

10-11 Lindum Terrace neighbour consultation responses to original proposals

Customer Details

Name: Miss Paula West

Address: 15 Wragby road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an area of historic significance with buildings of individual architectural merit. The plans that have been submitted are basic, lack any merit or finesse and cannot have been considered as the building only burnt down 6 weeks prior to the application being submitted meaning the plans have been hastily drawn up. The trees are a unique and integral part of this area and should be maintained. I strongly object to the submitted plans.

Customer Details

Name: Guy Bart-Smith

Address: Flat 6 14 Lindum Terrace Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived on Lindum Terrace for 6 years I witnessed one of the most beautiful properties in Lincoln reduced to rubble - this was a truly sad day. Almost over night, proposals are in place to renovate the area - this concerns me greatly. The proposed plans show zero imagination and are not in keeping with the street. We need to preserve what we have and maintain the history of our architectural past. There is a time and place for greed and that is not at the cost of our historical identity. These buildings should be purchased on the condition of renovating back to their original designs. What we should not be doing is turning these into what can only be described as student accommodation.

17 Lindum Terrace
Lincoln.
LN2 5RT.
26.11.2021

Re. Planning Application 10/11 Lindum Terrace, Lincoln

Dear Ms. Smyth,

Thank you for your letter outlining the proposed changes to the above buildings. We have now viewed the planning application on line and would like to make the following objections;

Appearance: The new curtain wall, linking the two buildings is out of character with the existing buildings and has a more industrial/ city centre vibe than the location can happily accommodate. We live opposite these buildings and feel that this structure would detract from our view and the historic character of the area.

Noise and disturbance: Presently, the east end of Lindum Terrace (from the junction with Sewell Road to the junction with Eastcliff Road) consists of four houses and two sets of flats (I believe that Somerby House has 9 flats and number 14 Lindum Terrace has 6 flats) Therefore to build 33 new flats would more than double the local population. We note that the majority of these flats are very small one bedroom apartments which will attract students and very young adults. This is a very quiet area with many residents of a more mature age. We do not wish to import the noise and problems that the West End of Lincoln already experience. We are very worried that if this development should be past it would set a precedent for the adjoining plot of land (number 12) where the original property has recently been demolished. Such developments are likely to destroy the beautiful, peaceful and historic corner of Lincoln in which we are presently fortunate to live.

Highway safety and congestion: Another concern regarding the curtain wall is that the large amount of glass will reflect sunlight and has the potential to dazzle those of us who live opposite as well as anyone driving past.

We are very concerned about the extra traffic and on street parking such a development will create. The proposed development is for 33 flats; however, there are only 20 allocated parking spaces. This will almost certainly mean that there will be additional parking required and this will further congest the neighbouring streets. Lindum Terrace is already over used for parking (practically every day cars are parked over our white line which makes getting in and out of our drive physically difficult and also dangerous as we cannot see what is coming until we are in the middle of the road).

Also the proposed vehicle entrance is close to a sharp bend, it is already a problem (mainly because of the parking on the south side of the road) but the extra traffic that this development would undoubtedly cause, in that particular area, would considerably exasperated the situation.

Frances Halse

Customer Details

Name: Mr Frederick Hackett

Address: St. Anne's House 27 Sewell Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I welcome the proposal. The proposed use of the existing buildings and the architecture are sympathetic to the residential nature of the locality. I have the following comments to make:

1. The proposal will bring 33 more cars into the area. That is a lot for the local area to absorb.
2. A retaining wall will be required along the boundary behind car parking spaces 15 - 20 to accommodate the difference in ground level between the proposed site and the garage immediately to the West owned by me.
3. Several of the mature trees on the proposed site are being killed by ivy growing up the trunks. The ivy should be removed to restore the trees to their full potential.

