

Lincoln Sports Partnership consultation responses

Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The main reason for the objection is we would like reassurance on our building that with all the building work and heavy traffic up and down next to our building that any damage /breakages or dilapidation to our property would be put right at the time effort and cost of the builders this is a major concern as when a lorry or bus goes by on the high street the building shakes and rattles we feel that if this causes us problems we may have to close our business for a while with substantial loss to the company

2. As this is a road there must be enough access for larger vehicles to deliver collect our skip and other rubbish

3. We are also very concerned about anti-social behaviour as this is out of sight of the main road and also our bins and skips been used for item that do not belong in certain bins

Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:also forgot what about access for emergency vehicles as this will not allow access to turn and get access to the rear then there is a safety concern as there is a lot of drug use in that area away from the road

Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this will have a significant impact on deliveries and Emergency vehicles as it will be impossible to get access also there is a lot of drug abuse behind 134 high street and I feel this will only get worse with anti-social behavior also the rubbish factor

Also, our building shakes when a heavy lorry goes down the high street and we would like reassurance that any problems that might occur will be put right by the builders

Customer Details

Name: Mr Stuart Allcock

Address: Speedframe / Bluestone Art 139-140 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly agree with the concerns set-out by Royal Mail i.e. due to noise etc. We are disappointed by the waste of public funds on this project, as we feel it will be objected. No one from the Lincolnshire Sports Partnership approached us, and other connected parties (so I'm told) before the application was made.

I don't think the logistics for this are practical. We have to push our bins to the end (entrance to the main road) of Tanners Lane every week, as any sizeable lorry cannot get access, due to the narrow nature of the lane. To complete a project of this nature, the amount of materials needed to be brought on-site will be huge and this is completely untenable!

I have noted the following comments within the application: -

Access

Tanners Lane provides the site's main vehicular, emergency and pedestrian access, and currently has very little traffic aside from accessing the Tanners Court flat development adjacent, and maintenance/servicing vehicles to the adjacent buildings. - This is completely inaccurate, as Tanners Lane also services those businesses in occupancy at 137-141 High Street namely, us, Red Rock Recruitment, McNeil and Co Solicitors, and Mr Chippy. The car park usually has 15 cars in it and people come and go, by car, all day every day.

Personally, I've been held up a number of times by major on-line supermarket delivery vans (dropping off at the one of the flats). There is insufficient space for them to do what they need, whilst allowing those who need to pass. Equally, due to the lack of space and parking, others have chosen to occupy the lane whilst dropping something off quickly.

In business time is money and we simply can't afford to be delayed any further by similar issues. We employ 9 members of staff and pay a hefty amount of tax every year!

There appears to be a complete disregard for the logistics of the massive multiplication skywards of the number of these vans using the lane by of those new residents also 'online food shopping' or other 'on-line shopping facilities. Again, untenable!

Many of our customers complain about the lack of local parking, thus we don't agree there are sufficient spaces locally. How is a student going to be able to afford such extra parking charges anyway?

On this basis, I wonder how easy it would be to discredit other elements of the claims made in this application. Just seems very misinformed to us.

I strongly believe any residential development, even for younger people needs parking for cars etc. The amount of cars coming up that lane and back when students all arrive and leave at the end of term is completely untenable. This situation is completely different to separate vehicular access I've experienced on many university campus developments. I'm struggling to see why this will be allowed to be so different??

My staff and I need to get to work and leave without obstruction and delay. We all park to the rear of 139-140 High Street, as do many of our customers. Also, we operate a frequent/popular delivery service and have grave concerns the impact of increased traffic will have on the business and it's customers. Equally, we have regular small van deliveries inwards.

We estimate a potential loss of our turnover, and/or extra costs of around £100,000 i.e. by large amounts of dissatisfied customers either being delayed by the access issues mentioned or receiving late deliveries from us. We would seek compensation to this end from the City Council and the Lincolnshire Sports Partnership should this application be approved and our losses our crystallised! Equally, I fear we might have to make redundancies, for which again, we'd seek compensation!

Hoping sense prevails!

Stuart Allcock
MD Speedframe (Lincoln) Ltd

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City Hall Beaumont Fee
Lincoln
LN1 1DD

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Direct +44 (0)113 233 7394
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Your Ref 2021/0584/FUL
Our Ref

10 August 2021

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN, LN5 7AS

Cushman & Wakefield on behalf of our client Royal Mail Group Limited ("Royal Mail") are instructed to object to the planning application reference 2021/0584/FUL for Erection of part three/ part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

Royal Mail's concern relates to the above planning application for the conversion to student accommodation with associated works.

