

## **2022/0762/FUL - 18A – 20 High Street Responses**

### **13 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)**

Comment submitted date: Thu 01 Dec 2022

I live at number 13 Henley Street and I very strongly object to this proposed building going ahead. The parking is already a huge problem on this street so the proposed plans shouldn't be allowed to go ahead. I feel that it will also impact negatively on the golden Eagle pub, mainly the two-storey proposed building casting shadows onto the beautiful beer garden that the Golden Eagle has and I think this would ruin it and be very detrimental. The street has already seen an influx of residents in the last 5 years with terrace houses being converted into flats or HMO'S. The issue of parking is also already a major problem for us residents, when football matches happen twice a week it's an absolute nightmare getting parked on our own street let alone outside of our actual house, so I don't see how all of the new residents in this proposed building would help that issue.

### **42 Mareham Lane Sleaford Lincoln NG34 7FS (Objects)**

Comment submitted date: Thu 03 Nov 2022

I STRONGLY object to this application. I travel a 30 mile round trip to visit and support the events hosted at The Golden Eagle Pub.

The pub brings in visitors to the city which in turn brings income.

The pub is well established as supporting local musicians and runs outdoor events in the summer as well as open mic nights.

There is the strong probability these could be severely affected which will make running the pub very difficult.

A second storey will over-shadow the outside of the pub and ruin it as an outside venue.

### **1 Roman Road Welton Lincoln LN23RJ (Objects)**

Comment submitted date: Sat 29 Oct 2022

I object to the proposed extension of the property as it will negatively impact on the business next door, namely the Golden Eagle Public House. At a time when pubs are already struggling, I feel that complaints from residents of the flats are inevitable as the pub relies on events and music to stay afloat. This, alongside the obstruction to natural light in the beer garden caused by such an extension, would be catastrophic for the venue. The Golden Eagle is one of Lincoln's oldest public houses and a big part of our local heritage. To allow building to go ahead would, in my opinion, deal a fatal blow to one of the few remaining traditional public houses in the city.

### **55 St Catherines Grove Lincoln Lincolnshire LN5 8ND (Objects)**

Comment submitted date: Fri 28 Oct 2022

The Golden is essentially a community pub. If the Conversion for flats is approved then The Eagle would almost certainly be adversely affected. The flats would stop natural light into the pub and complaints over noise by residents would, potentially stop events taking place. For a lot of lonely elderly people the pub is a place to meet like minded people and for a few hours have some company.

### **24 Henley Street Lincoln Lincolnshire LN5 8BA (Objects)**

Comment submitted date: Fri 28 Oct 2022

Parking is already a huge problem on this street so the proposed plans shouldn't be allowed to go ahead. I feel that it will also impact negatively on the golden Eagle pub. The street has already seen an influx of residents in the last 5 years with terrace houses being converted into flats or HMO'S. The issue of parking is also already a major problem for us residents, when football matches happen twice a week.

## 25 St Catherines Road Lincoln Lincolnshire LN5 8DY (Objects)

Comment submitted date: Thu 27 Oct 2022

I feel this development would cause considerable issues for the pub next door, such as blocked light etc. And as a result would have a large negative impact on the business. This development would also cause issues with parking in an already congested area.

## 47 Harris Road Lincoln Lincolnshire LN6 7PN (Objects)

Comment submitted date: Wed 26 Oct 2022

The residential flats would block sunlight from the popular, historical pub The Golden Eagle, & the residents might complain about noise from the musical events which take place at the pub. The pub contributes to the local economy & music scene & should be given priority

## 14 Cotman Road Lincoln Lincolnshire LN6 7PA (Objects)

Comment submitted date: Wed 26 Oct 2022

I lived on Henley Street for 4 years and have recently moved. Parking is a huge issue for residents on Henley Street as it is, south common events, football parking, people parking to walk into town to shop, work, eat and drink, local shop staff parking. My elderly grandmother still lives on Henley street and she has visitors often, some of which are elderly and/or have mobility issues.

## 36 Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Wed 26 Oct 2022

This street is already over run with people using the street as a car park. With the addition of 10 flats there will be no space for residents to park. On match days its already ridiculous. I am completely against this extension! It will be an eyesore and will massively impact local traffic and cause far too much mess whilst in construction. After speaking with many residents on this street I know everyone is against this .

## 6 Macaulay Drive Lincoln Lincolnshire LN2 4DY (Objects)

Comment submitted date: Wed 26 Oct 2022

The Golden Eagle pub next door to the proposed development is a valuable community asset, hosting live music and beer festivals. It nurtures new musical talent. I fear that if residential accommodation is allowed to go ahead the residents will complain about the music/noise and could kill off the community activities taking place at The Golden Eagle.

On another matter there is surely not sufficient parking space to serve 10 new flats in this area. Henley Street and surrounding streets are already packed with on-street parking.

## Callans Lane Kirkby Underwood Bourne PE10 0SA (Objects)

Comment submitted date: Tue 25 Oct 2022

The planned development is likely to have a detrimental effect on the Golden Eagle public house.

