

## Consultation Responses



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

**District:** Lincoln City Council

**Application number:** 2024/0218/FUL

**Application Type:**

**Proposal:** Conversion of existing property to form 3 flats

**Location:** 53 Lenton Green, Lincoln, Lincolnshire, LN2 2HR

**Response Date:** 15 May 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:** 2024/0218/FUL

**Application Type:**

**Location:** 53 Lenton Green, Lincoln, Lincolnshire, LN2 2HR

### **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 or increase surface water flood risk and therefore does not wish to object to this planning application.

Planning proposal does not have an unacceptable impact on the public highway or surface water flood risk.

Regards

**Officer's Name:** John Clifton

**Officer's Title:** Principal Development Management Officer

**Date:** 15 May 2024



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

23rd April 2024

Your Ref: 2024/0218/FUL

**Town and Country Planning Act 1990  
Consultation on Planning Permission  
53 Lenton Green, Lincoln, Lincolnshire, LN2 2HR**

**Conversion of existing property to form 3 flats.**

**Lincolnshire Police do not have any objections to this development.**

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

Please refer to *Homes 2024* 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)

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POLICE HEADQUARTERS  
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(Sat Nav: LN2 2LT)  
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☎ 01522 55 8292  
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✉ [john.manuel@lincs.pnn.police.uk](mailto:john.manuel@lincs.pnn.police.uk)



CITY OF  
*Lincoln*  
COUNCIL

**Directorate of Housing and Investment**

City of Lincoln Council, City Hall,  
Beaumont Fee, Lincoln LN1 1DD

Customer Services: (01522) 873333

Website: [www.lincoln.gov.uk](http://www.lincoln.gov.uk)

Date: 15 May 2024

Mr Tom Hobson  
Planning Officer  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
LN1 1DF

Dear Mr Hobson

**2024/0218/RG3 – 53 Lenton Green – Sub-division of property**

The Directorate of Housing and Investment are seeking planning permission to convert 53 Lenton Green from a six bedroom property into three self-contained, one bedroom residential flats.

The existing property is not being used for general needs housing but was previously used as a warden attached property to the supported housing provision at Lenton Green. It has a small outside space to the front but no access to the rear communal garden which is solely used for the supported tenants of Lenton Green.

The small outside space to front has limited opportunity for any off-road parking and to provide a suitable garden for a larger family requiring six bedrooms. The property is also next to the busy junction of Cabourne Avenue and Nettleham Road and has an adjacent entrance into the communal hall of the supported scheme making this a busy area during the day.

The property has not been used or occupied since 2019. All City of Lincoln supported schemes are now managed by visiting Independent Living Coordinators and there is no longer a need for tied family accommodation or staff sleeping facilities.

Considerations prior to this planning application to sub divide the property have included the use of the home for temporary accommodation. However, due to the close proximity to a supported scheme, sensitive letting requirement and very small outside space, the property in its current form is not deemed to be suitable for a larger family and temporary accommodation.

The conversion of this property into one bed flats enables best use of the property and also increases the number of one bedroom units within this locality. The Councils intention is to try and use the flats as an extension to the existing Lenton Green supported scheme and be overseen by the visiting Independent Living Coordinator whilst providing access to the common room and communal gardens. However, if the properties have a lack of demand as supported accommodation, the separate entrance to these flats enables the flexibility to let them as general needs accommodation via sensitive lets.

There is a continued high demand for self contained, 1 bedroom accommodation within the City. This conversion will maximise the potential of a current unsuitable and unused property to deliver good quality and much needed flats.

Kind regards



**Andrea Ripley**  
**Housing Strategy Officer**