the Government's planning policies and intentions towards positive growth for England. Paragraphs 2 and 47 specify that planning law requires applications to be determined in accordance with the Development Plan, unless material planning considerations indicate otherwise. The Framework is a material planning consideration that should inform decision-making.

Chapter 2 sets out the Government's aims for achieving sustainable developments and in accordance with paragraph 8, there are three 'overarching objectives' which comprise a Social, Economic and Environmental element.

- **Economic objective-** A strong responsive economy, ensuring that sufficient land is available in the right places and at the right time.
- **Social objective-** Supporting healthy communities by ensuring a sufficient number and range of homes are provided and encouraging a well-designed built environment, accessible services and open spaces.
- **Environmental objective-** Protecting and enhancing the natural, built and historic environment.

Paragraphs 10 and 11 outline the presumption in favour of sustainable development. For decision making this

means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 55 details that "planning conditions should be kept to a minimum" and should be used where development would otherwise be unacceptable in planning terms.

Chapter 5 details the Government's objectives to significantly boost the supply of homes, noting the importance of variety in size, type and tenure.

Paragraph 64 states that planning policies and decisions should expect at least a 10% provision of affordable home ownership on-site. [*This development is 100% affordable.*]

Chapter 9 details the Government's aims for sustainable transport. The key points include the need to consider transport at the earliest stage to ensure that impacts can be addressed, opportunities are realised, and sustainable movement patterns are pursued. Development should encourage the diversity in transport modes. Paragraph 109 notes that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or if residual cumulative impacts on the road network would be severe.

Chapter 11 details the Government's objectives for making effective use of land. Paragraph 122 notes that

planning decisions should support development that makes efficient use of land, which takes into account the identified need for the types of housing, local market conditions and viability, the capacity of local infrastructure and services, the desirability of maintaining the area's character and the importance of securing a well-designed place.

Chapter 12 outlines the Government's assumptions for achieving well-designed places as a function of sustainable development.

Paragraph 124 states that there should be effective engagement between the relevant stakeholders involved in development. Decisions should ensure the development function will add to the overall quality of an area for the lifetime of the development and recognises local character.

Paragraph 127 (f) notes that decisions should ensure that a high standard of amenity of existing and future residents is achieved. Paragraph 30 highlights that where the 'design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.'

## 18 | CONCLUSION

This Integrated Planning Statement has been prepared to accompany a full planning application for the development of 28 bungalows, 5 dormer bungalows and 16 houses

Birchwood Big Local and Birchwood Area Community Land Trust (BACLT) are made up of a group of volunteers working with the local community's interests at heart. This housing scheme has been brought about by an extensive level of public consultation and is predominantly supported by the local public.

The reports which form part of this comprehensive planning application demonstrate that the proposal will have no harmful effect on the defining character, flood risk, highways safety, amenity etc.

The scheme is highly landscape-focused and has been designed to the highest quality, helping to enhance the existing housing offering in Birchwood and lift the standard of housing generally.

The proposed scheme has taken into consideration the qualities of the site location and has been designed to reflect and enhance the local character and will incorporate sympathetic landscaping to integrate it into its surroundings. As a result, it is considered that the proposed development meets the objectives of local

and national planning policy and can therefore be granted planning permission.



## **APPENDIX A**

Public Consultation Advertisement Poster



# Housing Consultation Drop-In

## 12<sup>th</sup> March 2020

### at the **Big Local Office**

Unit 26, Birchwood Shopping Centre, LN6 0QB  
(opposite Police Station)

**Open : 10.00 – 12.00 and 3.00 – 5.00 pm and 6.00 – 7.30 pm**

Drop-in to hear about the progress with the housing development plans for Jasmin Green. Share your comments before plans are submitted to the Council.

