

Site of 12 Lindum Terrace Consultation Responses

Name

Mark Goode

Address

20 Northumberland Avenue

Date Received: 16th November 2023

Your description above does not mention the number of parking spaces for the amount of bedrooms . . . surely it should be the same as this would represent the minimum of residents, all, potentially requiring a parking space . . . let alone any visitors that may need to park while attending . . . social worker/health worker/midwife/ doctor/police officer/supermarket home delivery/parcel deliver/royal mail . . . the list is endless. . . And the developers are planning just 34 car parking spaces. I assume , if passed, the adjacent pavements - designed for the use of pedestrian and not parked cars - will become smattered with parked cars - a blight most of Lincoln has become awash with, of which nothing seems to be done by the police or even the City of Lincoln Council Pedestrians should be able to use pavements without the threat of either being knocked over by a cyclist or having to step into the road due to not being able to pass illegally parked vehicles.

Name

Mrs Frances Halse

Address

17 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RT

Date Received: 29th November 2023

The demolition of 12 Lindum Terrace was, if not illegal, certainly immoral. I queried it at the time on The Lincoln City Planning online site but heard nothing. The owner had had the property for several years and (other than installing a security gate) they did nothing to secure its well being despite being well aware of its history of vandalism. The security gates did not stop the vandals but did impede the fire engines getting access to the site when it was eventually subjected to the arson attack. The owner who had previously been so neglectful had it demolished within the week. I cannot be the only person to see comparisons here to the fate of The Wonky Pub.

The garden has a grotto area that is listed as of historic interest and many of the trees are also 'protected'. These plans seem to ignore the grotto and chop down many of the trees - is this because it is so neglected? Because, in that case, we have to ask who has neglected it over the last six or so years; convenient isn't it.

The proposed development is far too big. Last year, with the development of 10-11, we saw the number of dwelling on Lindum Terrace more than doubled. This development would more than double that number again. So many tiny flats will radically change the dynamics of the area and such a dramatic increase in the population, especially young, single people, will have a detrimental affect on the tranquil nature of this historic corner of Lincoln.

It is also too tall with only one exception all the properties at this end of Lindum Terrace are 2-3 stories high - the exception is the property attached to our own and although technically four stories it's profile is the same as our own three story profile. (The property that was on this site was only 3 stories high)

In my opinion the proposed buildings are boring, modern corporate style blocks with a silly little turret trying to pretend that the owners have any interest in the history of the site.

The application is for 42 flat but there are only 35 parking spaces which will force residence to park on the road where parking is already an issue, with people frequently parking on double yellow lines.

The entrance is very close to a blind bend if, as often happens, people have parked on the double yellow lines near the Arboretum play park entrance, vehicles travelling west towards Lindum hill are forced onto the wrong side of the road on the bend, unable to see what is coming towards them. Add in yet another entrance on this corner and the possibilities for an accident are increased substantially.

Name

Mr Frederick Hackett

Address

27 Sewell Road, Lincoln, Lincolnshire, LN2 5RY

Date Received:

29th November 2023

1. The proposal packs too many properties onto the site. Tenants of 42 no. flats will require more car parking than is proposed.

2. The proposed buildings are too tall to fit in with the surrounding area. The earlier building on the site was 2 no. stories high.

3. Proposed building no.2 will over look nos. 27 & 27 Sewell Road. I would ask that the proposal for this building be reduced to two stories.

Name

Mr Thomas Pikett

Address

6 Eastcliff Road, Lincoln, Lincolnshire, LN2 5RU

Date Received:

3rd December 2023

Highway safety and congestion:

The single vehicular access on Lindum Terrace opens onto a road that, due to parked cars, is effectively one lane during the day. If there are 42 flats and 18 parking spaces where are the 24 leftover cars going to go?

Effect on trees:

There are many mature ewe and holly trees on the site. What does 'tree removal' mean. Is it not illegal to remove such trees?

Previous reneging on planning agreements:

10 and 11 , next door , were supposed to be luxury flats; they now appear to be populated with youngsters with 'problems'. This is not a criticism of them but of the disingenuous developers.

Name

Dr Philippa Casares

Address

16 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RT

Date Received:

4th December 2023

We are writing to object to the current proposal to build two large blocks of flats on the land at 12 Lindum terrace. Although in principle we would be delighted to see this land developed for housing for local Professionals as suggested in the application, we have the following concerns and objections to the design as proposed:

Design in a conservation area -the proposed contemporary design will have an adverse effect on the character and appearance of the Conservation Area. Although we are not against a contemporary design in principal and some contemporary designs can work very well to enhance and compliment the beauty of an historic area (as is evident on some very successful contemporary design across Lincoln eg at Lincoln University) the design of these two large blocks of flats have an 80's office block appearance that will age very quickly and do not compliment the current area design and will quickly become an eyesore in what is otherwise a very beautiful and historic part of the city. The design has appeared to focus on cramming as many flats as possible into the space with a tokenistic attempt to acknowledge the previous design with a trivial turret. A single two or maximum 3 storey contemporary modernist dwelling with well cultivated grounds could be a great asset to the area.

