

H 15/12/93



Our ref: SWR/JCR/S4469

Mr. J. Curnock,
Planning Dept.
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 1XE.

20 April 1995

ACTION	RPM
Attention of	HP
Discuss with	
Copy to	
File Ref	
Comments	

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

To / DCM (David Roberts)

20th April, 1995

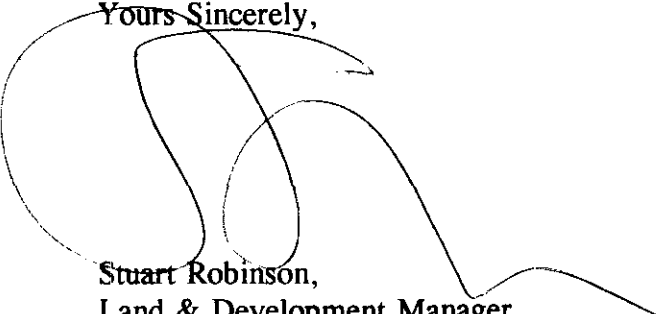
Dear Mr. Curnock,

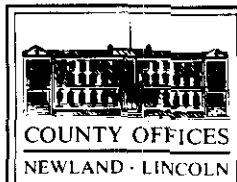
Re: Wygate Park, Spalding - Emergency Link

I refer to previous correspondence regarding the above, and would advise you that we have been instructed by Lincolnshire County Council to withhold from the erection of the collapsible bollards of the emergency link.

It is still our intention to undertake the surfacing of the link as previously agreed. I trust that this is satisfactory.

Yours Sincerely,


Stuart Robinson,
Land & Development Manager



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

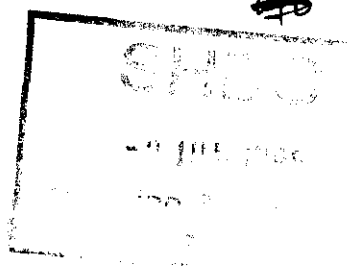
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

My Ref: CB/DEVT/2/AM

Director: J. Emmerson

11/15/95

Mr M J Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ



For further information contact

Mr C Briggs
Telephone Lincoln (01522) 553127

6 June 1995

Dear Sir

EMERGENCY LINK - WOOLRAM WYGATE

Thank you for your letter of 29 May, the contents of which have been noted.

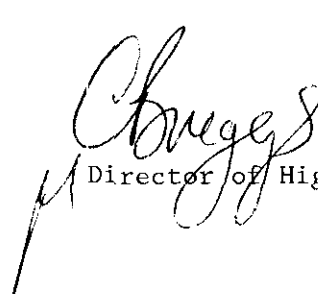
I have taken a great deal of time in arriving at a solution for preventing unauthorised vehicles using the link footway whilst preventing cyclists from riding out into the carriageway. I have had consultations with all the Emergency Services and the solution put forward in my previous letter was the one to which they all agreed.

If cyclists ride to either side of this barrier then they will have made a conscious effort to do so and as previously stated we cannot prevent every possible occurrence to an individual's own decision.

I believe the site of the barrier will prevent vehicles from mounting the kerb and driving along this link. However, a bollard will be placed at the estate road end of the link to deter such unlawful use. Should these measures fail then it will become a Police matter.

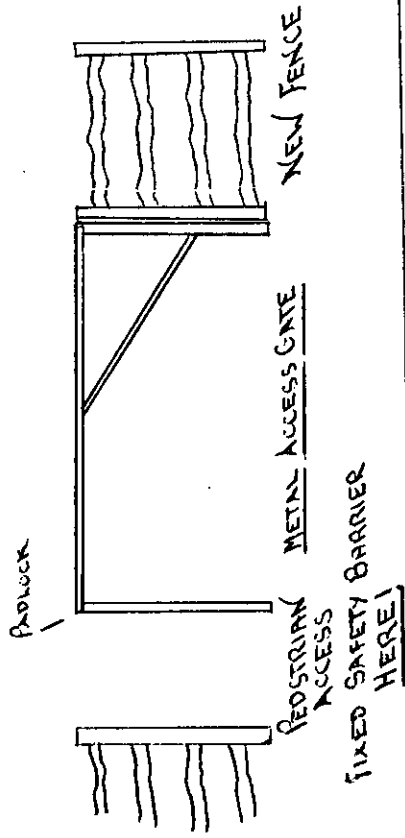
I am now instructing the developers to install the barrier as previously indicated and agreed to by the Emergency Services.

Yours faithfully

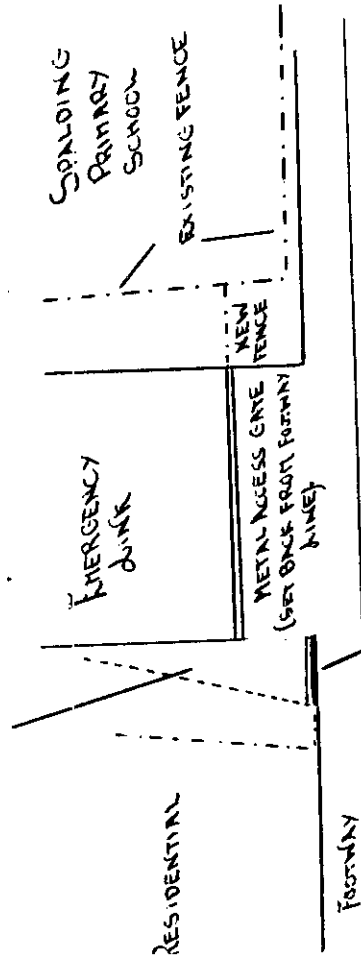

Director of Highways and Planning



EMERGENCY ACCESS - NORMAN WHITE

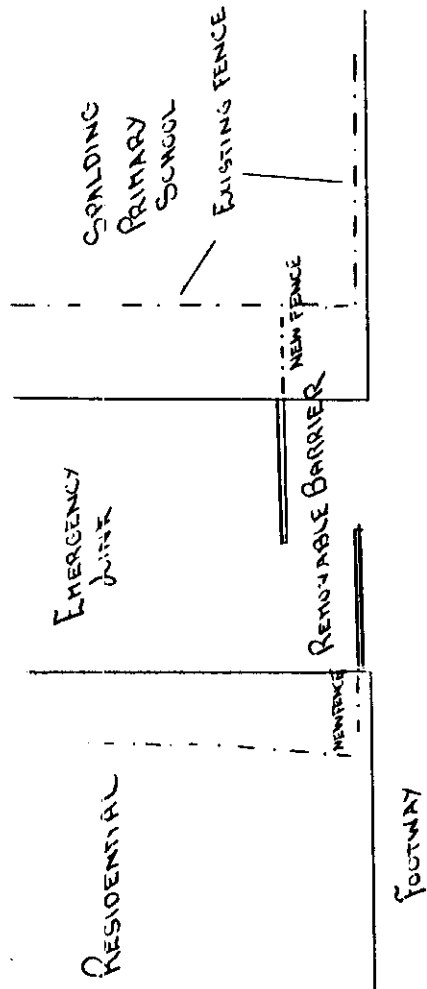
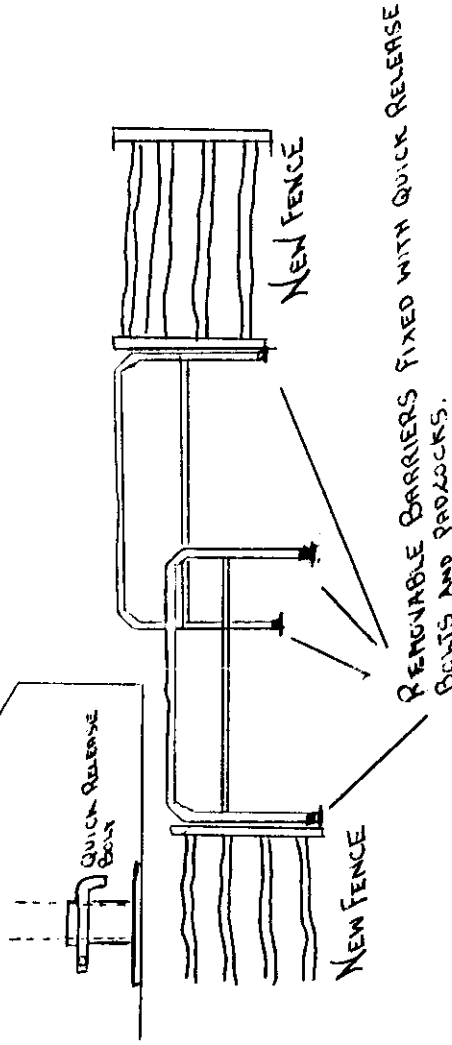


MINOR REALIGNMENT OF HARD SURFACE



FIXED SAFETY BARRIER

EMERGENCY ACCESS - WOODLAND WINGATE



H16/155/93

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Principal Officer Local Plans,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

10 January 1994

Dear Mr. Curnock,

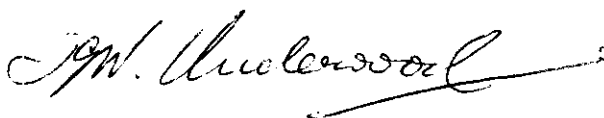
I thank you for your letter dated 14 December '93 and in reply would advise that I am satisfied in general with the implications of the intended the covenant.

Notwithstanding, I have to remind you of my preconditions outlined in previous correspondence with Swallow Homes and the concession made by Mr. Briggs, LCC Highways, in respect of HPS Full Cut Off lighting.

Finally, I must reiterate that my acceptance now does not imply that I agree in anyway with the SHDC decision to proceed with the Footway/ Cycleway/ Emergency Link.

Your sincerely,

D.G.W. Underwood



cc Mr.S. Robinson, Swallow Homes

S.H.D.C. PLANNING DEPT.	
RECEIVED	
11 JAN 1994	
Attention of	File Nos.
DPO NRM	
DOPO BS	
IC ACP	
Office Use	YES/NO
12/10	

Swallow Homes
West Elloe Avenue
Banbury Close
Spalding
Lincs

Mr J Curnock
JC/JK/H16/0155/93

F.A.O. Mr S Robinson

14 February, 1995

Dear Sir

Woolram Wygate - Footpath/Cycleway/Emergency Link

Although the footpath/cycleway/emergency link south of the primary school has been operational and in general use for many months, it is still not finally complete as the top course has not been laid and the entry gates have not been erected. Condition no. 4 on the approval of reserved matters H16/0203/92 states that:-

- 4 Notwithstanding the details shown on the submitted plans this approval does not extend to authorise the footway/cycleway/emergency link between the site and Woolram Wygate nor its associated landscaping. The applicants shall instead submit to and agree with the Local Planning Authority revised details of the footway/cycleway/emergency link and associated landscaping and such details as may be agreed shall be carried out before 50% of the dwellings approved are occupied.

Reason: To ensure a satisfactory link between the site and Woolram Wygate is provided on land within the applicants control.

I know that the link between your site and Woolram Wygate has been effected in compliance with the condition, but in view of recent publicity, I must now ask you for a commitment to a firm date for the completion of the outstanding matters referred to above.

/Cont...

I should be grateful if you could advise me as quickly as possible.

Yours faithfully

J. Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

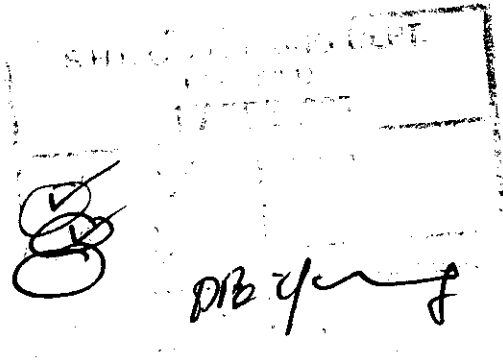
cc. Director of Administration
(Mr R Atkins)

Our ref: DM/JCR/S4165

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Mr. Brian Smith,
Director of Planning & Building
Control Services.
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 1XE.



16th February, 1995

Dear Mr. Smith,

Re: Woolram Wygate - Footpath/Cycleway/Emergency Link

I refer to your letter dated 14th February, the contents of which I note.

We have been in discussion with LCC about the design of barriers which need to prevent cyclists emerging unchecked onto Woolram Wygate, permit the access for emergency vehicles, yet deter unauthorised vehicles from using the footpath/cycleway.

Following our discussion on Wednesday, 15th February, I enclose a sketch design which resolves the problem. Would you consider this and consult with LCC. No doubt you will confirm if the principle is accepted at which point we can get the drawings finalised and formally approved by yourselves and LCC. Once formal approval is received we would undertake to erect the barriers and complete the footway/cycleway surfacing within three months.

I look forward to hearing from you.

Yours Sincerely,



David Mee,
Joint Managing Director

J Curnock

JC/SAH H15/0155/93

20 February 1995

Lincolnshire County Council
Director of Highways and Planning
4th Floor
City Hall
Beaumont Fee
Lincoln

For the attention of Mr C Briggs

Dear Sir

Footpath/Cycleway/Emergency Link at Woolram Wygate, Spalding

Are you able to confirm that two moveable bollards and 'cyclists dismount' signs on the surface at the junction of Woolram Wygate will discharge your requirements in connection with the above proposal.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer (Local Plans)

cc Swallow Homes, Banbury Close, West Elloe Avenue, Spalding



COUNTY OFFICES
NEWLAND · LINCOLN

LINC^{OL}NSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Your Ref: JC/SAH/H16/0155/93
My Ref: CB/Dev2

Director: J. Emmerson BSc MSc PhD CEng FICE

Principal Planning Officer (Local Plans)
Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

For further information contact

Mr C Briggs
Telephone Lincoln (0522) 553127

22nd February 1995

Dear Sirs

FOOTPATH/CYCLEWAY/EMERGENCY LINK AT WOOLRAM WYGATE, SPALDING

With reference to your letter of 20th February, I confirm that lockable bollards accompanied by a "cyclists dismount" sign will meet my requirements for this emergency link.

I would inform you that the Developers are being informed of this requirement.

Yours faithfully

Director of Highways and Planning



Printed on
Recycled Paper



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building TO: Director of Admin
Control Services Mr R E Atkins

REF: JC/JK/H16/0155/93 REF:

cc. Ombudsman file

DATE: 10 March, 1995

SUBJECT: Footpath/Cycleway/Emergency Link - Woolram Wygate

In August 1991, after a period of extensive consultation with the public, with the relevant agencies to ensure a satisfactory provision of services infrastructure, with the Highway Authority and with principal land owners and developers, the District Council adopted a Development Brief for the area between Woolram Wygate and Monks House Lane, Spalding. The main requirements of the Development Brief are:-

- * A local distributor road in curving alignment connecting Woolram Wygate with Monks House lane.
- * "Traffic Calming" measures along the local distributor road to keep speeds down in the interest of safety.
- * Residential development divided into identifiable "neighbourhoods" by a series of linked open spaces.
- * A network of footpath/cycleways connecting residential areas, the school, open spaces and existing footpaths along the Vernatts' Drain.
- * Public open space concentrated at two central locations along the spine road for youth and adult informal recreation, presenting the widest possible frontage to the distributor road and penetrating deep into the housing areas and accommodating the footpaths/cycleways.
- * Vernatts' Drain to become an area for passive recreation - walking, riding, cycling, nature watching (linear park).
- * Equipped toddlers play areas to be provided within the main housing areas.

For information a copy of the approved Development Brief is enclosed.

/Cont...