Below are details of the layout of the proposed scheme being prepared for BACLT's planning application

*[Information will also be available at <http://baclt.uk>]*



## **APPENDIX B**

### Public Consultation Display Boards

# Why are BACLT building on Jasmin Green?



- Building affordable bungalows and houses for local people
- Restricting the new properties to a third of the area
- At the same time developing the rest of Jasmin Green for recreational use including two play areas
- Building with high quality materials
- All homes for affordable rent
- 28 traditional bungalows, 5 dormer bungalows and 16 houses



# Timeline of this development proposal

2016 - BACL T formed - local resident group to own and develop land

2017 - widespread consultation with the community

2017 - outline planning permission for housing obtained

2019 - bid for and obtained grant funding to progress the plans

..... Future schedule .....

2020 - apply for detailed planning permission by the end of March

2020 - survey young people to establish play area plans

2020 - apply for grant funding to build

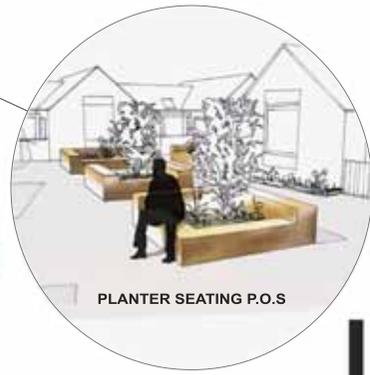
2021/22 - start building



VIEW 1 - REAR OF BUNGALOWS FROM CENTRAL P.O.S



VIEW 2 - SHARED SURFACE THROUGH SITE



PLANTER SEATING P.O.S

**ldc** LINC  
DESIGN  
CONSULTANCY  
ARCHITECTURAL | PLANNING | ENVIRONMENTAL | LANDSCAPE

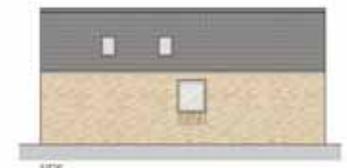




FRONT



REAR



SIDE



SIDE

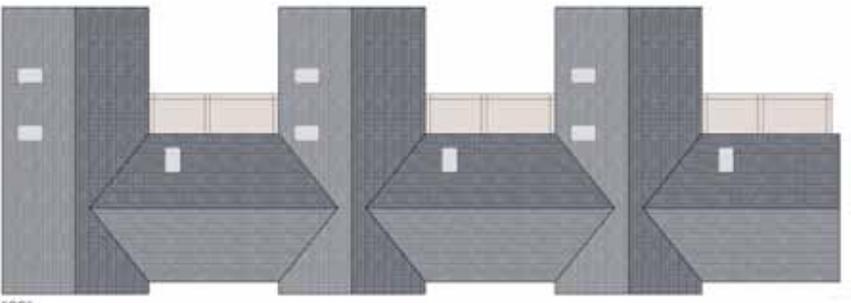


SIDE (INSIDE COURTYARD)

PROPOSED ELEVATIONS | 1:100



GROUND FLOOR



ROOF

PROPOSED PLANS | 1:100



FURNITURE REQUIREMENTS & LIFETIME HOMES REQUIREMENTS 1:50

- LIFETIME HOMES STANDARDS**
- 1 **USE FURNITURE**  
Communal seating to be provided. Provision to be made for integrated with existing chairs for disabled users.
  - 2 **ACCESS FROM CAR PARKING**  
Ramping to be arranged normally to maintain distance between parking and building. Access route to be level or gently sloping.
  - 3 **APPROACH TO BUILDING**  
The approach to all buildings will be level.
  - 4 **ENTRANCES**  
For pre-identified categories will be covered to a minimum depth of 400mm and will be flush-threshold.
  - 5 **COMMUNAL STAIRS & LIFTS**  
N/A.
  - 6 **HOISTWAYS & MACHINES**  
Door & usable width comply with Part M of the Building Regulations. Clearances of at least 1.2m width, allowing if necessary to turn. There is also a 500mm landing space for all ground floor doors.
  - 7 **WHEELCHAIR ACCESSIBILITY**  
1.2m diameter turning space for an individual can be used within the living room, kitchen and hall. Adequate space has been provided throughout the residential development.
  - 8 **USING ROOMS**  
The living room is provided at entrance level.  
The kitchen is provided at entrance level.
  - 9 **ENTRANCE LEVEL, INC. & BUILDING**  
The approach is provided at entrance level.
  - 10 **BEDROOM & HALL WALLS**  
Work within the bedroom will be designed to accommodate lower adaptability or, handrails.
  - 11 **SHOWER ONLY THROUGH FLOOR LIFT**  
N/A.
  - 12 **BATHING FACILITIES**  
A shower only point will be provided between the bedroom and bathroom to provide a suitable route for a wheelchair at a later date.
  - 13 **BATHROOM ENTRANCE**  
The approach has been designed to allow maximum turning space and provide a clear path of access for the bath, wet area/shower.
  - 14 **WOODEN SPECIFICATION**  
The greatest depth within the living room provide a view for people when seated. The doors will be designed to be view to upper and lower levels.
  - 15 **CONCRETE PATHS & PATHS**  
All surfaces, except the, will be finished in an area of 1.00m above floor level.