Scale and Height - the proposal to replace a single two story Victorian house with two four story large blocks of flats is excessive for the area and will not be in keeping with the scale of buildings in this conservation area and changes the view and landscape as you look down Lindum terrace and from Sewell Road. Although the proposal is to maintain the trees along the boundary wall, the removal of other trees in the plot will mean (especially in winter months) that these two new buildings will dominate the landscape and be out of proportion to other buildings in the area.

Density and noise pollution - Lindum Terrace is a quiet road in uphill Lincoln largely populated with large Detached and terraced Victorian homes used as family dwellings. 42 new apartments will almost double the population in the area. A development of half the size would be more than enough of an increase in size, whilst still providing much needed additional housing.

Parking and traffic - Parking during the day is an issue in the area due to the hospital staff and visitors. Increasing the quantity of vehicles in the area by building 42 flats can only be detrimental.

Name

Dr Philippa and Mr John Casares

Address

16 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RT

Date Received: 11th December 2023

Dear Marie

As you may remember, we are relatively new residents to the city of Lincoln and are very much enjoying the city and all it has to offer. One of the things that we have been very struck by overall is the high quality of design and the integration of really interesting modernist buildings in an area of historic beauty. This isn't always the case in other places.

We are therefore rather disappointed to see the poor quality of design and over development being offered up in Lindum terrace - a conservation area

with great historic interest. We have, obviously made objections to the current proposals for 12 Lindum Terrace on line but we wanted to approach you to say that we are not at all against modernist and contemporary design of high quality or against providing an increase in affordable housing as we recognize this is needed. We are sure that a much better quality design that is less dense could be offered up and therefore not only better for the area but also better for the well-being of those people who currently reside here and for future residents and for the preservation of Lincoln historic uphill area as a desired area to visit and reside.

I also noticed today walking through the arboretum that the new development will be seen from there too and it will also change the line of the landscape from that angle too.

From: philippa lucy

Sent: 04 December 2023 20:23

To: Marie Smyth

Subject: Planning and development in a conservation area - 12 Lindum Terrace

Dear Marie

As you may remember, we are relatively new residents to the city of Lincoln and are very much enjoying the city and all it has to offer. One of the things that we have been very struck by overall is the high quality of design and the integration of really interesting modernist buildings in an area of historic beauty. This isn't always the case in other places.

We are therefore rather disappointed to see the poor quality of design and over development being offered up in Lindum terrace – a conservation area with great historic interest. We have, obviously made objections to the current proposals for 12 Lindum Terrace on line but we wanted to approach you to say that we are not at all against modernist and contemporary design of high quality or against providing an increase in affordable housing as we recognize this is needed. We are sure that a much better quality design that is less dense could be offered up and therefore not only better for the area but also better for the well-being of those people who currently reside here and for future residents and for the preservation of Lincoln historic uphill area as a desired area to visit and reside.

With very best wishes

Dr Philippa and Mr Jonathan Casares

16 Lindum terrace

Lincoln

LN2 5RT

Name

Mrs Jennifer Williams

Address

29 Sewell Road, Lincoln, Lincolnshire, LN2 5RY

Date Received:

6th December 2023

1. The 4 storey scale of the two blocks of flats is excessive and will dominate the landscape. There was previously a two storey house on the site. As many flats as possible have been crammed into the site without any concern for the character and appearance of this conservation area which was designated an area of special architectural and historical interest to be

preserved not destroyed by anyone simply wishing to maximise their profits.

2. The blocks of flats do not respect the existing architectural heritage despite being in a conservation area. The block nearest Sewell Road is of mediocre modern construction to be found all over the country but rises opposite two grade 2 listed houses.


3. Insufficient parking for the number of flats which would have a detrimental impact on what is already a congested area for traffic and parking.

City of Lincoln
Council
of Beaumont Free
Lincoln
LN1 1DP

15 Lindum Terrace
LN2 5RT
Lincoln

I object to the proposed development at 12 Lindum Terrace of 42 apartments contained in 4 new blocks. Which is in addition to the earlier development at 10-11 Lindum Terrace.

Together the 2 Applications radically change the nature of the area, devaluing it and effectively allowing the changes without an appropriate level of public consultation.

The changes at 10-11 have allowed to change the intended use of 20 Luxury Flats into  Care Assisted Residential Care Home/Accommodation and avoiding proper planning consent by describing it.

As 20 Luxury Flats. Questions are raised of the motivation of Council officers who have facilitated the application that has evaded proper planning consideration and the benefits to the officers concerned.

This new application is potentially a repeat of the same intention by officers and suggests the need for a careful investigation consideration suspension of the new application by the Council should be considered until the investigation is complete.