We are writing to voice our concerns about the proposed development. Our worries are mainly personal as we feel we will be totally overlooked from the west elevation rooms and fear the noise from the construction works will be invasive over a long period of time . Although the area contains several flats all are small developments within and retaining the character and period features of the buildings as well as providing parking for all residents . This proposed development is out of keeping with the lovely area we live in and does not provide enough parking for the amount of dwellings leaving no alternative but for the occupants to try to use street parking which is already choc-a-block . We are also concerned about the access to the site on a road that is totally ill equipped to cope with this extra volume of traffic and is at bursting point already .

Please consider our views when reviewing the above planning application

Regards

Ian and Kim Wishart

9 Eastcliff Road

Lincoln

LN2 5RU

Customer Details

Name: Jennifer Williams

Address: 29 Sewell Road Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The development of this site is long overdue and welcomed. My concern is with the intensification and overdevelopment of the site. I understand that a high density development will provide a better return on investment for the developer and help meet housing demand if there is a shortage of one bedroom flats in Lincoln. The designation of this part of Lincoln as a Conservation Area, however, means that the historic character of the area should be preserved. By removing all green open space and providing inadequate parking for the number of flats, the development is out of scale. There are flats in the vicinity but these are within historic buildings and do not affect the character of the neighbourhood. If this high density development is approved would that set a precedent for the demolished no 12 Lindum Terrace site for further low quality high density housing which would further erode the historic character which the Conservation Area designation should protect.

Mature trees should be preserved and ivy should not be permitted to choke them.

Your ref: 2021/0944/FUL

2 Sewell Court,
Sewell Road,
Lincoln,
LN2 5QU.

6th December 2021

Re: Planning Application 10/11 Lindum Terrace, Lincoln

Dear Ms. Smyth,

Many thanks for your recent letter concerning the proposed changes to the above buildings .
Having now viewed the Location I would like to make the following comments:

The area of Lindum Terrace and Sewell Road is a very quiet place with many residents of a more mature age who would not like to be disturbed by the noise and numbers of the 33 new flats . The majority of these proposed flats being one bedroom apartments would likely attract students and young adults which would not be conducive to the present peace and quiet of the area . There are also concerns about the extra traffic and parking problems that the development will create as although there will be 33 new flats only 20 parking spaces have been allocated .

There are also concerns about the adjoining piece of land (number 12) which property has just been demolished . Are there plans under consideration to build yet more one bedroomed flats on that site ? It would be a great shame if such a development did take place which would be likely to destroy this quiet, peaceful and historic part of Lincoln where I am privileged to live .

Yours sincerely,


Robert Gregory.

Lincoln
LN2 5RT.

3 Dec 2021

Re Planning Application ref R21/0944/FUL

The application asserts that it is intended to reflect the demand for small cheap accommodation without providing any evidence for the claim and uses this to support high density development without this being the case. I submit that the site history actually supports a ~~higher~~ lower density of development which itself would support higher quality. Furthermore the higher quality development is likely to cause associated pressure on the local infrastructure including highways and public transport. I submit that a focus on ~~at~~ more cycle spaces would better reflect local and national policies as well as being more environmentally appropriate.

It is also of some concern that such a large development will invariably necessitate the removal of a substantial number of trees in what is supposed to be a conservation area.

Lincoln Terrace has a street scene of period grand houses and it is an opportunity to replace the existing poor quality buildings with something more sympathetic and appropriate to the city centre of Lincoln both in terms of material and design, rather than simply pack them in to maximise profit.

Dear Marie

Further to our phone call with regard to this planning application reference 2021/0944/FUL., we are now writing to set out our objections to the plans as they currently stand.

Overall, we are pleased to see that the site is being developed with a view to maintaining the original Victorian design and we appreciate that this kind of development is better than leaving the site boarded up and at risk of vandalism and arson and other activities detrimental to the local conservation area.

However, as the purchasers of 16 Lindum Terrace opposite the development site, we have the following concerns and objections.