AREAS:  
GIA: 72.2m<sup>2</sup>  
GFP inc yard: 111.6m<sup>2</sup>



**ldc** LINDS DESIGN CONSULTANCY  
ARCHITECTURAL | PLANNING | ENVIRONMENTAL | LANDSCAPE



## APPENDIX C

Public Consultation Hand-out

## **Answers to your questions from Birchwood Area Community Land Trust**

### **Who are Birchwood Area Community Land Trust?**

*We are a community-owned Registered Society set up by Birchwood Big Local to own and lease land on behalf of residents of the Birchwood Big Local area. We already own Diamond Park (off Staverton Crescent) and lease the Birchwood Big Local office.*

### **Do you own Jasmin Green?**

*No, the City Council still own it. They have given us an “in principle” agreement to own over half of Jasmin Green at no cost to us and lease the other half for 10 years. If and when we have detailed planning permission we will negotiate the details of the transfer of the land to Birchwood Area Community Land Trust (BACLT).*

### **Why can't Jasmin Green just stay as it is?**

*The principle of providing housing on part of Jasmin Green has already been agreed. This area was allocated for housing in the Central Lincolnshire Local Plan, which was adopted by the three local councils in April 2017.*

### **What is happening now?**

*Building cannot start immediately. The City Council agreed to grant outline planning permission for the development in October 2017. We are about to submit a more detailed planning application for the housing showing*

- the exact positions of the road, footpaths and parking*
- the detailed design of the housing*
- tree planting and landscaping, etc.*

*This consultation is to give you a chance to have your say on these proposals. It will continue after the planning application is submitted so there will be plenty of opportunity to comment before the City Council decide on the application.*

### **Can I join Birchwood Area Community Land Trust?**

*Yes. Many local people have already purchased shares. You can also join for just a £1 share, which gives you a stake in the land we own and a greater opportunity to input to our projects. We want as many local residents as possible to join so that it is a community-owned company. If you are interested, please speak to one of us at this consultation event.*

## **APPENDIX D**

### Public Consultation Comment Sheets



Please let us have

## Your comments:

What do you like about these plans?

What do you dislike about these plans?

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

We are very concerned about the "rat run" at the rear of our property and to have this closed off would be a benefit to us and other residents to hopefully counteract antisocial behaviour.

Your name and address (optional):

Snettendon Close.

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".



Please let us have

## Your comments:

What do you like about these plans?

Very comprehensive  
Lots of trees/plants/  
and seating areas

What do you dislike about these plans?

One tree (1st) along  
road - by Hilder Grove please  
remove.

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

NO

Your name and address (optional):

[Redacted]

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".



Please let us have

## Your comments:

What do you like about these plans?

Something for everyone.

What do you dislike about these plans?

None. If plans stay the same

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

No pathway behind Snetterton close

Your name and address (optional):

[Redacted]  
Snetterton Close

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLF will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".



Please let us have

## Your comments:

What do you like about these plans?

LIKE DESIGN OF BUNGALOWS

What do you dislike about these plans?