To date development has been fully in accord with the Development Brief. The distributor road extends westwards into the site from its junction with Woolram Wygate in accord with the phasing schedule. Until the distributor road connects to Monks House Lane, new housing development as it extends westwards will be served from the distributor road which will become an increasingly long culs-de-sac. This unacceptable in highway terms as, in the event of a major incident blocking the highway, large areas of residential development could not be accessed by emergency vehicles. Accordingly, at the outset, the footpath/cycleway south of the school would also be used as an emergency access for emergency vehicles. Planning conditions reflect this requirement. When the distributor road does eventually connect with Monks House Lane, the reason for this section of emergency link is likely to no longer apply.

As the state of development exists at the present time, there is no essential requirement for its use as an emergency link, since the culs-de-sac is not yet seen to be excessively long. The next phase of development though will necessitate the emergency link becoming operational.

The reasons for the delay in completing the link has previously been discussed. However, the County Council have now decided on a form of barriers which satisfies the requirement for the links use as a footpath, as a cycleway and as an emergency link. (Copy letter enclosed). As regards the final top dressing it is normal practice in this District, (and presumably elsewhere in the County) that as the construction of the estate is complete and immediately prior to the adoption of the highway by the Highway Authority which, in this case includes the footpath/cycleway/emergency link, the developers will apply the final top dressing. Enclosed is a letter from the developers, Swallow Homes, giving an undertaking to the date of these works.

These final details apart, the link is complete and has been used for its intended purpose as a footpath and cycleway for many, many months. It is popular and well used. Landscape planting is complete and street lights are operational. The enclosed set of photographs show the situation. I opine that it would be difficult even for the most experienced eye to tell that the final top dressing has not yet been applied. The landscape planting, unfortunately within the shadow of the fence, can still be clearly seen and after this year's first full growing season will be significant. The concrete pipes were placed there temporarily by the developers, after discussions with the Highway Authority, following an allegation, by an individual, that motor vehicles were using it. They will be removed within the timescale indicated in the developers letter.

The landscaping is still under the maintenance of the developer but will be eventually adopted by the Local Authority in accordance with its adoption procedures.

I hope this answers the queries raised.

J. A. G. O. C.
Director of Planning and Building Control Services

Enc

H 16 1-7/95

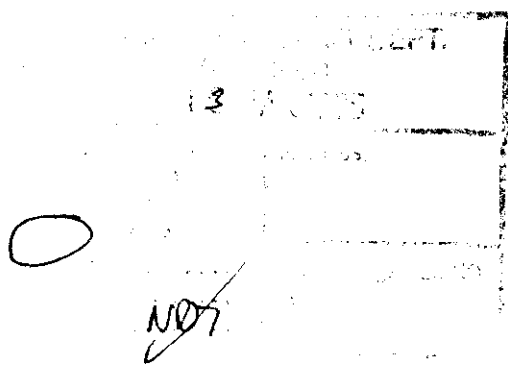


Our ref: DM/JCR/S4254

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Mr. J. Curnock,
Planning & Building
Control Services.
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 1XE.



10th March, 1995

Dear Mr. Curnock,

Re: Footpath, Emergency link, Woolram Wygate, Spalding

I refer to the previous correspondence and discussion on this matter, and am now able to confirm that the lockable bollards and the surfacing will be completed by the end of April.

Should you have any queries on this particular aspect, do not hesitate to contact me.

Yours Sincerely,

David Mee,
Joint Managing Director

FILE COPY

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0155/93

Received: 24-FEB-93 Type: CONDITION COMPLIANCE

Name: Swallow Homes Ltd
The Old Brewery
Cradge Bank
Spalding
Lincs PE11 3AB

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Emergency link/footway/ cycleway and associated
landscaping, between the site and Woolram Wygate
Location : Land west of Woolram Wyate Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted
as revised by the amended drawing nos. 233/21/3 and 233/21/4 received
on 11 October 1993.

Director of Planning and Building Control Services
01-DEC-93 H16/0155/93

This decision refers only to that required for the purposes of the Town
and Country Planning Act and not for Building Regulations or any other
legislation. See enclosed notes relating to rights of appeal.

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0155/93

Date registered

Grid reference

24 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SWALLOW HOMES LTD
THE OLD BREWERY
CRADGE BANK
SPALDING
LINCOLNSHIRE PE11 3AB
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

ROBERT DOUGHTY
32 HIGH STREET
HEALPRINGHAM
NR SLEAFORD LINCOLNSHIRE NG34 0RA
Tel. No. 052921 646 Contact) NICOLA C HADLEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND WEST OF WOOLRAM WYGATE, SPALDING

**OFFICE
COPY**

Please complete

EARLIER APPLICATION No.

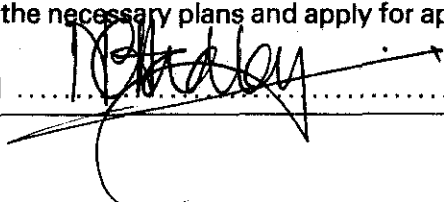
This application cannot be considered
unless the relevant reference is stated

H16/0203/92

Please complete

I attach the necessary plans and apply for approval as described below

Signed



Date 22 FEBRUARY 1993

Please complete the section below.

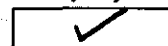
This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition

(✓)



State which details are submitted

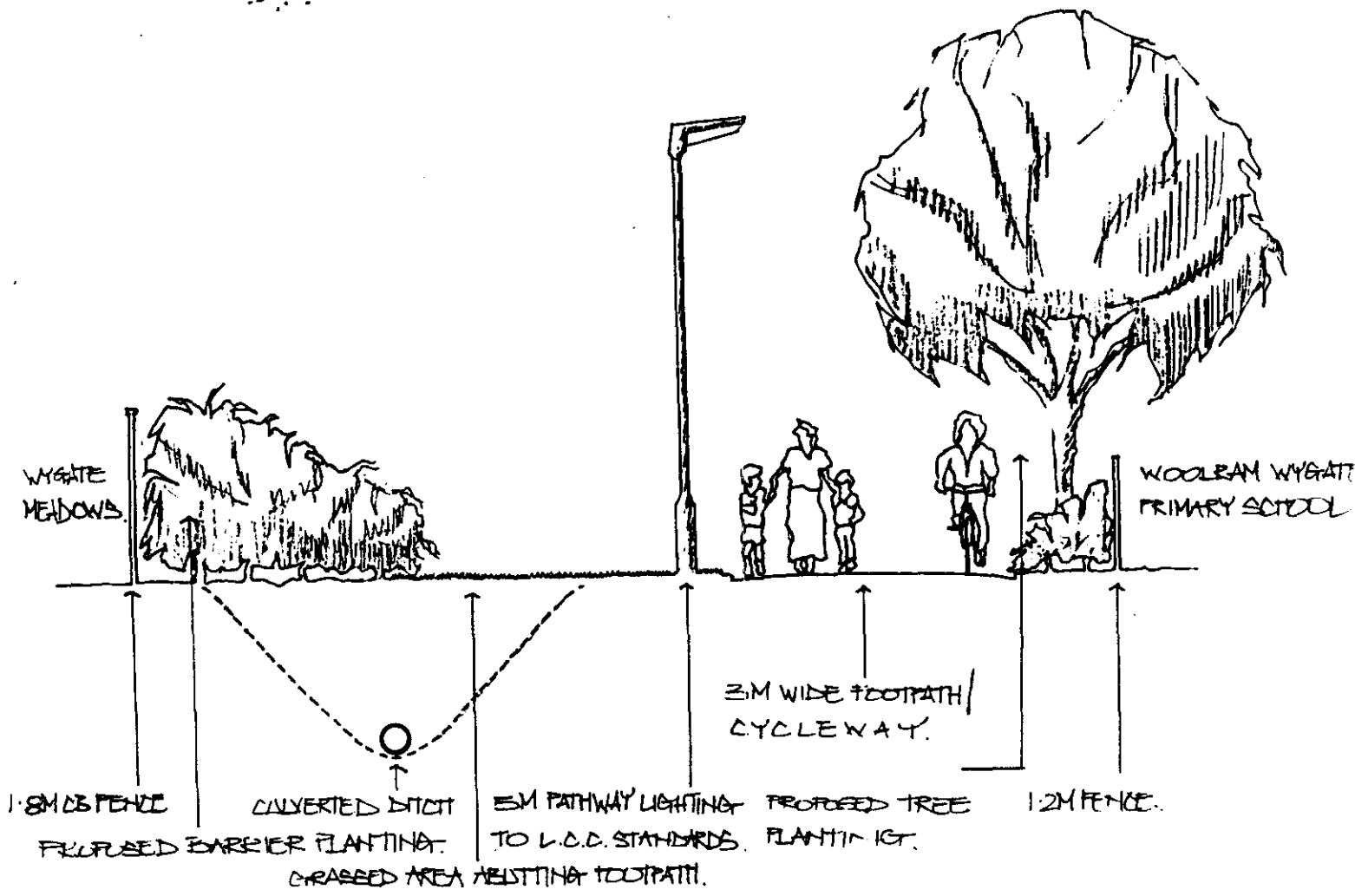
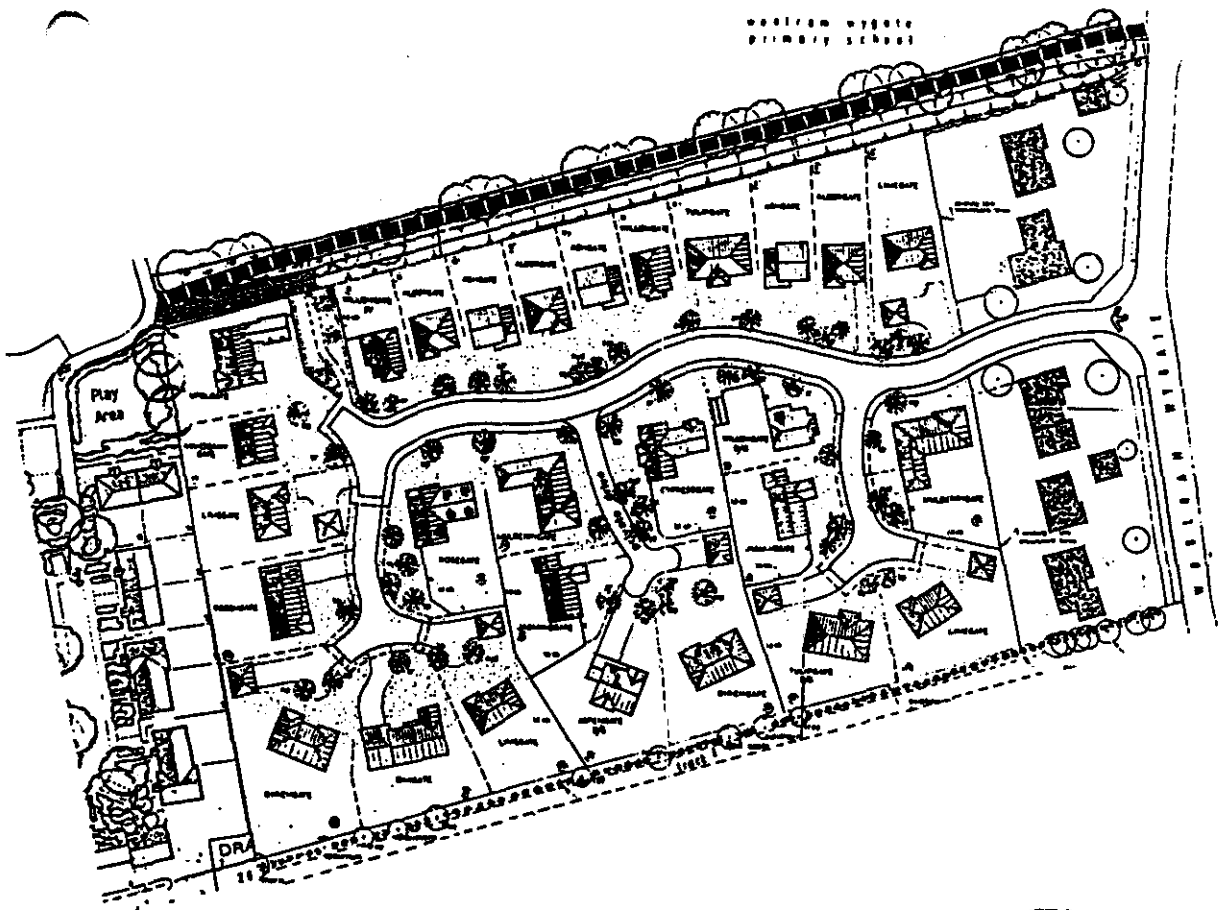
ASSOCIATED LANDSCAPE TO EMERGENCY
LINK/FOOTWAY/CYCLEWAY BETWEEN THE
SITE AND WOOLRAM WYGATE

State drawing no's relating to the current submission

233/21/2

State condition no. under which this application is required

CONDITION 4



TYPICAL CROSS SECTION THROUGH PROPOSED FOOTPATH / CYCLEWAY

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting Design Ext app Access Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

Sent:

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Order No

Other: Constable Eric Ashby, 5/3.
Architectural Liaison Officer
Police HQ, PO Box 999
Lincoln

8/3/98

Case Officer DL

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by
Date

5/3

Notice posted by
Date

Accuracy

Other

existing farm track along school
shallow wide dyke between track & new house
Next house screened by
5' fence - grant from
one resident to road.

Neighbours

Boundaries

Case Officer Conclusions

Resident Notices required

Sent

Delivered

3/3 by hand GS.
2, 4, 6, 8, 10, 12, 14, 16, 18,
20 + 35 Wygate Meadows
53 Wootton Wygate

RECOMMENDATION

COMMITTEE

Departure from Policy

.....

Ward Member request

.....

Recommend approval against
material objection

.....

Other circumstance
viz:

.....

Change to Committee recorded

DELEGATED

Case Officer

✓

Senior Officer

✓

Case Officer Recommendation

Approve

Refuse

Signed

James A. O. Smith

Conditions/Reasons
(continue overleaf)

Notes to applicant

Disabled
Outstanding RM
Amended plans

Sybil to sister Audrey - 25/3/93

Confined that we would need to
have meeting on plan to devote ourselves.
She promised them early next week.

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd

24 FEB 1993

Registration

Reference H16/0155/93

Cross-Ref

Date 25-FEB-93

Validation

TYPE C. comp

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Correct fee NIL

Previous app
Type

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM	Siting Design Ext app Access Landscaping				
	Previous	Current			

Index sheets

182

OS No's

Grid ref 523650 323440

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 1150

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H16/0155/93

DATE RECEIVED: 24-FEB-93

TYPE: Condition Compliance

DESCRIPTION: Associated landscape to emergency link/footway/
cycleway between the site and Woolram Wygate

LOCATION: Land west of Woolram Wygate, Spalding.

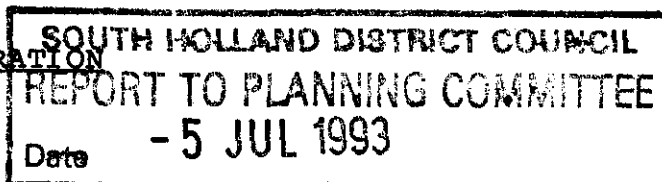
APPLICANT: Swallow Homes Ltd

AGENT: Robert Doughty

Addedendum for Sub-Committee

REASON FOR COMMITTEE CONSIDERATION

Resident objections.