## **2 Mill Stone Lane Waddington Lincoln LN5 9FR (Objects)**

Comment submitted date: Tue 25 Oct 2022

If this application could in anyway effect the social functions of the Golden Eagle public house then I object. The outdoor social events such as the beer festival are well established and have been running for many years.

## **30 Webb Street Lincoln Lincolnshire LN5 8DL (Objects)**

Comment submitted date: Tue 25 Oct 2022

I object to the plans. I have friends who have lost pubs because of people building flats NEXT to pubs and then having said tenants/owners complain of noise when the pub was there first.

This will happen with the golden eagle which isn't fair. Especially when it is a pillar pub for football fans, home and away alike.

## **363 Burton Road Lincoln Lincolnshire LN1 3XE (Objects)**

Comment submitted date: Tue 25 Oct 2022

I object to this proposal as I believe that this will have a detrimental impact of the business of the Golden Eagle Pub. This venue is historical to Lincoln dating back to the 1700's. It has always been known as cosy place to go & any noise pollution from outside areas would make such a difference to the quaintness of this public house.

## **1 Westwood Drive Lincoln Lincolnshire LN6 0HL (Objects)**

Comment submitted date: Tue 25 Oct 2022

I can only echo the many comments relating to the impact on the Golden Eagle public house. This is a rare community venue offering live music, the open mic events in particular being invaluable in providing opportunities for new musicians to develop. It is very likely that the impact of the development, both in terms of noise sensitivity, and also in the loss of light to the beer garden, would be detrimental to this community venue.

## **86 West Parade Lincoln Lincolnshire LN1 1JY (Objects)**

Comment submitted date: Tue 25 Oct 2022

The pub has many a good events going on ,there is not many regular pubs left now let's not Spoiler it with a eye saw of a building please leave it as it is

## **120 Ripon Street Lincoln Lincolnshire LN5 7NF (Objects)**

Comment submitted date: Tue 25 Oct 2022

Lincoln's once vibrant live music scene has been diminishing over the past decade as a direct result of venues being crowded out by residential planning applications being granted next to venues that have existed for decades. This is a significant cultural loss to the city and has a direct and negative affect on the communities surrounding these venues.

Not only will this venue suffer from loss of revenue but the proposed development will turn a pleasant outdoor seating area into a dark and overlooked cubby hole and this will directly impact the profitability of a successful, well established and well loved pub at a time when so many are already suffering.

With the cost of living rising daily and the quality of live falling for so many, establishments

such as this are vital in ensuring and promoting the community spirit of the areas they serve. It is on these grounds that I would like to lodge my formal objection to the approval of this development.

## **288 Newark Road Lincoln Lincolnshire LN6 8RU (Objects)**

Comment submitted date: Tue 25 Oct 2022

The high Street doesn't need more cheapo poverty housing for in house workers ran by shady proprietors which I've seen elsewhere.

I understand the logic.

The golden Eagle are established as a brilliant community pub.

It houses events.

I totally oppose this development because it will end badly for others.

No.

The Golden Eagle will suffer and I'd rather support that than the possibility of what looks like a total disregard from a takeaway.

Is what is.

## **Lantern House 8 The Avenue Lincoln Lincolnshire LN1 1PB (Objects)**

Comment submitted date: Tue 25 Oct 2022

I agree with other comments that the proposed development would have a detrimental effect on the amenity value and appeal of the neighbouring pub, in particular the outside space. This in turn will impact the viability of the business. The Eagle is one of Lincoln's few remaining cherished live music pubs and needs protecting. It is inevitable that a new residential development in such close proximity will be exposed to the noise that accompanies live music performances. This will lead to a poor quality of life for the new residents and will ultimately lead to complaints.

## **5 Yarborough Road Lincoln Lincolnshire LN1 1HT (Objects)**

Comment submitted date: Tue 25 Oct 2022

This would be terrible for the business of the Golden Eagle pub which hosts regular open mic nights and community gatherings, creating a warm and friendly atmosphere for regulars and first timers alike

## **7 Blankney Close Saxilby Lincoln LN1 2JA (Objects)**

Comment submitted date: Tue 25 Oct 2022

I completely object. The Golden Eagle is a place for people who are struggling to get together and a haven for live music. This expansion will take away one of the most important venues for Lincoln's musicians as there aren't very many pubs in Lincoln who support it. We have all suffered in the last 2 years and some of us are still struggling; places like the Golden Eagle are essential for people's mental health and wellbeing. We as a community implore the people behind this expansion to very simply build somewhere else.

## **4 Neile Close Lincoln LN2 4RT (Objects)**

Comment submitted date: Tue 25 Oct 2022

The Golden Eagle is a community network meeting point for all . A place for mental health issues to be discussed between friends and for building relationships between generations. If the approval goes through all this will be lost

## 6 Crane Grove Lincoln LN6 7SN (Objects)

Comment submitted date: Tue 25 Oct 2022

As a frequent user of the golden eagle I object to this on four points

- 1) parking - the area already struggles with lack of parking
- 2) live music - the pub is one of the remaining pubs in the city that continues to support live music. The proximity of the new flats will certainly draw complaints - tap and spile was a prime example. The same will happen here
- 3) beer garden - the eagle beer garden is a hidden gem and tempts people away from the city centre to the area. This should be encouraged and the development will remove natural light and make the place a less friendly space
- 4) community - lockdown, the cost of living, beer taxes etc have driven people away from pubs. The eagle is a friendly space where all are welcome and is the only pub of its kind in the area where you feel comfortable taking in elderly relatives or children. I feel this development will endanger the future of the pub.