MOSQUITOS IN ATTENUATION POND  
DUMPING GROUND IN POND

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

MOVE THE ATTENUATION POND TO  
TOP RH CORNER

Your name and address (optional):

[Redacted]  
SNETTERTON

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLF will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".

Please let us have



## Your comments:

What do you like about these plans?

I like to see that for the bungalows, the daily practical issues are to be dealt with. For example, wider than usual doorways (enable wheelchairs+walkers) higher placed sockets (to prevent falls when bending down)

What do you dislike about these plans?

? Ramps to enable access from outside not demised.  
? Security - will some sort of alarm system be in place for 'senior' bungalows and the family intended 'homes'.

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

[Redacted]  
[Redacted] Woodfold Ave, Lincoln.

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACL will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual."

Please let us have



## Your comments:

What do you like about these plans?

Impressive plans.

What do you dislike about these plans?

NOT IMPRESSED WITH SHEARED ROAD SURFACES.

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

[Redacted]  
[Redacted] Risby Green

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACL will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual."



Please let us have

## Your comments:

What do you like about these plans?

LOOKS GOOD FOR THE  
COMMUNITY

Very well thought out  
in the planning detail

What do you dislike about these plans?

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLIT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

WELL PRESENTED AND CONCISE  
GOOD DESIGN AND HIGH SPECIFICATION  
NICE TO SEE THAT PROPERTIES ARE FITTED TO  
ACCOMMODATE DISABLED INDIVIDUALS.

What do you dislike about these plans?

NIL

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

ACCESS VIA ST LUKES/LANCASTER SCHOOL

Your name and address (optional):

[REDACTED]  
[REDACTED] WOODFIELD AVE  
[REDACTED]

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLIT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

What do you dislike about these plans?

NONE IF PLANS STAY  
THE SAME AS OF 12/3/20

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

NOT 'RAT RUN' BEHIND  
SNETTERTON CLOSE.

Your name and address (optional):

[REDACTED]  
SNETTERTON CLOSE  
LINCOLN.

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".



Please let us have

## Your comments:

What do you like about these plans?

What do you dislike about these plans?  
detailed plans A3 x A4 if possible  
to the address below.

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

[REDACTED]  
snowberry gardens  
Burchwood, Estate  
[REDACTED]

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual".



Please let us have

## Your comments:

What do you like about these plans?

- \* they have been revised!
- \* Previous concerns have been taken into consideration
- \* bungalows and houses 'sympathetic'
- \* green spaces

What do you dislike about these plans?

- \* the position of the road coming off Alder Grove Cres - busy road, unsafe positioning
- \* Do not agree with it going in front of Lyneham rd
- \* unsafe with cars - people use the field for access and commuting - blind junction / toddlers -

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

The location of the access road. I strongly oppose the position and location

Your name and address (optional):

[Redacted] Lyneham Close

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

Good idea about new properties

What do you dislike about these plans?

But what about the dog walkers? where can I walk my dog?

Disabled access as well from Snetterton close to the Stops

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLT will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

PREVIOUS COMMENTS TAKEN ON BOARD  
+ PLANS REVISED

What do you dislike about these plans?

CONCERN OVER SECURITY OF SWETTERTON CLOSE  
WHAT DETRIMENT ON LOCAL HOUSE PRICES  
LOSS OF GREEN SPACES + WILDLIFE  
WHAT DETRIMENT TO LOCAL SCHOOLS, DOCTORS,  
SEWERAGE SYSTEMS

Is there anything you would change on these plans? If yes,  
please give details of what you would change and why you  
feel like this (continue overleaf if necessary)

ROAD  
ACCESS FROM JASMIN ROAD.  
MOVE 2 STORY HOUSES TO TOP OF  
SITE MAP.

Your name and address (optional):

[REDACTED]  
SWETTERTON CLOSE

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLI will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

NOTHING

What do you dislike about these plans?