RECOMMENDATION

- 1 *That before application is determined, the site be inspected by the Sub-Committee.*

That subject to the views of the Sub-Committee, the Director of Planning & Building Control Services be authorised to enter into further discussions with the respective owners of the land affected by the application concerning the following matters:-

- (i) The content and design of the landscaping scheme.*
- (ii) The height and design of the proposed lighting prior to granting permission.*
- (iii) The piping and filling of the remaining parts of the common dyke.*

- 2 *Further to the outcome of those discussions to submit a further report to the Plans Sub-Committee.*
- 3 *In the meantime, to advise the objectors that all other matters referred to have been properly responded to.*

PLANNING ISSUES

- 1 The application purports to satisfactory show details of landscaping and lighting of the emergency footway/cycleway link between Woolram Wygate and new residential development.
- 2 Although the proposal has resulted in considerable local objection nevertheless in considering the details submitted, the following issues need to be borne in mind.
 - (a) The requirement for a footway/emergency link (as required by the County Highways Authority) was originally required on the first outline permission granted in 1987.

- (b) That requirement was subsequently included and endorsed by the District Council in the subsequent development brief approved in and reiterated in planning permissions granted subsequently.
- (c) Given that the requirement for the emergency link is still justified, the only matters in need of resolution, therefore, are those related to the acceptability or otherwise of the submitted details.

- 3 In that respect the main areas of contention appeared to centre on the need or otherwise to pipe and fill the adjoining dyke and the location and details of the proposed lighting. The details of the scheme as proposed continue to be supported by the Police Liaison Development Officer, who is concerned with safety and security of residents and has put forward suggestions.
- 4 Given the nature of the objections however and the lack of consensus it was recommended that the site be inspected by the Plans Sub-Committee.
- 5 Plans show that half the dyke along the southern site boundary is in the ownership of the applicants and objections had been received from some residents and meetings held with some of the objectors and correspondence entered into with them. Other objectors included the developer of an adjoining development, ie, Broadgate Builders and the Spalding and District Civic Society. The essential points of objection were summarised as set out below and where relevant commented upon.
- 6 The recommendations reflected the need not only to inspect the situation but to seek to achieve a reasonable degree of conformity between the interests of the respective developers and the private owner/occupiers.

" REPRESENTATIONS

Public:

Resident objections from 8, 10, 12, 14 and 16 Wygate Meadow, 53 Woolram Wygate, Broadgate Builders, Spalding and District Civic Society (summarised).

- 1 Object to concept as well as details (concept established in 1987).
- 2 Danger to users of footpath especially women and children, need for "escape" exit. (The Police have made suggestions about protective shrub planting, etc).
- 3 Allows access to unsecured rear gardens; loss of security and privacy. (The Police feel this scheme would provide increased security).
- 4 Reference to link not made in Local Plans. (Correct, but it is insignificant in terms of the overall development strategy).
- 5 Plans difficult to assess.
- 6 Shows open dyke adjacent to footway; this is inviting accidents; will become environmental hazard and result in future maintenance problems.

- 7 Oppose scheme which does not involve piping of dyke. (Obvious conflict of views here from residents. Police would like to see dyke piped).
 - 8 No previous notification over this aspect of development. (All applications are advertised with the exception of conditioned details. Have written to residents on this matter. No case to answer).
 - 9 Link not declared as part of land search: question validity of planning permissions. (This refers to a question from Highway Authority who have dealt with this point in correspondence from Lincolnshire County Council).
 - 10 Alternatives to this scheme are available. (Not supported by Police who refer to high child cyclist accident rate).
 - 11 County standards re lighting are out of date. (Lincolnshire County Council do not agree and neither do the Police).
 - 12 5 metres high light columns; casting range light will be eyesore. Illuminate gardens and rear elevations, alternative lights are available. More attractive white light facilities needed (Allison's should meet extra cost). (Lincolnshire County Council do not agree and neither do the Police).
 - 13 Tree planting too close to houses; planting alongside dyke raises questions of stability, block out day light and view. (Rear gardens north facing and properties between 12 and 25 metres away from trees (which are not forest type anyway)".
-

ADDENDUM

- 1 At the Sub-Committee of 4 May, 1993, consideration of this proposal was deferred to enable further discussions to take place with the affected parties and a further report to be considered by the Sub-Committee.
- 2 Every occupied dwelling on the development, known as Wygate Meadows, has received a consultation letter on the proposal inviting comments to be sent to the Director of Planning & Building Control Services via FREEPOST. The consultation letter advises that following the advice of the Police, the recommendation to the Committee will be the piping and filling of the dyke and 'barrier planting' of thorny shrubs against the boundary fence. It also advises that street lighting can be placed on the southern side of the footpath/cycleway to minimise illumination at the rear gardens of properties.

- 3 A total of six replies have been received. Two respondents are fully in favour of the plans. One had no objection provided adequate planting took place and was agreeable to the street lighting proposal. One was not very much in favour of the link between the proposed footpath/cycleway and Wygate Meadows and was concerned over safety on dark nights, whilst another respondent was concerned about the filling of the dyke (drainage and security), the loss of amenity from street lighting and about safety. One respondent raised again a number of detailed questions (many is previously reported) and objects to the entire concept of the footpath/cycleway link.
- 4 Since the principle of the link has already been clearly established and this is a Condition Compliance application it is pertinent to consider only the details of the scheme. On the basis of the responses received (and on the assumption that there are no objections from those who have not responded), it appears that a scheme which includes the piping and filling of the dyke and the establishment of barrier planting is the most acceptable. The developers, Swallow Homes, are agreeable to carrying out this work at their expense. The County Council are agreeable for the lighting columns to be located at the southern side of the footway/cycleway with backplates to reduce the spread of illumination in the rear gardens.
- 5 None of the properties backing onto the dyke had any part of the dyke conveyed to them, only an interest that the previous owner may or may not have had. To the best of my knowledge, two of the four owners who may or may not have an interest in the dyke, have agreed to the filling and piping of the dyke. Swallow Homes are in discussion with the remaining two.
-

RECOMMENDATION

That the Director of Planning & Building Control Services be authorised to issue permission to a revised scheme from Swallow Homes which incorporates the piping and filling of the dyke and the other features described above.

BRIAN TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0155/93

CONDITION COMPLIANCE

Applicant: Swallow Homes Ltd
Tel:

Agent: Robert Doughty
052921 646

Description: Associated landscape to
emergency link/footway/
cycleway between the site
and Woolram Wygate
Location: Land west of Woolram Wyate
Spalding

Valid date: 24-FEB-93 Terminal date: 21-APR-93
Target dates: Target Committee: 20-APR-93
To case officer 03-MAR-93 Report deadline: 06-APR-93
Inspected by 10-MAR-93
Extra contacts 17-MAR-93
Report if not clear by 31-MAR-93 Case Officer:
D. J. ROBERTS **S.C.**

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier 53 Woolram Wygate	03-MAR-93	17-MAR-93
Owner/Occupier 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22 Wygate	03-MAR-93	17-MAR-93
Constable E Ashley 20 & 22 Wygate	08-MAR-93	22-MAR-93

*C.C. - No objection to CB
to remain also CB*

SITE DETAILS

Grid ref: 523650 323440
OS Sheets: 182 Parcel:

BRIAN S H Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0155/93

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Report if not clear by 31-MAR-93 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier	03-MAR-93	17-MAR-93
Owner/Occupier	03-MAR-93	17-MAR-93

L.C.C. - No Objections to cb 4/3/93

SITE DETAILS

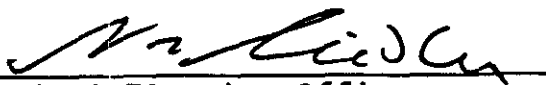
Grid ref: 523650 323440
OS Sheets: 182 Parcel:

5th JULY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H14/0010/93 Empire World Trade	DJR	DBPCS Authorised against recommendation, subject to a legal obligation ensuring their occupation of the site and continued link with DP Packaging. Grant to be for 5 year period only. Part of curtilage which includes additional bungalow not shown on plans. This is also to be subject of landscaping and screening to safeguard the amenity of the bungalow - DP Packaging to be involved and not just applicants.
H16/0155/93 Swallow Homes	JC	DPBCS Authorised as recommended.
H13/0278/93 Mr & Mrs Spencer	DMG	Grant against recommendation. Grant to be for 2 year period and to include condition relating to applicants occupying site.
H13/0312/93 DGM Properties	JB	Refused as recommended.
H13/0432/93 Mr Clarke	DMG	Grant as recommended. Condition for retention of the 2 hedges to be included.
H17/0438/93 Mr & Mrs Savage	PJU	Grant against recommendation. Condition to ensure use is purely for purpose proposed to be included. Check adequate space for entering and leaving garage without reversing onto road.
PO Report Moulton Mill	NRM	Deferred. Support in principle but require specialist advice. DPBCS to discuss with NRM.

6th July 93

Signed


Principal Planning Officer

PLANS SUB-COMMITTEE - 4th May 1993

298. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (continued)

Plan No and Applicant

Proposal

H08/0097/93
Mr & Mrs J T Pike

O.A. Bungalow and garage at part OS 109 Cheal Road,
Gosberton Cheal.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/1284/92
Murco Petroleum Limited

Free standing projecting pole sign at Fen Road,
Holbeach.

RESOLVED: Advertisement consent be granted for the above development.

H09/0153/93
N E Gray & Sons

Second hand car sales display area including new
access at Fen Road Garage, Fen Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

S.C. H16/0155/93
Swallow Homes Limited

Associated landscape to emergency
link/footway/cycleway between the site and
Woolram Wygate on land west of Woolram Wygate,
Spalding.

RESOLVED: Consideration of the above application be deferred to enable the Director of Planning and Building Control Services to hold further discussions with the respective owners of the land affected by the application in accordance with his recommendation, following which a further report be submitted to the Sub-Committee, and in the meantime the objectors be advised that all issues raised have been properly addressed.

(Prior to consideration of the above application the Director of Planning and Building Control Services read in full a letter of objection together with a letter in support of the application and the Deputy Director of Administration reported upon a letter dated 30th April 1993 from an objector the contents of which had not been investigated although the Director of Planning and Building Control Services was satisfied that all matters referred to in correspondence had been considered.)

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant

Proposal

H18/0064/93
J W Trayford

Residential development - three detached houses
including three detached garages at Wharf Street,
Sutton Bridge.

RESOLVED: In view of concern regarding access to the proposed development.

H20/0127/93
F S Campling

O.A. Indoor bowling building with car parking from
existing access at Fishergate, Sutton St James.

RESOLVED: In order to assess the suitability of the site for the proposed development.

PLANNING COMMITTEE - 20th April, 1993.

7. PLANNING APPLICATIONS (Continued)

(b) Applications Refused

(Councillor Mrs A M Newton declared an indirect interest in the above application and left the Council Chamber during consideration thereof and did not return.)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
J J Van Dok	Garage extension at 4 Pearl Court, Holbeach.

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H18/1104/92 Marshland & Wingland Ltd	O.A. Employment uses within Class B1 Business, B2 General Industrial and B8 Storage/Distribution use at the Airfield, Sutton Bridge.

(To enable further discussions to take place with the Department of Transport and Independent Powergen Ltd on the proposed new access to the A17 trunk road.)

H09/1284/92 Murco Petroleum Ltd	Advertisement consent for free standing projecting pole sign at Fen Road, Holbeach.
------------------------------------	---

(Pending a site inspection in order to assess the suitability of a freestanding projecting pole sign at the site.)

H09/0153/93 N E Gray & Sons	Second hand car sales display area including new access at Fen Road Garage, Fen Road, Holbeach.
--------------------------------	---

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.
--------------------------------	---------------------------------------

(Pending a site inspection and further investigations to see if the proposal would be acceptable if subject to an appropriate planning obligation.)

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.
----------------------------------	--

(Pending a site inspection in view of the representations now received from the Parish Council.)

(Councillor J T Davis left the meeting following consideration of the above application.)

H16/0155/93 Swallow Homes Ltd	Associated landscape to emergency link/footway/cycleway between the site and Woolram Wygate on land west of Woolram Wygate, Spalding.
----------------------------------	---

(Pending a site inspection in view of the objections received from local residents.)

TYPE: Condition Compliance

DESCRIPTION: Associated landscape to emergency link/footway/
cycleway between the site and Woolram Wygate

LOCATION: Land west of Woolram Wygate, Spalding.

APPLICANT: Swallow Homes Ltd

AGENT: Robert Doughty

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
20 APR 1993

RECOMMENDATION

- 1 That before application is determined, the site be inspected by the Sub-Committee.

That subject to the views of the Sub-Committee, the Director of Planning & Building Control Services be authorised to enter into further discussions with the respective owners of the land affected by the application concerning the following matters: -

- (i) The content and design of the landscaping scheme.
- (ii) The height and design of the proposed lighting prior to granting permission.
- (iii) The piping and filling of the remaining parts of the common dyke.

- 2 Further to the outcome of those discussions to submit a further report to the Plans Sub-Committee.
- 3 In the meantime, to advise the objectors that all other matters referred to have been properly responded to.

PLANNING ISSUES

- 1 The application purports to satisfactory show details of landscaping and lighting of the emergency footway/cycleway link between Woolram Wygate and new residential development.
- 2 Although the proposal has resulted in considerable local objection nevertheless in considering the details submitted, the following issues need to be borne in mind.
 - (a) The requirement for a footway/emergency link (as required by the County Highways Authority) was originally required on the first outline permission granted in 1987.

- (b) That requirement was subsequently included and endorsed by the District Council in the subsequent development brief and reiterated in subsequent permissions.
- (c) Given that the emergency link as a requirement is still justified, the only matters in need of resolution relate to the acceptability or otherwise of the submitted details.

- 3 In this respect the main areas of contention appear to centre on the need or otherwise to pipe and fill the adjoining dyke and the location and details of the proposed lighting. The details of the scheme as proposed are supported by the Police Liaison Development Officer, who is concerned with safety and security of residents and has put forward suggestions.
- 4 Given the nature of the objections however and the lack of consensus it is recommended that the site be inspected by the Plans Sub-Committee. Plans show that half the dyke along the southern site boundary is in the ownership of the applicants.
- 5 However, objections have been received from some residents and meetings have been held with some of the objectors and correspondence entered into with them. Other objectors include the developer of an adjoining development i.e. Broadgate Builders and the Spalding and District Civic Society. The essential points of objection are summarised below and where relevant commented upon.
- 6 The recommendations reflect the need not only to inspect the situation but to seek to achieve a reasonable degree of conformity between the interests of the respective developers and the private owner/occupiers.

REPRESENTATIONS

Public:

Resident objections from 8, 10, 12, 14 and 16 Wygate Meadow, 53 Woolram Wygate, Broadgate Builders, Spalding and District Civic Society (summarised).

- 1 Object to concept as well as details (concept established in 1987).
- 2 Danger to users of footpath especially women and children, need for "escape" exit. (The Police have made suggestions about protective shrub planting, etc).
- 3 Allows access to unsecured rear gardens; loss of security and privacy. (The Police feel this scheme would provide increased security).
- 4 Reference to link not made in Local Plans. (Correct, but it is insignificant in terms of the overall development strategy).