## 32 St Hughs Drive North Hykeham LN6 8RD (Objects)

Comment submitted date: Tue 25 Oct 2022

I strongly object to this proposal

- 1 - increased residential property means the requirement for more parking - this area of town is already congested for parking and lack of spaces will affect local businesses.
- 2 - The Golden Eagle pub is an excellent community pub with a lovely garden. This proposal would see one of its greatest assets (the garden) become overshadowed- natural light blocked and no doubt complaints from new residents about noise etc when the pub was there first.
- 3 after the lock down and restrictions in the last 2 years and going into a recession, pubs need every bit of help to survive -- take away the garden from this pub and their ability to hold events that allow more customers to use their facilities, meaning their business will become smaller seems counter productive.
- 4 this is a family run business with the community and local people at the centre of what they do.

Please do not allow this proposal to go through.

## 32 St Hughs Drive North Hykeham Lincoln LN6 8RD (Objects)

Comment submitted date: Tue 25 Oct 2022

This development is detrimental to the community as the adjoining premises is not only a public house but an asset of community value, and acts as a multi purpose venue at times.

## 29 Lotus Court North Hykeham LN69UQ (Objects)

Comment submitted date: Mon 24 Oct 2022

This development will undoubtedly lead to complaints about noise from the pub next door.

Case in point being the development opposite The Tap and Spile pub on Hungate. This led to many complaints and ultimately the pub stopping live music.

## 291 Woodfield Avenue Lincoln Lincolnshire LN6 0PX (Objects)

Comment submitted date: Mon 24 Oct 2022

I've visited the Golden Eagle for many years and would be hugely disappointed if outdoor events and music was disrupted by the building of these apartments. It would ruin the garden, blocking light and I expect would mean noise reduction at the venue. Pubs have enough problems at the moment without making the situation worse.

## 76 Newark Road Lincoln Lincolnshire LN5 8PY (Objects)

Comment submitted date: Mon 24 Oct 2022

I think that Housing built next to the Golden Eagle pub is a very Bad move as Complaints from people who move in will complain ,but the pub has been there for well over 200 years and it is a vital community asset, Pubs are in a difficult situation without this extra pressure on them, I most strongly Oppose this Application. regards M Smith.

## 6 Denefield Skellingthorpe Lincoln LN6 5AX (Objects)

Comment submitted date: Mon 24 Oct 2022

As a member of the public being told about the planned 10 flats I was totally dismayed with the total disregard of the neighbourhood. Local parking is major problem 20 new people in the area means potentially 20 more cars that means more parking spaces needed also the effect on the Golden Eagle public house which I believe has been there since the early 1800's will be major including natural light issues and potential noise complaints. What for 10 small flats with no character or thought for anyone in the local area.

## 3 Kexby Mill Close North Hykeham Lincoln LN6 9TB (Objects)

Comment submitted date: Mon 24 Oct 2022

I have previously commented on this proposal but it doesn't seem to have been submitted I don't think the area could cope with more traffic problems due to extra cars being parked in the area also the effect it will have on established businesses and the traditional public houses. I hope this one is submitted

Comment submitted date: Mon 24 Oct 2022

As a regular visitor to this area I think it would have a detrimental effect on the local businesses in the area many of which have been there many years, the parking is already a problem and on busy Saturdays/match day nearly none existent also the effect on a traditional public house

## 4 Antonius Way North Hykeham Lincoln LN6 9AD (Objects)

Comment submitted date: Mon 24 Oct 2022

As other comments have already mentioned the golden eagle pub next door will suffer terribly if the flats are built. One of the pubs best features is its brilliant outdoor space, the building of flats will block all natural light into the garden. Could also cause issues with noise complaints. The parking in the area is already bad enough, if there were to be 10 flats it would only be worse.

## 20 Kathleen Grove Grimsby DN32 8JT (Objects)

Comment submitted date: Mon 24 Oct 2022

I strongly object to the planning that has been put forward for the extension of flats. I visit Lincoln very regularly & also work closely with the pub the golden eagle situated next door. The parking for the already limited high Street & surrounding areas is non existent building extra housing there is not the answer. It would limit the audience.

Also the golden eagle is an old vibrant establishment that with my own business works closely with weekly, so building a higher constructed building next door would block out light making the beautiful hard working beer garden look dull & uninviting, it would also cause unnecessary hassle to the pub from potential noise complaints. It could be damaging for the pub & it's welcoming vibe. It would also have a damaging affect on my business that is linked regularly to the pub. It has the potential to close & destroy a community popular independent business.

## 1 Sorrel Court Lincoln LN6 0YL (Objects)

Comment submitted date: Mon 24 Oct 2022

Along with my wife we strongly object to the proposed flats next door to the Golden eagle public house. This establishment is the only traditional pub on the lower high street. The pub has a long local history behind it., and this needs protecting.

