

## Cabourne Court consultation responses

**From:** Adrienne Fisher [REDACTED]  
**Sent:** 03 November 2024 13:12  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** Your reference 2024/0687/FUL.

You don't often get email from [REDACTED] [learn why this is important](#)

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I have received your letter of 23rd October and wish to make the following comments about the planning application for the land adjacent to the Lindum and Minster Practice. Cabourne Court LN2 2JP

I have no objection in principal to a care home on this site I do not think the building is right for this location because of its size and style.

All the buildings on Cabourne Court are 2 storeys high and are constructed using traditional materials and I think that any new building should blend in with those around it not stick out like a sore thumb. This particular design is a modern heap with no aesthetic appeal and will look quite out of place.

I am also of the opinion that a care home should not be 3 storeys in height.

People living in care homes are there because they can no longer look after themselves. They are usually elderly and many are frail, infirm, have mobility problems, some are even bedridden ([REDACTED])

[REDACTED] In the event of an emergency needing the residents to be evacuated asap how long would it take to rescue aged and infirm people from the third floor especially if the lifts were not working. This is a worst case scenario but I do think that in the present risk averse times patient safety should be considered. I have visited some care homes over the years and none of them were more than 2 storeys high.

I was concerned over comments said to have been made by the developers and reported in a local news outlet to the effect that in the event of the care home closing the building could be used for student housing. This should not be allowed to happen. There should be strict conditions attached to any planning consent that the building should only be used for health related purposes.

I have also been looking at the plans for the car park and I notice that an area has been designated as a cycle park. 99 per cent of people going to Cabourne Court travel by car - with the occasional motor bike. Local people either walk there or use mobility scooters. I have hardly ever seen a bicycle there, they are nearly as rare as sightings of the Loch Ness Monster so I do not think a cycle park is necessary instead the space should provide much needed additional car parking.

Finally, as you sit in your ivory tower considering this planning application please remember that it is I and my neighbours who will be forced to live with the consequences of your decision.

from Adrienne Fisher

12 Cathedral View Court, Cabourne Avenue

**Customer Details**

Name: Mrs Susan O'Shea

Address: 40 Cathedral View Court Cabourne Ave Lincoln Ln2 2gf

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After considering the plans little seems to have thought about in terms of pressure on existing service. There are two GP practices adjacent to my property which are very busy already serving people who live on both local estates. I have heard there are also plans to build 80+ new houses on Ravendale which will impact services further. There is a Pharmacy in Cabourne Court which is accessed by patients from both GP practices. When collecting prescriptions patients can be waiting as long as 10 minutes just to ask for their medication and then some time after for it to be ready. The queue can even extend outside the door, which is not pleasant to wait in when the weather is poor. I strongly object to access to the proposed build from Cabourne Avenue. This is a small but very busy area with constant traffic flow on/off the estate, school pick up and drop off, Church activities, access to medical services, Cathedral view, (which has 60 flats) and as well as being used a shortcut through from Riseholme Rd by traffic. Traffic can be very slow moving and queued as far back as Laughton Way at peak times with navigating cars parked around the school difficult. I note that the plans indicate the proposed build could be used as a Hotel/Student accommodation in the future. I also object to this on the grounds that the local area has predominantly elderly people dwelling there and issues of noise and disturbance would not be welcomed.

**Customer Details**

Name: Mrs Anne Childs

Address: 16 Cathedral View Court Cabourne Avenue Lincoln LN2 2GF

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write as a resident of Cathedral View Court to lodge my objections to the proposed building of a Care Home adjacent to my home. The grounds for my objection are as follows;

1) The plans show a three-storey development. I live in a flat on the ground floor of Cathedral View Court, which has a south-facing aspect, towards the cathedral itself. This structure would undoubtedly have a highly negative impact on the light-levels I currently enjoy in my lounge, kitchen and bedroom (i.e. the vast majority of my living spaces). This would be the case for all of those who live in flats along that elevation of Cathedral View Court. A three-storey structure would also have a negative impact on the aesthetics of and view from the flats along that side. Indeed, not only would the light be obstructed by the new building, but any view of the cathedral would be either partially or fully occluded. For the residents of this side of the building, Cathedral View Court, would no longer ring true. Whilst discussing ringing, those of us who enjoy the sounds of the bells might well have a much reduced, if not completely silenced, enjoyment from them. I note with interest that the October 2024 Pre-Application response contains a comment from the Council of the likelihood of objections from Cathedral View Court on such grounds, and of the importance of ensuring a true two-story scale.

