

Statutory Consultee Responses



Ref: S22/0683

17th May 2022

Directorate of Communities & Environment
Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF
Telephone: (01522) 881188

Town and Country Planning Act 1990
Consultation on Planning Permission

Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln, Lincolnshire, LN2 4BA

Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store.

Lincolnshire Police do not have any objections to this application

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.

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



- 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.

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Footpaths

It is preferable that footpaths are not placed to the rear of properties or provide such access, if deemed essential they should be securely gated. The gates should be placed to the front of the building line and suitable illuminated with a key operated lock from both sides of the gate. Effort should be made to ensure that the opportunity for concealed and easy access to individual premises is avoided; this is particularly relevant to ground floor windows.

Developers should ensure that access to the rear of the building is secured by access-controlled gates.

Lighting

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

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

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

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

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct

access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

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

External doors

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

Climbing Aids

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

Windows

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

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

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.

It is recommended that an excellent point of reference is the PCPI SBD *Homes 2019* which can be located at www.securedbydesign.com.

Yours sincerely

John Manuel

Force Designing Out Crime Officer (DOCO)

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 17 May 2022 12:55
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0377/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.

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist.

However, if you believe you do need our advice, please do not hesitate to get in touch.

Kind regards,

Rebecca Flint
Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area
07867154071
rebecca.flint@environment-agency.gov.uk
Working days: Monday to Friday



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: 189785/1/0147348

Local Planning Authority: Lincoln District (B)

Site: Greetwell Nursing Home 68-70 Greetwell Close Lincoln Lincolnshire LN2 4BA

Proposal: Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store

Planning application: 2022/0377/FUL

Prepared by: Pre-Development Team

Date: 20 May 2022

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 which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application form and Design and Access Statement. 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.

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

Section 5 - Suggested Planning Conditions

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

Surface Water Disposal (Section 4)

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

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

Next steps

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

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

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

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

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 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)



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

To: Lincoln City Council

Application Ref: 2022/0377/FUL

Proposal: **Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store**

Location: **Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln, Lincolnshire, LN2 4BA**

With reference to the above application received 16 May 2022

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.

This proposal seeks permission to convert a 20 bed nursing home to 11 residential flats. There are no changes proposed to the building's footprint.

The proposal provides 11 car parking spaces and secure and covered cycle storage. The site is in a sustainable location with good access to local amenities and facilities by foot, cycle and public transport. The scheme will utilise two existing dropped kerbed accesses for car parking within the site curtilage.

The site is in a residential location close to the hospital and benefits from parking restrictions to prevent dangerous or nuisance parking.

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: 16 June 2022

Becky Melhuish

for Warren Peppard
Head of Development Management

Councillor Clare Smalley

Comment Date: Tue 07 Jun 2022

I am writing to you with regard to the above planning application, as per your notification.

I would welcome development of this building, especially as it has been unoccupied now for several years. I would however like to make a few recommendations to be considered.

I am pleased to see that 11 parking spaces have been proposed, although this only allows for one car per flat whether they are one or two bedroomed. This is inadequate as many couples and even small families are likely to have more than one car, therefore I would like to see this number increased in order to allow for this. Increasing the number of spaces would also accommodate visitors, as well as delivery vehicles. This additional provision is especially important as there is very limited parking available along Greetwell Close to support such an increase. I would also recommend that all the parking spaces are all equipped with electric car charging points and that a lockable cycle storage area is also created in order to support more environmental transport options.

Bin storage has been considered however with additional bins being a possibility in the future, this plan needs to be flexible in order to be able to accommodate the possibility of additional bins.

I would also recommend, for the security of residents that external letter boxes are fitted.

I note that at the time of writing there are several concerns from residents, I would therefore ask that the objections from neighbours and concerns are taken into consideration when considering the application and that where possible everything is done to mitigate any concerns.

It would also be important for all neighbours to ensure that if planning permission was granted, construction work and deliveries were restricted to normal day time working hours, in order to limit any additional noise and disturbance that this conversion may cause.

Many thanks,

Clare

Neighbour Consultee Responses

47 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 05 Jun 2022

We support the use of this building for homes, rather than it standing empty and gradually becoming derelict.

However, we object to the plans in their current form. We feel that 11 flats is too many for this development given that this is a quiet area and a narrow road with limited passing space for two vehicles at points. We would like to see fewer, larger flats which could house families rather than individuals and potentially see longer-term occupancy. We are concerned that creating so many flats is ethically problematic given the mental health implications of small living spaces which we have seen over successive lockdowns during the pandemic.

In addition, the proposed parking arrangements do not seem sufficient. Like others who have commented, we are also concerned about increased noise, impact on local wildlife (for example owls and bats) and potential increase in litter and pests.

We would also like to echo Cllr Christopher's comment that planning consultation letters should have been distributed along the whole of Greetwell Close.