Building the proposed development next door will rob the property of natural daylight. Totally robbing the natural atmosphere in the bar and having a negative effect on the beer garden. With recent events that have affected many people in the last few years, establishments as the Eagle are vital in the well being of many people in their personal wellbeing. The Golden eagle as a business does not deserve the extra commercial pressures that a development as proposed next door would inflict on it.

## 8 Silver Street Bardney LN3 5SS (Objects)

Comment submitted date: Mon 24 Oct 2022

As a supporter of local live music, I think it to be inconsiderate to build residential property overlooking the beer garden of a popular live music venue. Either disgruntled residents or the end of a great venue are sure to follow.

## 52 Woodfield Road Gainsborough DN21 1RF (Objects)

Comment submitted date: Mon 24 Oct 2022

I have concern that this will block out natural light for the pub and cause issues with potential noise complaints.

This is a community spot which hosts many events including within the beer garden, this project has real potential to damage the arts community and a local business.

Please take this into consideration when discussing the proposal and if it is not possible to reasonably limit and detriment to the pub and this should be decided by the pub and its visitors then I suggest you reject.

## Tony Edens Ltd 466 - 468 High Street Lincoln Lincolnshire LN5 8JB (Objects)

Comment submitted date: Mon 24 Oct 2022

We are the shop opposite. We would comment as follows:

1. The parking situation for residents at this end of the High Street is dire already, without the addition of 10 more households. A Residents Parking restriction scheme would have a detrimental effect on both our customers and our employees, tipping the balance gradually

towards our business, and other small, independent retailers, becoming unsustainable, with the additional risk that the proposed retail unit would potentially be non-viable.

2. There is a large residential development being constructed on the old garage site on the opposite side of the road, which will significantly impact the area both in terms of additional traffic, already congested parking and access to services such as health care and amenities. The construction of 10 more flats on the Henley Street corner with no provision of off-street parking is not likely to be a positive addition to the local area, regardless of the visual improvement to the high Street end of Henley Street the architects imply.

3. The proposal makes provision for traditional shop windows, but this would require more detail and clarity. We are aware, from our own enquiries to improve our energy efficiency, that this is an area of historical importance and that the original built character of this part of the High Street is high priority. Therefore, we would expect the council to require the shop fronts to be returned to a traditional appearance, in keeping with both the area and the original construction of the building.

4. The proposal is taller at the rear than the original 2 storey character of Henley Street and so will dominate and overshadow a historically important and largely unaltered area. The addition of some height to the front elevation is likely to have less impact on the local character, as the Golden Eagle next door is already taller, as are several other High Street facing properties, but this proposal increases the height of the development above that of the adjoining property, meaning it will no longer be subordinate.

5. We welcome initiatives to improve and regenerate the local area, and the Phoenix property does not enhance the local area in its current state, but we see this proposal as being too dense a development to bring much needed disposable income and a balance of residents to this area.

## 17 Ferrous Way North Hykeham LN69ZN (Objects)

Comment submitted date: Mon 24 Oct 2022

I strongly object to this planning request.

As a regular to the Golden Eagle pub, I believe this to be very damaging to the livelihood of the pub and the local community that visit the pub. One of the biggest appeals to the Golden Eagle is its fantastic garden, and the proposed buildings will heavily reduce natural light into the garden. As a result this will effect the local community who visit the pub for its Garden, especially in the spring and summer months. Not to mention the knock on effect this will have financially to the business and the family that run this excellent venue.

Secondly, in what is already quite a congested area for parking, and factoring in match days, more housing in this area does not make any sense.

## 9 Peterborough Road Newark NG23 7SP (Objects)

Comment submitted date: Mon 24 Oct 2022

The Golden Eagle pub next door to this request is a traditional English pub with a twist. The twist is the phenomenal garden area. This request would block out all natural lighting for that area.

This pub is known nation wide, because of this garden area. Football fans all over the country come and visit, with a welcoming atmosphere and exemplary record of lack of trouble.

Special interest groups from motorcyclists to pool teams use this area. Most importantly, the area allows an increased capacity and ability to serve at those busy times, maintaining the great environment for everyone.

Pubs have taken an absolute beating over the past 2 years, and continue to do so with spiralling energy prices and inflationary pressures. This planning application would



undoubtedly be another blow to the income of one of Britain's greatest institutions, the local pub. The council should be doing everything it can to maintain these, before the British pub dies, and the next generation views pubs soulless and unfriendly places, such as an unnamed national chain.

## 14A The Sidings Saxilby LN1 2PX (Objects)

Comment submitted date: Mon 24 Oct 2022

As a regular visitor to the local area, the plans to build flats in this area is a bad idea and will greatly affect the residents and visitors.

As well as the parking issues mentioned by the local residents, the lovely traditional pub next door will greatly suffer from these planned high flats. Not only will these be an eye sore but will block the natural light reaching the garden of The Golden Eagle pub next door. The outdoor area of the pub is lovely and well used by all visitor. The pub itself relies on this space to make their customers feel comfortable and welcome which these flats will stop happening.

