27 Stockwell Gate

Whaplode

Spalding

Lincolnshire

PE12 6WG

13th February 2024

Dear Sirs,

Re Planning Application H13-1066-23 Moulton Park

I have received from South Holland District Council the observations from Lincolnshire County Highways requesting further information.

There appear to be two main observations:

1. **Highway access**

The access onto the highway is an existing vehicular access used by large farm machinery and no new access is required. The existing access has a dropped kerb of 4.1 metres and the actual width of the entire access is 5 metres and this extends for 10 metres from the Highway edge. There is good visibility in both directions (see photos which I will e-mail after this letter) as far as the A151 to the north and for a similar distance south into the village. Bell Lane is a 30 mph zone that has very little traffic movements. I believe that this means **the requirements specified are already complied with.**

As to the likely level of user no one can really know at this stage. The Biggadike Foundation has planned for a worst case scenario. However based upon the position observed at Jenny's Wood in Wyberton 20 parking spaces will be more than enough as most visitors make short visits – often to walk dogs. In the unexpected situation that more spaces are required some overflow parking could be considered subject to obtaining approval of South Holland District Council. As it is I doubt if at any one time there would be more than 5 or 6 cars parked on the site. Observation at Jenny's Wood very much confirms this.

The vast majority of visitors will be Moulton residents the vast majority of whom will walk to the Park. I stress it is a Park and nothing more. It will have no facilities but simply be an open area of countryside for use by the public. It is not and never will be an Alton Towers or Fantasy Island – it is just 20 acres of open countryside to be enjoyed by the public on a small scale.

Bearing this in mind I hope this explanation will suffice as a bespoke transport statement. It would be a complete waste of money to commission a statement that of its very nature could never be any more than a "best guess".

2. Proposed Footpath

Frankly this is a red herring. The vast majority of pedestrian access will be further south on Bell Lane most of it via the access to be created by the Parish Council under its planning permission and there is a good possibility, when funds are available, for a pedestrian access to be made from the existing footpath which currently finishes at the boundary of Moulton Park on the South which is the most central point for the village.

The bus service into the village is not "good" and the likelihood of visitors coming by bus and alighting at that point when the pedestrian access is elsewhere is remote in the extreme. It would be a complete wate of money to construct a footpath which would be used by no more than one or two people a year.

I stress I am not downplaying considerations of road safety: quite the reverse. The provison of car parking is a major road safety provision as it means those who need to unload a wheelchair, pushchair or pram can do so off the road. It also keeps parked cars off Bell Lane which is in the interests of the vehicular users of that road.

At this point I need to stress that the Foundation is a registered charity and NOT a developer. In essence the Foundation is already making a considerable financial provision to purchase the Park and open it for public use. It will make no profit whatsover either in terms of income or capital and it will be forced to abort its purchase if any off-site works are imposed. This is not a commercial venture for the Foundation but an attempt to do something – ie open up an area of land that was purchased 8 years ago to be opened as public open space – which will be a major benefit for the community. That generosity toward the community should be encouraged not penalised.

Please pass these observations on to County Highways. If you require anything further please let me know. I am available to meet on site with County Highways if requested or can be contacted on [redacted]

Yours Faithfully[redacted]

Richard Lewis

By e-mail to Daniel Allen (Daniel.Allen@sholland.gov.uk)