

De Wint Court: Consultee responses

Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwayssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2018/1113/FUL

With reference to this application dated 10 September 2018 relating to the following proposed development:

Address or location

De Wint Court, Bowden Drive, Lincoln

Date application referred by the LPA
20 September 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Demolition of existing sheltered accommodation and erection of a 3 storey extra care facility comprising 50no. one bed apartments and 20no. two bed apartments with supported accommodation facilities and associated external arrangements to include hard and soft landscaping and car parking facilities

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

HI03

The access improvement works are to be carried out in accordance with Drawing 'H16048-GNA-XX-ST-MP-A-0301' dated 30 July 2018, and to the specification and constructed to the satisfaction of the Highway Authority, under the provision of Section 184 of the Highways Act 1980. Specification and construction information can be obtained from the Highway Authority on 01522 782070.

HI08

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

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:

Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 11 October 2018

Dear Sir/Madam

Thank you for consulting the Environment Agency on the above planning application.

We do not wish to comment on this application at this time however we do recommend that the applicant view our Flood Risk Assessment standing advice which can be found here:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#vulnerable-developments-standingadvice>

We note that the applicant has checked the 'A proposed use that would be particularly vulnerable to the presence of contamination' box on the application form – should a contamination report be submitted we would ask to be sent this for consideration.

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

Kind regards,

Keri Monger

Sustainable Places – Planning Adviser | Lincolnshire and Northamptonshire

Environment Agency | Nene House, Pytchley Road Industrial Estate, Pytchley Lodge Road, Kettering, NN15 6JQ



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

Our ref: AN/2018/128110/01-L01
Your ref: 2018/1113/FUL
Date: 29 October 2018

FAO Marie Smyth

Dear Marie

Demolition of existing sheltered accommodation and erection of a 3 storey extra care facility comprising 50no. one bed apartments and 20no. two bed apartments with supported accommodation facilities and associated external arrangements to include hard and soft landscaping and car parking facilities. De Wint Court Bowden Drive Lincoln Lincolnshire

Thank you for your email of 10 October 2018 regarding a contamination report for the above application.

We have reviewed the Phase II Geo-Environmental Assessment Report (ref: C2660/PII), by HSP Consulting Engineers Ltd, dated January 2018.

Based on the available information, we consider the site to pose a negligible risk to controlled waters. We have no objection to the proposed development.

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

Yours sincerely

Nicola Farr
Sustainable Places - Planning Advisor

Dear Sir/Madam

REFERENCE: 2018/1113/FUL

DEVELOPMENT: DEMOLITION OF EXISTING SHELTERED ACCOMMODATION AND ERECTION OF A 3 STOREY EXTRA CARE FACILITY COMPRISING 50NO. ONE BED APARTMENTS AND 20NO. TWO BED APARTMENTS WITH SUPPORTED ACCOMMODATION FACILITIES AND ASSOCIATED EXTERNAL ARRANGEMENTS TO INCLUDE HARD AND SOFT LANDSCAPING AND CAR PARKING FACILITIES

LOCATION: DE WINT COURT, BOWDEN DRIVE, LINCOLN

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

The Board has no objection to the proposed development provided it is constructed in accordance with the submitted details and Flood Risk Assessment.

Comment and information to Lincolnshire CC Highway SUDs Support

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. It is noted soakaways are proposed.

Regards

Guy Hird
Engineering Services Officer

Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board
J1 The Point,
Weaver Road,
LINCOLN,
LN6 3QN.
01522 667100

Consultee Details

Name: Ms Catherine Waby

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

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

NO OBJECTION

COMMENT: This application is for a significant increase in the mass of the structure and we would like to congratulate the authority for the sympathetic way it has approached the project and for the changes that, after consultation with the neighbourhood have been made. Our only concerns are the increase in traffic during the construction phase and the general increase in vehicle movements going forward. The increase in the number of residences is bound to lead to an increase in deliveries and visitors to the site and this has the potential to cause severe disruption to the existing neighbours.