If the application is nevertheless considered then the Council needs to consider the impact of the substantial level of traffic in the local area which as already been seriously impacted.

2)
I understand that the plot of 12 Lindum Terrace
has a protected status


A pitiable from post medieval to modern
1870 AD - 2050 AD

Record ML1124936

Conservation Area Lindum and Arboretum.

I fail to understand how officers have "forgotten"
of this or failed to remind site owners
and developer. Such status may help to explain
the surprise and joy of developers approval of
10-11.

The protected status should mean the site is
susceptible that officers have conveniently forgotten
this protection. This breach should warrant trigger
reporting to proper authorities.

The Committee should also be aware of the
behaviour of contractors who have ignored parking
restrictions in the area at considerable inconvenience
to neighbours and public. including 
abuse and prevention of access to the hospital for
patients, ambulances and the disabled that couldn't
access footpaths with vehicles, Lorry constantly
haphazardly parked on footpaths which has parking
signs stating no parking at anytime but builder
just turned sign around for their convenience.

Committee need to consider steps to prevent a repeat

Five vandals targeted all 3 property or would.

Like us to believe so. No 12 got demolished

A stunning beautiful Victorian Fairytale Style house

The Council were unaware it was being pulled

down as I spoke on the phone. I was told unsafe.
But as everyone knows anything is possible to Rebuild!
If The cathedral or Buckingham palace was to
be on fire would they also knock down if unsafe.
I think not.

Lincoln, council planning Have no Respect for
Lincoln city and are destroying beautiful homes
before our very eyes. maybe They need to be
Replaced with planners that have a passion that
Love & Respect its heritage like our Respected
King Charles III.

At the start of the new owners of 10.11
[redacted] I made myself known to them saying
if they gave me contact number I would phone.
if any breaking this was given Reluctantly.
And after 34 phone calls to Police / Fire Service
it just would not stop.

A lot of neighbours opposed new Flats saying out
of character, traffic, impact in a quiet
Residential area would change dramatically.
myself and my partner were the only Residents at
that meeting that attended.

It was a Shambolic performance with no Respect
or acknowledgement to Local Residents opinions.
Councillors were patting each other on the back figuratively
and saying how nice to save historic building
well this did not happen. Period Features
Ripped out with no Respect for any architectural
heritage.
When contacting planning I just kept getting

4)

Folded off with the officers decides what a
feature is worth saving. And not the public!!
Beautiful Terracotta Capping which adorned over
all the bay windows Totally Removed and replaced
with a Sub Standard Roof felt found commonly
on garden Sheds! Absolutely disgusting and these
are [redacted] Complaint and ignored Repeatedly

As for [redacted] the Abusive [redacted]
behaviour towards myself for the entire build
was disgraceful, parking in front of our driveway
constantly (which as double yellow lines) putting finger
up coming onto our private property uninvited
punching our French doors Aggressively and verbally
and physically abusing my [redacted] partner. This
is not a professional Standard that any builder
should behave in and still abusing myself in
Lincoln to this day.

I did Report to planners Marie Smyth, police, mp.
to no Avail.

Since people have moved into 10-11 in June/July

The Abuse continues

[redacted] Shouting abuse & cursing urinating
in the street escaping the property even though
they are supposed to be caged for 24 hours.
Ambulances and police are there most days.

Noisier lighting constantly Flashing all day & night
as people arrive or leave all directly aimed at
our house as those properties are on elevated area.
How much more will they get away with.

5)

I hope Local Residents and the public will Support and Reject the proposed 42 Flats as in Lindum Terrace only 17 houses existed with only 2 of these were Flats 8 in each house. So if This goes ahead a total of 62 Flats. added its like a small housing estate Ludicrous would this be allowed on Hyde park estate. !

For a Council that are supposed to be protecting our heritage They are changing the area From minor school to million pound prettys plus to Substandard Accomodation in a protected conservation area.

Graffiti has been daubed on our gate pillar. Which [redacted] denied [redacted] but admitted to myself.

From N Clinton and M. Leavy

Name

Mrs Philippa Sanders

Address

32 Saxon Street, Lincoln, Lincolnshire, LN1 3HQ

Date Received:

18th January 2024

Having looked at the plans I believe the proposed development is out of character and would be overbearing to the surrounding properties in a conservation area. The proposed number of flats would be an overdevelopment of the site.

The overbearing proportions of the proposed flats will significantly overlook the bedhouses, that are listed buildings, with a loss of privacy for any residents.

The development will have a detrimental impact on the character of this conservation area.