Under Section 35 of the Postal Service Act 2011, Royal Mail is the UK's designated Universal Postal Service Provider, supporting customers, businesses and communities across the country. This means it is the only company to have a statutory duty to collect and deliver letters six days a week at an affordable and geographically uniform price to every address in the UK. Royal Mail's services are regulated by Ofcom.

The 2020 Covid-19 Pandemic and the associated behavioural and shopping changes from national lockdowns have significantly increased the demands on Royal Mail's services to deliver post and parcels nationally and on time. Furthermore, it does not appear to be decreasing with more people working from home and shopping online. Royal Mail must therefore do what they can to protect their existing assets from future development.

The proposed development will introduce residential development within close proximity of the existing Royal Mail Delivery Office. Royal Mail are significantly concerned over the introduction of noise sensitive uses in close proximity to their Delivery Office.

Royal Mail therefore wishes to submit representations to the current planning application to request that should the council be minded approving the application additional information is submitted in support of the application to demonstrate mitigation measures ensure an appropriate internal environment to future occupiers.

Background

The Lincoln Delivery Office is located to the south of Lincoln City Centre. The Delivery Office (DO) is an important asset for Royal Mail, providing for the collections, last mile sorting of post, distribution and delivery services.

Across its national estate, Royal Mail is concerned about the impact of development on its existing operations from adjacent sensitive users and inappropriate mitigation measures. The ability to operate to meet tight timescales and deadlines is critical to Royal Mail's business. It is therefore essential for Royal Mail to monitor and respond to any planning application that could detrimentally impact on the effective operation of any of their sites.

The protection of existing businesses from such impact is a factor that is clearly recognised as important by the government in the National Planning policy Framework at paragraph 187. This paragraph seeks to provide protection to existing businesses that are operating in locations before new forms of development are approved and implemented. It states that:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing businesses or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

In case law a planning inspector dismissed an appeal against refusal of planning permission for a residential development adjoining a theatre in Wallingford, Oxfordshire on the basis of the Framework's 'agent for change' principle. The reason for the dismissed appeal was that the inspector "was not persuaded that the technical details provided within the [applicant's noise] mitigation strategy, and as reflected in the plans, can realistically be achieved at the site."

The Lincoln Local Plan (2017)

The site lies within the Lincoln City Centre Primary Shopping Area and Central Mixed Use Area (Policy LP33). The site lies on the boundary of the Lincoln Conservation Area (Policy LP25) and Regeneration Opportunity Area (Policy LP35).

Policy LP5 of the Lincoln Local Plan (2017) states: *conversion and redevelopment of, or change of use from existing non-allocated employment sites and buildings to non-employment uses will be considered on their merits taking account of the following:*

Whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area the site or building would likely serve;
Whether the continued use of the site or building for employment purposes would adversely affect the character or appearance of its surroundings, amenities of neighbouring land-uses or traffic conditions that would otherwise be significantly alleviated by the proposed new use. It should also be shown that any alternative employment use at the site would continue to generate similar issues;
Whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and
Whether the applicant has provided clear documentary evidence that the property has been appropriately, but proportionately, marketed without a successful conclusion for a period of not less than 6 months on terms that reflect the lawful use and condition of the premises. This evidence will be considered in the context of local market conditions and the state of the wider national economy.

Policy LP26 sets out the following amenity considerations for development:

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. ...Similarly proposals for

development adjacent to, or in the vicinity of, existing 'bad neighbour' uses will need to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site, taking account of criteria m to u above.

Representations

The Lincoln Delivery Office is a well-established business and successfully operates from this location. The site is a strategically important asset for Royal Mail and provides a key service to the Lincoln catchment area. Due to the intensive nature of the use of the Delivery Office and the hours of operation, Royal Mail is concerned about the introduction of the proposed student accommodation to the east of the delivery office.

It is considered that the significant noise generated by the Delivery Office will have a detrimental impact to the future residents despite proposed mitigation measures. The delivery office generates noise throughout the day, including early in the morning when mail is delivered for sorting. Mail is delivered, metal cages are then unloaded, the mail is sorted into routes and loaded into each red van. The red vans then travel to and from the site throughout the day and night and create some minor vibrations from their movements.

We note from the proposed plans that bedrooms are to be located along the western elevation in closest proximity to the DO. The applicant's have submitted a Noise Report in support of the application. The noise report notes the following noise levels along the western façade of the building (that closest to the DO). Table taken from the Noise Report submitted by UK Building Compliance in support of the application.