60 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 05 Jun 2022

After discussing the proposed conversion with residents on Greetwell close, it became apparent that not everyone had received letters outlining the plans. The conversion affects everyone on the street but only a few were informed. The concerns brought up were around the amount of flats being squeezed into this building. The intended 11 flats could result in 22 or more people in a small area. The noise level on a very quiet street would increase immensely. Rubbish from that amount of people would cause bin smells and increased rodents, as only collected fortnightly. We also have a fox, hedgehogs, squirrels, bats and owls sharing the street with us and their habitats would be greatly affected by the impact of so many more residents. Our street is very narrow and delivery vehicles can easily block it. The prison staff use it daily, so the traffic on it isn't just from residents. Most people have cars nowadays, so only 11 proposed spaces available is absolutely ridiculous. There aren't enough spaces for residents already, never mind for our visitors. Hospital visitors abuse the current residents parking and cars are often left overnight in our bays. We have nowhere else to park in the surrounding area. Adding more cars is totally impossible. We often get disabled badge holders parking at the Greetwell road end of the close. This causes near accidents, as our road is narrow and the turning is tight. They also park in the bay outside of the nursing home. So the addition of a possible 22 plus cars raises the biggest concern. While the residents agree in principle for the building to be converted into flats, the proposed 11 is far too many for this site. The area would be much better benefited by far fewer but higher end flats, much more in keeping with the outer shell of the building.

8 Ancaster Avenue Lincoln Lincolnshire LN2 4AY (Neutral)

Comment submitted date: Sat 04 Jun 2022

I am concerned that the plans show the removal of large trees which provide privacy to my property and for the flats. I would very much appreciate retaining the trees. I love my peaceful garden surrounded by greenery and wildlife which nest there.

35 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 29 May 2022

Although I totally agree that something needs doing with the old nursing home as it's empty and very neglected at the moment. However I do not agree to the conversion of 11 extremely small apartments, nor do I agree to the amount of parking spaces allocated.

Parking on this lovely quiet street is bad enough for the residents who already live here due to the council refusing to allow drop curbs to residents and the amount of people who think it's OK to park and leave cars for hours and sometimes days despite it being residents only parking.

Also I notice on a previous comment about the removal of conifers which would mean a tree survey would need to be carried out, but on the planning application the boxes are ticked with a NO stating no tree and hedge work to be carried out.

With regards the bins and the bin stores we feel that bins will just be left on the side of the street and will become a health issue as well as becoming unsightly and if we are issued with yet another bin for cardboard that would be 33 extra bins left out on bin day which would no doubt hinder the use of the pavement.

Ancaster Avenue Lincoln LN2 4AY (Objects)

Comment submitted date: Tue 24 May 2022

Hi Lana, I oppose the current plans.

This is an unsympathetic design for the building and surrounding area exasperating current residents issues and being totally deaf to the current housing issues and social climate. 11 bedsits squeezed in an existing building within the bare minimum of living space is for nothing but lining the landlords pocket. Lincoln has ample single bed flats, house shares, rooms and penthouse rentals throughout the city available for single occupancy at varying price points. This temporary accommodation does not allow for growth.

Noise:

With the increase of residents under a small building the noise is a concern to what is quieter residential area of the city. The possibility of an additional 11-30+ temporary renting occupants under one roof will have a negative impact on the surrounding community.

Though the plans are noted as excluding HMO's, from past experience of living in and around such conversions it isn't long until these bedsits are available for government assisted housing. Transient renters with no real interest or opportunities to put down roots in the community always brought problems to other residents in the area and in no way supports community. There is a missed opportunity to build up to 6 desirable and comfortably sized flats for sale here which would be far more in keeping and suitable for the area and current housing climate.

Traffic:

The spaces provided for 11 cars will not be adequate as most households have more than one vehicle. This doesn't allow for growth of a family and only attracts temporary renters. Additional parking spaces need to be created for current permit holders of Greetwell Close and surrounding streets which often exceed capacity. Especially if the new tenants are considering inviting family or friends over to visit, but let's be realistic, they will largely be couples than single occupancy. Currently many surrounding streets struggle with over crowding and poor parking facilities which results in the roads being blocked and leaves no room for cars to pass to the main roads or for emergency vehicles to access.

Layout and design:

An increase in rats plus many other scavengers and predators were prevalent when the building was used as a nursing home. The location of the bin store would be more suited to the front of the property next to the car park in order to deter animal activities. This would also eliminate problems surrounding overflowing bins, smells, attracting rats and other wildlife or litter blowing through to the gardens of the properties at the rear and sides which happened whilst operating as a nursing home. The total of 22 wheelie bins planned will not be enough for residents of this scale of property and tenants as the city progresses with it's plans to include further recycling measures.

Waste:

As above, too many residents and insufficient waste management planned. Current plan is short sighted and allows for mismanagement resulting in issues for local residents and nature.

Nature Conservation:

Being a quieter area of the city the wildlife is thriving. Additional traffic, noise and building will effect the nesting birds, squirrels, bats, foxes and hedgehogs which are regularly seen in the area. Additional waste and smell will attract unwanted scavengers and predators disturbing and changing the local eco system.

The plan of removing the conifer trees located at the back of the property should also be reconsidered. The trees provide a habitat to nesting animals as well as creating privacy for residents of Ancaster Avenue. The removal of these trees could also effect the root network neighbouring much larger trees causing much bigger issues.

