

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: 2022/0168/FUL

Proposal: Demolition of existing building to facilitate the erection of a part four-storey, part five-storey mixed use building containing 47 apartments, 2 ground floor retail units (use class E) with associated car, motorcycle and bicycle parking

Location: Carpets 4 Less, Dunford Road, Lincoln, LN5 8HF

With reference to the above application received 1 March 2022

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.

This is an application for 33 no. 1 bed apartments and 14 no. 2 bed apartments, with 115sqm retail space. The site is in a highly sustainable location with facilities within easy walking and cycling distance, and good connections to the public transport network.

17 car parking spaces are proposed to serve the site, alongside 7 motorcycle spaces and 22 bicycle spaces.

Kesteven Street and Canwick Road are public highway, however Dunford Road is not, and therefore the site access is not served directly from the public highway. Refuse collection will be undertaken from Dunford Road.

The visuals submitted to support the planning application demonstrate public realm improvements to the land at the site frontage, with trees, lighting and a pavement café. LCC supports and encourages this vision, which will be enhanced by the future Broadgate Corridor scheme mentioned later in our response.

Surface water from the access road and parking area will be collected by linear drains and gullies. A

green roof is proposed, with attenuation provided at roof level with a restricted discharge into a downpipe. The surface from both these systems will be attenuated in below ground crate storage before discharging to a mains sewer at 5l/s. Some small areas of the roof will drain traditionally via downpipes at an unrestricted rate, as existing.

The applicant has submitted a Construction Management Plan. We request that this is updated in accordance with the below comments. An amended version can be submitted at this time, during the planning consultation, for consideration, or alternately a pre-commencement condition is included below if this is preferred.

'Works will only be allowed to take place on Canwick Road between the hours of 19.00 - 06.00hrs. At all other times the highway must be clear. Please be advised that a contra flow system is in operation on Canwick Road and any work will require the involvement of LCC's Traffic Signals team to alter the contra flow system. Additional temporary traffic management will be required to manage the traffic flows.

The pedestrian flow on Canwick Road's footway should be maintained at all times. The footway under Pelham Bridge is poorly lit and is not a suitable alternate route. In all circumstances measures put in place to manage pedestrian movements during construction must not lead to pedestrians walking on Canwick Road carriageway.

We request that the appointed contractor makes contact with LCC's Streetworks and Permitting Team as soon as possible so that collaboration for disconnections, new connections and sewer connections can be achieved on site. This is particularly pertinent for works on Canwick Road.'

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 traffic generation and drainage of the site 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;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

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

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

S106 Contributions

The adopted Lincoln Transport Strategy lists public realm and environmental improvements to Broadgate as a primary infrastructure intervention. These improvements will seek to capitalise on the reduction in traffic in the city centre following the opening of the Lincoln Eastern Bypass and enhance the city's historic core. It will improve the public realm through targeted landscaping, planting and gateway treatments, improve links with the upgraded walking and cycling network through improved crossings and look to reduce vehicle speeds improving safety. The scheme will also stimulate economic growth along the Broadgate corridor. The proposed development is located in a highly sustainable location and as such car parking provision has been limited and residents will be reliant on walking, cycling and public transport, particularly across Broadgate to access facilities located to the east, within the city centre. We request a S106 contribution of £94,000 towards the Broadgate Public Realm and Environmental Improvements.

Case Officer:

Date: 6 April 2022

Becky Melhuish

for Warren Peppard

Head of Development Management



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

Our ref: AN/2022/132867/01-L01
Your ref: 2022/0168/FUL
Date: 25 March 2022

Dear Sir/Madam

Demolition of existing building to facilitate the erection of a part four-storey, part five-storey mixed use building containing 47 apartments, 2 ground floor retail units (use class E) with associated car, motorcycle and bicycle parking
Carpets 4 Less, Dunford Road, Lincoln, LN5 8HF

Thank you for consulting us on the above application, on 1 March 2022.

We have reviewed the submitted details, in particular the proposed floor plans, Flood Risk Assessment dated January 2022 by RM Associates and Preliminary Geo-Environmental Risk Assessment dated March 2021 by Delta-Simons.

Environment Agency position

Land contamination

Based on the information provided, we recommend the following conditions with regard to the protection of controlled waters. Without these conditions we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

The previous use of the proposed development site as part of a larger engineering works presents a 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 over a Secondary A aquifer.