City of Lincoln Council
Development Control
Planning Department

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

Email: Property_Strategy@Lincolnshire.gov.uk

My Ref: S106/COLC/2023/0819/FUL/2023
17 November 2023

Dear Sir/Madam

Development – Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two-bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall, tree removal and landscaping

Application Number – 2023/0813/FUL

Thank you for your notification of 14 November 2023, 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

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 2025/26 (Y/N/Partial)	Places to be mitigated	Contribution sought
Primary	7	Y	0	£ 0
Secondary	2	N	2	£ 0
Sixth-form	1	N	1	£ 0
			Total	£ 0

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	£ 0	
Secondary	£54,502.68	N/A - CIL
Sixth-form	£27,251.34	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	34	0.225	7.65	0.0785	2.669	0.032	1.088
Total (rounded down)	34	-	7	-	2	-	1

Capacity is assessed using the County Council's projected capacity levels at 2025/26, 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 2025/26 (Y/N/Partial)	Places to be mitigated
Primary	Lincoln North primary planning area	7	Y	0
Secondary	Lincoln North secondary planning area	2	N	2
Sixth-form	Lincoln North secondary planning area	1	N	1

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 **	Lincolnshire contribution per place	Total contribution requested
Secondary extension	2	£26,717	£53,434	2.00	£27,251.34	£54,502.68***
Sixth-form extension	1	£26,717	£26,717	2.00	£27,251.34	£27,251.34***
Total	-	-	£80,151	-		£81,753.68

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

** to reflect Lincolnshire's average build cost compared to national average

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

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

Sam Barlow
Strategic Development Officer
Corporate Property Service

(By e-mail)

From: Paula Burton
Sent: 14 December 2023 16:26
To: Andrea Ripley; Marie Smyth
Subject: RE: 2023/0819/FUL: Site of 12 Lindum Terrace

I can confirm that I am happy with the financial contribution being requested.

Thanks

Paula Burton
Housing Strategy & Investment Manager



CITY OF
Lincoln
COUNCIL

Together, let's deliver
Lincoln's ambitious future



From: Marie Smyth <Marie.Smyth@lincoln.gov.uk>
Sent: Tuesday, December 12, 2023 2:37 PM
To: Andrea Ripley <Andrea.Ripley@lincoln.gov.uk>
Subject: 2023/0819/FUL: Site of 12 Lindum Terrace

Hi Andrea,

You have been consulted on the above application; for the erection of two buildings accommodating 42 flats. Can you please confirm that you would be requesting a commuted sum towards affordable housing given that they are flats as opposed to an on-site provision. If so, I will request a contribution of £955,197 (equivalent to nine units in Value Zone B) from the developer.

Regards,

Marie

Marie Smyth

NHS Lincolnshire Integrated Care Board
Application Number: 2023/0819/FUL
Location: Site of 12 Lindum Terrace, Lincoln, LN2 5RS

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 42 apartments which, based on the average of 1 person per single bed apartment and 2.3 people per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 86.</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 – One bed</p> <table border="1"> <tr><td>Proposed population</td><td>8</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.008 \times 5260 = 42.08$</td></tr> <tr><td>Assume 100% patient use of room</td><td>42</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$42/50 = 0.8$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.8 \times 15/60 = 0.2$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse – One bed</p> <table border="1"> <tr><td>Proposed population</td><td>8</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.008 \times 5260 = 42.08$</td></tr> <tr><td>Assume 20% patient use of room</td><td>8</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$8/50 = 0.168$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.168 \times 20/60 = 0.1$ hrs per week</td></tr> </table>	Proposed population	8	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.008 \times 5260 = 42.08$	Assume 100% patient use of room	42	Assume surgery open 50 weeks per year	$42/50 = 0.8$	Appointment duration	15 mins	Patient appointment time hrs per week	$0.8 \times 15/60 = 0.2$ hrs per week	Proposed population	8	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.008 \times 5260 = 42.08$	Assume 20% patient use of room	8	Assume surgery open 50 weeks per year	$8/50 = 0.168$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.168 \times 20/60 = 0.1$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

	Consulting room GP – Two bed	
	Proposed population	78
	Access rate	5260 per 1000 patients
	Anticipated annual contacts	$0.078 \times 5260 = 411.33$
	Assume 100% patient use of room	411
	Assume surgery open 50 weeks per year	$411/50 = 8.2$
	Appointment duration	15 mins
	Patient appointment time hrs per week	$8.2 \times 15/60 = 2.1$ hrs per week
	Treatment room Practice Nurse – Two bed	
	Proposed population	78
	Access rate	5260 per 1000 patients
	Anticipated annual contacts	$0.078 \times 5260 = 411.33$
	Assume 20% patient use of room	82
	Assume surgery open 50 weeks per year	$82/50 = 1.645$
	Appointment duration	20 mins
	Patient appointment time hrs per week	$1.645 \times 20/60 = 0.5$ hrs per week
	Therefore an increase in population of 86 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.	
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, Lindum Medical Practice, Minster Medical Practice, Heart of Lincoln Medical Group and Brayford Medical Practice 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>NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 86 apartments on Site of 12 Lindum Terrace, Lincoln, LN2 5RS to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the IMP Primary Care Network (PCN) at Abbey Medical Practice, Lindum Medical Practice and/or Minster Medical Practice. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCNs and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:</p> <ul style="list-style-type: none">• Improve out-of-hospital care, supporting primary medical and community health services;• Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025;• Support older people through more personalised care and stronger community and primary care services;• Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>The Abbey Medical Practice, Lindum Medical Practice and Minster Medical Practice are within the LICB IMP PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</p>					
Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 1)					275
	Total per dwelling (resident x 2.3)					632.50