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 97859/1/0001758

Local Planning Authority: Lincoln District (B)

Site: De Wint Court Bowden Drive Lincoln Lincolnshire

Proposal: Demolition of existing sheltered accommodation and erection of a 3 storey extra care facility comprising 50no. one bed apartments and 20no. two bed apartments with supported accommodation facilities and associated external arrangements

Planning application: 2018/1113/FUL

Prepared by: Pre-Development Team

Date: 25 October 2018

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

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

Next steps

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

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

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

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

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

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

Public consultation responses

Customer Details

Name: Mrs Deborah Elleray

Address: 25 Bowden Drive Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Hi

Looking through the documents - Appendix A of the travel plan seems to show the wrong plan of the new building - this needs amending

My other concerns are in respect of the traffic/disruption during the build.

De Wint Avenue has substantial traffic calming, with limited off road parking. This makes navigation quite difficult at times. De Wint Avenue has access to a large school (ages 3-18), is on the bus route and also the driving test route meaning there are also a lot of learner drivers, Mondays cause major issues with traffic parked back during bin lorry collections. The junction of Bowden Drive and De Wint Avenue can be problematic due to the traffic calming measures meaning cars have to cross into the oncoming traffic. Whilst I have no objection to the build this does raise concerns. I also note that at the last planning committee permission was granted for the work to commence on the building in close proximity to this junction which was affected by fire 3 years ago. In my opinion improvements to this junction/traffic calming needs to be made prior to the demolition/build due to the inevitable large vehicles requiring access and they will need to enter the estate via De Wint Avenue.

Dear Sir

Thank you for your letter dated 19th September regarding the above planning proposals.

Unfortunately my husband and I have not seen the revised plans [REDACTED] however I did send an email asking to see them but am still waiting! I feel the chances of seeing them now are nil [REDACTED]

My husband and I are not happy with the proposals and the reasons are as follows:

The height and the scale is an issue it's not in keeping with the estate or surrounding area. Why does it have to be three storey, it will be encroaching the privacy of all the properties facing onto De Wint Court. The scale of the building is vast - 70 apartments and limited car parking facilities, there could potentially be ninety cars and that's before we add on visitors how can this be viable? Despite the increase in parking slots I still feel this will be a serious problem especially for all who live on the estate - very much so during school time. If the new property remained at two storey I don't think us and our neighbours would have an issue with being overlooked but if it goes to three storey it really is an invasion of privacy. The beech hedge at the back of us has been cut lower so the contractors could maintain it allegedly so we are sitting ducks for people to invade our privacy whilst in the garden and in-fact our house.

Highway and safety congestion is we feel going to be a problem, there are ongoing issues with parking on Bowden Drive at the moment with residents from De Wint Avenue parking on Bowden Drive. Despite double yellow lines on Bowden Drive people still feel it ok to park in front of the yellow lines thus causing obstruction and danger for drivers and cyclists leaving Astwick Road and turning left onto Bowden Drive. When drivers and cyclists are travelling along Bowden Drive they have to gauge whether to overtake parked vehicles due to oncoming traffic from De Wint! If and when the work starts where will all the construction traffic, workers cars park etc - one can only assume down roads leading off Bowden - busy and dangerous - not safe at all.

Noise and disturbance - will there be some sort of monetary disturbance allowance, I certainly think there should be to all the house-owners who will be directly affected as the work is going to take some considerable time!

How can air pollution be kept to a minimum while the proposed work is carried out? You really are having a laugh - would like your thoughts.

My husband and I have not seen the revised design and appearance of the building as stated earlier but our main bone of contention is it's three storey and not in keeping with surrounding area. We can actually see the cathedral from upstairs - put three storeys up and we lose that! Also the flats round the corner on De Wint Avenue are two storey and they are literally a stones throw away so why oh why is De Wint Court being planned as a three storey? The layout of the building why is being divided into fifty one bedroomed and twenty two bedroomed apartments seems an odd set up? After speaking with planning department today we understand the care facility will be manned twenty four hours - how many staff will be on duty at any one time?