1. SCALE (density and over-crowding of the site and area), NOISE and DISTURBANCE, AIR POLLUTION : we are concerned that the developers are over-developing the site with more flats than the local area can accommodate without a detrimental effect on this peaceful conservation area. This level of over-crowding will cause an increase in noise, pollution, rubbish and traffic.
2. APPEARANCE, DESIGN, LAYOUT and CONSERVATION OF BUILDINGS: New Design not in-keeping with the original: We think that the additional new building on the side of the original buildings is an unnecessary addition and cannot be seen as an enabling development as there will be more than enough flats in the main properties to cover the cost of development and make a large profit. This added building changes the front view of these period properties in a way that does not enhance their design in a conservation area.
3. EFFECTS ON TREES, APPEARANCE, DESIGN: Tree conservation and increasing the access gateway. We are concerned about the proposal to cut down a tree by the access to the property in order to widen the entrance. Both the removal of the tree and the widening of the access will alter the overall look of these properties in a way that will not enhance or be in keeping with the conservation area and the road as a whole.
4. APPEARANCE, DESIGN and CONSERVATION OF BUILDINGS: We are pleased to see that the design has stated the use of timber frame windows in keeping with the original design and we would stress the importance of adhering to this and not replacing with UPVC in order to preserve the beauty of this conservation area. If the development is approved, we are concerned to know how this will be monitored once development begins.
5. APPEARANCE, DESIGN and CONSERVATION OF BUILDINGS: Satellite dishes –as there are to be a number of flats in the buildings, we are concerned if the development goes ahead that the front of the property is not littered with satellite dishes, which would be hugely detrimental to the appearance of these properties in this conservation area.

We thank you for considering these concerns and objections and look forward to hearing your response.

Yours sincerely

Dr Philippa and Mr Jonathan Casares

Currently of:

29 Magdalen Road

St Leonards on Sea

1
41 Broadway
Lincoln
LN2 1 5 9

7th Dec 2021

Re. Planning Application 10/11 Lindum Terrace, Lincoln.

Dear Ms Smyth

Following a review of the planning application, I would like to make the following objections.

Appearance

- The proposed development goes against the tree lined character of the area with trees/garden spaces being removed to accommodate parking/building.
- The linkage of both buildings creates an industrial vibe, out of character with the residential neighbourhood.
- The proposed development of 33 flats ~~within~~ ~~the~~ crams too many flats into the allocated area out of character with other developments in the area such as Somersby House 9 flats and 14 Lindum Terrace 6 flats.

Noise and disturbance

- The proposed development would massively increase

2/ the population in the area and is out of character with the quiet / suburban neighbourhood.

Highway safety and congestion

- The proposed development with only 20 allocated parking spaces for 33 flats will almost certainly lead to an over-spill of cars into an already congested area. There will be more bottle necks on Lindum Terrace.
- It should also be acknowledged there has been a trend to more home deliveries. This is likely to lead to congestion within the parking / drive areas in the property.

Thank you for your consideration

Additional neighbour responses following re-consultation on revised proposals

Customer Details

Name: Dr Philippa Casares

Address: 29 Magdalen Road St. Leonards-on-Sea St Leonards on sea

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: We are very pleased overall with the revised plans that have taken note of some of our major objections. I think this is probably a reasonable development now for the area. It may be worth noting though that the actual numbers of residents isn't actually greatly reduced? 6 2 bedroom and 27 one bedroom is 39 individuals and 16 two bedroom (32) and 4 one bedroom is 36 individuals! So the issues pertaining to SCALE (density and over-crowding) will still apply. We think it should be possible to reduce this a little further.

Yours sincerely

Dr Philippa and Mr Jonathan Casares

We will be moving to Lindum terrace opposite the development in March

Customer Details

Name: Mrs Frances Halse

Address: 17 Lindum Terrace Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I welcome the reduction in the number of flats being proposed I am concerned that this is still an over development of the site as it is still more than doubling the number of properties in the very small area of Lindum Terrace (between the road junctions with Sewell Road and Eastcliffe Road) and this includes the flats in two of the former Victorian Villas which contain 6 and 9 flats respectively.