	<p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 1 (the average number of persons per one bed apartment) and 2.3 (the average number of persons per two bed apartments) for City of Lincoln Council to provide a funding per dwelling of £275 for one bed apartment and £632.50 for two bed apartments.</p>
Financial Contribution requested	<p>The contribution requested for the development is as follows:</p> <p>£2,200.00 (£275 x 8 one bed apartment) £21,505.00 (£632.50 x 34 two bed apartments) Total: £23,705.00</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>

NHS Lincolnshire Integrated Care Board
22nd November 2023

To: Lincoln City Council

Application Ref: 2023/0819/FUL

Proposal: **Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall, tree removal and landscaping**

Location: **12 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS**

With reference to the above application received 14 November 2023

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

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

ADDITIONAL INFORMATION REQUIRED

Drainage

Please can the applicant provide the following information;

- A Flood Risk Assessment or Statement, as applicable
- Drainage Strategy including adoption and/or maintenance proposals and sketch layout plans
- Detailed development layout showing surface water drainage infrastructure
- Detailed Hydraulic calculations
- Geotechnical interpretive reports (infiltration assessment, groundwater tables etc.)
- Discharge and adoption agreements

Layout

Please can the applicant give consideration to parking provision recommended for one/two bed flats.

Please can the applicant demonstrate turning space within the site for large goods and delivery vehicles so they can access and egress the site in a forward gear.

Please request applicant demonstrate a minimum 4.1m wide access

Case Officer:

Date: 29 November 2023

Laura Rowett



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council

Application number: 2023/0819/FUL

Application Type: Major

Proposal: Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall, tree removal and landscaping

Location: 12 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Response Date: 22 March 2024

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Application number: 2023/0819/FUL

Application Type: Major

Location: 12 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network and therefore does not wish to object to this planning application.

No objection subject to:

- **Planning Conditions** as detailed below.

Introduction/Site Location

The application is for 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments located on Lindum Terrace. The site is currently vacant but has a previous use as a medical facility.

Lindum Terrace is located in a sustainable location with good pedestrian links to the surrounding area including central Lincoln and uphill, as well as having good links to the hospital. There is good public transport connections in the area including bus stops within walking distance of the site.

There is designated on street parking opposite the site and waiting restrictions on Lindum Terrace.

There is area's of local amenity in the area and occupants of the site would not be reliant on travel by car.

Existing Conditions

The site has an existing vehicle access which is to be widened to accommodate two way traffic entering the site. There are existing pedestrian connections to the site from Sewell Road which are to be maintained.

Highway safety

The current access is to be widened so that two vehicles can pass in the access to avoid waiting on the highway. There is sufficient turning space within the site for cars and delivery vehicles to be able to access and egress the site in a forward gear. Therefore there would not be an unacceptable impact on highway safety.

Highway capacity

The site is located in a sustainable location and residents wouldn't be reliant on the use of a car, therefore the impact on highway capacity would be minimal. The junction in the local area would be able to accommodate the minor increase in traffic.

Site Layout

Site layout has been considered to allow for turning within the site with a sufficient amount of parking spaces provided for the proposals. Cycle storage is to be provided within the site layout to encourage sustainable travel options. Alternatively there is designated on street parking available on Lindum Terrace should it not be available within the site.

Flood Risk and Drainage

A drainage strategy has not been determined at this point however it will be required to provide a sustainable urban drainage system which follows the suds hierarchy. It has been noted that the drainage strategy may change the site layout at a later stage and this is something the applicant has considered.

Off-Site Improvements

Off site improvements via the provision of tactile crossing points at the junction of Lindum Terrace and Eastcliffe Road will be required to improve pedestrian connectivity in the area.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local

- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling/ no part of the development shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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, or upstream of, the permitted development.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website;
www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link:
<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 the

Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all 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 (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile crossing point at the junction of Lindum Terrace and Eastcliffe Road) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to greenfield run off rates;

Highway Authority's website via the following link: Traffic Management -
<https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Laura Rowett
Officer's Title: Senior Development Management Officer
Date: 22 March 2024

Sent by email to: developmentteam@lincoln.gov.uk

30th November 2023

RESPONSE TO 2023/0819/FUL: Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments - Site Of 12 Lindum Terrace Lincoln Lincolnshire LN2 5RS

Lincolnshire Wildlife Trust wishes to place a **HOLDING OBJECTION** in regards to the above planning application until further ecological information has been submitted and we are satisfied that there will be no significant negative impacts on protected or priority habitats, species or local wildlife sites as a result of the proposed development.

