



A Quod project sheet

# House of Fraser High Street, Lincoln

## Role

Quod provided planning and environmental planning services in respect of securing full planning permission for a major hotel led mixed use scheme in Lincoln's City Centre.

Quod advised on all aspects of the planning strategy, managed the application and the project team through pre-application, co-ordinated the design review and community engagement stages, and lead on the negotiations with the Local Planning Authority (LPA).

The redevelopment of the site involves a 4\* lifestyle hotel with 150 bedrooms, bar and restaurant, conferencing space, alongside flexible retail units facing High Street, with attractive open landscaped courtyard.

The existing site comprised a late 20th Century clad department store, adjacent to a range of vacant dilapidated buildings of some heritage value, but with no feasible prospect of re-use. The site is situated within a Conservation Area, Archaeology Priority Area and in close proximity to Listed Buildings and Scheduled Ancient Monuments.

The architect, Sheppard Robson, designed a complementary and contemporary scheme which that responds to the heritage context in the prominent city centre location.

## Pre-application and Community Engagement

Pre-application and design review discussions were led by Quod, with engagement with City of Lincoln Planning Officers, as well as other technical and environmental consultants to work collaboratively to maximise the scheme's potential. Quod led and co-ordinated

## Description

Submission of Planning Application for the Redevelopment of Department Store for Mixed Use Development.

## Client

Patrizia Property Managers LLP

## Planning Authority

City of Lincoln Council

## Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

## Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	✓
Industrial, Logistics and Warehousing	
Hospitality & Catering	✓



the community engagement, including City Centre visitors, local residents and employees to discuss the scheme and gather their views. This engagement was very positive, and the scheme was well-received with the event recording overwhelming public support for the development.

Tim Waring, Director at Quod, subsequently presented the final scheme to Committee Members at pre-application, securing Members early in principle support for the scheme. Quod's advice and strategy through the pre-application process ensured the application was submitted in its best light.

### **Determination**

Quod led the project team through negotiations with technical and environmental stakeholders, managing the Project Team to ensure that as matters arose, they were dealt with quickly and satisfactorily.

Key planning considerations to overcome were heritage and archaeology, due to the site's heritage context. This required strong justification of the public benefits to outweigh any de-facto heritage harm.

Quod managed the project team through the production of additional information, to address Historic England and City Archaeologist comments, whilst ensuring appropriate flexibility for the developer at the delivery stage.

Quod provided evidence on the demonstrative public benefits which supported the "heritage planning balance" case required by the NPPF. We were able to negotiate favourable conditions for materials, archaeology, highways, acoustic and heritage, and negated the need for any Section 106 obligations.

### **Summary**

Quod secured planning consent for the demolition and redevelopment of the House of Fraser, Lincoln, for high quality mixed use development, in an area of high heritage sensitivity.

Quod developed and enacted a planning strategy and case for the development, demonstrating the public value and sustainability of the scheme; leading the project team to address and negotiate technical and environmental matters, securing favourable conditions and a consent without any S106 obligations.