Noise and disturbance:

In order to squeeze 20 flats into the area available the properties are still very small and will therefore, still only interest young single people or young couples, this almost certainly means that there will be increase in noise and disturbance.

Highway safety and congestion:

While there is now one allocated parking space for each proposed flat this does not allow for households with two cars or for visitors with cars so it seems inevitable that Lindum Terrace and the surrounding streets will become more congested.

The vehicle access to the development is still in the same place, very close to the shape bend round to Sewell Road. In my opinion this will create a dangerous junction (as detailed in my earlier submission).

Appearance:

My earlier comments regarding the curtain wall still stand - The new curtain wall, linking the two buildings is out of character with the existing buildings and has a more industrial/ city centre vibe than the location can happily accommodate. We live opposite these buildings and feel that this structure would detract from our view and the historic character of the area.



15 Linden Terrace
Lincoln
LN2 5RT

3 March 2022

Re: 2021/10944/FUL 10-11 Linden Terrace LN2 5RS

Comments on Planning Application

I refer to my previous comments of 6th Dec. I note that the latest changes do not appear to have addressed many of my earlier comments. The appearance of mitigating the density issue has simply been addressed by replacing the high number of one bedroom flats previously proposed with a lesser number of two bedroom flats which is no real change in terms of density and over-development. It still represents a substantial over development of the site! And inconsistent with other apartment developments locally.

In addition I note that they propose removal of all the major trees on the site particularly adjacent to Linden Terrace which makes a nonsense of the area being within a Conservation Area.

These changes are of such minor effect as to have minimal impact on the substantial impact on local traffic and transportation.

Finally, the Proposal allows for no garden space for the flats and so just hard ground cover. Not only is this cosmetically inappropriate but also environmentally undesirable and denies any proper surface water drainage. A lesser concentration on build would appear to be desirable as well as a better use of space.



WM. J. LEAVY

I strongly urge the Planning Committee to reject the application as presented.

Good morning,

I am contacting you with regard to the application 2021/0944/FUL for 10/11 Lindum Terrace.

Whilst I welcome these lovely buildings being returned to use there are a few points I would like to make.

The demolition and reconstruction on the link corridor, while probably necessary, I feel should be in keeping with the rest of the building. I would propose that the same brick be used and redesigned to reflect the architecture of the buildings.

The number of flats is very large and thus creating a huge additional traffic on the area. This does need to be considered. Not only will there potentially be 33 new homes, but that will be a possible 33 vehicles. While some flats may be occupied by a couple and they may have a car each. With this, additional traffic and parking will inevitably be an issue especially when the residents have visitors etc. I note 20 parking spaces which seems totally inadequate! The number of spaces needs to be increased or the number of flats reduced to allow for more spacious flats. These parking spaces should also offer electric charging points and cycle storage also.

I would like to see the trees kept and maintained.

If this was to get planning permission I think it would be important to consider working times for construction due to the residents near by as well as times for access. This is going to be a huge job and the noise and disruption for residents must be considered and limited to reasonable times.

I have noted that there are a couple of residents who object and I would like you to carefully consider their concerns.

One resident is concerned about being overlooked therefore please consider any steps which could be taken to limit this.

Many thanks,

Clare

Cllr Clare Smalley

City of Lincoln Councillor – Abbey Ward

Re: Reconsultation on Planning Application



Smalley, Clare (City of Lincoln Council)
To Technical Team (City of Lincoln Council)

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Tue 08/03/2022 16:48

Dear Development Team,

I am contacting you with regard to the amended application for 2021/0944/FUL for 10/11 Lindum Terrace.

Whilst I welcome the slight amendments I really do not feel that changes will make any impact on the residents or my own concerns.