We are told that trees will be destroyed should the plans go ahead, that is absolutely appalling and we can't believe it. The trees are now established, why can't they be incorporated in the new plans?

In the morning we will lose light when the sun rises if the plans for three storeys go ahead - thanks for that.

Lastly we would like to ask should the building work go ahead how will this affect our house prices - can't see it being to our advantage can you?

We would like to reiterate that we have no problem with a two storey building and would welcome and support your plans but we can't do that if permission goes ahead for three storey - just look at the surrounding area it is going to look so out of place.

Could you please acknowledge that this email has reached you.

John and Linda Mills

2018/1113/FUL.

28th September.

Firstly I would object on the scale and the height [REDACTED] because its so near to the boundary of my property, it is overlooking into my kitchen, bathroom + toilet.

The scale + height with it being 3 storey I would object to. If it was 2 storey I would have objections, only on the closeness to my boundary.

Highways. Safety + congestion. Number of units that are proposed ^{issues} would be caused by extra parking of visitors + relatives parking. Greenbank Drive, Bowden Drive - already parking restrictions. + Astwick Road - all 3 roads affected by development

Design + appearance.

3- storey building + everywhere around private dwellings + bungalows - will overlook all those it is surrounding

Loss of light.

3-Storey + close to boundary of my property.

[REDACTED] 28/9/2018

27 Greenback Drive.
Mr R O'Riley.

Customer Details

Name: Mr Robert Blakesley

Address: 1 Greenbank Drive Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

Whilst we support and understand the need to provide quality sheltered housing in the City we do believe this building could be reduced slightly in size to push it back from the rear of our boundary and also make it look less overbearing from the street. The proposal is for more than double the existing rooms and takes up every inch of the plot of land. The 3 story design is not in keeping with the other properties in the area. We also have concerns that there is not enough adequate parking for residents and visitors and they will end up parking all along Bowden drive/Greenbank Drive (We are on the corner). What guarantees can be given to ensure that if this happens double yellow lines could be extended?

The Plans show large trees to be planted at the rear of our property to help obscure the view of the building and provide some screening. Can you confirm they will be planted already well established and be of the height shown in the visual representations (once matured)?

Thank you

Dear Sir/Madam,

Thank you for your time at the meeting to explain the proposals for DeWint Court, Lincoln. We are extremely disappointed with the proposals for many reasons which I would like to set out.

We were absolutely aghast when we saw the first pictures of the proposed building. By comparison the new building is not just larger in terms of floor space but will be three storey and will tower over everything in the area. This will affect the daylight, skyline, the views of the cathedral, privacy, parking, security, safety and cause obstructed vision on the Cul-de-sacs that surround it, due to building work and an increased population with no investment in the infrastructure of the roads. I dread to think how this will affect local house prices.

We live on Greenbank Drive and the new property gardens will face our home. This will block out our morning sunlight as well as views of the Cathedral (which enhance the property price). In addition the upper floors will be overlooking our family home and gardens having a negative affect on our privacy, house prices and security of our children.

We have reservations about the number of car parking spaces that are going to be provided, as there isn't the room for 70 vehicles on the site (1 for each home), let alone the staff, carers, deliveries and visitors to the site. This inevitably means that any overspill will appear on Bowden Drive and the surrounding Cul-de-sacs and roads. This is a major concern, there are spaces on the local properties for parking however visitors already park on the street. More vehicles will just mean that more cars parked on already hazardous roads - which incidentally lots of young children walk back and forth on a daily basis to school! The junctions are already very tight and all the local residents have raised concerns about this, with the addition of more vehicles on Bowden Drive this will cause an incident sooner or later. Drivers views of the road will be obstructed by the addition of more vehicles putting drivers and pedestrians at risk.