Please stop these flats, it is not a good idea at all

## 8 Croxton Drive Lincoln Lincolnshire LN6 0AN (Objects)

Comment submitted date: Mon 24 Oct 2022

I would like to strongly object to this application! Not only is it going to cause major problems for current residents in regards to parking (as previously mentioned), it is also going to cause problems for a lovely local pub. I am a regular at the pub and I enjoy spending time there with my family. Erecting new flats is going to dull the currently beautiful and peaceful gardens.

## 363 Burton Road Lincoln Lincolnshire LN1 3XE (Objects)

Comment submitted date: Mon 24 Oct 2022

I believe this will make my time at the local public house next door less comfortable, the area where I sit outside would have reduced natural light due to the upward building of these premises, I like going to socialise there, if this was to be given permission then I would reconsider where I socialise

## Curtis Drive Lincoln LN41GF (Objects)

Comment submitted date: Mon 24 Oct 2022

To whom it may concern,

I think this is a very good example of a very selfish planning application. You can already see from the comments available that parking around this area is an absolute nightmare and it will hugely inconvenience residents if you were to add more dwellings here. Not only that, but it is going to hugely impact businesses that operate in the area. I am a regular visitor to The Golden Eagle Public House and I can already see the disastrous effect this would have. Not only would it suffer from the aforementioned parking problems, but it would also ruin the overall vibe of the pub when you are sat staring at flats instead of the wonderful natural light and there would be inevitable complaints from residents due to customers enjoying the beer garden.

This is a terrible, terrible idea.

## 29 Stocking Way Lincoln LN2 4FX (Objects)

Comment submitted date: Mon 24 Oct 2022

I object over the concerns that this will seriously hold negative impacts for the local business' This will encroach on the traditional pub next door which holds to be a safe, welcoming and local space for many. The pub thrives off of its outdoor spaces of which this will seriously impact negatively with the ongoing noise, building works, local pollution and permanent blockage of sunlight.

This will ruin the local space and general feel of this business

## **29 Stocking Way Lincoln Lincolnshire LN2 4FX (Objects)**

Comment submitted date: Mon 24 Oct 2022

As a regular user of the local area it is already a growing worry and concern of mine and those who accompany me that we struggle to get close enough to have access due to the parking limitations and over population of the general area already. It has become dangerous at times to try and park down this section of the high street and any subsequent side streets.

## **19 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)**

Comment submitted date: Fri 21 Oct 2022

I wish to object to the redevelopment of the Phoenix restaurant into 10 flats. Please be aware that in recent years parking in my own street has come to mean long waits to find a space, unloading shopping or disabled passengers means blocking the road completely. Building the proposed accommodation without an extra parking facility will mean even more misery for existing residents. Please don't allow it to proceed.

## **19 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)**

Comment submitted date: Thu 20 Oct 2022

I wish to object strongly to the proposed development of the Phoenix Restaurant.

The addition of another 10 homes to the street will make parking impossible for existing residents.

Recent decisions to allow HMO's on the street have added so much parking pressure that is often already impossible to park anywhere in your own street.

The development is out of character for the area, will ruin the only decent pub in the area by casting shadow over the sunny beer garden.

I ask you to turn down the application flat and refuse any temptation to negotiate a smaller version of the same scheme.

I would also like to know why I had to hear about this ill-advised scheme by chance and why the usual notices were not posted?

## **2A Henley Street Lincoln Lincolnshire LN5 8BA (Objects)**

Comment submitted date: Thu 20 Oct 2022

When I was informed of the potential plans for the restaurant, I couldn't be more against it.

Parking is already a nightmare with the general public using the street as there are no parking restrictions (no permits required) We have employees from the pharmacy, CO-OP and their customers who use the street for parking on a daily basis and if there is a home football match at Sincil Bank, best believe fans also use the street. I've been on Henley Street for 2 years now and the current parking issues, although it can be frustrating, it is bearable. However I feel that if these plans are accepted this will cause a huge amount of stress for myself and the other residents on the street.

## **17 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)**

Comment submitted date: Thu 20 Oct 2022

The street does have enough space for the flats parking. It will have a huge negative impact on the residents' parking. It will not be fair for the existing residents. They are selfish for thinking about their own benefits.

### 30 Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Thu 20 Oct 2022

I completely agree with the views of other residents of Henley Street on the proposed development. There would be a detrimental impact on the availability of parking for residents. I have spoken to other neighbours who may not be able to comment online - they too object to this proposed development. Thank you.

### 15 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)

Comment submitted date: Thu 20 Oct 2022

As a resident of Henley Street I can confirm how after 5-6pm there is little to no parking spaces available. Having 10 extra households will just make the street complete nightmare for parking.

It is a good thing business to grow, but they have to do underground parking or another alternative if they want to expand without frustrating other residents. An extra parking spaces, could be very profitable when there's a football game. Like that investors will have some money coming back, future households will have peace of mind with parking spaces available at all times, and residents on Henley Street will be able to park near their homes. I think, that's the only option for the project to go ahead. They can't just add extra apartments in a already busy area.