Façade	Location	Time Period	Façade Noise Level	BS8233 Criteria	Min. SRI Required (dB)
Façade A (Red)	Bedroom / Living Room	Day time	69.0	35 dB $L_{Aeq,16hour}$	34.0 $R_w + C_{tr}$
	Bedroom	Night time	69.0	30 dB $L_{Aeq,8hour}$	39.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,8hour}$	30.0 R_w **
Façade B (Yellow)	Bedroom / Living Room	Day time	60.0	35 dB $L_{Aeq,16hour}$	25.0 $R_w + C_{tr}$
	Bedroom	Night time	56.0	30 dB $L_{Aeq,8hour}$	26.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,8hour}$	30.0 R_w **
Façade C (Green)	Bedroom / Living Room	Day time	56.0	35 dB $L_{Aeq,16hour}$	21.0 $R_w + C_{tr}$
	Bedroom	Night time	51.0	30 dB $L_{Aeq,8hour}$	21.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,8hour}$	30.0 R_w **

Table 7.0 – Break-In Assessment

The table demonstrates that the existing noise levels significantly exceed the BS8233 Criteria for appropriate internal noise levels for acceptable amenity. Further the noise report notes: *Due to the COVID-19 outbreak and public health emergency lockdown, further analysis of the measured noise data on-site is required to assess whether the measured noise levels are representative. This will allow a robust assessment of the noise levels incident on the façade of the development and will ensure that façade elements are robustly specified ensuring the internal noise criteria of BS8233:2014 can be achieved.*

The report also assumes the operational hours of the Delivery Office are 06:00am to 12:00pm, which is incorrect. The DO's main deliveries occur in the morning around 09:00 and collections occurring throughout the afternoon. With main staff working peaks around 06:30 for the early morning deliveries and leaving around 17.15. There is therefore, a chance that the noise report has not fully considered the impact of the Delivery Office on future occupancy.

The report goes on to conclude that glazing, ventilation and roof mitigation measures will be required to secure an appropriate sound insulation scheme. The development will therefore require windows remain closed and ventilation provided to fully protect the amenity of future residents. The report offers a number of choices for both ventilation and glazing. The application does not confirm the exact details for the ventilation or glazing as such **Royal Mail request conditions are attached requiring the proposed mitigation measures to be agreed prior to development.**

Royal Mail further request that prior to occupation additional noise reports are submitted for approval by the Council to demonstrate an appropriate internal noise environment has been achieved as a result of the mitigation agreed.

In considering Royal Mail's representations, we respectfully request that Lincoln City Council recognises the importance of Royal Mail when assessing the appropriate planning balance, particularly the significant contribution that Royal Mail makes to the local economy, its statutory duty to deliver mail and the importance of protecting existing businesses and operations from unreasonable restrictions as a result of development permitted after they were established. This approach is in accordance with the 'agent for change' principle enshrined within paragraph 187 of the Framework.

Conclusion

This letter identifies Royal Mail's concerns relating to the introduction of a noise sensitive use next to its operations at the Lincoln Delivery Office. As set out above **we respectfully request should the council be minded approving the application Royal Mail that additional details of the mitigation measures proposed are provided to be agreed with the Council. Further that prior to occupation additional noise reports are submitted for approval by the Council to demonstrate the mitigation has been successful at reducing the impact of any noise from Royal Mail's Delivery Office on future occupiers.**

We would ask that Royal Mail, via Cushman & Wakefield is made aware of any further information submitted by the application with adequate time provided for further review and comment ahead of any decision being made by the Council.

The actions requested in this letter seek to protect Royal Mail to continue to effectively operate from their existing Lincoln Delivery Office to delivery post across the UK.

I trust that the above letter of representation is clear and comprehensive, however please do not hesitate to contact me should you have any queries you wish to discuss.

Yours sincerely



Katrina Crisp (MTCP, MRTPI)
Development and Planning Consultant
Cushman & Wakefield



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: 2021/0584/FUL

Proposal: **Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).**

Location: **Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS**

With reference to the above application received 15 July 2021

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

Requests that the Local Planning Authority request the applicants to provide additional information as set out below.

ADDITIONAL INFORMATION REQUIRED

Could the applicant please submit a Drainage Strategy considering SuDS principles.

Case Officer:
Becky Melhuish
for Warren Peppard
Head of Development Management

Date: 4 August 2021

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: 2021/0584/FUL

Proposal: Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

Location: Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

With reference to the above application received 15 July 2021

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

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

This proposal seeks to extend and convert an existing warehouse storage building into 21 cluster flats for students.