More residents in the area also means a reduction in security. At present this is one of the most secure, cleanest streets in Middlebrook with very little crime. Stats and experience tell us that if there are more residents, more visitors, staff, deliveries etc that this will have a negative affect on the security of the area, just through the increase in people passing through.

All the affected homes in this area are owned. Everyone has invested and contributed to the community and economy. These proposals have not shown up on any searches conducted when recent properties have been purchased - this is due to the way the council have very deviously withheld plans back and failed to submit a request for planning permission. If I erected a 6 foot ugly fence the council would have been onto me to remove it, however the council change the name from fence to hoarding and claim it is for safety/security reasons and the residents have no say! Other than emptying the 20 dwellings on the site there appears to be very little activity and nothing behind that "hoarding", this makes it a fence!!! I would like to request that the fence be removed out of respect for your own rules and the local residents until such time that planning permission has been sought and a proposed plan for work to commence has been produced.

Pollution is also one of the hottest topics amongst residents. The level of pollution in the area will increase massively through the destruction and removal of the current building, staff/visitors coming to build the new building, equipment used on the site and the volume of lorries collecting/delivering materials to the site. This affects our children health, our health and the cleanliness of our streets, cars and homes. Will the council provided

a vehicle cleaning service, a window cleaning service, brick wash acid clean on completion of work and detail the increased carbon footprint on the area?

Overall there are a lot of negative and ill affects on local residents pockets, safety, health and house prices. We feel that the council have been underhand in their approach to this proposal, keeping residents in the dark until the 11th hour. Any proposal will affect the area and we all understand the need for more homes, so why build in an already densely populated area? Why not move the site to the huge unused playing fields at the back of Moorland Avenue were the new tenants would be nearer to the local amenities and bus routes, you could have 150 parking spaces as well as the proposed building without affecting house prices, having to compensate, having to compromise and still leave more playing field than most estates ever experience in the UK?

We do hope you see sense and consider the feelings of the local residents. We stand to lose significantly on all fronts and the only beneficiary is the council with at least a 400% increase in revenue. This is not fair or democratic and all the residents can't be wrong!!

Your sincerely

Ben and Laura King

|

Mrs R Wheeler
111 Astwick Rd
Lincoln
LN6 7LL

10th October 2018

Dear Sir/Madam,

Objection to planning application 2018/1113/Ful De Wint Court.

I wish to register my objections to the above planning proposal based upon the following points.

I have referred to the Central Lincoln Local Plan 2017 and have based my objection on LP1, LP9 and LP26

The proposed design of the building would adversely impact the environmental conditions for existing residents by removing the visual greenspace and trees that currently exist. This has been known and proven to impact on mental wellbeing.

The overall size and height of the building would be not be in keeping with the existing properties. Every other building in the immediate area is not higher than two storeys therefore to build a three storey building would be totally out of character with the existing residential properties.

The height of this building would make the area claustrophobic and would dominate visually. It will also be overlooking many properties and therefore have an impact on their privacy.

The plans show that the building will be too close to the Bowden Drive boundary meaning any proposed landscaping would such as trees would be too close to the building to be acceptable for any tenant of the building who wished to look out of their window.

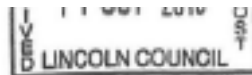
The proposed parking arrangements would appear to be totally inadequate for a residential property with a possible occupancy of 90 people. Also the proposed parking would have a definite impact on the area and affect some of the existing residents directly.

Although I accept that the existing building needs to be replaced and that housing is needed I cannot accept that a building could not be designed which would not have such a great impact on so many of the existing residents in this area.

Yours sincerely

R Wheeler





14 Greenbank Drive
Lincoln
LN6 7LQ
8.9.18

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

Dear Mr Manning,

DISMAY REGARDING THE RE-DEVELOPMENT OF DE WINT COURT

The proposed plans for the new re-developed De Wint Court site on Bowden Drive in Lincoln have left myself and the few local residents aware of your plans dismayed.