### 26 Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Wed 19 Oct 2022

I would like to object the planning permission currently being considered for the phoenix chinese on Henley street. Henley street is already over taken by cars, residents (and non-residents) of the street and most of the time we struggle to park our car anyway. If planning permission goes ahead, this WILL cause even more traffic and parking problems down our street. Having a 10 month old baby makes it hard to just park anywhere as I don't want to get her out of the car in the middle of the road or 5 streets down!!

Most residents down Henley Street have all agreed with this and are not happy about the planning permission being considered.

Please take into consideration the current residents and the traffic and parking problems already down our road.

Thanks.

### 4A Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Wed 19 Oct 2022

Residents who live on Henley Street already struggle to get parked on Henley Street, an additional 10-20 cars would make this impossible!

### 29 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)

Comment submitted date: Wed 19 Oct 2022

Dear Sir/Madam,

Regarding to the redevelopment of the Phoenix restaurant. I feeling their will have a very

serious parking issue. Usually there was 1 to 2 car per flat, include the staff members of the shop just in front of Henley Street, they will also park the car in Henley Street as well. The parking will become a very important problem, even there are not counting the visitor, there have many people will just leave the car in Henley Street even they are not living here and go for the football match. There have a experience for me was I'm just came back from a long drive and I just looking for a space for parking, even not looking for in front for our own flat, just random space. There have no space, there have around 3 cars include me are waiting for parking space for like around 2 hours. There redevelopment of Phoenix restaurant will cause a serious problem of the parking, either day time of night time.

Thanks

Tyla Hall  
Flat 21 High Street  
Lincoln  
LN5 8BD  


Dear Mr Manning,

I would like to object to the planning proposal submitted for redevelopment of 18A-20 High Street Lincoln 2022/0762/FUL.

The proposed plans cause a lot of concerns regarding my quality of living in my current home, Firstly I feel the proposed plans are very overbearing and overshadowing within such a close proximity of our home.

The proposed plan has multiple windows pointing directly towards many windows in my home including both me and my partners bedroom and my Daughters bedroom, I feel this results in a major loss of privacy as they are clearly less then the required 21m required between windows which I believe also extends to 28m if a 3 storey building, the proposed first floor plan kitchen window and both kitchen windows of the third floor proposal although not directly facing our windows they will also allow residents to see into our windows too.

There is also a major issue regarding natural light into my home which also covers our bedrooms, office, bathroom and the south west facing living room window which in that room is our main source of natural light due to its direction. Once again due to the close proximity of the proposed development this will block out all natural light through these windows of which the bedrooms, office and bathroom only have windows facing towards the proposed development so we will receive no natural light at all, which I feel leaves a major issue regarding right to light in our property. The proposed plans will also have a major effect on natural heating into my home as it will sit in the shadow all day of the proposed overbearing design, this will result in higher energy usage for heating and lighting to counter the effects of overshadowing caused by the proposed new development.

I also have concerns regarding my chimney stack and fire safety. With how close it is to the proposed elevated roofline I believe this is a major issue to chimney stack guidelines regarding fire safety. This chimney is used regularly during the winter months as a means of heating our living room which due to its location above our entranceway and lack of double glazing due to the required style of windows facing the high street and the age of the building this room takes a lot of heating and solid fuel is a great money saving alternative to myself over the cost of central heating. I'm also concerned about the adjoining wall and the effect that will have in causing heat to be retained in the chimney

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stack and the potential fire risks but also understand its not as simple as extending the chimney stack due to other risks involved with doing so.

I would ask you to take great consideration when considering the proposed plans and the effects it will have on the quality of life to myself and my family and also the potential added financial burden of increased energy bills caused by the overshadowing of the proposed building. And also the effects on my family business.

I would like to thank you for taking the time to read my concerns.

Yours sincerely



Tyla Hall

Christopher Tyers  
The Golden Eagle  
21 High Street  
Lincoln  
LN5 8BD  


Dear Mr Manning.

I Write to you to inform you of my objections to the proposed development 18A – 20 High Street  
Lincoln reference number 2022/0762/FUL.

As the current landlord and business owner of the Golden Eagle I have many fears regarding the  
proposed development and certain effects it will have on the business.

The proposed redevelopment without a single doubt will cause a major lack of natural light into my  
premises, our main bar area only has access to natural light from the side of our building facing  
towards the proposed development. The proposed development will cause a total block of all  
natural light and natural heating from the sun, resulting in the main bar area to become naturally  
dark and not welcoming to our guests and will also result in a large increase in energy cost from  
extra use of lighting and heating where previously natural light and heat made for an enjoyable  
environment for our customers, an environment which will without a doubt be lost should the  
proposed development go ahead. Our outdoor area where customers come to enjoy our facilities of  
a sunny warm outdoor drinking area will also suffer the same fate as the bar area and will without a  
doubt see a downturn of use from customers due to it becoming a cold shaded area.

I also fear the design of the development will cause an acoustic issue regards normal sound  
associated with a public house, we also support Lincoln's local music community by hosting a long  
running successful open mic night every Monday which not only gives the very talented community  
somewhere to exhibit their talents it also helps us as a business to bring custom in on what would  
normally be a quiet night in the pub trade. The main unavoidable issue we have is our single  
entrance to the pub is located directly opposite the proposed development and as previously  
mentioned so are our only windows, during times of high temperatures and mass of customers  
these windows and door are key to ventilation in the bar area.