- 5 Plans difficult to assess.
 - 6 Shows open dyke adjacent to footway; this is inviting accidents; will become environmental hazard and result in future maintenance problems.
 - 7 Oppose scheme which does not involve piping of dyke. (Obvious conflict of views here from residents. Police would like to see dyke piped).
 - 8 No previous notification over this aspect of development. (All applications are advertised with the exception of conditioned details. Have written to residents on this matter. No case to answer).
 - 9 Link not declared as part of land search: question validity of planning permissions. (This refers to a question from Highway Authority who have dealt with this point in correspondence from Lincolnshire County Council).
 - 10 Alternatives to this scheme are available. (Not supported by Police who refer to high child cyclist accident rate).
 - 11 County standards re lighting are out of date. (Lincolnshire County Council do not agree and neither do the Police).
 - 12 5 metres high light columns; casting range light will be eyesore. Illuminate gardens and rear elevations, alternative lights are available. More attractive white light facilities needed (Allison's should meet extra cost). (Lincolnshire County Council do not agree and neither do the Police).
 - 13 Tree planting too close to houses; planting alongside dyke raises questions of stability, block out day light and view. (Rear gardens north facing and properties between 12 and 25 metres away from trees (which are not forest type anyway)).
-

16/155/93 Footpath/Cycleway/Emergency link

- 1) Outline Planning application H16/709/87 specifically required by condition the construction of the footpath/cycleway/emergency link
- 2) Construction of footpath/cycleway/emergency link is required by the development brief for Woodram Wygate which was approved in 1987
- 3) The outline application was renewed under application H16/21/91. Again construction of footpath/cycleway/emergency link was specifically required by way of condition
- 4) Application H16/309/91 was for the development now known as Wygate Meadows.
- 5) Reserved Matter application H16/203/92 specifically mentioned construction of footpath/cycleway/emergency link.
- 6) Current application H16/155/93 is a condition compliance application and only concerned with matters of detail - not principle.

s.c. File 155/93

Note of telephone Conversation with S. Robison - Swallow
Homes - Re Footpath/cycleway/emergency link and play area.

JC advised Mr Robison of latest position re: questionnaire
and next steps. Due to go to Sub-committee on 5th
July and main committee on 13th July. Mr Robison
confirmed he was reopening negotiations with the people
who had an interest in the dyke.

Mr Robison saw no problem in moving the footpath
further away from the corner plot. He did not
wish to reconsider relocating the play area. The
application had already been in a long time and
it would necessitate a redesign of the layout.

155/93
284/93

[Signature]

Planning Note 20/4/93

TYPE: *(C)* Condition Compliance

DESCRIPTION: Associated landscape to emergency link/footway/
cycleway between the site and Woolram Wygate

LOCATION: Land west of Woolram Wygate, Spalding.

APPLICANT: Swallow Homes Ltd

AGENT: Robert Doughty

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

(2) RECOMMENDATION

- 1 That before application is determined, the site be inspected by the Sub-Committee.

That subject to the views of the Sub-Committee, the Director of Planning & Building Control Services be authorised to enter into further discussions with the respective owners of the land affected by the application concerning the following matters: -

- (i) The content and design of the landscaping scheme.
- (ii) The height and design of the proposed lighting prior to granting permission.
- (iii) The piping and filling of the remaining parts of the common dyke.

Further to the outcome of those discussions to submit a further report to the Plans Sub-Committee.

- 3 In the meantime, to advise the objectors that all other matters referred to have been properly responded to.

PLANNING ISSUES

- 1 The application purports to satisfactory ^{if} show details of landscaping and lighting of the emergency footway/cycleway link between Woolram Wygate and new residential development.
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- (b) That requirement was subsequently included and endorsed by the District Council in the subsequent development brief and reiterated in subsequent permissions.
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- 4 Given the nature of the objections however and the lack of consensus it is recommended that the site be inspected by the Plans Sub-Committee. Plans show that half the dyke along the southern site boundary is in the ownership of the applicants.
- 5 However, objections have been received from some residents and meetings have been held with some of the objectors and correspondence entered into with them. Other objectors include the developer of an adjoining development i.e. Broadgate Builders and the Spalding and District Civic Society. The essential points of objection are summarised below and where relevant commented upon.
- 6 The recommendations reflect the need not only to inspect the situation but to seek to achieve a reasonable degree of conformity between the interests of the respective developers and the private owner/occupiers.

REPRESENTATIONS

- Public:
- Resident objections from 8, 10, 12, 14 and 16 Wygate Meadow, 53 Woolram Wygate, Broadgate Builders, Spalding and District Civic Society (summarised).
- 1 Object to concept as well as details (concept established in 1987).
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- ✓
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 - 8 No previous notification over this aspect of development. (All applications are advertised with the exception of conditioned details. Have written to residents on this matter. No case to answer).
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-

7.45

FILE NOTE

JC/LAB/H16/0155/93

Emergency Link/Footpath/Cycleway At Woolram Wygate, Spalding.
Note of Meeting Held At District Council Offices, 9th February 1993.

Present: Mr Curnock, Planning Department
Messrs and Mrs Underwood
Mrs Deniss
Mr Howard (representing Miss Violet).

Mr Curnock explained that in 1987 planning permission in outline was granted to Allison Contractors and Broadgate Builders for residential development. An emergency link/footpath/cycleway along the track was a specific condition on the decision notice.

The main areas of concern raised were:-

- 1 Lighting columns facing dwellings which would illuminate rear gardens and the rear face of the dwellings.
- 2 The open dyke was a danger to children and could become a rubbish tip.
- 3 Objected to the filling of the dyke on grounds of security.
- 4 Queried ownership of filled dyke as show on submitted plans.
- 5 Residents present were prepared to resume discussions with Swallow Homes. Their fears had not been satisfied. Mr Curnock undertook to contact Swallow Homes on this point.
- 6 Mr Curnock said that S.H.D.C. would be prepared to accept any lighting arrangements residents might agree with Lincolnshire County Council provided Lincolnshire County Council would agree to maintain them.
- 7 Mr Underwood wished to know the advertisement procedures undertaken in respect of application H16/0203/92. Mr Curnock said he would investigate and let Mr Underwood know.
- 8 Residents felt that Broadgate Builders/Swallow Homes had acted suspiciously in the way they had approached owners with an interest in the dyke.
- 9 Mr Underwood felt that they may be entitled to compensation under Part I of the Land Compensation Act. Again Mr Curnock said he would investigate and let Mr Underwood know.
- 10 Residents agreed to respond to the notification in writing.
- 11 Mr Underwood accepted copies of the agenda and minutes in respect of application H16/0203/92.

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

10 March 1993

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0155/93

Applicant: Swallow Homes Ltd
The Old Brewery
Cradge Bank
Spalding
Lincs PE11 3AB

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Emergency link/footway/ cycleway and associated
landscaping, between the site and Woolram Wygate
Location: Land west of Woolram Wyate Spalding
Lincs

Type: CONDITION COMPLIANCE

03-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Ms H J I Violet
12 Wygate Meadow
Spalding
Lincs
PE11 1XZ

P & L Kite, "Richmond", 19 Wygate Meadow, Spalding
Mrs P. M. Hardy, 11 Wygate Meadow, Woolram Wygate, Spalding
Mrs C Sewell, 4 Wygate Meadow, Spalding
Mr & Mrs Schouten, 10 Wygate Meadows, Woolram Wygate, Spalding
D Underwood, 14 Wygate Meadow, Spalding
Mrs J Brighton, 8 Wygate Meadow, Spalding
Mr & Mrs Rayner, 53 Woolram Wygate, Spalding
Mrs M Dennis, 16 Wygate Meadow

Mr M Underwood
14 Wygate Meadows
Spalding
Lincolnshire

J Curnock
JC/SJS H16/0204/92

22 September 1992

Dear Mr Underwood

Proposed cycleway/footpath - between the Primary School and Wygate Meadows

Thank you for coming in to see me about this matter.

I did give you a broad background to the overall proposal which extends over many years and has been subject to many legal difficulties. I think you were aware of this.

This District Council is on a "learning curve" over safety and design aspects of residential development and now has the benefit of an input of the Police Architectural Liaison officer in developments and in policy documents. Further developments in this area will incorporate best practice.

It was interesting to listen to your informed views and I did undertake to address the question of lighting, the dyke remaining open and control of motorcycles. In respect of lighting I enclose for your information an extract from the County Council's "Transport, Policies and Programmes 1993/94". The street lighting manager is Mr R Dutton at Lincoln.

You did raise specific issues such as the Land Charge Search and the highway question. My investigations suggest that the question refers to Highway Authority proposals in their Capital Programme and not to development proposals. You should direct any queries to the County Council at Lincoln.

Cont/...

Cont/...

Please do not hesitate to contact me if I can be of any further assistance.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer
(Local Plan)

Enclosure

cc - Councillor Mrs A Newton



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN. LN5 7PH
Telex: 56269
Telephone: (0522) 532222
Ext. No. 8116
Officer Dealing:
Constable E. ASHLEY

Your Ref:

Our Ref:

EA/291/CAD

6th October, 1992

Mr. B. SMITH,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 8 OCT 1992	
Attention of	File Nos.
DPO - NSM	
DSPO - HS	
IC - MCP	
Approved by	Signature
Consents with	
Copy to	
I acknowledge YES/NO	

Dear Sir,

CYCLEWAY/FOOTPATH/EMERGENCY ACCESS - WOOLRAM WYGATE - SPALDING

With reference to our meeting at South Holland District Council Offices, Priory Road, Spalding, on Tuesday 8th September, 1992, re the proposed cycleway/footpath/emergency access link situated between Spalding County Primary School and Wygate Meadows, Spalding.

On Wednesday 30th September, 1992, I surveyed the site and noted the following relevant points which have been divided into 'for' and 'against' in relation to the general suitability as a safe route for school pupils and the general public, and also the security of adjacent properties.

'For'

- (i) The proposed link is naturally straight, allowing maximum surveillance, together with easy access for emergency vehicles.
- (ii) The link could be easily lit with 5 metre lighting columns.
- (iii) Service vehicles will have access along this track and it is not negotiable, therefore it would make sense for it to be used as a cycleway/footpath.

'Against'

- (i) The garden fence along the northern boundary of Wygate Meadows has been erected with the cross members facing the track, providing a ladder effect over into the gardens.
- (ii) There is a possibility that the link could be used by motor cyclists.
- (iii) The drain situated at the rear of the properties in Wygate Meadows and the track, provide a natural barrier. At the time of my visit it contained approximately 24" of water.

(-7)

The high hedge along the school boundary could provide would-be offenders with adequate concealment, also there is no escape route.

- (v) There is a possibility that one or all four of the residents mentioned, who own half of the dyke, could move the boundary fence if the dyke were filled in causing an area of concealment, putting pedestrians and cyclists at risk from attack.

Taking into account the above-mentioned points, I recommend the following action be considered at the final planning stage:

- (a) Lighting to be 5 metre high columns to provide good illumination with no pools of shadow. This form of lighting may intrude into the rear gardens of the ten properties, but this will also add to their security. Low post lighting would not provide the same level of illumination and could be easily vandalised.
- (b) Fencing for the school boundary should be at least 1.8 metres high and of the chain link type. The removal of the hedge now in situ would give open surveillance and pupils leaving school would be seen by school staff, thereby eliminating the possibility of concealment for would-be attackers.
- (c) The wooden fencing at the rear of the ten properties boundarying the link should be turned around to eliminate easy access to gardens. Also the planting of low level prickly shrubs along the entire length of the said fence would add further security.
- (d) The overgrown dyke running along the boundary of the properties and the track should be filled in and piped to help prevent concealment and the possibility of accidents whether deliberate or not.
- (e) Removable lockable bollards should be erected at either end of the link to prevent unauthorised access by motor vehicles.

I have considered at great length, the suitability of this particular cycleway/footpath/emergency access link and other alternatives. The suitability of the link as the preferred route is substantiated by the fact that children leaving school using alternative routes would have to travel further distance along public highways, putting them more at risk of being involved in a road traffic accident. It should be noted that Spalding has a very high percentage of injury accidents involving cyclists with up to 50% in some years.

Yours faithfully,



Architectural Liaison Officer

Copy to: Director of Planning & Building Control,
South Holland District Council,
Council Offices, Priory Road, Spalding
Lincs. FAO J Curnock



Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact
Mr C Briggs

Telephone
Lincoln (0522) 553127

My ref: CB/DEVT/2

13 October 1992

Mr M J Underwood
14 Wygate Meadows
SPALDING
Lincs
PE11 1XZ

S.H.D.C. PLANNING DEPT. RECEIVED 15 OCT 1992	
Address of CPO MEM CPO ES CPO ACP	File Nos.
Allocated by	Allocated YES/NO
Disputed with	by
Copy to	date

Dear Sirs

PROPOSED FOOTWAY/CYCLEWAY/EMERGENCY LINK AT WYGATE PARK, SPALDING

I refer to your letter of 5 August 1992 which has been passed to me by South Holland District Council. Although the letter is addressed to this office, I am unable to trace the original.

The footway/emergency link you refer to is the one which will run from the new development currently being constructed by Allison Homes to Woolram Wygate, alongside the Primary School. This footway/emergency link has always been considered an integral part of the development of Wygate Park and its route has been approved by the Planning Authority, South Holland District Council and the Highway Authority.

The footway has, including street lighting, been included in a Section 38 Agreement, Highways Act 1980, for its construction and future adoption.

With regard to the street lighting, I would point out the County Council has a policy for adoptable street lighting and the lighting layouts for all new developments are designed to accord with this policy. The Bollard type lighting you refer to has not been approved for use on highways by this Council.

I would inform you that Lincolnshire Police have looked into this matter and their Architectural Liaison Officer considers that the proposed footway link is essential and that it is preferred to any other route in terms of safety. He also considers that the footway should be lit by 5 metre high columns for safety and criminal deterrent. His opinion on low level lighting is that they would not provide the same level of illumination and could easily be vandalised.

In respect of answers to your Land Charge Search the Highway Authority is only required to declare schemes which the Highway Authority is to carry out under its Capital Programme. Roads and footways provided by developers are not required to be declared unless a separate question is raised.

Yours faithfully


Director of Highways and Planning

The form of lighting being pressed by the Highway Authority under this plan would be detrimental to residents and their amenity. Lighting in such circumstances should have highly controlled vertical illuminance levels which, under my proposal to utilize bollards, would be controlled by the 1.8 m close-boarded fence. Furthermore, I cannot accept the ALO's comment that bollards can be easily vandalized. Many bollard forms of lighting are in fact

just as resistant to vandalism as lighting on 5 metre columns. In respect of the claim that bollard lighting would not provide the same level of illumination, I can only state that this would depend very much on layout.

With regard to comments concerning views of the Lincolnshire Police Authority in respect of requirement for the footway, I find it puzzling that opinions differ between members of the Police Architectural Liaison Department based at Nettleham with those at Boston. I've had several lengthy discussions and one site meeting with the officers based at Boston who have expressed their deep concern about the proposals. It is of course significant that this small new development of some 28 properties can never given the Secured By Design Award as a direct result of the proposals. Need I remind LCC that the Home Office & Police recommendations for estate planning deem that properties which back onto footpaths are a bad idea and that the proposed scheme would in general open up the Wygate Meadow cul de sac to undesirable users.

I with other residents are concerned at the lack of consideration given by both the District Council and the Highway Authority to the need of the residents affected by the proposals. I would claim that both the County & Local Authority has a duty of care to the well being and safety of the new occupiers in respect of the planned route & its lighting. It is I suggest a time for common sense to prevail.

Yours faithfully,



M. J. Underwood.

cc Mr J Curnock SHDC
Cllr Mrs A Newton SHDC
Cllr B Alcock Chair Planning Cttee SHDC
Mr S Robinson Allison Homes
PC Preece Boston ALO
PC Ashley Nettleham ALO

enc.

cc Director of Planning & Building Control, SHDC, Council Offices, Priory Rd,
Spalding, Lines FAO Mr J Curnock



Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN
Telephone Lincoln 552222 STD 0522

For further information contact

Mr C Briggs
Telephone

Lincoln (0522) 553127

Ref: CB/DEVT 2/ES

27 October 1992

M J Underwood
14 Wygate Meadows
Spalding
Lines
PE11 1XZ

Dear Sir

PROPOSED FOOTWAY/CYCLEWAY AT WYGATE PARK, SPALDING

I refer to your letter of 20 October 1992.