The application's Preliminary Risk Assessment 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.

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

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.

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.

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 in line with paragraph 174 of the National Planning Policy Framework. We recommend that a controlled waters risk assessment is undertaken and that groundwater samples are collected on a minimum of two separate occasions and tested for all potential contaminants of concern.

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.

Reason

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.

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 from previously unidentified contamination sources at the development site. 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. You must therefore be satisfied that the proposed condition meets the requirements of the 6 tests in paragraph 56 of the National Planning Policy Framework. Further guidance on the 6 tests is provided in the planning practice guidance (<https://www.gov.uk/guidance/use-of-planning-conditions>).

Advice to the applicant

We recommend that developers should:

- Follow the risk management framework provided in '[Land contamination: risk management](#)' when dealing with land affected by contamination
- Refer to our [Guiding principles for land contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
- Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the [contaminated land](#) pages on gov.uk for more information

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on gov.uk for more information.

Flood risk

The site is at a risk of flooding in a 1% annual probability + 20% climate change event; however, the proposed measures (residential accommodation at first floor and

above only and raised finished floor levels) are appropriate to keep people safe from flooding.

Advice to the applicant

It is strongly recommended that all users of the building sign up for flood warnings and know how to respond in the instance of such an event.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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

**CITY OF LINCOLN COUNCIL
DIRECTORATE OF DEVELOPMENT & ENVIRONMENTAL
SERVICE**

M E M O R A N D U M

**To: Development Team
Development Control**

**From: Ian Wicks,
Pollution Control Officer**

Planning Ref: 2022/0168/FUL

Date: 23 March 2022

Demolition of existing building to facilitate the erection of a part four-storey, part five-storey mixed use building containing 47 apartments, 2 ground floor retail units (use class E) with associated car, motorcycle and bicycle parking at Carpets 4 Less, Dunford Road, Lincoln

Further to your consultation on the above application, I would make the following comments:

Contaminated Land

I would advise that due to past uses on the site there is the potential for significant contamination to be present. It is noted that a preliminary risk assessment has been submitted in support of the application, which concludes that an intrusive site investigation will be required. As such, I recommend that the following conditions be attached to the consent, if granted:

Pre commencement conditions – details to be submitted and approved before work commences on site

▪ **Site Characterisation**

No development shall take place until an investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's 'Land Contamination: Risk Management (LCRM) Guidance' (available on www.GOV.UK).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

▪ **Submission of Remediation Scheme**

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

▪ **Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Pre occupation – before occupation/commencement of the use

▪ **Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (**SPECIFY (1)**) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (**SPECIFY (2)**), which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (**SPECIFY (3)**).

Where no unexpected contamination is found written confirmation of this must be provided to the Local Planning Authority prior to any occupation of the site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out.

Air Quality and Sustainable Transport

Whilst it is acknowledged that the proposed development, when considered in isolation, is unlikely to have any significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted.

The NPPF seeks to promote and enable sustainable transport choices and, in doing so, aims to protect and enhance air quality. Paragraph 112 of the revised NPPF states "...applications for development...should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations"

It is noted that this proposed development will include off street parking and, therefore, it is recommended that the applicant be required to incorporate appropriate electric vehicle recharge facilities into the development in line with the recommendations of paragraph 112 of the NPPF.

If deemed necessary to secure the installation of the recharging facilities, it is recommended that the following condition be attached to the planning consent:

- *Prior to the commencement of the development, details of a scheme for the provision of electric vehicle recharge points for each dedicated off-street parking space shall be submitted to the planning authority for approval. The approved scheme shall be implemented prior to the occupation of the development and shall be maintained thereafter.*

Noise

Due to its location, the proposed development is likely to be affected by significant levels of noise associated with road traffic and potentially from nearby commercial/industrial uses. In order to address these concerns, it is noted that the applicant has submitted a noise impact assessment in support of their application.

The noise assessment appears to use a reasonable methodology and appropriate assessment criteria to determine the level, type and impact of noise affecting the proposed development site. In summary, the assessment confirms that the development would be adversely affected by significant noise levels associated with the adjacent road network. The report goes on to provide examples of mitigation measures that could be employed to ensure that future occupants of the development would not be exposed to unreasonable levels of noise, primarily focussing on acoustically upgraded glazing and alternative means of ventilation.