To date we have managed to run successful live music events, parties and large gathering events  
without a single noise complaint, having spoken to a local sound engineer he believes the proposed  
development will cause entrapment of sound leading to an echo effect of any sound from the  
premises which would be unavoidable, while I feel common sense would tell anyone that moves into  
such a close proximity of a public house there will normal operating noise sadly its not too unfamiliar

to hear of people doing this, making noise complaints and sadly the business getting shut down or major restrictions put in place leading to a major drop in profitability ultimately resulting in the business having to close.

The Golden Eagle has been successfully operating as a coach house/public house since circa 1830, the Golden Eagle is currently listed at No1 on Lincolns building and structures of local importance and is also situated in city of Lincoln conservation area 4 – St. Catherine's.

Not only is the Golden Eagle a historical asset to Lincoln it is also a current treasured local asset as a community hub for local music talent to exhibit their talent to the public, for the older generations of Lincoln City F.C fans to be able to gather pre and post match to be able to enjoy a beer with like minded football fans in a relaxed enjoyable environment that not all pubs supply on a match day and for the local older generations to attend where they know they will be greeted by a friendly face and a welcoming ear to listen. we have some customers that if it wasn't for the conversation and interaction they receive from staff and other customers when they attend The Golden Eagle they could go long periods of time without human interaction.

I feel with everything The Golden Eagle has to offer the local community and the city of Lincoln with its historical status I would ask that very careful consideration be taken regarding any development that may jeopardise the running and existence of the Golden Eagle, to lose such a highly loved community asset would be a great shame for the local area and the history of the building and the city.

I also feel the proposed elevation changes to the High St facing side adjoined to my building are overbearing and may increase load bearing onto our exterior wall and foundations and potentially cause damage to our building considering its age, I am also concerned of the roof height and potential fire risks due to the close proximity to our chimney which serves an active open fireplace in the living room which is regularly used during the winter months as a heat source for the living area above the pub. The proposed plan will block the outer wall which the chimney runs along which will cause a lack of heat dissipation and with the roof line so close to the top of the chimney the potential for embers to exit the chimney and land on the roof before extinguished, both of these issues added together I feel add a real potential fire risk.

From research carried out by myself the general rules for chimney stacks is the stack needs to be 3 feet higher than the point it passes through a roof and 2 feet taller than any part of a building that's within 10 feet of the chimney which although not to scale the proposed plans don't appear to meet these requirements, and further research I have found that extending the height of our chimney to suit the proposed plans isn't really an option as a chimney that is too tall can effect the drafting performance of the chimney and the heated air cooling too much by the time it reaches the top of the chimney stack can create negative pressure inside the stack that results in smoke and gasses being pushed back into the home.

The proposed plans to the rear of the building I also feel are not in fitted with the design of the local area or the street they adjoin to, I feel the design is very overbearing and not suited to the area and lack forward thinking and longevity regards their use. While I understand the developer is saying these developments are within an area of Lincoln that public transport facilities are within walking distance the average person still requires a car for other activities other than commuting to work.

Also I feel lack of off street parking is going to cause an already over populated area regarding cars to become even worse, the lack of off street parking also brings with it a major issue of moving forward regarding carbon emission's emitted from motor vehicle use as the residents of the proposed development have no off street parking so the ownership of a fully electric car will never be a viable option to the residents as without off street parking and installed charge points the use of electric car charging at the home address is not a safe or viable option.

If you were to look around the local area and recent development and pending development there is a clear indication that flats/apartments are not required this end of the high street. There are many unoccupied/for sale apartments on St Catherine's muse which in my opinion in a busy housing market is a clear indication of lack of interest from both potential home owners and investors as rental properties. We need to also take into account the planning permission granted on the site off The Golden Cross public house, it is my belief that planning permission has long been granted on that site for flats and still to date no investors have come forward to purchase the land to build the permitted development, another clear indication that more flats are neither needed or wanted in the local area.

Regarding the change of usage of the restaurant to a commercial retail unit means the loss of what I believe could once again be a successful restaurant, with the correct management could return to its former glory of being regarded as one of Lincoln's best restaurant's, having been shut for a very long period of time after Covid restrictions were lifted and continuing to operate as just a takeaway I feel this was very damaging to reputation of the restaurant and caused a decline in customer base. The building operating as a restaurant no matter the cuisine on offer also boosts business at the Golden Eagle and also helps protect its future operating as a public house, we regularly welcome groups of visitors pre or post dining in the restaurant next door so the community asset of a restaurant is also beneficial to local businesses and with its location outside of the city centre will always attract diners who want to dine in an area without the hustle and bustle of the city centre.

Due to the floor area of what would become a commercial retail shop I imagine it would command a high rental price, a rental price that being so far away from town I feel would put off a lot of prospective occupants of a retail outlet to look elsewhere, there are already many retail shop units available for rent in prime locations in town where natural footfall would benefit prospective business rather than being approximately 1 mile from the town centre with little footfall. These considerations taken into account I feel the retail unit will struggle to find an occupant as many shop fronts currently do towards this end of the high street, resulting in empty retail units which will give the visual impression of a unused run down area which after a period of time I can only imagine will lead to more proposed development to turn an unused retail outlet in even more unneeded housing in the area.