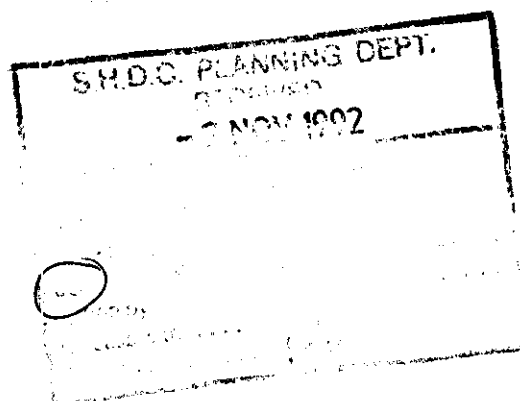
I would reiterate the point that this emergency link footway is considered an essential part of the overall development of Wygate Park and it is also imperative that it is lit.

The link footway has always been an inherent part of the design policy for this area which was established before your property was completed. It is unfortunate that you were not made aware of the future plans by the vendors of your property.

With regard to the lighting specification and policy, I have forwarded a copy of your letter to Mr R Dutton, the Council's Lighting Engineer for his comments.

Yours faithfully

Director of Highways and Planning



4329.d31



LINCOLNSHIRE POLICE

SUB DIVISIONAL HEADQUARTERS
LINCOLN LANE
BOSTON PE21 8QS
Telex: 56269
Fax: (0205) 356483
Telephone: (0205) 66222
Ext. No. 2327
Officer Dealing: Pc PREECE

Your ref:

Our Ref: JLP/PJH

Constable E ASHLEY
Architectural Liaison Officer
Police Headquarters
PO Box 999
LINCOLN

6th November 1992

Dear Eric,

With reference to our previous conversation and correspondence from Mr UNDERWOOD, concerning the siting of a cycle path/emergency vehicle access to the rear of Wygate Meadow, Spalding.

Mr UNDERWOOD states in his letter dated 20th October 1992 that he has had several lengthy discussions with the police about this matter. I can confirm that I have spoken to Mr UNDERWOOD twice, once to make an appointment to see him at his request and on the second occasion when I met him at his home. On this occasion I was accompanied by Sergeant P TYRREL. I can also confirm that I listened to him and could understand his particular fears about the provision of this cycle path/emergency vehicle access at the rear of his property. I did not pass any comment about my views as to whether I agreed with him or not over this matter.

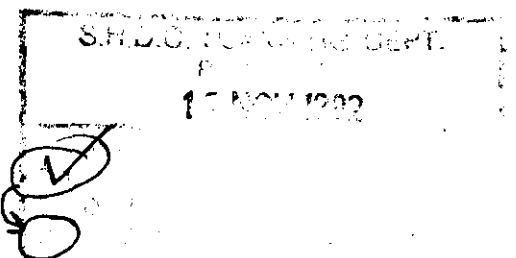
I have also had the opportunity to view a copy of your letter to the local planning officer about this matter and have no hesitation whatsoever in backing your judgement. I agree in every aspect as your recommendations and conclusions.

I do not, however agree with Mr UNDERWOOD about the vandalism aspect with respect to bollard type lighting. In my opinion this form of lighting can be easier to damage than lighting provided on five meter lighting columns.

I hope that this letter clears any doubts that you may have in respect of this particular matter.

Yours sincerely,

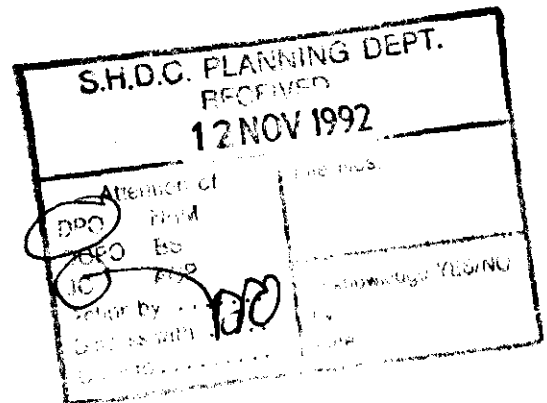
J L PREECE
Constable 437
Crime Prevention Officer



14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1X2.

Highways & Planning,
Lincolnshire County Council,
4th Floor,
City Hall,
Beaumont Fee,
Lincoln,
LN1 1DN.

Attn: Mr. C. Briggs



10 November, 1992

Dear Sirs,

Proposed Footway/Cycleway/Emergency Link - Wygate Park, Spalding.

I thank you for your letter dated 27 October, but regret to note that many of the points raised in my earlier correspondence still remain unanswered.

With regard to the emergency link you mention "its considered an essential overall part of the development of Wygate Park." My reaction is as before - Why should the residents of Wygate Meadow be seriously disadvantaged by a project which is both a threat to their environmental amenities and safety of themselves and of their properties ? As I have already stated verbally, to many of the parties involved, footways running to the rear of properties are a source of constant trouble, whether they be located in Peterborough, Milton Keynes or for that matter North America, Asia or Australia - It is accepted 'Worldwide' and by our own Home Office and Police Authorities that such routes are little used and a source of constant trouble. Indeed, there have been recent examples in Lincolnshire & Humberside to support this fact.

In view of your statement, perhaps you will advise me by what authority or regulation or policy, at County level, the emergency link was projected and what input has been made by elected members of the council in respect of this scheme.

Prior to exchange of contract's for this property, on two occasions I examined the local plan without finding any reference

On The Spalding & Pinchbeck Development Brief for The Woolram
wygate Area. Furthermore when eventually I learned of the
Development Brief and purchased a copy I found no reference
within that brief to an emergency link !

I do feel that your remarks about lighting far from constructive.
I have never suggested that in the event of the project being
placed that it should not be lit. My objections voiced &
expressed are against the visual intrusion created by 5 metre
lamp standards.

You are no doubt aware that my feelings and those of other
residents have been conveyed to the other parties involved and it
does appear that the intended project is far from satisfactory
and that the issues raised by me are pertinent, nevertheless
'Authority' does not seem at all eager to openly review the vital
issues which I suggest should have been more thoroughly
investigated at the conceptual stage.

It has been suggested that the intended project is now "set in
stone" therefore I would ask is it correct for 'authority' to
continue to ignore and misinterpret Home Office recommendations,
and the views of our local police advisers. It is after all the
residents who will have to live with the consequences of possible
- no probable problems which can be anticipated based on police
reports on what has happened in many parts of the country where
similar footpaths exist.

Yours faithfully,


M. J. Underwood

cc Mr. J. Curnock - SHDC
Cllr. Mrs A Newton - SHDC
Cllr. B Alcock - Chair Planning Cttee SHDC
Mr S Robinson - Allison Homes
PC Preece - Boston ALO
PC Ashley - Nettleham ALO



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

My Ref: CB/DEVT/2/RA

Director: J. Emmerson

Mr MJ Underwood

4 Wygate Meadows

Spalding

Lines

PE11 1XZ

S.H.D.C. PLANNING DEPT.	
RECEIVED	
25 NOV 1992	
Allocation of	File Nos.
WFO NRM	
WFO BS	
WFO ACP	
Allocated by	Acknowledge YES/NO
Discussed with	by
Copy to	

For further information contact

Mr C Briggs

Telephone Lincoln (0522) 553127

23 November 1992

Dear Mr Underwood

PROPOSED FOOTWAY/CYCLEWAY/EMERGENCY LINK - WYGATE PARK, SPALDING

I refer to your letter of 10 November 1992.

The emergency link has always been included in the plans for the development of Wygate Park, for two main reasons:-

1. The development of Wygate Park will ultimately link Woolram Wygate with Monkshouse Lane. However until it does there will be a stage where the development from Woolram Wygate forms a large cul-de-sac.

The Highway Authority's Layout Guide as approved by the Transportation Committee, stipulates that 'where a cul-de-sac exceeds 250m in length an emergency link will be required.'

2. The District Council as Planning Authority wanted to provide a cycle route through this estate with a link to the school. This strip of land made such a link available and it has always been indicated on draft plans for this area since 1987.

It is clear therefore that this link was defined on plans prior to Wygate Meadows being designed or indeed receiving planning permission. In fact Condition 8 on the outline planning permission for Wygate Meadows stated that:-

'a pedestrian link shall be provided to the northern boundary of the site'

Reason

'to integrate this development into a proposed footpath system to serve the school and the larger area of potential development land'

This permission was granted in February 1990.

A link from Wygate Meadows was then clearly shown by the builders of this estate on their subsequent plans submitted for approval.

\...cont

I do not consider therefore that the residents of Wygate Meadows have been seriously damaged due to any action by this Authority. The plans for this link had been made clear to the builders of Wygate Meadow and it was their responsibility to supply this information to purchasers of their plots, as it was their decision to build on this land with full knowledge of this link.

In respect of your comments that such links are little used I would refer you, again, to the comments made by Lincolnshire Police's Architectural Liaison Officer.

As stated above the input by elected members into the emergency link was:-

- a. At County level by the Transport Committee which approves the policy regarding estate roads and layouts including the need for such links; and
- b. At District level by the members of the Planning Committee.

With regards to your enquiries regarding the Development Brief these should be addressed to the District Council.

The Highway Authority's policy on street lighting has been adhered to with regard to the type of lighting units proposed for this link. Bollard type lighting has not been approved for public highways as it is considered they are too susceptible to vandalism. This point is confirmed by Lincolnshire Police. Ones which cannot be broken can be obscured by paint etc.

I have, in light of your comments reviewed the necessity of the link along with District Council officers, and looked into the type of lighting units proposed. Your letters have not been ignored. However, having reviewed the situation, I still require the provision of the emergency link and for it to be lit to my current standards.

Yours sincerely



Director of Highways and Planning

S.H.D.C. PLANNING DEPT.	
RECEIVED	
02 DEC 1992	
Attention of DPO NRM DOPO BS JC ACP Action by Discuss with Copy to	File Nos. Acknowledge YES/NO by date

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. B. Smith,
District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

1 December, 1992

Dear Mr. Smith,

Re: Cycleways/ Footways/ Emergency Link - Woolram Wygate Area of Spalding.

You are no doubt aware of my discussions and correspondence with Mr. Curnock in your department and Mr. Briggs of Lincolnshire County Council regarding my vehement objections to the cycleway/ footway/ emergency link scheme which, apart from the emergency link, is detailed in the Development Brief for The Woolram Wygate area of Spalding. Furthermore you will also probably know that I have had discussions with many of the parties involved with the scheme, including Allison Homes, the Police and Welland & Deepings Drainage Board.

Although my views, supported by other residents, have been received with courtesy, from correspondence received thus far I do not see any evidence that authority is willing to review the concept of footways/ cycleways within the Woolram Wygate area.

In my past correspondence I have set out most implicitly the reasons for my objections, which are based on widely known problems associated with such schemes. The security and safety of residents who have property adjoining such routes is of great concern, but more important are the hazards faced by users of these routes. In a recent letter to Mr. Briggs I pointed out that segregated footway/ cycleway schemes, whether located in Peterborough, Milton Keynes or for that matter Australia or the United States or any part of the western world, are a hazard and constant source of trouble, both to residents and users. Indeed there have been a number of incidents involving Lincolnshire and Humberside alleyways/footways in recent months. Since then, in recent days and quite by coincidence, the enclosed newspaper

reports have appeared in the Peterborough Evening Telegraph and Daily Mail. The latter article does go to some length to highlight the horrible consequences of a planners dream to create an ideal environment.

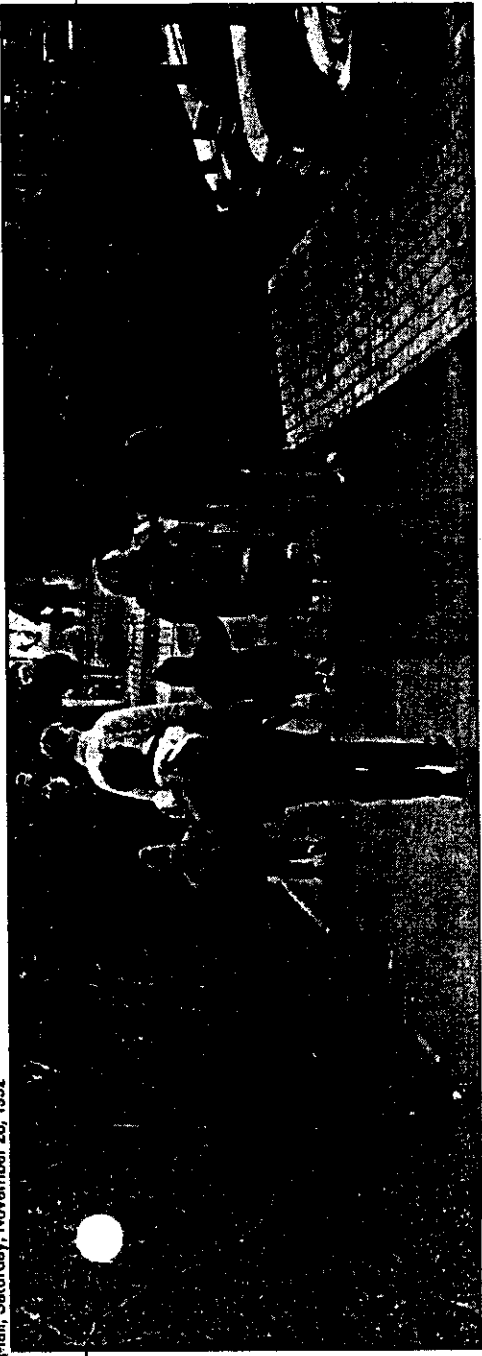
I am sure that SHDC will not wish to ignore Home Office recommendations on such schemes, for what can happen in Peterborough or Milton Keynes can well apply to Spalding, as a recent incident on the Pinchbeck Road has shown. Therefore, it is my sincere hope that the authorities concerned will now openly review this entire scheme.

It is my firm and sincere belief that should SHDC not heed warnings and evidence and proceed with the project, one day, probably in the very near future, it will rue the day that such warnings were ignored.

Yours sincerely,

M.J. Underwood 

cc Mr C Simpkins - SHDC Chief Exec
✓ Mr J Curnock - SHDC Principal Officer Local Plans
Cllr Mrs A Newton
Members Planning Cttee/ Plans Sub-Cttee
Mr S W Robinson - Allison Homes
Mr C Briggs - LCC Highways
PC Preece - ALO Boston Police
PC Ashley - ALO Nettleham Police



Red alert: One of the more open redways of Milton Keynes. Other, more isolated routes have become virtual no-go areas

Picture by BILL CROSS

How do you tell an eight-year-old girl about rape?

SCHOOL was out, and dozens of laughing children ran into the forecourt, glad to be going home. Their mothers' faces told a different story, pinched and nervous, each searched quickly for her son or daughter, grabbed a hand and held on tight.

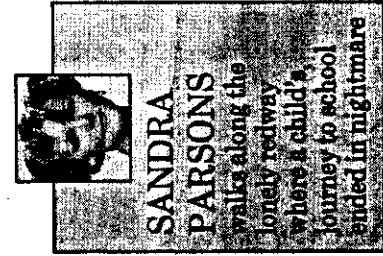
On Wednesday this school on a Milton Keynes estate was like any other. Yesterday it had become the focus of undisciplined fear as a seven-year-old girl had been raped on her way there on Thursday morning.