The site is in a highly sustainable location within easy walking and cycling distance of all facilities and amenities. There are also good public transport links available in the form of local bus stops and close proximity to the bus and train stations. Accordingly, there are no car parking spaces provided for the development, which is supported by the Highway Authority. A drop off/collection area is provided at the site frontage. Secure cycle parking provision is proposed within the building.

Refuse collection will be undertaken from the site frontage on Tanners Lane.

The site drainage strategy has been designed for a 1:100-year event with 40% uplift for climate change allowance. Surface water will be captured by permeable paved areas, with attenuation by means of a cellular tank and a restricted discharge at 5l/s to the mains sewer. This represents a 94% betterment from the existing brownfield situation.

Given the sensitive nature of the site location, we request a Construction Management Plan be submitted

prior to commencement on site.

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>

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against adverse impacts on the highway network during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development; and
- wheel washing facilities.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that adverse impacts upon the highway network during the construction phase are adequately planned for and mitigated, in the interests of highway safety.

Case Officer:

Date: 2 August 2022

Becky Melhuish

for Warren Peppard

Head of Development Management



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: 177481/1/0127347

Local Planning Authority: Lincoln District (B)

Site: Lincolnshire Sports Partnership Tanners Lane Lincoln Lincolnshire

Proposal: Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127

Planning application: 2021/0584/FUL

Prepared by: Pre-Development Team

Date: 24 July 2021

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

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

Section 4 - Surface Water Disposal

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

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



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:	191891/1/0150722
Local Planning Authority:	Lincoln District (B)
Site:	Lincolnshire Sports Partnership Tanners Lane Lincoln Lincolnshire LN5 7AS
Proposal:	Erection of single storey extension to roof of existing warehouse and four storey extension to east elevation to facilitate conversion to provide 21no. student cluster flats (80 beds). (REVISED PLANS AND DESCRIPTION)
Planning application:	2021/0584/FUL

Prepared by: Pre-Development Team

Date: 14 July 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: FRA Feb 2022 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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

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 2l/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)



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

Our ref: AN/2021/132077/01-L01
Your ref: 2021/0584/FUL
Date: 29 July 2021

Dear Sir/Madam

Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. Five storey extensions to east and south elevations to facilitate conversion to provide 36no. Student cluster flats (127 beds)

Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

Thank you for your consultation of 16 July 2021 regarding the above application.

We have reviewed the Preliminary Geo-Environmental Risk Assessment report (ref: 21-0020.01) by Delta-Simons, dated February 2021 with regard to the risk posed to controlled waters.

Environment Agency position

The previous use of the proposed development site as a timber yard presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer, relating to the underlying superficial River Terrace and Alluvial deposits.

The application's Preliminary Geo-Environmental Risk Assessment report demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework.

Without the following conditions we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 506 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 1

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

In so far as it relates to the risk posed to controlled waters, we consider that the Preliminary Geo-Environmental Risk Assessment report is sufficient to satisfy part 1 of this condition.

We agree with the recommendations of the preliminary assessment that intrusive investigation should be undertaken as the next phase in assessing the potential risks posed to controlled waters.

Condition 2

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 4

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions meet the requirements of the Planning Practice Guidance (Use of planning conditions section, paragraph 004). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

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

Yours faithfully

Nicola Farr
Sustainable Places - Planning Specialist

Direct dial 02030 255023
Direct e-mail nicola.farr@environment-agency.gov.uk



FAO: Marie Smyth
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
LN1 1DF

Our ref: AN/2021/132077/02-L01
Your ref: 2021/0584/FUL
Date: 25 July 2022

Dear Marie

**Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds)
Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS**

Thank you for re-consulting us on the above application on 06 June 2022 following the submission of amended plans.

We have no further comments to add to those in our response of 29 July 2021, which included the condition we recommend should planning permission be granted.

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

Yours sincerely

Rebecca Flint
Sustainable Places Planning Adviser

Direct dial 020 7714 0844
Direct e-mail rebecca.flint@environment-agency.gov.uk



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:** P01433954

29 July 2021

Dear Ms Smyth

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

**LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN,
LINCOLNSHIRE, LN5 7AS
Application No. 2021/0584/FUL**

Thank you for your letter of 19 July 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

Team Leader (Development Advice)



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:** P01433954

6 July 2022

Dear Ms Smyth

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

**LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN,
LINCOLNSHIRE, LN5 7AS
Application No. 2021/0584/FUL**

Thank you for your letter of 6 July 2022 regarding further information on the above application for planning permission. On the basis of this information, 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)

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION We strongly object to this application as an overdevelopment of a very restricted site. The site is not suitable for the type of development proposed and the number of potential residents. The access to the site is far too restrictive and although the use of private cars is proposed there will be numerous vehicle movements (refuse collection, service and delivery vehicles and drop-offs) on Tanners Lane which is a very narrow road with virtually no pedestrian pathway. The size and mass of the proposal is far too great and the whole site is sandwiched between existing buildings, none of which are of equal size or height. The University of Lincoln has already been on record suggesting that the volume of student accommodation has reached its maximum and we should not be looking to produce more. We see this a total overdevelopment and inappropriate development for the site.