The Preliminary Ecological Appraisal recommends a Landscape Ecological Management Plan (LEMP) also be submitted by the applicant to ensure the ecological condition of the habitats created on site post development meet their stated biodiversity value. The majority of the biodiversity net gain associated with the site is predicated on the enhancement of the woodland and thus a management plan must be provided and we strongly encourage this be provided under condition and prior to works beginning onsite. The Environment Act and Policy S61 of the Local Plan require that biodiversity net gain be assessed for all development but also include stipulations that ensure such calculated gains are realised through the actions stated in documents such as LEMPs for the 30-year period.

Thank you for the opportunity to comment on this application. Please do not hesitate to contact me if you have any queries or need clarification regarding the comments provided.

Yours sincerely,



Ashley Reaney
Conservation Officer

Banovallum House
Manor House Street
Horncastle
LN9 5HF

01507 526667
info@lincstrust.co.uk
www.lincstrust.org.uk



*Lincolnshire Wildlife Trust
is a company limited by
guarantee registered in
England, no. 461863
and is registered as a
charity, no. 218895
VAT no. 613 9067 44*

Hello Marie,

Thank you for sending these over. The ecologist's comments regarding the BNG metric is reasonable and justified. If the LEMP is included as a condition then we have no further comments to make in this application.

Kind Regards,
Ash

Ashley Reaney, MBio (Hons), PhD
Conservation Officer
Lincolnshire Wildlife Trust

[REDACTED]

From: Marie Smyth <Marie.Smyth@lincoln.gov.uk>
Sent: 26 January 2024 12:54
To: Ashley Reaney <areaney@lincstrust.co.uk>
Subject: 2023/0819/FUL: Site of 12 Lindum Terrace

Afternoon Ashely,

You previously made comments in respect of the above application.

The agent has provided a letter from Middlemarch to respond to your comments and those received from our ecologist. The letter, along with the BNG Metric and Metric Assessment, which was submitted with the application, is available on our [website](#) and also using the following link:

<https://acc.autodesk.eu/docs/share/projects/fe88d2ad-18b1-4dc4-9fa6-567b04deec57/files?shareId=7aa619c4-dcb3-45c3-b944-4fa71065ee90>

The agent has requested that the LEMP be conditioned.

I would welcome your comments.

Regards,

Marie

Name

Annette Faulkner p/p Lincolnshire Bat Group

Address

65 London Road, Spalding, Spalding, PE11 2TN

Date Received:

13th December 2023

Thank you for referring this application to Lincolnshire Bat Group for comment, with reference to the bat survey report. We note that it has not been possible to access the interiors of any of the buildings on safety grounds, including the one demolished, either previously or at the present survey, and therefore further surveys will be required next year. See detailed recommendations, and note duration of this report.



Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site Reference:	208748/1/0199447
Local Planning Authority:	Lincoln District (B)
Site:	Site Of 12 Lindum Terrace Lincoln Lincolnshire LN2 5RS
Proposal:	Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall,
Planning application:	2023/0819/FUL

Prepared by: Pre-Development Team

Date: 23 November 2023

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

*his response has been based on the following submitted documents: Application Form/Site Layout Plan - no drainage strategy provided - have therefore assumed a worst case pumped regime 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 - 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. 3. 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. 4. 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 preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to no strategy being provided, no evidence of the surface water hierarchy and no connection points or discharge rates. We would therefore recommend that the applicant consults with Anglian Water. Further assessment is required to establish whether network reinforcement is required, please note that this assessment and any necessary reinforcement work will be at the developers cost. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

Section 5 - Suggested Planning Conditions

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

Surface Water Disposal (Section 4)

No development 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 strategy.

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)

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 16 November 2023 09:16
To: Technical Team (City of Lincoln Council)
Subject: RE: 2023/0819/FUL, Site Of 12 Lindum Terrace Lincoln Lincolnshire LN2 5RS

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Dee

Warning: External Email. Do not click links, open attachments, or reply unless certain of safety. Do not share inappropriately.

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

However, if you believe you do need our advice, please email me using the address below.

Many thanks

Amelia Crawford
Planning Advisor

Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area Ceres House, Searby Rd,
Lincoln, LN2 4DW



CITY OF
Lincoln
COUNCIL

Marie Smyth
Planning Team
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DD

**Directorate of Communities &
Environment**

Simon Walters MBA, ACIS, MCMI

City Hall, Beaumont Fee,
Lincoln. LN1 1DD

Telephone: (01522) 881188

Facsimile: (01522) 567934

Website: www.lincoln.gov.uk

Minicom: (01522) 873693 - Reception

Alastair MacIntosh

is dealing with this matter

E-mail:

alastair.macintosh@lincoln.gov.uk

Direct Line: 01522 873478

2023/0819/FUL

Date: 19/06/24

Dear Marie,

Site Of 12 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall, tree removal and landscaping.