2) I also have concerns about the capacity of the two adjacent medical practices, as well as the local pharmacy to meet the expanded healthcare needs arising from the Care Home. Current provision and capacity appears often overstretched, and this would surely only exacerbate the situation. I may have missed it, but I can find no local impact assessment on this aspect among the supporting documentation. Is there clear evidence that the facility would be able to offer its residents sufficient on-site health and care provision so as not to require it from the existing practices, or of plans to enhance existing provision (appointments, personnel, opening hours etc.)

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to offset increased needs?

3) Finally, I understand that there may be something in the planning proposal that would allow for the future use of the building as something other than a Care Home (e.g. as student accommodation). This may be hearsay, but, if true, is of real concern, particularly as such a use was apparently one of the reasons for an earlier planning application being refused.

**Customer Details**

Name: Mrs Joanne Williamson

Address: 37 Cathedral View Court, Cabourne Avenue Cabourne Avenue Lincoln LN2 2GF

**Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns are:

1. Safety issues regarding evacuation of elderly persons in event of any emergency, particularly those on 3rd floor.
  2. Impact on increase of water and sewage services.
  3. Impact on increase in noise and light pollution.
  4. What would happen if the care home was not successful, I would not be happy about a change of usage, to, say student accommodation or social housing.
  5. We do not have much open green space, why could we not have, perhaps a nature park, perhaps named after the late Queen.
  6. My last issue, is, to me, the most important, if this project goes ahead, I would lose my view of the greenery, and the Cathedral. In view of the fact that my building is called Cathedral View Court, it would be important that the views are maintained.
- Lastly, I admit the carparking issue needs to be looked at, but please, do not go ahead with this project.



**Customer Details**

Name: Mr michael O'Shea

Address: 40 Cathedral View Court Cabourne Avenue Lincoln LN2 2GF

**Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing in response to the proposals of the planning application to build a new care home on land adjacent to Cabourne Court Lincoln. There are several matters that concern me to which I am vehemently objecting to the application made. Firstly, Facilities, the two surgeries located by the proposed site are already at stretching point and unable to cope as it stands without any additional pressure, as is the local pharmacy. Traffic, Cabourne Ave leading to Cabourne court is already a bottle neck for the two Ermine estates, East and West, being used as a "rat run" especially during school times with bus routes and church access impacting travel further. An article in the local newspaper (Thurs Oct 31st 2024) states further use for the care home could be adapted to a hotel or student accommodation. Rumours 2 yrs ago were that a student village was being proposed so is this the ultimate plan? Putting a large group of students in an area that housing a high proportion of vulnerable and elderly residents is certainly not acceptable. I am aware there are plans to build somewhere in the region of 80 houses on the Ravendale side. This will also have a huge impact on the services on the estate as well as increased traffic. I have to leave a considerable time earlier as it is just to get to work, having to queue to get out of Cathedral View Court itself, then queuing again along Cabourne Ave, with horrendous traffic queues on Nettleham Rd to get to the bypass. So as a resident who would be impacted by these plans I strongly object.

**Customer Details**

Name: Miss Jasmine Kent

Address: 75 Longdales Road Lincoln LN2 2JS

**Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

**Customer Details**

Name: Mr Dave Burrough

Address: Our Lady of Lincoln Catholic Primary School Laughton Way LINCOLN LN2 2HE

**Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: We can't see there being a problem but would like to mention that part of the carpark that is planned faces onto Key Stage 2 Playground this area is currently covered by hedgerow. is the hedgerow to be removed? If so, how will this area be protected from overlookers onto the school playground?