Although the noise report adequately demonstrates that impacts can be mitigated, it is beyond the scope of the report to specify the actual mitigation measures to be implemented as part of the development. As such, in order to ensure that an appropriate noise reduction scheme is incorporated into the development, I recommend that the following condition be attached to the consent, if granted:

- *Prior to the commencement of the development, details of a noise mitigation scheme shall be submitted to the planning authority for approval. The noise mitigation scheme shall provide details that meets the requirements of the applicant's noise impact assessment (ref. dBC 10407, dB Consultation Ltd, dated 22nd March 2022) and shall include ventilation proposals. The approved scheme shall be implemented prior to the occupation of the development and shall be maintained thereafter.*

Construction/Demolition Impacts

Due to the close proximity of the proposed development to neighbouring sensitive uses, there is potential for significant problems due to noise, vibration and dust during the demolition/construction phase unless adequate control measures are put in place. It is noted that the applicant has submitted a Construction Management Plan (CMP) that seeks to address these concerns and in doing so recommends mitigation measures, including working and delivery hours, which appear to be reasonable for this location. To ensure that the recommendations in the CMP are observed, I would recommend that the following item be included as a consent condition:

- *The mitigation measures, including construction working and delivery hours, contained within the approved construction management plan (ref. Construction Management Plan for Dunford Road Apartment Development, Lincoln, LN5 8HG – SRN Estate Ltd) shall be implemented throughout the demolition and construction phase of the development.*

Regards

Ian Wicks
Pollution Control Officer
(Ext 3794)

Consultee Comments for Planning Application 2022/0168/FUL

Application Summary

Application Number: 2022/0168/FUL

Address: Former Carpets 4 Less Dunford Road Lincoln Lincolnshire LN5 8HF

Proposal: Demolition of existing building to facilitate the erection of a part four-storey, part five-storey mixed use building containing 47 apartments, 2 ground floor retail units (use class E) with associated car, motorcycle and bicycle parking.

Case Officer: Craig Everton

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 have serious concerns over the suitability and size of this development. We appreciate that this site has been empty for some time and is badly in need of development.

1. It is a prime site given its prominent position on Canwick Road but it is on the industrial/commercial side of Canwick Road and not the residential side. It would be the only residential building on the commercial side and we feel it is an inappropriate development. It will present some logistical problems as the area is normally visited by the public by use of private transport and not on foot and hence safe and convenient pedestrian routes are not provided. Furthermore, there are to be 17 car park spaces and 22 cycle spaces serving 47 apartments which would suggest that the developers are expecting most occupiers to walk. We find that this ratio to be totally unacceptable. We also feel that with the proximity of a major artery and the East West Link Road, the air quality and noise level will not be conducive for residential living.
2. Irrespective of its use, we feel the sheer mass of the development is too great and is considered as overdevelopment. We appreciate that the developers wish to maximise the potential of the site but we feel that the proposal goes beyond what is acceptable.
3. We note that there are proposed two retail units on the ground floor but there appears to be no facility for delivery vehicles provided.
4. There also appears to be no mention of alternative energy sources such as solar panels

NHS Lincolnshire Clinical Commissioning Group
Application Number: 2022/0168/FUL
Location: Carpets 4 Less, Dunford Road, Lincoln