I also feel as a retail shop frontage will cause more traffic issues for the area, once again no off street parking for the staff as the high street is restricted time so that would force staff to park on one of the local residential streets. As a business we currently have issues with people parking and blocking our entrance resulting in customers not being able to get into or out of our carpark and on occasion has resulted in vehicles getting damaged due to trying to squeeze in and out of our narrow archway when a car has parked partially over it, and also causing major traffic and pedestrian safety issues when trying to enter the high street from our entrance and visibility is blocked from cars parked encroaching on our entrance. while this predominantly is an issue in the evenings when the restaurant is active we appreciate its not the Fault of the restaurant where people that are using



their facilities park but due to the operating hours of the restaurant this causes us very little issue during the day and allows us to have no issues regarding stock deliveries or access to the car park should this become a retail shop unit it will become frequent all through the day and not just the evenings.

All these things taken into account I would urge you to take careful consideration regarding the change of usage to a retail shop unit and the damaging effects it will have on my business and the drop in footfall from visitors to the restaurant, and what is certain to cause accessibility issues to my carpark via way of inconsiderate drivers parking over my entrance way.

I thank you for taking the time to reads and consider my concerns regarding the proposed development.

Yours Sincerely

A solid black rectangular box used to redact the signature of Christopher Tyers.

Christopher Tyers



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

To: Lincoln City Council

Application Ref: 2022/0762/FUL

Proposal: **Proposed conversion and extension of existing restaurant to form 1no commercial/retail unit at ground floor and 10no residential apartments (Class C3) with associated amenity space**

Location: **18A - 20 High Street, Lincoln, LN5 8BD**

With reference to the above application received 3 October 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.**

#### CONDITIONS (INCLUDING REASONS)

##### Highway Condition 12

The existing dropped kerb access to the garages on Henley Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the development, in the interests of road safety.

##### Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services

or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal. The proposal will not reduce any parking spaces in the area as the current garages are used for storage. There is on street parking available near by and cycle parking is being provided.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application will not change the impermeable area or the current footprint of the building so it is considered that the existing drainage strategy will be sufficient for this proposal. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Case Officer:

Date: 21 October 2022

*Laura Rowett*

**for Warren Peppard  
Head of Development Management**



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

10<sup>th</sup> October 2022

Your Ref: 2022/0762/FUL

**Town and Country Planning Act 1990**

**Consultation on Planning Permission**

**18A - 20 High Street, Lincoln, Lincolnshire, LN5 8BD**

**Proposed conversion and extension of existing restaurant to form 1no commercial/retail unit at ground floor and 10no residential apartments (Class C3) with associated amenity space.**

**Lincolnshire Police do not have any objections to this application**

**External Doors and Windows**

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

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

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

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

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.

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

☎ 01522 55 8292  
☎ 075700 99424  
✉ [john.manuel@lincs.pnn.police.uk](mailto:john.manuel@lincs.pnn.police.uk)



### **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+.

Access from within the under-croft areas should likewise benefit from full access control systems and any emergency exits onto the street for rapid dispersal should have suitable and regulated 'break glass' units and all such doors should be equipped with an audible warning system linked to the buildings security alarm system.

### **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.

### **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](http://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)





## 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](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 195172/1/0155868

Local Planning Authority: Lincoln District (B)

Site: 18A - 20 High Street Lincoln Lincolnshire LN5 8BD

Proposal: Conversion and extension of existing restaurant to form 1no commercial/retail unit at ground floor and 10no residential apartments (Class C3) with associated amenity space

Planning application: 2022/0762/FUL

**Prepared by:** Pre-Development Team  
**Date:** 6 October 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: Drainage Drawing 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. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval



## Section 5 - Trade Effluent

The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

## Section 6 - 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)

## Lincoln Civic Trust

**Comment Date: Tue 25 Oct 2022**

### OBJECTION

We are concerned about the concentration of occupants in the proposed building and feel that this is overdevelopment. Whilst we can see the replacement of the rear section of the building facing Henley Street is necessary, we are concerned that it would appear that the new structure would be three storeys whereas all the buildings facing onto Henley Street are all two storeys. There is no detailed scaled elevation plan provided in the papers for us to view the impact of a flat roofed three storey building would have of the existing street scene. We also object to the addition of dormer windows on the High Street Elevation which is also out of keeping with the area. We must also point out that there is no public provision for car parking in the area and hence will only cause more problems for the existing residents. This is particularly true once the new build on the east side of High is completed. This proposal needs to be re-considered.

## Upper Witham, Witham First District & Witham Third District

**Comment Date: Mon 17 Oct 2022**

The Board has no comments on this application, the development does not affect the interests of the Board.

## NHS - ICB

**Comment Date: Mon 03 Oct 2022**

I can confirm that NHS Lincolnshire Integrated Care Board will not be submitting a bid for this application due to the size of the development.