38 CATHEDRAL VIEW  
COURT

CARBOURNE AVE

LINCOLN LN2 2GF

TEL [REDACTED]

To the Planning Officer

re Proposed Development of Land adjacent to  
Lidum & Munster Practice, Carbourne Court LINCOLN  
LN2 2JP

Ref 2024/0687/FUL

I would like to object strongly to the above application. At present the high volume of traffic on Carbourne Avenue makes turning on to Nettlesham Rd difficult and dangerous. The increased volume which the proposed development would generate would make that situation hugely worse, and particularly dangerous for the children coming and going to the school on foot and bike. This cannot be allowed to happen on safety grounds by a Council which should put the concerns of residents and road users before all else.

A further concern is the increased air pollution for the elderly residents of Cathedral View Court, together with noise and disturbance, overlooking, and loss of light.

Please listen and do the right thing by rejecting this application

Yours faithfully

[REDACTED]

(MR & MRS M. DREWERY)

**NHS Lincolnshire Integrated Care Board**  
**Application Number: 2024/0687/FUL**  
**Location: Land Adjacent to Lindum and Minster Practice, Cabourne Court,**  
**Lincoln, LN2 2JP**  
**AMENDMENT AS REQUESTED**

<p><b>Impact of new development on GP practice</b></p>	<p>The above development is proposing a 59 single bed care home which, using the Carr-Hill multiplier to take in account of the nature of the occupants (care home). This multiplier would increase the population from 59 to a weighted population of 84 (<math>59 \times 1.43</math> equals 84).</p> <p>The Carr-Hill multiplier was generated as a result of studies investigating the relative workload generated by patients in nursing and residential homes. These studies gathered information on the frequency and duration of consultations carried out and found that overall, patients in these environments generate more workload than patients with otherwise similar characteristics who are not in nursing and residential homes. As such, the Carr-Hill multiplier is routinely used to calculate the workload factor that should be applied to patients in care facilities.</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><b>Consulting room GP</b></p> <table border="1"> <tr> <td>Proposed weighted population</td><td>84</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.084 \times 5260 = 443.79</math></td></tr> <tr> <td>Assume 100% patient use of room</td><td>444</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>444/50 = 8.9</math></td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>8.9 \times 15/60 = 2.2</math> hrs per week</td></tr> </table> <p><b>Treatment room Practice Nurse</b></p> <table border="1"> <tr> <td>Proposed population</td><td>84</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.084 \times 5260 = 443.79</math></td></tr> <tr> <td>Assume 20% patient use of room</td><td>89</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>89/50 = 1.775</math></td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>1.775 \times 20/60 = 0.6</math> hrs per week</td></tr> </table>	Proposed weighted population	84	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.084 \times 5260 = 443.79$	Assume 100% patient use of room	444	Assume surgery open 50 weeks per year	$444/50 = 8.9$	Appointment duration	15 mins	Patient appointment time hrs per week	$8.9 \times 15/60 = 2.2$ hrs per week	Proposed population	84	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.084 \times 5260 = 443.79$	Assume 20% patient use of room	89	Assume surgery open 50 weeks per year	$89/50 = 1.775$	Appointment duration	20 mins	Patient appointment time hrs per week	$1.775 \times 20/60 = 0.6$ hrs per week
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<sup>1</sup> Source: Lincolnshire Research Observatory 2011 Census Data



	<p>Therefore, an increase in population of 84 in the City of Lincoln Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>
<p><b>GP practice(s) most likely to be affected by the housing development</b></p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>The development will impact Lindum Medical Practice, Minster Medical Practice, Glebe Park Surgery, Cliff House Medical Practice, Abbey Medical Practice, Brayford Medical Practice, Heart of Lincoln Medical Group as the development is within their catchment area.</p>
<p><b>Issues to be addressed to ensure the development is acceptable</b></p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 59 single bed care home on Land adjacent to Lindum and Minster Practice, Cabourne Court, Lincoln, LN2 2JP 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 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 funding will be used to support the practice where the care home is aligned, once it is nearing completion. The Lincolnshire Integrated Care Board may need the flexibility to utilise the funding at neighbouring practices which cover the area in order to create the capacity.</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"> <li>• Improve out-of-hospital care, supporting primary medical and community health services;</li> <li>• 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;</li> </ul>