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---------------------|----|-------------|------------------------|-----------------------------|---------------------------|---------------------------------|-----|---------------------------------------|----------------|----------------------|---------|---------------------------------------|---------------------------------------|---------------------|----|-------------|------------------------|-----------------------------|---------------------------|---------------------------------|-----|---------------------------------------|----------------|----------------------|---------|---------------------------------------|---------------------------------------|
| <p>Impact of new development on GP practice</p> | <p>The above development is proposing 47 apartments which, based on the average of 1 person per dwelling for the one-bedroom apartments and 2 people per dwelling for the two-bedroom apartments for the City of Lincoln Council area, would result in an increase in patient population of 61.</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 - 1 bed</p> <table border="1" data-bbox="464 819 1166 1137"> <tr> <td>Proposed population</td><td>33</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.033 \times 5260 = 174$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>174</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$174/50 = 3.5$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$3.5 \times 15/60 = 0.9$ hrs per week</td></tr> </table> <p>Consulting room GP - 2 bed</p> <table border="1" data-bbox="464 1238 1166 1556"> <tr> <td>Proposed population</td><td>28</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.028 \times 5260 = 147$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>147</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$147/50 = 2.9$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$2.9 \times 15/60 = 0.7$ hrs per week</td></tr> </table> | Proposed population | 33 | Access rate | 5260 per 1000 patients | Anticipated annual contacts | $0.033 \times 5260 = 174$ | Assume 100% patient use of room | 174 | Assume surgery open 50 weeks per year | $174/50 = 3.5$ | Appointment duration | 15 mins | Patient appointment time hrs per week | $3.5 \times 15/60 = 0.9$ hrs per week | Proposed population | 28 | Access rate | 5260 per 1000 patients | Anticipated annual contacts | $0.028 \times 5260 = 147$ | Assume 100% patient use of room | 147 | Assume surgery open 50 weeks per year | $147/50 = 2.9$ | Appointment duration | 15 mins | Patient appointment time hrs per week | $2.9 \times 15/60 = 0.7$ hrs per week |
| Proposed population | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access rate | 5260 per 1000 patients | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Anticipated annual contacts | $0.033 \times 5260 = 174$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume 100% patient use of room | 174 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume surgery open 50 weeks per year | $174/50 = 3.5$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appointment duration | 15 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patient appointment time hrs per week | $3.5 \times 15/60 = 0.9$ hrs per week | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposed population | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access rate | 5260 per 1000 patients | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Anticipated annual contacts | $0.028 \times 5260 = 147$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume 100% patient use of room | 147 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume surgery open 50 weeks per year | $147/50 = 2.9$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appointment duration | 15 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patient appointment time hrs per week | $2.9 \times 15/60 = 0.7$ hrs per week | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---------------------|----|-------------|------------------------|-----------------------------|---------------------------|--------------------------------|------|---------------------------------------|-------------------|----------------------|---------|---------------------------------------|---------------------------------------|---------------------|----|-------------|------------------------|-----------------------------|---------------------------|--------------------------------|------|---------------------------------------|-------------------|----------------------|---------|---------------------------------------|---|
| | <p>Treatment room Practice Nurse - 1 bed</p> <table border="1"> <tr><td>Proposed population</td><td>33</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.033 \times 5260 = 174$</td></tr> <tr><td>Assume 20% patient use of room</td><td>34.7</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$34.7/50 = 0.694$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.6 \times 20/60 = 0.2$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse - 2 bed</p> <table border="1"> <tr><td>Proposed population</td><td>28</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.028 \times 5260 = 147$</td></tr> <tr><td>Assume 20% patient use of room</td><td>29.5</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$29.5/50 = 0.589$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.589 \times 20/60 = 0.2$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 61 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 | 33 | Access rate | 5260 per 1000 patients | Anticipated annual contacts | $0.033 \times 5260 = 174$ | Assume 20% patient use of room | 34.7 | Assume surgery open 50 weeks per year | $34.7/50 = 0.694$ | Appointment duration | 20 mins | Patient appointment time hrs per week | $0.6 \times 20/60 = 0.2$ hrs per week | Proposed population | 28 | Access rate | 5260 per 1000 patients | Anticipated annual contacts | $0.028 \times 5260 = 147$ | Assume 20% patient use of room | 29.5 | Assume surgery open 50 weeks per year | $29.5/50 = 0.589$ | Appointment duration | 20 mins | Patient appointment time hrs per week | $0.589 \times 20/60 = 0.2$ hrs per week |
| Proposed population | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access rate | 5260 per 1000 patients | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Anticipated annual contacts | $0.033 \times 5260 = 174$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume 20% patient use of room | 34.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume surgery open 50 weeks per year | $34.7/50 = 0.694$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appointment duration | 20 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patient appointment time hrs per week | $0.6 \times 20/60 = 0.2$ hrs per week | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposed population | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access rate | 5260 per 1000 patients | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Anticipated annual contacts | $0.028 \times 5260 = 147$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume 20% patient use of room | 29.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assume surgery open 50 weeks per year | $29.5/50 = 0.589$ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appointment duration | 20 mins | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Patient appointment time hrs per week | $0.589 \times 20/60 = 0.2$ hrs per week | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GP practice(s) most likely to be affected by the housing development | <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 Abbey Medical Practice, Brayford Medical Practice, Portland Medical Practice and University of Lincoln Health Service as the development is within their catchment area.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|---|--|--------------------------|-------------|----------|------------|-------------|
| Issues to be addressed to ensure the development is acceptable | <p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development of 47 apartments on Carpets for Less, Dunford Road, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Marina Primary Care Network (PCN) at University of Lincoln Health Service/Portland Medical Practice. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCN and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), 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 University of Lincoln Health Service & Portland Medical Practice are within the LCCG Marina 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) for the single occupancy apartment | | | | | 275 |
| | Total per dwelling (resident x 2) for the double occupancy apartment | | | | | 550 |