NHS Lincolnshire Integrated Care Board
Application Number: 2021/0584/FUL
Location: Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 80 dwellings for student accommodation which, based on the average of 1 person per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 80.</p> <p>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.</p> <p>Consulting room GP</p> <table border="1"> <tr><td>Proposed population</td><td>80</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.080 \times 5260 = 421$</td></tr> <tr><td>Assume 100% patient use of room</td><td>421</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$421/50 = 8.4$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$8.4 \times 15/60 = 2.1$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1"> <tr><td>Proposed population</td><td>80</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.080 \times 5260 = 421$</td></tr> <tr><td>Assume 20% patient use of room</td><td>$421 \times 20\% = 84.2$</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$84.2/50 = 1.683$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$1.683 \times 20/60 = 0.6$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 80 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.</p>	Proposed population	80	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.080 \times 5260 = 421$	Assume 100% patient use of room	421	Assume surgery open 50 weeks per year	$421/50 = 8.4$	Appointment duration	15 mins	Patient appointment time hrs per week	$8.4 \times 15/60 = 2.1$ hrs per week	Proposed population	80	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.080 \times 5260 = 421$	Assume 20% patient use of room	$421 \times 20\% = 84.2$	Assume surgery open 50 weeks per year	$84.2/50 = 1.683$	Appointment duration	20 mins	Patient appointment time hrs per week	$1.683 \times 20/60 = 0.6$ hrs per week
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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>The development will impact Heart of Lincoln Medical Group, Brayford Medical Practice and Abbey Medical Practice as the development is within their catchment area.</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 Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 80 dwellings on Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Lincoln Health Partnership Primary Care Network (PCN) at Heart of Lincoln Medical Group and Brayford 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 PCNs 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), 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 Heart of Lincoln Medical Group and Brayford Medical Practice are within the LICB Lincoln Health Partnership PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</p>

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 1)					275
	<p>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 1 (the average number of persons per student accommodation dwelling for City of Lincoln Council) to provide a funding per dwelling of £275.</p>					
Financial Contribution requested	<p>The contribution requested for the development is £22,000.00 (£275 x 80 dwellings).</p> <p>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.</p>					
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's 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.</p> <p>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.</p>					

Lincolnshire Integrated Care Board
21st July 2022

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 14 July 2022 10:51
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

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, LCC has no comments on the application in relation to education.

Sam Barlow
Asset Advisor
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: 2021/0584/FUL

20th July 2021

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

Lincolnshire Sports Partnership, Tanners Lane, Lincoln, Lincolnshire, LN5 7AS

Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

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.**

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+.

Ideally an 'air lock' style entrance should be included to ensure that unwanted (follow on access) is avoided contributing to the safety of students and authorised visitors.

Tanners Lane Entrance

The issue of unauthorised access both to the student accommodation and external communal areas is of concern. The vulnerability of students particularly during and in relation to the night-time economy is very valid and I would recommend that an additional gated and access-controlled point of entry should be provide at the nearest point to the High Street.

Security fencing and commensurate gating may be constructed of welded mesh and expanded metal available in numerous colours and to a height of at least 1.8m – gating should be to LPS 1175: Issue 7, SR 2 or STS 202: Issue , BR2.

Appropriate lighting should likewise be installed along 'Tanners Lane' to ensure that areas of darkness are avoided.

Communal Outdoor Space

It is important that any unwanted or unauthorised access to the external communal areas is restricted and fencing or gating should have appropriate access control in its design.

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 (If Provided)

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

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



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

17th July 2022

Your Ref: 2021/0584/FUL

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

**Lincolnshire Sports Partnership, Tanners Lane, Lincoln, Lincolnshire, LN5 7AS
Description of the proposed development:**

Erection of single storey extension to roof of existing warehouse and four storey extensions to east elevation to facilitate conversion to provide 21no. student cluster flats (80 beds). (REVISED PLANS AND DESCRIPTION).

Lincolnshire Police do not have any objections to this (Revised plans) 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 PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

POLICE HEADQUARTERS
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