	<ul style="list-style-type: none"> <li>Support older people through more personalised care and stronger community and primary care services;</li> <li>Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer.</li> </ul> <p>The Minster Medical Practice &amp; Lindum 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>					
<b>Fairly and reasonably related in scale and kind to the development.</b>		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 1.43)					393.25
	<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 1.43 (the average number of persons per dwelling for the Carr-Hill formula) to provide a funding per dwelling of £393.25.</p>					
<b>Financial Contribution requested</b>	<p>The contribution requested for the development is £23,201.75 (£393.25 x 59 single bed occupancy care home dwellings).</p> <p>Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</p>					
<b>Trigger point</b>	<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**  
**21<sup>st</sup> November 2024**

**NHS Lincolnshire Integrated Care Board**  
**16<sup>th</sup> December 2024**



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

**Our ref:** AN/2024/136044/01-L01  
**Your ref:** 2024/0687/FUL

**Date:** 11 November 2024

Dear Julie

**Erection of a 3 storey care home (Use Class C2) together with associated access, car and cycle parking, landscaping and amenity space provision plus the creation of additional car parking spaces for the existing adjacent medical practices. Land Adjacent to Lindum and Minster Practice, Cabourne Court, Lincoln, Lincolnshire, LN2 2JP**

Thank you for consulting us on the above application, on 23 October 2024.

#### **Environment Agency position**

Whilst we have **no objections** to this application, we would like to draw the applicant's attention to the following informative comments:

#### **Water Recycling Centre (WRC) Capacity**

The evidence available to us demonstrates that Canwick (WRC) is near its permitted limits and that additional flows could lead to the WRC exceeding its permit limits, which could cause pollution to the River Witham (GB205030062425). Anglian Water Services (AWS) are legally obliged to operate within permit limits and the Environment Agency will take all necessary action to ensure that the receiving watercourse is protected.

AWS has not yet demonstrated how it would manage the additional flow from this development if there is no capacity at the WRC to treat it. This appears to be contrary to Policy S21 (Flood Risk and Water Resources) of the Central Lincolnshire Local Plan 2023. We encourage the council to liaise with AWS and ensure that acceptable plans are in place for the management of foul water, in advance of planning permission being determined. We also encourage the council to be aware of the measures that would be required to be taken by AWS, to ensure that the additional flows from the development would be accommodated.

#### **Groundwater protection**

We would like to refer the applicant to our groundwater position statements in '[The Environment Agency's approach to groundwater protection](#)', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including drainage, with particular reference to Position Statements G12 (Discharge of clean roof water to ground) and G13 (Sustainable drainage systems).

#### **SuDS- infiltration**

**Environment Agency**  
Ceres House, Searby Road, Lincoln, LN2 4DW  
Email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

*Customer services line: 03708 506 506  
Calls to 03 numbers cost the same as calls to standard  
geographic numbers (i.e. numbers beginning with 01 or 02).*

Cont/d..



Approved Document Part H of the Building Regulations 2010 establishes a hierarchy for surface water disposal, and encourages a SuDS approach.

The first option for surface water disposal should be the use of SuDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table.

Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

### **Waste disposal**

Drainage plans and layout plans were submitted as part of this application. Plans suggest provision for both sluice rooms and laundry room which could deal with healthcare waste products. Laundry could involve on site cleaning of heavily soiled healthcare wastes or plans may involve contractors providing laundry services. A refuse store is also proposed.

Ensure any contractors and waste management companies involved are assessed for suitability before contracts are signed. Ensure that ongoing performance is tracked with clear performance standards laid out to ensure the site maintains environmental compliance and meets the "Waste duty of care: code of practice". This ensures activities are aligned to the guidance document Healthcare Technical Memorandum 07-01.

- Duty of Care Code of Practice  
<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
- HTM 07-01 <https://www.england.nhs.uk/publication/management-and-disposal-of-healthcare-waste-htm-07-01/>

The drainage plans detail connection to the larger development foul sewer network which is proposed. The sewerage undertaker will be required to grant a trade effluent discharge which will detail the limits of any discharge that is made to the sewer network.