My observations and advice with regard to the applications above are as follows.

Proposal

Construction of the proposed buildings will require intrusive groundworks of currently unknown extent and depth. No foundation design has been submitted, but I would expect 1 – 1.2m deep trenches to be excavated either for traditional foundations or for pile caps and ground beams. Although no drainage strategy seems to have been submitted it is likely that any such strategy will require some excavation. Groundworks will likely also be required for services and utilities.

Submission

The application is supported by an appropriate desk-based assessment which demonstrates that the archaeological potential of the site of the proposed development is relatively low. While there remains the possibility of isolated features being present, including individual or groups of Roman burials, the likelihood of this is low as the site appears to have been extensively disturbed.

Field evaluation was undertaken in support of a previous application to develop the site. The results of this are referenced in the desk-based assessment submitted by the applicant and support the assessment of low archaeological potential.

The design and access statement contains a cursory assessment of the Pulhamite Grotto that was constructed as a garden feature for the former Eastgate house, which demonstrates it to be in poor condition at the time of submission.

Significance and Impacts

Despite the evidence of widespread disturbance on the site it is possible that isolated pockets of undisturbed material remain. These may contain archaeological evidence possibly including Roman burials. While I accept that the likelihood of such remains being present is low, provision should be made for recording them in the event that they are present. The delivery of the new buildings will entail the excavation of foundation trenches, and possibly a full site turnover, either of which would be damaging to archaeological remains should they be present on the site. If present, these would be of local and possibly regional significance, and their potential loss should be tested against NPPF paragraph 209. Impacts to potential remains of this kind can be mitigated by a scheme of works for archaeological monitoring and recording during all groundworks.

The Pulhamite Grotto is an important feature from a number of perspectives, including the first use of artificial stone on such a scale in Lincoln, and as a rare surviving example in the city of a large Victorian garden folly. The proposed development will require the removal of a large part of the remaining grotto feature and will have a severe impact on the significance of the remainder. Weighed against this is the poor survival of the asset. It should be considered a non-designated heritage asset of local significance, and its loss should therefore be tested against the provisions of NPPF paragraph 209. If this feature is to be lost, then an appropriate mitigation strategy would be a measured and photographic survey of whatever remains are present, whether they are to be removed or not. This will ensure that the feature is understood as a whole, as its significance will be severely impaired by even partial demolition.

Objections and Comments

No objections based on archaeological impacts have been received.

Policy Appraisal

Central Lincolnshire Local Plan

Policy S57

With regard to the Archaeology provisions of S57, the submission meets all tests to enable a decision to be made. Specifically;

- The application is accompanied by a desk-based assessment.
- An appropriate field evaluation was undertaken, and the report submitted in advance of a decision.

National Planning Policy Framework

Paragraph 200

The application is supported by an appropriate desk-based assessment including the results of a field evaluation and is therefore compliant with this policy.

Paragraph 201

The comments contained in this document represent an appropriate assessment of the significance of heritage assets likely to be affected by the proposed development.

Paragraphs 205-208

The development will not have an impact on designated archaeological heritage assets, and it is unlikely that any non-designated remains of equivalent significance are present. These paragraphs are therefore not applicable.

Paragraph 209

Any archaeological remains likely to be affected by the proposed development should be considered as non-designated heritage assets. The appropriate test for decision taking in regard to these assets is "a balanced judgment ... having regard to the scale of any harm or loss and the significance of the heritage asset."

Paragraph 210

N/A

Paragraph 211

The developer should be required by planning condition to submit a Written Scheme of Investigation to address the requirement for developers to "record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".

Proposed Conditions

If, following your assessment of this development, you are minded to recommend approval of the application, my advice to you is that the following conditions would be appropriate to ensure that impacts to archaeological remains are mitigated proportionally, and that the relevant policy tests can be met.

- Prior to commencement of works a written scheme of investigation (wsi) should be submitted and approved by the LPA, taking account of any comments and suggestions from the LPA. The WSI should contain;
 - a methodology for archaeological monitoring and recording during all groundworks, including foundations, utilities, services, and surface water drainage.
 - A methodology for a measured and photographic survey of the Pulhamite Grotto
 - Evidence that a contract has been entered into with an appropriately qualified archaeological contractor for all phases of work including post excavation reporting and archiving.

- Provision for an appropriate contingency of time and resources in the event of unforeseen circumstances.
- The development should be undertaken solely in accordance with the approved WSI, and any changes to require the written approval of the Local Planning Authority
- A full archive and report should be submitted to the relevant receiving bodies within 12 months of the completion of groundworks.

I hope the assessment given above is useful to you in coming to your decision on these applications. Please get in touch if you need further clarification on any particular point.