| | |
|---|--|
| | <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.</p> <p>This figure is multiplied by 1 for the single occupancy apartment and 2 for the double occupancy apartment (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £550 for the double occupancy apartment and £275 for the single occupancy apartment.</p> |
| Financial Contribution requested | <p>The contribution requested for the development of £16,775.00 (£7,700.00 x 14 double occupancy dwellings and £9,075.00 x 33 single occupancy 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 Clinical Commissioning Group
21st March 2022

Coucom, Milly (City of Lincoln Council)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 14 March 2022 10:11
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk'; Technical Team (City of Lincoln Council)
Subject: FW: OBSERVATIONS ON CONSULTATION REQUEST
Categories: Milly Coucom

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.

FD-5968-2022-PLN

Dear Sir/Madam,

REFERENCE: 2022/0168/FUL

DEVELOPMENT: DEMOLITION OF EXISTING BUILDING TO FACILITATE THE ERECTION OF A PART FOUR-STOREY, PART FIVE-STOREY MIXED USE BUILDING CONTAINING 47 APARTMENTS, 2 GROUND FLOOR RETAIL UNITS (USE CLASS E) WITH ASSOCIATED CAR, MOTORCYCLE AND BICYCLE PARKING
LOCATION: CARPETS 4 LESS, DUNFORD ROAD, LINCOLN, LN5 8HF

Thank you for the opportunity to comment on the above application. The site is within the Witham First District Internal Drainage Board area.

The Board Objects in Principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However, it is up to City of Lincoln Council as the planning Authority granting planning permission. It is noted that a Flood Risk Assessment is included in the Application that contains appropriate mitigation

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.

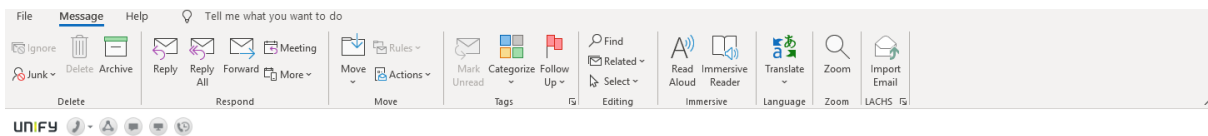
Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

www.witham3idb.gov.uk



UNIFY

2022/0168/FUL - Former Carpets 4 Less Dunford Road



MacIntosh, Alastair (City of Lincoln Council)
To: Everton, Craig (City of Lincoln Council)

Reply Reply All Forward

Mon 14/03/2022 16:11

Hi Craig,

Further to our earlier conversation re. the site above, I can confirm that the DBA submitted in support of the application is in my opinion sufficient to fulfil the requirements of NPPF paragraph 194. I can further advise you that I am in agreement with its findings and that I do not believe there is any need for further archaeological work on this site.

Best,

Mac

Alastair MacIntosh
City Archaeologist

T 01522 873478



City of Lincoln Council
City Hall, Beaumont Fee, Lincoln, LN1 1DF
<http://www.lincoln.gov.uk/planning>

We are all currently working from home so please contact me or my colleagues by email and we will respond as usual.

We request that all applications be submitted through the planning portal wherever possible www.planningportal.co.uk

Please note from 1st February 2019 we will no longer be accepting paper plans exceeding A3 (12"x16" approx.) in size. Any plans that exceed this will need to be submitted electronically either via www.planningportal.co.uk or developmentteam@lincoln.gov.uk

Corporate Property Team
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL

Email:
Property_Strategy@lincolnshire.gov.uk

City of Lincoln Council
Development Control
Planning Department

My Ref: S106/COLC/0168/FUL/2022
08 March 2022

Dear Sir/Madam

Development – Demolition of existing building to facilitate the erection of a part four-storey, part five-storey mixed use building containing 47 apartments, 2 ground floor retail units (use class E) with associated car, motorcycle and bicycle parking.