They hurried home, hanging on to their children as though their lives depended on it. 'We're terrified and totally disgusted,' said one mother. 'I saw it on the news at 10.30 on Thursday night and it shocked me to the core.'

By the bus stop stood young boy, Alan, eight-year-old, his face pale. He had a long, straight cut of a Botticelli painting, framed by beautiful, long blonde hair.

'I'm going to have a long talk with her tonight,' said his mother, Laura Collins, with her little boy. 'We're going to my parents' house and we're going to stay there for a few days. But I'll rather pay 'em and go by bus, because if we walk there we'll have to use the redway.'

By the bus stop stood young boy, Alan, eight-year-old, his face pale. He had a long, straight cut of a Botticelli painting, framed by beautiful, long blonde hair.



SANDRA PARSONS walks along the lonely redway where a child's journey to school ended in nightmare

pleasant walk; alone, it sends chills up your spine.

Both in the morning and at lunchtime I did not encounter a single person on the redway. It was a lonely, dark, and desolate place, with no one around to help or protect.

and forced her down behind the bushes. Yesterday, police and the bus company were called to the scene. The girl was taken to hospital, and the bus company was told to stop using the redway.

The girl, now faces the delicate task of warning pupils of the dangers of walking alone. It is a task that the girl can come back with as little trauma as possible.

We take it very seriously but we don't want to make it a subject of fear. We want to make it a subject of awareness. We want to make it a subject of education.

The girl, now faces the delicate task of warning pupils of the dangers of walking alone. It is a task that the girl can come back with as little trauma as possible.

mugged for £10. When I first came to the redway, I was told that it was a dangerous place. I was told that it was a place where children were often mugged.

The girl, now faces the delicate task of warning pupils of the dangers of walking alone. It is a task that the girl can come back with as little trauma as possible.

We take it very seriously but we don't want to make it a subject of fear. We want to make it a subject of awareness. We want to make it a subject of education.

The girl, now faces the delicate task of warning pupils of the dangers of walking alone. It is a task that the girl can come back with as little trauma as possible.

carriageway, beneath which the girl was walking. There is a little that they can do to protect redway pedestrians. It would be impossible to patrol them all, said Sergeant Paul Brightwell, who is in charge of the redway.

The Milton Keynes Development Corporation, which designed the redway, was wound up in March. It was a company that was set up to manage the redway.

We take it very seriously but we don't want to make it a subject of fear. We want to make it a subject of awareness. We want to make it a subject of education.

The girl, now faces the delicate task of warning pupils of the dangers of walking alone. It is a task that the girl can come back with as little trauma as possible.

Police plea after cyclist attacks 'Don't walk alone' women warned

by CRAIG BARTON

CITY police today warned women to be on their guard, as they stepped up inquiries after a series of attacks in the Bretton area of Peterborough.

In each case the victims were on their own, either on a cycleway or in an area where they were vulnerable, particularly at dusk.

The first attack was on an 83-year-old woman walking in Risby, Bretton, at 4pm on October 30.

She was punched in the face and knocked to the ground by a young cyclist who snatched her handbag and contents.

The woman was very distressed by the attack, and did not get a good look at the robber but described him as

being white, about 16 years old and wearing a blue top.

Other victims included a 21-year-old nurse who was attacked and indecently assaulted on Friday in Blossom Court. Her attacker was white, about 5ft 10ins tall wearing a crinkly blue jacket, and believed to be wearing a heavy ring.

The next day, a 77-year-old woman was kicked to the ground and hit on the head. She was robbed of her handbag containing cash and valuables worth £171 by a white youth, aged 14 to 16 years. He had fair hair and wore

a red and blue jacket.

Detective Chief Inspector Tony Rogers, head of Thorpe Wood CID said: "Women in the vicinity of Bretton should consider the merits of walking with a friend or relative where it is possible and to use the better lit routes where other people are about."

"There are similarities between some of these crimes which suggests the same youth may be responsible but in each case the description is fairly sketchy. I would be grateful to hear from anyone who can provide information about his identity."

● Eye-witnesses should contact Thorpe Wood CID on Peterborough 63232.

Bleak

The result is hundreds of round-bellied and miles of clear, fast dual carriageways - and few juveniles in sight, pedestrians and cyclists are safe. The redway is a success story.

Fear

Indeed, the headmaster gave a talk yesterday on 'stranger danger'. The talk has been given to his pupils before and warns against walking alone or talking to strangers. The headmaster said that the redway was a dangerous place.

Mr. J. Curnock
District Planning Officer
South Holland District Council
Spalding

Dear Mr. Curnock,

Mr. Underwood telephoned me last night and complained that he has not yet received a reply to his letter of the 1st December. In the letter he made special reference to other areas having problems with cycleways and footpaths that are behind hedges and fences - and he gave examples of cases where women and children had been attacked.

Because of the points raised by Mr. Underwood, can the matter be referred to Committee please. Even though a decision was taken some years ago to provide a cycleway/footway, members should be fully aware of the points being raised by Mr. Underwood.

Angela Norton

cc to Mr. M. Underwood

Mr M J Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAB
H16/00203/92

5 January 1993

Dear Mr Underwood

Proposed Footpath/Cycleway/Emergency Link At Wygate Park,
Spalding.

Thank you for your letter of 1 December 1992. I am sorry for the length of time in replying but as you know the department is awaiting details of the footpath which is to be submitted by the developers. At this stage I undertook to consult you and your neighbours. These details were at last submitted shortly before Christmas but unfortunately the paperwork was incomplete and further information is needed from Allison Contractors. When the details are complete I will contact you and your neighbours for your formal views.

I must remind you, however, that planning permission has been granted for a footpath/cycleway/emergency link. Indeed Condition No 12 on application H16/0021/91 specifically requires such a link for emergency access. The Lincolnshire County Council have written to you explaining the need for such an emergency link. Consequently when the matter is considered by the Planning Committee they will only be considering the details submitted not the need or otherwise for the link.

I will make sure that the Committee are made aware of the views of all interested parties.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

cc Cllr Mrs A Newton

S.H.D.C. PLANNING DEPT. RECEIVED 18 JAN 1993	
Attention of DPO NRM LPO ES JC ALP	File nos.
Author by Discussed with Date	Knowledge YES/NO

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. J. Curnock,
Principal Planning Officer (Local Plans)
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

15 January, 1993

Dear Mr. Curnock,

Proposed cycleway/footway/emergency link between Primary School
and Wygate Meadow.

Cycleway/footway scheme - Woolram Wygate area of Spalding.

I refer to your reply to my letter, (addressed to Mr. B. Smith),
dated 5 January 1993, and, 1 December '92 respectively.

Since June '92 both my Father and I, in discussion, and by
correspondence, have expressed the fears of this household and
other residents with regard to the proposed cycleway. We have
highlighted the numerous and dangerous incidents which have
affected members of the public, especially women and school
children, while using such routes. Furthermore, I have frequently
pointed out that these plans are contrary to current Home Office
recommendations and are completely out of step with current
planning trends and strategy.

In reviewing replies to our correspondence, I cannot find any
instance where you have addressed the views on the matter of
safety of the residents, their property, and most importantly,
would be users of these routes. It is certainly unbelievable
that these areas constitute a 'linear play space for children'
considering the tragic record of such routes.

Your entire correspondence over the months repeatedly reminds us
that the decision for the scheme has been taken, and is
irrevocable. It would appear that providing Alison Homes meet the
conditions of the Council's decision made in June '92, the scheme
will proceed, despite the views of the residents concerned. It is
time that both Council Members and Officers realized that this is
a changing country, and that progressively, and particularly
since this scheme was mooted increasingly, and almost weekly we

hear of a higher incidence of crime and assault involving such segregated footways and cycleways - it is time for common sense to prevail and, as requested by Cllr. Mrs. Newton in her letter dated 22 December '92, the entire matter should be referred back to Committee and developers for consultation and further investigation. I am at a loss to understand why residents of Spalding should be put at risk, and suffer the terrible social consequences of such a scheme, which can only be regarded as outdated planning.

With regard to the emergency link, I must again remind you that details of the emergency link do not appear in either the Local Plan or the Development Brief for the Woolram Wygate Area. Furthermore, considering the manner and circumstances under which a decision was made on the link under application H16/0021/91, and the apparent failure of SHDC to advertise the details, as required, I therefore consider the decision to install the link invalid.

I am aware that you have received a letter from the Police ALO disclaiming my previous remarks, not copied to me I might add. Frankly, I am more puzzled by what has not been said. Should you find some consolation in this recent correspondence, I can assure you and repeat that when I spoke to the Boston ALO and later when visiting my home and the site, he made me aware of the Home Office recommendations, and what is more advised me to resist this planning application at all costs, retain the half dyke at all costs and furthermore he explained how it was his policy to dissuade local authorities from allowing such schemes.

Your letter dated 5/1/93 states that the LCC have written to me explaining the need for such a link for emergency access. My comments are that LCC have only stated that the 'link' has always been considered an integral part of the development, and that it is the preferred route to any other in terms of safety - I ask what considerations and who's safety? Furthermore, I have been advised by you, in your letter dated 5/1/93, that condition No. 12 on application H16/0021/91 requires the link - I ask again by what power or authority is this link required? Is there a statutory requirement, or is the planned emergency link just a device to cover what could be deemed 'poor project planning'?

I am rather dismayed that it was necessary for Cllr. Mrs. Newton to prompt your department for an answer to my last letter, and that the request and questions that she made appear to have been ignored. I am concerned that no members of the appropriate Committee have bothered to contact residents concerning this saga, despite each receiving a copy of my last communication to Mr. Smith. Surely this project, the entire cycleway concept and proposed emergency link, merits a complete investigation and

review by the appropriate Council Members. I am somewhat concerned that, to my knowledge, the first approach made to the Police regarding safety of residents and users of these routes was after I raised the matter with SHDC.

In the event that the Council decide to proceed with this outdated concept, which has caused much heartache and regret to those authorities with similar existing schemes, I ask the following:-

What measures do you plan to ensure the safety of users, particularly school children, who will use this route ? Remember that the footway behind Wygate Meadow is some 150 metres long, and as such offers no escape to anyone subject to assault or attack.

Do you still consider these routes to be a 'Linear Playspace for Children' as defined in the DBWWA ?

What measures have been planned to prevent the use of motorcycles on these routes ?

What measures have been planned to prevent the use of the emergency link by unauthorized motor vehicles.

Has any consultation taken place with the Spalding Police in respect of patrolling these extensive routes ?

In the event that the named contractor does not have full control of the land adjacent to the half dyke backing Wygate Meadow, what will then be the intentions of SHDC ?

Should the Crime Prevention Officer recommend any additional security measures to householders property, (especially as evidence shows burglars are not in the least deterred by lighting), will SHDC reimburse those costs ?

Will the Council reimburse householders for the cost of additional risk insurance cover ?

In respect of the Land Compensation Act 1974, (part 1); who will be responsible for the payment of such compensation in respect of the planned lighting and loss of amenity to rear gardens.

What measures do the Council plan to control dog fouling of these routes ?

What sectional agreements have/will the Council enter into with the developer/s regarding maintenance of public open spaces ?

Again, after looking back at the replies I have received from both SHDC and LCC, I note the readiness of authority to hide behind their interpretation of the 'hocus-pocus' of officialdom. I have suggested logical alternatives to the scheme. However, both SHDC and LCC have failed to show any interest in alternative schemes, and through their inability to respond to logical suggestion, have demonstrated the reason why so many civic development ventures result in disaster: - Based on personal knowledge and evidence gleaned from various sources, I again advise that these segregated routes are a disaster waiting to happen, and that Council Members & Officers must accept full responsibility in the coming years for their decision.

Finally, in your letter dated 22 September '92, you state that the Council was on a 'learning curve' regarding residential planning, and therefore, I cannot resist the temptation to suggest that this is the time to give a kick-start to this learning curve. It must be said, particularly in this submission, that Council Members have a duty of care to openly review the entire scheme, regardless of previous decisions.

Yours sincerely,


M.J. Underwood

cc Mr C. Simpkins - Chief Exec SHDC
Mr.B. Alcock - Chair Planning Cttee SHDC
Cllr Mrs. A. Newton - SHDC
Mr. C. Briggs - Highway & Planning LCC
M D Alison Homes
M D Broadgate Homes
Headmaster - Spalding Primary School
W & D Drainage Board
Member of Parliament - S & S
L G Minister - Westminster
H O Minister - Westminster

CHIEF EXECUTIVE

CHRIS SIMPKINS

Mr M J Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Your Contact: Mr Atkins

Our Ref: REA/LST/PL.6

Your Ref:

Date: 20th January, 1993

Dear Mr Underwood

**PROPOSED CYCLEWAY/FOOTWAY/EMERGENCY LINK BETWEEN PRIMARY SCHOOL
AND WYGATE MEADOW
CYCLEWAY/FOOTWAY SCHEME - WOOLRAM WYGATE AREA OF SPALDING**

I write to acknowledge receipt of your letter dated 15th January 1993 and to inform you that this is a matter which will be considered shortly by the Planning Committee when I will ensure that the points you raise are brought to the attention of the Committee.

Yours sincerely

Chief Executive

K

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.C. Simpkins,
Chief Executive,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

25 January, 1993

Dear Mr. Simpkins,

Proposed Cycleway/ Footway/ Emergency Link Between Primary School
And Wygate Meadow.
Cycleway/ Footway Scheme - Woolram Wygate Area Of Spalding.

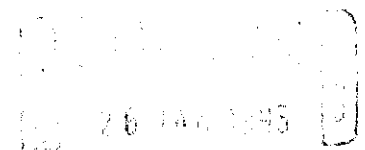
I thank you for your letter, dated 20 January, regarding the
above and note that the appropriate Committee will shortly
consider points that I have made.

With respect, I do have to point out that my letters contain
valid questions and submissions based on fact, also expressed in
discussion, which are rather more than points of view. The
submissions, I suggest, should be the core of the ultimate
decision, and therefore should be properly addressed by Council
Members & Officers alike. Furthermore, verbally, and in his
letter dated 21 October '92, Mr. Curnock undertook to consult with
residents again; I understand the details relating to the
landscaping of the project were received by SHDC in December.
However, residents still await the promised communication.

Therefore, since this project has not been subject to normal
planning procedures, I must insist that before any further
decisions are made Council Officers address the detail of my
letter, dated 15 January 1993.

Yours sincerely,


M.J. Underwood



cc Cllr. Mr.B. Alcock, Chair Planning Cttee.
Cllr. Mrs. A. Newton.
Spalding Civic Society.

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

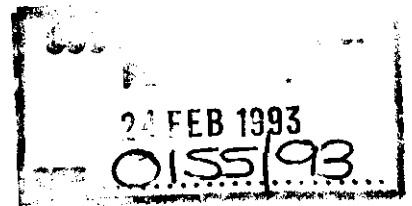
Our Reference: 233 21 NCH AKD

Tel: (0529 21) 646/7

Fax: (0529 21) 358

23 February 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE



Dear Sir

SWALLOW HOMES LIMITED

EMERGENCY LINK: LAND WEST OF WOOLRAM WYGATE, SPALDING

Please find enclosed our Condition Compliance application for the above scheme, detailing the associated landscape to the emergency link/footway/cycleway between the site and Woolram Wygate.

Should you have any problems, please do not hesitate to contact us.