Yours sincerely

Alastair MacIntosh
City Archaeologist
City of Lincoln Council



Directorate of Communities & Environment

Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

16th November 2023

Your Ref: 2023/0819/FUL

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

Site Of 12 Lindum Terrace, Lincoln, Lincolnshire, LN2 5RS

Erection of 2no. four storey buildings accommodating 8no. one bedroom and 34no. two-bedroom apartments. Associated external works including car parking, cycle and bin storage, temporary access in boundary wall, new pedestrian access in boundary wall, tree removal and landscaping.

Lincolnshire Police do not have any objections to this development.

Access Control – Apartments

Communal door sets that serve 4 dwellings or less that are more than two storeys in height should have a visitor door entry system and access control system.

Communal entrance systems that serve 5-10 dwellings should meet the specifications of one of the following standards:

PAS24:2016, or
PAS24:2022, or
STS 201 Issue 12:2020, or
LPS 1175 Issue 7.2:2014 Security Rating 2+, or
LPS 1175 Issue 8:2018 Security rating A3+, or
STS 202 Issue 10:2021 Burglary rating 2, or
LPS 2081 Issue 1.1:2016 Security rating B, or
STS 222 Issue 1:2021

Secure Mail Delivery

External or through wall mail options should be considered that avoid providing access to the main part of the residential building. An external mailbox should

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

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

conform to TS009. The letter box should be securely fixed to the external face of the building in accordance with the manufacturers specifications and located in a position that benefits from natural surveillance.

Where a through wall style mailbox or system is installed, it should be designed in such a way to again avoid the necessity physical access to the building and provide a secure area for retrieval of mail or parcels by residents.

Cycle Storage

Internal cycle storage should be accessed via a fire, smoke and security rated door-set and specifically address concerns over the storage of e-bikes.

Cycle storage facilities should be constructed of floor to ceiling dividing walls with no windows set in them, either internal or external units should have access doors fitted with thumb turns, or other system to allow emergency exit and prevent locking people inside the unit.

Cycle parking should comprise bicycle stands, anchor points or other suitable security measures to secure cycles and /or mobility scooters or e-bikes.

The cycle storage facility should benefit from restricted and controlled access for authorised users.

Under-croft (Ground Floor) Access.

The design and layout of the ground floor of may allow unwanted access through and into the main residential parts of the building. Access control systems should be included at all points of access including secondary points of access. All points of access should benefit from appropriate bulkhead lighting (ideally dusk to dawn).

I would recommend an additional secure point of access from the general circulation corridor where it provides access to the main stairwell.

Communal door sets shall meet one of the following standards:

PAS24:2016 or PAS:2022, or
STS 201 Issue 12:2020, or
LPS 1175 Issue 7.2:2014, or
LPS 1175 Issue 8:2018 Security Rating A3+, or
STS 202 Issue 10:2021 Burglary Rating 2, or
LPS 2081 Issue 1.1:2016 Security Rating B, or
STS 22 Issue 1:2021

Lighting

Regarding the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for several years following advice from the institute of Lighting Engineers and police

concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment. The Code for Sustainable Homes does not penalise specifiers that follow the SBD guidance (constant level of illumination by utilising low energy luminaries) and allows credits to be awarded for 'default case'.

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

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

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

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

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

External doors

The Secured by Design requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). **This applies to flat entrance door-sets and as such should meet the same specifications as 'front door'**. The locking hardware shall be operable from both sides of an unlocked door without the use of a key (using a roller latch). If the door set is certified to either PAS 24:2012/2022 or STS 201 Issue4: 2012 then it must be classified as DKT.

Climbing Aids

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

Windows

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

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

It is highly recommended that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (P.A.S.) 24:2016 respectively (Secured by Design Standards).

Parking Provision.

Car parking should ideally be located within curtilage of the property at the front.

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.

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

Police Secured by Design Award Scheme.

The Police Secured by Design scheme is an initiative and proven guide for architects, developers, and builders to encourage the use of specified materials and products together with informed design and layout to help reduce the opportunity for crime, disorder, and anti-social behaviour.

The scheme is free and the benefits of its application is supported by academic evidence which shows that SBD developments experience 87% less burglaries, 25% less vehicle crime and 25% less criminal damage and a significant reduction in anti-social behaviour.

Use of specified products will contribute to the sustainability of the development and the requirement for ongoing maintenance. Further guides are available on www.securedbydesign.com that includes SBD Commercial 2015 V2, SBD New Schools 2014 & Sheltered Accommodation. I would ask that you direct architects and developers to these documents and ensure their reference in the various Design & Access statements. Equally please do not hesitate to involve this office in and on any further consultations.

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

Please refer to *Homes 2023* which can be located on www.securedbydesign.com Homes 2019.

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

Yours sincerely,

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

Force Designing Out Crime Officer (DOCO)