Application Number – 2022/0168/FUL

Thank you for your notification of 01 March 2022, concerning the proposed development at the above site. I have now had the opportunity to consider the impact on the local schools reasonably accessible from the development. Please see below overview in relation to the impact, and details for primary, secondary and sixth-form that follow.

Overview

County Offices, Newland
Lincoln LN1 1YL

Please see below table in relation to the number of places required and available in local schools from/for the proposed development:

| Type | Children produced by scheme | Sufficient places available 2024/25 (Y/N/Partial) | Places to be mitigated | Contribution sought |
|------------|-----------------------------|---|------------------------|---------------------|
| Primary | 1 | N | 1 | £ 11,276 |
| Secondary | 1 | N | 1 | £ 16,991 |
| Sixth-form | 0 | N | 0 | £ 0 |
| | | | Total | £ 28,267 |

Please note, where an application is outline a formulaic approach will be taken in a section 106 agreement, this may result in a higher contribution if a high proportion of large houses are built. This would be finalised at the reserved matters stage. All section 106 agreements should include indexation using the Tender Price Index of the Royal Institute of Chartered Surveyors Building Cost Information Services (RICS BCIS TPI).

The above contributions would be spent on the following:

| Type | Amount | Scheme |
|------------|--------|-------------------------------------|
| Primary | £ | Lincoln South Primary Planning area |
| Secondary | £ | N/A - CIL |
| Sixth-form | £ | N/A - CIL |

Following the removal of Regulation 123 from the Community Infrastructure Levy Regulations on 01 September 2019, requests for items formerly on a Regulation 123 list are now permitted; the Central Lincolnshire Developer Contributions Supplementary Planning Document (2018) still restricts secondary and school-based sixth form to CIL only. Requests can also be made toward more than one scheme to provide the ability to extend the most appropriate school to mitigate the impacts of development at the time those impacts are felt.

Detail

The below table indicates the number of pupils generated by the proposed development. This is on the basis of research by Lincolnshire Research Observatory utilised to calculate Pupil Production Ratio (PPR) multiplied by the number of homes proposed.

| House Type (if known) | No of Properties | PPR Primary | Primary Pupils | PPR Secondary | Secondary Pupils | PPR Sixth Form | Sixth Form Pupils |
|-----------------------------|------------------|-------------|----------------|---------------|------------------|----------------|-------------------|
| 2 Bedroom | 14 | 0.09 | 1.26 | 0.09 | 1.26 | 0.018 | 0.252 |
| 3 Bedroom | 0 | 0.17 | 0 | 0.17 | 0 | 0.034 | 0 |
| 4+ Bedroom | 0 | 0.33 | 0 | 0.27 | 0 | 0.054 | 0 |
| Unknown | 0 | 0.2 | 0 | 0.19 | 0 | 0.038 | 0 |
| Total (rounded down) | 14 | - | 1 | - | 1 | - | 0 |

Capacity is assessed using the County Council's projected capacity levels at 2024/25, this is the point when it is reasonable to presume that the development would be complete or well on the way.

| Type | Local School/School Planning Area | Pupils generated | Sufficient places available 2024/25 (Y/N/Partial) | Places to be mitigated |
|------------|-----------------------------------|------------------|---|------------------------|
| Primary | Lincoln South | 1 | N | 1 |
| Secondary | Lincoln South | 1 | N | 1 |
| Sixth-form | Lincoln South | 0 | N/A | 0 |

As the development would result in a direct impact on local schools, a contribution is therefore requested to mitigate the impact of the development at local level. This is a recognisable and legitimate means of addressing an impact on infrastructure, accords with the NPPF (2019) and fully complies with CIL regulations; we feel it is necessary, directly related, and fairly and reasonably related in scale and kind to the development proposed in this application.

The level of contribution sought in this case is in line with the below table.

| Type | Places to be mitigated | Contribution per place* | Sub-total | Local multiplier** | Total contribution requested |
|--------------|------------------------|-------------------------|-----------|--------------------|------------------------------|
| Primary | 1 | £12,257 | £12,257 | 0.92 | £11,276 |
| Secondary | 1 | £18,469 | £18,469 | 0.92 | £16,991*** |
| Sixth-form | 0 | £20,030 | £0 | 0.92 | £0*** |
| Total | - | - | £30,726 | - | £ 11,276 |

*current cost multiplier per pupil place based on National Cost Survey

**to reduce cost and to reflect Lincolnshire's lower than average build cost compared to national average

***amounts for indicative purposes only, request reduced to £0 in line with Developer Contributions Supplementary Planning Document

We would suggest the s.106 monies are paid at the halfway point in the development to allow timely investment by the County Council whilst not adversely affecting the developer's viability.