Yours faithfully

Nicola C Hadley

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0155/93

Applicant: Swallow Homes Ltd
The Old Brewery
Cradge Bank
Spalding
Lincs PE11 3AB

Agent: Robert Doughty
32 High Street
Halpingtonham
Sleaford
Lincs NG34 0BA

Description: Associated landscape to emergency link/footway/
cycleway between the site and Woolram Wygate
Location: Land west of Woolram Wyate Spalding

Type: CONDITION COMPLIANCE

03-MAR-93

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 24-MAR-93. If you have any observations about the proposal, you should write to me by 24-MAR-93, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the Department, the officer dealing with this application is D J ROBERTS

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Owner/Occupier
Wygate Meadows
Spalding
Lincolnshire

Mr K L Ringrose BA, DMS, MBIM
35 Wygate Meadows
Spalding
Lincolnshire
PE11 1VV

9th March 1993

Mr Brian Smith
Director of Planning &
Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

OBJECTION

Dear Mr Smith

REF: H16/0155/93

Further to your letter of 3rd march 1993 regarding the above proposal, I have inspected the planning application at your offices and now wish to formally record my total opposition to same. As the recent purchaser of the Broadgate property adjoining the proposed link to the new Swallow Homes Ltd. Estate, I wish to state the following:-

1. The proposal appears to be without any due consideration to all residents currently adjoining the proposed link.
2. The link appears to be for unclear purposes i.e. plans state a confusing mix of "emergency link", "footpath", and "cycleway". Which is it?
3. At some three metres in width, I fear that the link will, at some point in the future, transmogrify into a public access route for vehicles.
4. The estate as is does not require a link towards the Primary School. My oldest attends the school and has no need of a shortened route along a dimly lit pathway/link road or cyclepath.
5. The proposal could, if passed, realistically reduce the value of my recently acquired five bedroom property. Having relocated to Spalding, at significant cost to my family, I have no desire to lose further monies from a scheme which has no support from myself, neighbours and nearby residents.

contd.

-2-

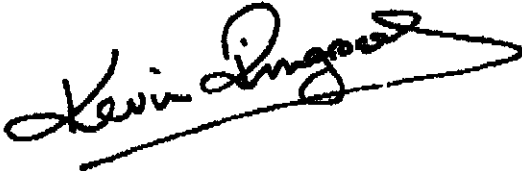
6. Aside from the potential loss of property value, I am informed by learned specialists that such schemes invariably give rise to potential vandalism, noise, burglary, litter and, of most concern, personal assault.
7. As a father of two infants, I am not prepared to condone any planning submission which, to satisfy the whim of Swallow Homes Ltd., provides the basis for the above potential.

Naturally, I could continue expressing my total opposition, but I realise that you have a busy role to fulfil within South Holland District Council, hence I will refrain. Suffice to say that I, along with the vast majority of neighbours and existing local residents, object to the proposal in the strongest possible manner.

I trust that the above will be fully considered during the planning process, however, should you wish to discuss my concerns then please do not hesitate to contact me again.

I look forward to hearing the outcome of your deliberations and respectfully request that the application be rejected.

Yours sincerely



KEVIN RINGROSE



SPALDING & DISTRICT CIVIC SOCIETY

D.C.Archer,
Planning Officer for
Spalding & District Civic Soc.
13, Quaker Lane,
Spalding. PE11 1ND.

Director of Planning,
South Holland District Council,
Priory Road,
Spalding, PE11 2XE.

8th. March 1993.

For the attention of Mr. J. Curnock.

Dear Sir,

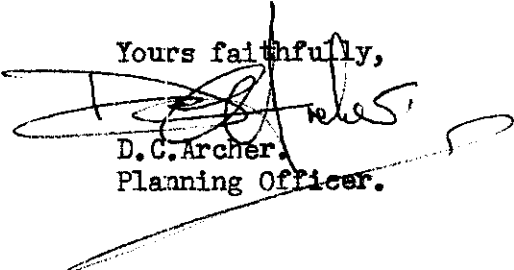
Proposed Cycleway/Footway adjacent to Primary Cshool and Wygate Meadow.

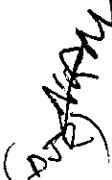
This Society is aware that the above proposal has been the subject of correspondence between residents of Wygate Meadow and yourself.

In the main this correspondence is not judged to be a matter of direct concern to the Spalding & District Civic Society. One aspect however does concern us, as it must all bodies concerned with the welfare of those in the community who are vulnerable to danger.

With the growing number of reported attacks upon children and women, we are concerned that any new enclosed footway or passage, does not include any avoidable hazard. If such footways are inevitable in new developments, then we would wish to be assured that very serious consideration has been given to the facility of adequate "escape" exit ways, by all concerned with the provision of such footways.

Yours faithfully,


D.C.Archer.
Planning Officer.

(472) 

S.H.D.C. PLANNING DEPT. RECEIVED - 9 MAR 1993	
Attention of BPO NAM E. App BS JC ACP Action by <i>xx</i> Discuss with Copy to	File Nos. Acknowledge YES/NO by date

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: J Curnock
Principal Planning Officer
Local Plans

TO: N R Midlen
Principal Planning Officer
Development Control

F.A.O. Mr D J Roberts

REF: JC/LAB/H16/0155/93

REF:

DATE: 10 March 1993

SUBJECT: Emergency Link etc H16/0155/93.

At a meeting held on 9 March 1993 with Mr Underwood and residents of Wygate Meadows questions were raised in respect of the advertising procedures in respect of application H16/0203/92. Perhaps you could prepare a short note in this respect.

Also Mr Underwood felt he was entitled to compensation under Part I of the Land Compensation Act from the lights shining into his rear garden. Can you advise me on that point?

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

OBJECTION

53 Woolram Wygate
SPALDING
Lincs
PE11 1PB

B. Smith Esq
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

10th March 1993

Dear Sir

S.H.D.C. PLANNING DEPT. RECEIVED 11 MAR 1993 <i>DR</i>	
Attention of DFO ☒ <i>DR</i> DOPO ☒ BS ACP	File Nos.
Action by ... Discuss with ... Copy to	Acknowledge YES/NO by date <i>11/3</i>

OBJECTION TO PLANNING APPLICATION NO H16/0155/93
LAND WEST OF WOOLRAM WYGATE, SPALDING

I hereby give notice of my objection to the above Planning Application.

Although I have no objection to the principle of an emergency link/footway/cycleway on the piece of land I must ask for the application to be revised on the basis of safety.

I cannot believe that an application has been made for a footpath/cycleway to be constructed alongside an open dyke. Firstly, in the interests of safety to the numerous primary school children that will inevitably use this footway the dyke MUST BE piped and filled. This dyke at the moment has upto 3 feet of water in it and you are just inviting a serious accident to happen.

Secondly, the dyke is already becoming a general dumping ground for rubbish and with a footway alongside this will increase the problem and increase the environmental health hazards that are present with an open dyke running through a major housing estate.

Thirdly, by leaving the dyke open there will be a maintenance problem. There is no access to the bank of the dyke adjacent to the rear gardens of Wygate Meadows for maintenance. The open dyke will not be adopted by the local authority and we have already seen the applicants go into receivership once, who will maintain the dyke if this should happen again?

The Planning Department must live in the 1990's and impose the condition on the applicants that the dyke must be piped and filled.

Yours faithfully

N. J. Rayner

MR & MRS N. J. RAYNER

S.H.D.C. PLANNING DEPT.	
MAF 1993 DR	
ATTACHED DFO DPO JC Action by Discuss with Copy to	14/4 12/3 12/3

Mrs. M Dennis
 16 Wygate Meadows
 Spalding
 Lincolnshire
 PE11 1NZ.

Application No. H16/0155/93.

OBJECTION

Dear Sir,

Re:- Planning Application Notice under Article 12B.
 Description. Landscaping to Emergency Link/Footway
cycleway at rear of the Above Property

My solicitor did inform me of the above but purchasing had progressed so far for me to withdraw ~~well~~ without losing money so I made no objections, but it was not explained to me the whole of what it entailed. If it had I would have made my views known at that time. But now knowing the full content my objections are: Firstly

1/ Invasion of privacy regarding the siting of the lighting which will illuminate the whole of the rear of my property including bedrooms. Making it more accessible for potential villains to observe if the property was unoccupied and consequently breaking and entering. The dyke should be left open as this could prove a deterrent.

Regarding Landscaping, The Ash tree should be excluded from Plot 12 as this will obscure light and sun from the only sunny ^{South Facing} corner of my garden. I did attend the meeting with Mr Carnock on Wednesday 10th March he made a note of our views perhaps having discussed them with all parties concerned including Builders we could I hope come to an amicable agreement if alternative solutions could be made.

Yours Sincerely M Dennis



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.

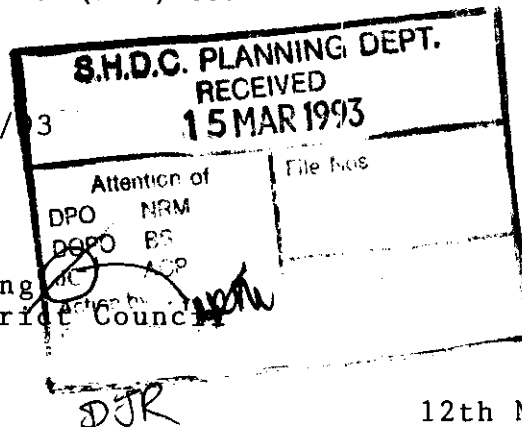
Telephone: (0406) 380532

Fax: (0406) 380014

Your Ref: H16/0155/93

Our Ref: HRP/E34

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding



12th March 1993

Dear Sir,

RE: PLANNING APPLICATION FOR ASSOCIATED LANDSCAPING TO EMERGENCY LINK/FOOTWAY/CYCLEWAY AT WYGATE PARK, SPALDING.

I am writing to make you aware of potential problems with the amended planning application submitted to you by Swallow Homes.

During May last year we agreed with Allison Homes to retain our interest in the half dyke to the North of Wygate Meadows so that the land could ultimately be conveyed to Allisons to ensure they were able to pipe the dyke as part of their works to establish an emergency link/cycleway.

At the time Allisons made their request he had already sold four properties adjoining the dyke and we agreed to write to the purchasers suggesting they also conveyed their half-dyke to Allisons.

Although we sympathise with Swallow Homes in the problems they have met in reaching agreement with the other interested parties, we object to any scheme for the cycleway which does not include the piping and filling of the adjacent dyke in which we have retained an interest.

I am sure I do not have to point out the potential hazard the open dyke would create adjoining a route for young children particularly as the maintenance of the dyke cannot be guaranteed.

I trust you will take note of our objections should this application be determined.

Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

H Price

HOWARD PRICE



Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542



J Curnock

JC/SAH H16/0155/93

M J Underwood Esq
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

15 March 1993

Dear Mr Underwood

Cycleway/Footpath/Emergency Link

Thank you for coming in to see me last week. I enclose a note of the meeting. In respect of item 5 I have contacted Swallow Homes and let them know of the latest situation. I will forward the information raised under other headings as they become available.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer (Local Plans)

Enc.

J Curnock

JC/SAH H16/0155/93

Mr K L Ringrose BA, DMS, MBIM
35 Wygate Meadows
Spalding
Lincs
PE11 1VV

15 March 1993

Dear Mr Ringrose

Ref. H16/0155/93

Thank you for your letter of 9 March.

I feel that I should draw your attention to the fact that planning permission for this emergency access, which is also to be used as a footpath-cum-cycleway was granted in 1987. It will form part of a footpath and cycleway network in this area as future development proceeds. The current application is for the approval of details only, the principle already being established.

On aspects of safety I can assure you that these matters will be taken into account. We have received advice from the Lincolnshire Constabulary Architectural Liaison Officer. Your and other observations will be reported to the Planning Committee and I will let you know of the outcome.

Yours faithfully



J Curnock
Principal Planning Officer (Local Plans)

8 WYGFATE MEADOW

WOOLRAM WYGATE

SPREADING.

KINGS PEI INZ

For the attention of.

Mr Brian Smith

Director of Planning and Building Control Services.

Re Application No H16/0155/93

16. 3. 93

Dear Sir,

On receiving the above notice of the Associated Landscapes to emergency link / footway / cycleway, my husband and I visited your offices and inspected these so called plans. It took quite a while and then after asking for help, could we even recognise the layout and thought it a very poor effort.

We have no objection as to this being carried out the only reservations we do have are that at present our security to the back of our bungalow is enhanced by the dyke which runs immediately behind our back fence, should this be filled in we should hope that plenty of trees and shrubs are be placed there as a deterrent to anyone climbing the fence.

As elderly pensioners this is our main concern and hope this would be noted.

Yours Sincerely.

Mrs J. F. Brighton

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAR 1993 DL

Aug 1993

DEC 1993

JUN 1993

JUL 1993

SEP 1993

OCT 1993

NOV 1993

DEC 1993

18/3

Director of Planning and Building Control
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

S.H.D.C. PLANNING DEPT. RECEIVED 24 MAR 1993	
Attention of DPO NRM D/PO BS JC ACP	File Nos. DJR
Action by Discuss with Copy to	Acknowledge YES/NO by date 24/3

23rd March 1993

Dear Sir,

Re: Planning Application No. 816/0155/93
Condition Compliance.

I refer to your letter of 3rd March concerning the above Planning application; my telephone conversation with Mr. Kernock of your department of 9th March and my subsequent visit to the Planning Department offices on 16th March to inspect the relevant plan.

With reference to the landscaping proposals referred to in your letter of the 3rd March I would make the following observations.

1. The standard lighting proposed along the length of the footpath/cycleway/emergency link constitutes a serious loss of amenity to properties backing onto the area. The location and type of lighting (which I understand is of a standard street lamp design) will cause rear gardens to be flooded with orange light and constitute an eyesore in what is currently a pleasant outlook over school playing fields. It is critical that any lighting proposed for the area should be discreet (preferably low level) or at least attractive in design and casting white light in a globe design. Since Lincolnshire County Council apparent limit themselves to a standard design in the interest of cost efficiency I suggest that it should be a condition of planning permission that Swallow Houses meet any additional cost.
2. I note from the plan that extensive tree planting is proposed for the area. Whilst very fond of trees it would appear that the location and type of some of the trees proposed may represent a structural hazard to nearby properties as they mature. The location of trees along the existing ditch bank allows only 40-45 feet distance from houses in some instances, in respect of trees with a potential mature growth well in excess of this.

Further, the intention to plant such trees along the narrow bank margin of the existing ditch raises questions of their ultimate stability. Should the ditch ultimately be infilled then the issue of root invasion to nearby gardens arises.

3. (i) The existing ditch has become a matter of some considerable controversy, not least because of Broadgate Builder's attempts in some instances to convey their interest in this feature twice over.

/cont....

- (ii) Its existence creates a natural barrier protecting the rear of adjoining properties to a significant degree from unauthorised access. This function takes on greater importance when the existing rough track becomes a frequently used highway with more amenable access and escape for the potential intruder (who will be conveniently provided with lighting to assist his activities).
- (iii) From an environmentalist point of view the ditch is rich in flora and fauna and infill would destroy yet another precious remnant of the natural world.
- (iv) Should the ditch remain, however, the question of maintenance (and the divided responsibilities in this matter) will need to be resolved. The much greater volume of traffic in the vicinity with opportunities for littering or dumping and potential for the creation of environmental hazard will need to be satisfactorily addressed.
- (v) Gardens adjoining this waterway slope downwards to it, thus ensuring adequate drainage at the rear of properties. Any proposals in respect of infill of the ditch would need to ensure that this is not to the detriment of householders by creating waterlogging of their plots.

The above represents some of the practical issues in respect of the landscaping and other proposals for this site. The list is not exhaustive and I am aware that fellow residents have raised equally valid but wider issues in respect of safety aspects for footpath users; noise nuisance etc.