The number of flats is still very large and thus creating a huge additional traffic on the area. There will still be 20 flats, and with 16 being two bedroomed flats, this has the potential of two adults as a minimum, which would be 40 cars, plus visitors. This would create an enormous amount of additional traffic and parking will inevitably be an issue especially when I note that only 20 parking spaces are being created still! This seems totally inadequate! The number of spaces needs to be increased or the number of flats reduced but not made into bedroomed which would also attract a minimum of two adults. These parking spaces should also offer electric charging points as standard and cycle storage also.

If this was to get planning permission, I think it would be important to consider working times for construction due to the residents nearby as well as times for access available for deliveries etc. This is going to be a huge job and the noise and disruption for residents must be considered and strictly limited to reasonable times.

I have noted that there are many residents who object, and I would suggest that these valid concerns are carefully considered.

One resident highlighted their concern about being overlooked however I cannot see that this has been addressed, therefore please consider any steps which could be taken to limit this.

The demolition and reconstruction on the link corridor, while probably necessary, I feel should be in keeping with the rest of the building. I would propose that the same brick be used and redesigned to reflect the architecture of the buildings

Many thanks,

Clare

Cllr Clare Smalley

Application Number: 2021/0944/FUL

Location: Development at 10-11 Lindum Terrace, Lincoln comprising of 33 flats (27 one bed, 6 two bed)

Impact of new development on GP practice	The above development is proposing 33 dwellings, which, based on the average of 2.3 person per dwelling for City of Lincoln Council, would result in an increase in patient population of 76.														
	The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.														
	Consulting room GP														
	<table border="1"> <tr> <td>Proposed population</td> <td>76</td> </tr> <tr> <td>Access rate</td> <td>5260 per 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>$0.076 \times 5260 = 399$</td> </tr> <tr> <td>Assume 100% patient use of room</td> <td>399</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>$399/50 = 8$</td> </tr> <tr> <td>Appointment duration</td> <td>15 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>$8 \times 15/60 = 2$ hrs per week</td> </tr> </table>	Proposed population	76	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.076 \times 5260 = 399$	Assume 100% patient use of room	399	Assume surgery open 50 weeks per year	$399/50 = 8$	Appointment duration	15 mins	Patient appointment time per week	$8 \times 15/60 = 2$ hrs per week
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Therefore, an increase in population of 76 in the City of Lincoln Council area will place extra pressure on existing provisions, for example, extra appointments requires additional consulting hours (as demonstrated in the calculations above). This in turn impacts on premises, with extra consulting/treatment room requirements.															

¹ Source: Lincolnshire Research Observatory 2011 Census Data

<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>Due to the location of the development the 5 practices that would be impacted are Abbey Medical Practice, Minster Medical Practice, Lindum Medical Practice, Brayford Medical Practice and University Health Centre.</p>
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development at 10-11 Lindum Terrace, Lincoln comprising of 33 flats (27 one bed, 6 two bed) to contribute to patients registered within IMP PCN.</p> <p>Collaborative work is currently underway on the estate's strategy for the Lincoln area, as part of the Primary Care Network.</p> <p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), and includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>The strategic direction both nationally through the development of Primary Care Networks (PCN) and locally through the Sustainability Transformation Plan, is to provide primary care at scale, facilitating 100% patient population coverage by primary care and services being delivered in the community in an integrated way. Included within the PCNs is the requirement to provide on-line access to services and appointments, as well as the introduction of additional roles to enhance the delivery of primary care, including Clinical Pharmacists, Physiotherapists, Social Prescribers, Emergency Care and Mental Health Practitioners.</p> <p>The Lincoln GP Practices are within the Lincolnshire CCG IMP and Marina PCN (Primary Care Networks) where the housing is being developed. There is a huge variation in the type, age and suitability of current premises within the PCN Networks.</p>

	The PCNs are working to employ additional staff to increase capacity within primary care and as more care is moved to the community from secondary care closer to individuals' home.					
Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 2.3)					632.50
	The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.3 (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £632.50.					
Financial Contribution requested	The contribution requested for the development of £20,872.50 (632.50 x 33 dwellings) Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.					
Trigger point	There is currently limited capacity at some practices to accommodate additional growth in patient numbers arising from this development, therefore it is requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure. To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.					