Please note the County Council retains the statutory duty to ensure sufficiency of school places and this includes capital funding provision of sufficient places at maintained schools, academies and free schools. We would invest the funding at the most appropriate local school(s) regardless of their status, but ensure the s.106 funding is used only to add capacity as this is the only purpose for which it is requested.

I look forward to hearing from you, thank you for your notification of the application and thank City of Lincoln Council for your continued cooperation and support.

Yours sincerely

Mr S C Fota
89 Canwick road
Lincoln
LN5 8HE

4th March 2022

Tel: 01522 546650

Dear Sir/Madam,

I wish for it to be known that I strongly object to the proposed planning permission for the development of carpets for less Dunford road, Lincoln.

I feel that building 47 flats and two retail units on the site along with car parking etc would be detrimental for the area and also for the residents of Canwick road.

The area already has far too much congestion and pollution from motor vehicles, it is a constant battle done in vain trying to keep ones property clean and free from the fumes and dust from the road. No matter how hard I try to keep the house clean I find black soot on all surfaces inside and out which is a constant worry, it cannot be healthy at all!

I would also like to point out that since the building of Cheriton court flats on Canwick road and the conversion of Globe house into residential apartments the water pressure is now very poor indeed. The low water pressure affects my combi boiler and electric shower in such a way that the shower cuts out and the boiler has to be reset every now and again, all due to low water pressure and caused by the added demand, putting up another 47 flats would virtually cut my water supply to a trickle!

I believe that I am at a huge disadvantage with my objection as the vast percentage of Canwick road residents are transitional tenants and so most likely not affected by the proposal and so therefore will not file an objection.

In my opinion the proposal is just too much, trying to cram in as much as possible in every conceivable way, affecting water pressure cutting out daylight adding extra traffic and even more pollution no thank you! the site is better suited for commercial use.

Yours Sincerely,



Mr S Fota

MISS CAROLINE CURRY

61 CANWICK ROAD

LINCOLN

LN5 8HE

14TH MARCH 2022

TEL = 01522 872960

DEAR MR MANNING,

I RECEIVED YOUR LETTER ON FRIDAY REGARDING THE PROPOSED DEVELOPMENT OF THE FORMER CARPETS 4 LESS, DUNKFORD ROAD, LINCOLN.

WHILE I UNDERSTAND THE NEED TO DEVELOP EMPTY BUILDINGS AND BRING NEW LIFE TO THE AREA I AM VERY CONCERNED THAT THE NEW BUILDING WILL BE 4+5 STOREYS HIGH!

IF THE BUILDING IS THAT HIGH IT WILL TOTALLY BLOCK THE MORNING SUN THAT I PRESENTLY ENJOY SHINING THROUGH MY LIVING ROOM AND BEDROOM WINDOWS. NOT ONLY WILL IT MAKE MY HOME DARK I WILL ALSO LOSE THE BENEFIT OF THE HEAT THAT THE SUN SHINING IN BRINGS FOR WHICH I AM GRATEFUL AS I DON'T HAVE ANY FORM OF HEATING!

I HAVE ALREADY LOST GETTING ANY SUN AT THE REAR OF MY PROPERTY DUE TO ONE OF MY NEIGHBOURS BUILDING 2-STORY FLATS IN THEIR GARDEN AND THE OTHER SIDE HAS PUT IN DOUBLE DOORMA WINDOWS AT THE REAR, THE LATTER BLOCKING ALL SUN UNTIL WELL INTO THE AFTERNOON MEANING I HAVE TO HAVE MY KITCHEN LIGHT ON MOST OF THE DAY!

IF THE NEW BUILDING REMAINED THE SAME HEIGHT IT WOULDN'T AFFECT ME SO I WOULDN'T HAVE ANY CONCERNS ABOUT THE

Development.

I HOPE YOU CAN UNDERSTAND HOW MUCH
THIS WILL AFFECT ME AND TAKE IT INTO
CONSIDERATION WHEN MAKING YOUR DECISION.

BEST REGARDS,

CCyrus