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

Yours sincerely  
**Hannah Kelly**

### **Planning Adviser**

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW

📧 [hannah.kelly@environment-agency.gov.uk](mailto:hannah.kelly@environment-agency.gov.uk)

Team email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)

Dear Sir/Madam,

Witham Third IDB Extended Area - the board has no comments on this application, the development does not affect the interests of the board.

However, if any proposed temporary or permanent works or structures are within any watercourse Land Drainage Consent may be required.

Regards,

**James Neill**

Technical and Operations Assistant



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

Witham House,  
Meadow Lane,  
North Hykeham,





**Directorate of Communities & Environment**

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

24<sup>th</sup> October 2024

Your Ref: 2024/0687/FUL

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

**Land Adjacent to Lindum and Minster Practice, Cabourne Court, Lincoln, Lincolnshire, LN2 2JP.**

**Erection of a 3-storey care home (Use Class C2) together with associated access, car and cycle parking, landscaping and amenity space provision plus the creation of additional car parking spaces for the existing adjacent medical practices.**

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

**Access Control – Staff & Residents**

It is important that every consideration is given to reducing or restricting the opportunity for uninvited 'cold callers' or other visitors. This is particularly the case where there may be some residents who could be elderly and vulnerable.

The requirement and provision for dedicated access control would be a principal element of this application and important for the safety and security of residents and staff.

Electronic access should be a safety and security feature of this development at the main entrances to the main block.

- The need to protect a lone worker or vulnerable persons.
- To prevent access into parts of the building.
- **In all cases the doors must incorporate an electronic door release system with electronic door release (and for the main entrance and possible other entrances depending on operational use) an entry phone system linked to the reception and or mobile smart phone.**
- This may be particularly important in respect of the safety and security of residents and more so if any relevant orders should apply.
- Security devices (e.g., locking devices, door closers etc.) should be designed, where appropriate for ease of use by people with disabilities.

### **Buggy Store (if included)**

External access to this facility should be included within a secure access-controlled regime and meet the same standards or alternatively appropriately secured doors and windows should be a feature of this store.

Where access can be gained via both the waste storage area and the buggy store appropriate and effective access control measures should be included.

### **Landscaping**

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

### **Footpaths**

It is preferable that footpaths are not placed to the rear of properties or provide such access, if deemed essential they **should be securely gated**. The gates should be placed to the front of the building line and suitably illuminated with a key operated lock from both sides of the gate. Effort should be made to ensure that the opportunity for concealed and easy access to individual premises is avoided; this is particularly relevant to ground floor windows.

***Developers should ensure that access to the rear of the building is secured by access-controlled gates.***

### **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 luminaires) 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 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.

### **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 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.

### **CCTV**

A suitable CCTV scheme is recommended to monitor and record all vulnerable areas of the proposed development; the requirement will be for both internal and external coverage. The external coverage will reinforce the access control requirements at the main entrance. The installed scheme will require defined surveillance protocols to be established.

### **Signage.**

Effective use of directional and informative signage can do much to reduce the opportunity for any persons accessing the site and not knowing where they should be. Site maps and clear directions to a security office or reception will reduce any opportunity for unwarranted trespass on the site.

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 2023* 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.  
Dip Crime Prevention – Designing Out Crime

Force Designing Out Crime Officer (DOCO)

**Consultee Details**

Name: Mr Tony Maltby

Address: St Marys Guidhall,, 385 High Street, LINCOLN LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

**Comments****OBJECTION**

We have no objection to the plan for the building but feel that the entrance to property from Cabourne Avenue is totally inadequate and the additional drain on local facilities has not been properly catered for. Visiting the Doctors practices and the other medical facilities is already difficult as the entrance is not wide enough for two vehicles to pass and the additional volume will see a queue build up on Cabourne Avenue. There will be a major increase in the volume of waste generated and hence refuse disposal, in the access to doctors service which is already difficult and to the number of vehicle movements during the day. We strongly believe that this has not been properly considered and would suggest that further investigation is required.