11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY (Objects)

Comment submitted date: Tue 24 May 2022

Hello Lana,

I have raised my concerns through the online form earlier today regarding the conversion of the old care home on Greetwell Close into residential flats.

Whilst I appreciate the need for increased housing in the City, I am very concerned to learn these properties will have just one car parking space per residence.

This doesn't account for guests, partners, children over the long term.

This area and its residents already have complaints regarding the inadequate parking. Due to its proximity to the hospital, there is residents only throughout the area and this section has No visitors' spaces at all.

The existing residents have been asking the county for changes to parking bays currently parallel into nose-in to increase numbers. But nothing has been done.

Now there will be 11 new homes over the road, I assume they will be entitled to residents parking permits. So where are the excess cars expected to go?

I also worry that as this development will impact all residents on Greetwell Close and Admirals Walk, I feel we should be contacting all of them. It is admirable that you have done more than the statutory minimum in this instance, but due to parking restrictions more cars will almost certainly impact everyone along that road. Not just those in closest proximity.

In its current format I am unable to support this development, so please change my earlier online contact accordingly. (I think I put neutral, with inadequate parking I am against)

Many thanks

Martin

Martin Christopher
Abbey Ward Councillor

Comment submitted date: Mon 16 May 2022

Space for 2 bins per property is likely to be inadequate as most councils move towards a 3/4 bin system, I understand there is a high likelihood that a third bin for dry card may soon be added in Lincoln. As such this should be considered at planning stage prior to consent being given.

Not Available (Objects)

Comment submitted date: Tue 24 May 2022

To whom it may concern,

I am writing in regards to the proposed development of Greetwell nursing home to 11 residential flats. I have several concerns regarding this proposition, which would cause significant nuisance to the local residents, NHS staff and even patients attending the hospital site.

Firstly, I have noted on the plans that there are to be 11 car parking spots, although these seem very close together. There is the real possibility that with two bed flats that more than 11 cars are required. As these proposed flats are close to a hospital, there is the risk of roads being more busy and even blocked, this could have serious consequences as access to Lincoln County Hospital could be restricted to emergency vehicles. There is also concern for the neighbours with increased vehicles in the vicinity. This will mean increased traffic on an already busy road. The increased number of vehicles, with poor parking arrangement, will lead to congestion issues in an already congested area (one of the busiest roads in Lincoln). This would also limit the number of car parking spaces for guests of residents. As a healthcare worker, I am aware there is parking issues in the area. NHS Staff have recently been unable to find parking. This new development will worsen parking arrangements.

There will also be greater air pollution due to increased vehicle numbers and further traffic.

The addition of two wheeler bins for each flat will increase landfill and rubbish drastically, which in turn would increase the risk of rodents. This proposed development is close to a maternity hospital so could have serious hygiene implications. The bins will take up more space than the allocated plans show. There will also be noise pollution during renovations on the property, which combined with the residents living in the flats, will contribute towards noise levels. This area has a particular demographic and it is concerning the prospective demographic that this project would attract. For professionals, there is already dedicated NHS accommodation in the area.

Kind regards,

Sam

Resident of Greetwell Road, Lincoln

6 Ancaster Avenue Lincoln Lincolnshire LN2 4AY (Neutral)

Comment submitted date: Sat 21 May 2022

The plans appear to show the removal of the large trees at the back of the property. These trees provide my property with privacy from the proposed flats and also make a great home for birds and squirrels. It would be a shame to see these removed. Could they be reduced in size but retained? Needlessly removing trees is a shame.

60 Greetwell Close Lincoln Lincolnshire LN2 4BA (Neutral)

Comment submitted date: Fri 20 May 2022

The proposed change in use is welcomed but concerns over parking have been raised by the residents on the street. We had to fight for residents parking when it was first introduced. Our location to the hospital caused extreme parking issues on the street, with hospital visitors parking on paths and in the parking bays. There aren't enough parking bays for the houses already. There are 22 houses on the main part of the street but only space for 11 cars, if parked properly and for average sized vehicles. There are no white lines in the bays. Some of the houses do not have driveways and there are literally no other options to park in the surrounding area. Residents already have to cross neighbouring gardens to park on their on grass, as there's nowhere else to go. We really need the nose in parking bays, to increase spaces but the council said there was no funding for it. Two residents currently don't have cars, so the situation will get worse. There's nowhere for our visitors to park either. Hospital visitors take up our spaces in the evening and also during the restricted times in the day. So the proposed development definitely needs enough spaces for its residents and their visitors. They cannot be allowed to have residents parking on the street.

11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY (Objects)

Comment submitted date: Mon 16 May 2022

This building being repurposed makes sense, It is surely best to have it habited once again. I would hope the original Architecture will be protected. I have major concerns from residents in this area already regarding off road parking.

The County Council has failed to listen to residents requests for nose in parking bays allowing more to park.

I guess the big concern regarding this development is that 11 flats could potentially be 20-30 additional vehicles, there is simply not enough residents parking there at the moment and No visitors parking, so, I would like to know what part of this plan has considered this outcome.