TAKING AWAY PEOPLE'S FIELDS AND TREES  
FOR THE WILDLIFE. I CAN'T SEE WHY  
OLD PEOPLE LIVE NEAR A PUB. AND  
DANGEROUS ROADS

Is there anything you would change on these plans? If yes,  
please give details of what you would change and why you  
feel like this (continue overleaf if necessary)

YES STOP IT - DANGEROUS ROAD OUT.  
DOG WALKING. CHILDREN PLAY ON THE  
FIELDS IN SUMMER AND WINTER.  
STOP IT

Your name and address (optional):

General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): "General Data Protection Regulation (GDPR) (Regulation (EU) 2016/679): BACLI will only use personal data in connection with its land trust objectives. It does not make personal data available to any other organisation or individual"



Please let us have

## Your comments:

What do you like about these plans?

Traffic calming  
New green planten/trees

- 4) Swap houses to other side of site <sup>that doesn't overlook houses.</sup>
- 3) access road by St Luke, not where it is on the plans

What do you dislike about these plans?

What needs to happen

- 1) Closed off from the water basin to the wild flower meadow so it doesn't become a walk through
- 2) Higher ground behind 20 Snetteton needs to be lowered - houses/gung along not built at current height

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Concerns

impact on value of property  
that it doesn't just become another estate -  
needs to be green, spacious + pedestrianised.  
who will manage the trees at the back of

Your name and address (optional): Snetteton Close.

[Redacted]  
[Redacted] Snetteton  
[Redacted]  
[Redacted]

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Please let us have

## Your comments:

What do you like about these plans?

This will help Birchwood be a worthwhile place to live and with affordable housing for the over 50+ who cannot afford to buy also children to have a good park to play.

What do you dislike about these plans?

None

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

[Redacted]

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Please let us have

## Your comments:

What do you like about these plans?

good affordable housing  
for older people.  
small development.

What do you dislike about these plans?

nothing!

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

The exit between church  
& school looks to be better  
option.

Your name and address (optional):

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Please let us have

## Your comments:

What do you like about these plans?

less buildings

What do you dislike about these plans?

1/2 parking spaces per house  
will be insufficient - 2-3 bed houses  
are more likely to have 2-3 cars per  
house dependent on ages of occupants

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Your name and address (optional):

[Redacted]  
[Redacted] Anderson Colclough

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Please let us have

## Your comments:

What do you like about these plans?

Good that they're not using Aldergrove for construction traffic

What do you dislike about these plans?

Losing the green space and entrance from Black Swan entrance -

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Not have it at all

Your name and address (optional):

[Redacted name and address]

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Please let us have

## Your comments:

What do you like about these plans?

The layout is good, design of individual properties is well thought out. The quality looks promising.

What do you dislike about these plans?

I am concerned about the access from Aldergrove though I understand that there is a Plan B ✕

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

✕

Your name and address (optional):

[Redacted name and address]  
Aldergrove Crescent

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Please let us have

## Your comments:

What do you like about these plans?

BETTER PLAN

What do you dislike about these plans?

DON'T LIKE ALDERGROVE ACCESS  
BUT PREFER JASMINE ROAD  
ACCESS

Is there anything you would change on these plans? If yes,  
please give details of what you would change and why you  
feel like this (continue overleaf if necessary)

SHORT PATH FROM LYNEHAM  
TO ALDERGROVE

Your name and address (optional):

[REDACTED]

[REDACTED] LYNEHAM CL.

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Please let us have

## Your comments:

What do you like about these plans?

Better than original

What do you dislike about these plans?

I think there are too many  
planned for area. Don't think  
the drains will cope

Is there anything you would change on these plans? If yes,  
please give details of what you would change and why you  
feel like this (continue overleaf if necessary)

Your name and address (optional):

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Please let us have



## Your comments:

What do you like about these plans?

Seem to be well thought out

What do you dislike about these plans?

still the developments, what about the ponds

Is there anything you would change on these plans? If yes, please give details of what you would change and why you feel like this (continue overleaf if necessary)

Is enclos for old people, toilets. swimming pool?

Your name and address (optional):

[Redacted]  
1 Birchwood Crescent  
13 Birchwood, Lincoln [Redacted]

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