Kate Robinson
Locality Improvement and Delivery Manager
NHS Lincolnshire Clinical Commissioning Group
3rd December 2021

Application Number: 2021/0944/FUL

Location: Development at 10-11 Lindum Terrace, Lincoln comprising of 33 flats (27 one bed, 6 two bed) – REVISED 20 flats (4 one bed, 16 two bed)

Impact of new development on GP practice	The above development is proposing 20 dwellings, which, based on the average of 2.3 person per dwelling for City of Lincoln Council, would result in an increase in patient population of 46.														
	The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.														
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Therefore, an increase in population of 46 in the City of Lincoln Council area will place extra pressure on existing provisions, for example, extra appointments require additional consulting hours (as demonstrated in the calculations above). This in turn impacts on premises, with extra consulting/treatment room requirements.															

¹ Source: Lincolnshire Research Observatory 2011 Census Data

<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>Due to the location of the development the 5 practices that would be impacted are Abbey Medical Practice, Minster Medical Practice, Lindum Medical Practice, Brayford Medical Practice and University Health Centre.</p>
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development of 20 dwellings on 10-11 Lindum Terrace, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the IMP Primary Care Network (PCN) at Abbey Medical Practice, Minster Medical Practice and Lindum Medical Practice. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCN and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), and includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>Abbey Medical Practice, Minster Medical Practice and Lindum Medical Practice are within the LCCG IMP PCN where the housing is being developed. There is a huge variation in the type, age and suitability of current premises within the PCN Networks.</p>

	The PCNs are working to employ additional staff to increase capacity within primary care and as more care is moved to the community from secondary care closer to individuals' home.					
Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 2.3)					632.50
The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.3 (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £632.50.						
Financial Contribution requested	The contribution requested for the development of £12,650.00 (632.50 x 20 dwellings) Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.					
Trigger point	There is currently limited capacity at some practices to accommodate additional growth in patient numbers arising from this development, therefore it is requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure. To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.					

Kate Robinson
Locality Improvement and Delivery Manager
NHS Lincolnshire Clinical Commissioning Group
3rd December 2021

Kate Robinson
Locality Improvement and Delivery Manager
NHS Lincolnshire Clinical Commissioning Group
24th February 2022

From: Property Strategy
Sent: 17 December 2021 12:06
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application

Categories: Kelly Bray

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Hi Marie

Many thanks for the below consultation. The County Council has no comments on this consultation in relation to education as there is sufficient capacity in the locality for the children generated by this scheme.

Kind regards

Simon

Simon Challis

Strategic Development Officer

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL

RE: Reconsultation on Planning Application



Property Strategy

To: Technical Team (City of Lincoln Council)

Kelly Bray



Fri 25/02/2022 09:57

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Many thanks for the below consultation. The County Council has no comments on this consultation in relation to education as there is sufficient capacity in the locality for the children generated by this scheme.

Sam Barlow

Asset Advisor

Lincolnshire County Council

County Offices, Newland, Lincoln, LN1 1YL

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0944/FUL

Proposal: **Partial demolition and extension to facilitate change of use to 27no. one bedroom and 6no. two bedroom flats including associated vehicular parking and access**

Location: **10 - 11 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS**

With reference to the above application received 18 November 2021

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.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal, however, some level of parking is provided within the limits of site to accommodate parking for up to 20 vehicles. The change of use from will not adversely affect the public highway. The existing access onto Lindum Terrace is to be improved and widened and is appropriate for the minor increase in traffic movements associated with this development. The surface water drainage will not be affected by these proposals as they are change of use of existing and/or consented buildings.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

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

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

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:

Date: 2 December 2021

Sarah Heslam

for Warren Peppard
Head of Development Management

RE: 2021/0944/FUL: 10-11 Lindum Terrace



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

↩ Reply

↩ Reply All

→ Forward



Wed 09/03/2022 14:36

You replied to this message on 09/03/2022 15:34.