Repeatedly we have explained the size/scale of the proposed building is completely out of keeping with buildings in the area. It will change/ruin the aesthetics of the area. Put clearly, it is **TOO LARGE** and **NOT WANTED**. Nobody is complaining about some re-development for needy people, it is the ridiculous scale – and ugly, imposing appearance of the plans that are so wrong for the area. Moreover, everyone would appreciate **not** the 'soft landscaping' but some proper, treed green space where the residents might sit out and enjoy fresh air on warm days without having to stare back at brickwork. This contributes to the feeling of well-being – something architects and planners appear to choose to ignore, despite this being common knowledge these days.

The height of the building is offensive.' Overlooking' for those in neighbouring properties, but especially those on Greenbank Drive, located on the periphery of the De Wint site, will destroy their privacy. Privacy is important to the English. It seems in the eyes of the Lincoln Council this is *not* important. When these residents have been happy in their homes for so many years is it right to shatter this contentedness – peoples' lives? In addition they are going to have to put up with the disturbance of lights at night and an increase in noise from the coming and going of vehicles.

The scale of the proposed building is to accommodate approximately 100 elderly people, many if not most, with medical problems. Grand noises were made of 'carers' to support this community, and even a medical consultation room was mentioned at a local meeting. While fine on paper, in reality the GP surgeries in this area are literally on their knees, overloaded by population number. No proper plans were forwarded at the meetings to genuinely show this has been considered, such as the increased stress on the GPs themselves. Carers are not medically trained. Nor were we given confidence that the so called medical service provided in this building will have the necessary financial backing.

Highway congestion and safety is another serious issue. Bowden Drive is not a wide road and the nearby junction with De Wint Avenue is a nasty junction, with people often cutting their corners when driving into Bowden Drive. The increase in traffic with so many new residents, their visitors carers, plus mobility scooters which do not always use pavements, and those with poor mobility – plus the fact that De Wint Avenue, Bowden Drive and Eastbrook road are increasingly becoming rabbit runways – it all suggests poor sighted planning. To bring in such a large busy hub into the area will make life both a hassle and hazardous for all concerned. People are also fearful of over-flow parking along the nearby roads because of inadequate parking facilities within the complex.

Parking space is another major concern which should be considered responsibly. People living on De Wint Avenue and opposite the De Wint Court site cannot park in front of their houses on De Wint Avenue because of the chicanes, small front gardens and approach to the turning into Bowden Drive, all of which limit the available space for their parking. (Someone does in fact park immediately by the chicane on the junction approach, which adds clutter to the road). If these over ambitious plans rob these people of their parking area behind De Wint Avenue, by taking the land for the new De Wint Court, how are these people to continue functioning i.e. continue to contribute to Lincoln with their businesses? Has the Council any sense of duty or responsibility these residents? Will you treat the new De Wint Court residents the same once they have been brought in?

Surely, a sensible scaled complex can balance the needs of everyone? Instead, we all feel the council doesn't care a dam what we think. Distress and disgust is rife. The housing department of the City Council applying to the City Council is determined to see these over ambitious plans through, regardless of the problems, disturbance, dangers and ugliness they are going to create for us. So much for democracy in the twenty first century.

Yours in despair,



We've been told the 2 large oaks will be left. Is there any guarantee that they will not be damaged during the building process?

R & C COOLING,
5, GREENBANK DRIVE

LINCOLN

LN6 7LQ

10-10-18

Dear Mr Walkers,

Reference to
Development of De-Wint. Court
Bowden Drive, Lincoln.

We would like to comment about
some of the changes made after the
first meeting - ① Lowering building
from 3 Storeys to 2 Storeys which
benefits us. ② Moving building back
from the road. ③ Moving car parking
from road, which are good improvements

But we are still concerned that
the building will be 3 Storeys.
The amount of extra traffic it will

create, there are often cars parked
beyond the double yellow lines near
the entrance to the proposed building
perhaps the lines could be moved
extended to the junction of Jason
Rd & Bowden Rd.

Yours sincerely
Ray & Chris Cooling