Idox CICO

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Hi Marie,

Apologies for this one slipping through the net. However, I can confirm our comments remain unchanged.

Regards, Sarah

Sarah Heslam

Senior Development Management Officer

Lincolnshire County Council

County Offices, Newland, Lincoln LN1 1YL



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk

AW Site Reference: 182682/1/0135916

Local Planning Authority: Lincoln District (B)

Site: 10 - 11 Lindum Terrace Lincoln
Lincolnshire LN2 5RS

Proposal: Partial demolition and extension to facilitate change of use to 27no. one bedroom and 6no. two bedroom flats including associated vehicular parking and access

Planning application: 2021/0944/FUL

Prepared by: Pre-Development Team

Date: 1 December 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application Form Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. a full assessment cannot be made due to lack of information, the applicant has not identified a discharge rate or connection point) (We therefore request a condition requiring phasing plan and/or on-site drainage strategy (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

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

Section 5 - Suggested Planning Conditions

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

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

Surface Water Disposal (Section 4)

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

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

Next steps

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

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

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

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

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)

From: Abigail Gilbert <*****@witham3idb.gov.uk>

Sent: 21 December 2021 13:51

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

Subject: 2021/0944/FUL

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Witham 3rd Extended Area - the board has no comments on this application, the development does not affect the interests of the board.

|



Historic England

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

Direct Dial: 0121 625 6888

Our ref: **W**: P01446949

8 December 2021

Dear Ms Smyth

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**10-11 LINDUM TERRACE, LINCOLN, LINCOLNSHIRE, LN2 5RS
Application No. 2021/0944/FUL**

Thank you for your letter of 18 November 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Tim Allen

Tim Allen
Team Leader (Development Advice)
E-mail: tim.allen@HistoricEngland.org.uk

Customer Details

Name: Mrs Annette Faulkner p/p Lincolnshire Bat Group

Address: 65 London Road Spalding

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for sending us this report for our observations. Please note that the report dates from 2015/16 and is valid for one year only before requiring an updated survey, as noted in the report. As such it is way out of date and therefore invalid. Further surveys will therefore need to be carried out.



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

22nd November 2021

Your Ref: 2021/ 0944/FUL

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

10 - 11 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Partial demolition and extension to facilitate change of use to 27no. one bedroom and 6no. two-bedroom flats including associated vehicular parking and access

Lincolnshire Police do not have any objections to this application

External Doors and Windows

Building Regulations (October 1st2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

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

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

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

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

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

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

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



Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Access Control

Where a communal entrance serves more than 5 units and less than ten it is recommended that it should have a visitor door entry system and access control system to ensure management of the buildings security and safety of the residents to the following standards: PAS24:2016 – STS 201; LPS 2081 Security Rating B+.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009)
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturer's specifications.
- Through wall mail delivery can be a suitable and secure method.

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Scooter / Cycle Storage

Scooter / Cycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins store and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

To reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

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

Please refer to *Homes 2019* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)



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

25th February 2022

Your Ref: 2021/0944/FUL

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

10 - 11 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Partial demolition and erection of 2½ storey rear extension, first floor rear extension and glazed link extension to facilitate change of use to 16no. two bedroom and 4no. one-bedroom flats. Associated works to alter access from Lindum Terrace, creation of vehicular parking and refurbishment works to existing properties including replacement windows, doors and new rooflights. (Revised description and plans).

Lincolnshire Police do not have any objections to this application

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

Please refer to *Homes 2019* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PG CPR Dip Bus.

Force Designing Out Crime Officer (DOCO)