In addition to the above, however, my particular concern centre on the question of whether the due processes of planning regulation and law have been properly satisfied, as well as the contractual obligations of the main players ie. Broadgate Builders and Allison (now Swallow)Homes.

I must ask whether the initial planning permission granted to Allison Homes in June 1992 was based upon a full awareness of the facts. As I am given to understand (although it has proved rather difficult to obtain clear advice) that proposal was based on the conveyance of the interest in all of the dyke to Allison Homes. Since Broadgate Builders had already disposed of their interest in several sections of this feature to purchasers on the Wygate Meadow site it was at least incumbent upon Allison Homes to demonstrate that they had properly consulted with the various owners (I believe by way of Certificate B) in the process of submitting their planning application.

In respect of my own purchase of 12 Wygate Meadow the transfer of interest in the said ditch was initially included in contracts at exchange. Subsequently, however, Broadgate notified my solicitor that proposals were in hand for the footpath/cycleway/emergency link and sought to withdraw the conveyance from the contract. This I agreed but only on the basis of a specific contractual obligation with Broadgate Builders to consult with me in any future proposals.

Whilst I can only quote the experience of my neighbours who have a contractual conveyance, I can personally confirm that until receipt of your letter dated 3rd March 1993 I have never been consulted by Broadgate: Allison Homes: Swallow Homes or yourselves in any planning proposals for the scheme.

/cont...

I am not an expert in planning processes and I feel sure that a number of issues raised may not fall to the Local Authority, who can only act in good faith on the basis of information provided.

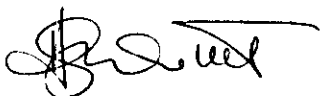
As a Local Government Officer, however, I would assume that similar recourse action applies to planning departments where decisions are granted on the basis of misleading information as is available to my service in housing matters.

In view of my ongoing concerns, I would request that you advise me in writing of the following: -

- (i) Was the cycleway/footpath/emergency link in question included within the Council's Local Plan for the area?
- (ii) I am advised by Mr. Kernock that planning permission was agreed some years ago for this project. Please advise me of the date and details.
- (iii) In respect of the planning permission granted to Allison Homes in June 1992 please advise me of the following:
 - (a) The precise nature of the proposals and the land curtilage involved.
 - (b) Did South Holland District Council receive a Certificate B submission from Allison Homes in respect of consultation with interested parties?
 - (c) When precisely was the date of the planning application submitted and considered originally? Did it fall subject to the more onerous consultation requirements in planning matters introduced during that month?
 - (d) What precisely was the status of planning permission granted and was it conditional in any way?
 - (e) In respect of the now revised planning application for this project I understand that Broadgate Builders have lodged an objection arising from the maintenance responsibilities they would have to assume for the ditch in future years should the ditch not form part of the scheme and not be subject to infill. What assurances are you able to give that any planning permission granted will adequately protect adjoining residences from the potential nuisance arising from dumping or littering.

I look forward to your response on the above issues and would welcome your advice as to where the respective responsibilities should fall in respect of the matters raised.

Yours faithfully,



H. J. I. Violet (Ms).

12 Wygate Meadow,
Spalding, Lincs. PE11 1XZ

OBJECTION

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. B. Smith,
Director of Planning and Building
Control Services,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
23 MAR 1993	
Attention of:	Enc. nos.
DPO ☒ (initials)	
CUPO ☒ ES	
IC ☒ ACP	
Action by:	Reviewed: ☒ YES ☐ NO
Discuss with:	by: <i>SG/13</i>
Copy to: <i>SP/13</i>	

23 March 1993

Dear Mr. Smith,

Associated landscape to emergency link/ footway/ cycleway
between the site and Woolram Wygate.

Land west of Woolram Wygate - Application H16/0155/93.

I refer to your notice dated 3/3/93 regarding the condition
compliance on the above.

Firstly, as stated in previous correspondence, I object not only
to this particular application but to the entire concept of the
emergency link/ footway/ cycleway. My reasons are related to:-

1. The danger to users of the route, in particular the section
between Woolram Wygate and the Allison Homes site. I have
highlighted, in previous correspondence, the numerous and
dangerous incidents which have affected members of the public,
especially women and school children, while using such routes.
2. Home Office recommendations: The concept ignores Home Office
recommendations relating to unsecured rear gardens which back
onto footpaths or common land, which are deemed to be a bad idea.
Furthermore they state that unnecessary paths which might be used
to gain unobtrusive access and escape should definitely be
excluded from estate design.
3. Planning Authority Procedure: Although it is understood that
outline planning permission was granted sometime ago and that the

final application was permitted at the meeting on 22 June '92 I find no direct reference in the Council's agenda covering any such motion. However I do note that permission granted was conditional on the developer, among other factors, proving that they had full control of the land. Obviously this condition of compliance cannot be met. It would appear that no reference is made to the emergency link in respect of the Local Plan, the Development Brief for the area, the agenda to consider the main application nor indeed any record of authority which permits the emergency link/ adopted highway.

Secondly, I reiterate my objection to the application for the landscaping of this footway/ cycleway/ emergency link for the following reasons:-

Presentation:- It has been extremely difficult to identify and determine areas of demarcation on this plan, depicting trees/ shubbery/ hard standing areas and specific lighting. In this respect suggest that an elevated view of the area and or an artists impression would assist residents to properly determine this landscaping.

Dyke:- Since the developer has not been able to prove full control of the land and meet your compliance condition, it is noted that the landscape application now depicts an open dyke, which is a substitution for the original concept and plan.

Lighting:- The lighting of this route to highway standards will prove to be a pernicious eyesore and will create a loss of amenity to rear gardens in Wygate Meadow. Additionally, there is a very real danger that should careful consideration not be given to the form and position of lighting, house facades and interiors will be illuminated to an unacceptable level. I have been advised by your officers that since this route will be adopted by the LCC as a highway, they are powerless to act and to my knowledge no communication whatsoever has taken place between SHDC and the County Authority on this matter. It was however interesting to note the manner in which SHDC recently provided both practical and moral assistance to the residents of Exeter Drive in respect of the LCC proposed sports field lighting at the Gleed Boys School.

Following your officers advice, that they could offer no assistance but that we should talk with the highway authority, residents have attempted to communicate with the LCC Highways Department over the various ways to mitigate the effects of lighting on residents and their property. They have been met with

standard local authority avoidance and in one particular incident abuse in respect of views voiced. Having read LCC lighting policy and knowing something of UK authority lighting trends, it has to be said the current LCC lighting policy is archaic and provides no latitude for lighting such routes as the footway/ cycleway/ emergency link.

In respect of the plan currently before you; the residents cannot accept the introduction of 35w SOX lighting on a 5 metre standards without introduction of some form of cut-off device and would not wish to see this grossly inefficient unshielded and intrusive form of lighting introduced. There are many forms of lighting, which are not on the LCC shopping list, that provide a high quality night time environment without spilling light onto adjacent areas

4. Information & Public Consultation

I do suggest that this project and in particular the emergency link/ adopted highway should have been declared under section 4.2 of my land charge search. It is noted that the initial planning application was received by SHDC during February 1992, before completion of this document. I deplore the lack of consultation with residents affected by this project and I must point out that the application was not correctly advertised. Notices were not posted on site, residents were not advised by SHDC of this plan and furthermore the press announcement made reference only to the residential development and associated roads, sewers and landscaping; no mention was made of any association with an emergency link/ footway/ cycleway.

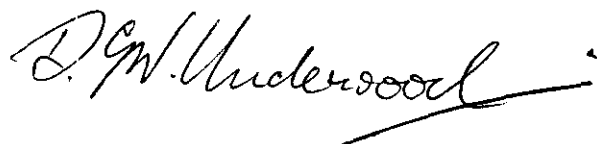
In analysis, I submit that the concept and plan is ill conceived, poorly researched and is a potential danger to users and nearby residents alike. Administratively the plan has lacked proper and sufficient information, consultation and communication to a point where I consider the plan & decisions so far taken to be invalid. I must say that it has a singular success in that, for differing reasons, the outcome so far has alienated, frustrated and compromised just about everyone, every organization and authority which has been party in anyway to its deliberations.

Mindful that the majority of submissions and questions raised in correspondence from this household and in particular in the letters dated 1 December '92, (sent to all Planning Committee Members) and 15 January '93 remain unanswered, I must insist and as promised by your Chief Executive that these important matters be addressed and considered before any further decisions are made. I also put it to SHDC that there is still time to implement

the alternative plan, as outlined in the letter dated 1
October '92 from this household.

In the meantime, I would be grateful to learn when this
application is due to come before committee and trust that you
will advise in due course.

Yours sincerely,

A handwritten signature in cursive script, reading "D.G.W. Underwood". The signature is written in dark ink and has a long, sweeping horizontal stroke at the end.

D.G.W. Underwood

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 MAR 1993	
Attention of	File No.
DPG ☒	
DCPO ☒	
JC ☒	
ADP ☒	
Action by	Approved by YLS/fu
Discuss with	by 26/3
Copy to	date 26/3



15 3 93
OBJECTION

To Mr DJ Roberts,

Dear Sir,

After receiving your letter regarding the landscaping behind Wygate Meadow, we utterly oppose the filling in of the dyke, owing to the many break ins in this vicinity we think it is giving easy access to our property and this was not stated in our plans when purchased

Yours faithfully
DD Schouten

M J Underwood Esq
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAB
H16/0155/93

29 March 1993

Dear Mr Underwood

Points Arising From Our Meeting On 10 March 1993.

At our last meeting I undertook to investigate the advertisement procedures in respect of application H16/0203/92. As background to this point:-

- (1) The footpath/cycleway/emergency link was required on condition no. 8 of outline application H16/0709/87. This was enshrined in the development brief.
- (2) The link was required by condition at the outline renewal stage H16/0021/91.
- (3) It was specifically mentioned by condition on the reserved matter application H16/0203/92.
- (4) The current application is a condition compliance and is only concerned with matters of detail and not principles.

Application H16/0709/87 was advertised as was H16/0021/91. There was no publicity for the reserved matter application H16/0203/92. The new publicity requirements were brought into force in July 1992.

On the question of compensation my understanding is that a case might have been made only if the land had been acquired compulsorily for the link.

It seems likely that this application and your and other comments will be considered by the Planning Committee at its meeting of 20 April 1993. However, it would be advisable to check this with the department a few days before that date as the agendas for that meeting have not yet been prepared.

Yours sincerely

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 233 21 2 NCH AKD

Tel: (0529 21) 646/7

Fax: (0529 21) 358

1 April 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr D Roberts

Dear Sir

EMERGENCY LINK, WYGATE PARK: DETAILED LANDSCAPE

Further to the telephone conversation between myself and Mr David Roberts of 25 March 1993, I enclose a copy of our drawing number 233/21/2, marked in pink to indicate the land in the ownership of Swallow Homes Limited.

I trust that this drawing is now satisfactory to be considered with our Condition Compliance application for the above scheme.

If you require any further information please do not hesitate to contact us.

Yours faithfully


Nicola C Hadley

S.H.D.C. PLANNING DEPT. RECEIVED - 5 APR 1993 	
Attention of DPO  DDPO ES JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

DPO
S O U T H



**H O L L A N D
DISTRICT COUNCIL**

**PLANNING & BUILDING
CONTROL DEPARTMENT**

BRIAN SMITH
Dip TP MRTPI
Director of Planning and
Building Control Services

D G W Underwood Esq
14 Wygate Meadow
Spalding
Lincolnshire
PE11 1XZ

Your Contact: J Curnock

Our Ref: JC/SJS H16/0155/93

Your Ref:

Date: 16 April 1993

Dear Mr Underwood

Cycleway/Footway/Emergency Link

Thank you for your letter of the 16 April 1993.

The proposal will be considered by the Planning Committee on Tuesday 20 April 1992, and I enclose the Committee Report for your information. You will note the recommendation.

I feel satisfied that the matters you raise in your letter have been previously dealt with in correspondence to you or to your son. It appears that the matter is now approaching a conclusion.

With reference to your last paragraph, I think you are aware of the avenues open to you should you wish to continue with this claim.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
(Local Plans)

Enclosure

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

Copy - Mr. J. Curnock.

OBJECTION

LATE OBS: Offr. *DR* Date.. 19/4
Salient points highlighted *DR*

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Cllr. B. Alcock,
Chairman, Planning Committee,
81 Postland Road,
Crowland,
PE6 0JB.

S.H.D.C. PLANNING DEPT. RECEIVED 19 APR 1993 <i>DR</i>	
Attention of CPO LPO JC	<i>20/4/93</i> Judge YES/NO

16 April 1993

Dear Cllr. Alcock,

Planning Cttee Agenda/ Meeting 20/4/93 Pages 35,36 & 37
Application Ref: H16/0155/93

During the past few hours I have obtained a copy of the Council's Agenda for the meeting as mentioned above and must protest at this public document being published with inaccurate, misleading and biased statements. I acknowledge the Council's right to make recommendations, but surely these should be based on statements and information which is not open to misinterpretation. My observations are as follows:-

Planning Issues

2(a) As stated in recent correspondence to SHDC, no mention was made of the emergency link in the agenda for your meeting 22 June '92.

2(b) This statement is a play on words, the emergency link was neither mentioned in the local plan nor in the development brief for area. Many times I have brought this to the Council's attention and again state that reference to the emergency link was NOT made in the subsequent permission.

2.(c) I suggest that this statement is not qualified for Members appraisal.

3. There is a conflict of statements relating to Police support for the current proposal, which under the present plan will leave

an open dyke. Item 7 (page 37) however claims Police support for the dyke to be piped.

4. This statement is far from clear and misleading since it is the southern half of the dyke which is not in the hands of the developers.

Representations - Public

3. Rubbish - After a lengthy telephone discussion with PC Preece (Boston ALO) and a visit by Sgt. Tyrell and PC Preece to my home I was advised to object to the scheme and maintain the dyke at all costs. I was also advised of their policy to dissuade councils from introducing such footpaths and how the link crossing the dyke from Wygate Meadow was a very bad idea, opening up the Cul-de-sac to potential problems. Furthermore, our attention was drawn to Home Office recommendations, supported by the Chief Constable, which clearly mention that footpaths to the rear of residential properties are a bad idea. The statement attributed to the Police regarding increased security of residents is unqualified and vague, but if made in relation to increased lighting is erroneous and your Officers have been made fully aware of why this stance is erroneous. NB: On numerous occasions I have advised SHDC of these Home Office recommendations and not once, including the statements under this heading, has the Council acknowledged their awareness or taken the trouble to comment on this important and vital issue.

4. Surely this is a contradiction. Overall development strategy is the Local Plan and therefore mention should have been made of the cycleway network in the Local Plan and mention of the emergency link in the development brief.

7. Refer to comment on item 3 - Planning Issues.

8. Misleading Statement - Residents are still contesting this matter.

9. Misleading Statement - Residents are still contesting this matter.

10. Statement worded in biased manner. No mention of residents submissions relating to attacks on children and women using such routes, including cyclists. This appears to be the first public mention of alternative schemes.

11. I cannot agree with this entire statement, which is more interesting for what it does not state. There is a progressive and definite trend in the country towards better lighting. In essence this is created by the use of high quality 'Full Cut Off' lighting units, which direct light towards the ground, where it should be and not into the air, or onto adjacent property and into buildings. As I have already pointed out to the LCC, in my letter dated 20 October '92, their existing stock of lighting which appears to consist of a large, low pressure sodium (SOX) unit for main highways, a smaller 35 watt SOX unit for lesser roads and a decorative lanterns for conservation areas, which although conforming to BS 5489, fall short on current trends set by the ILE, BSI and CIE aimed at reducing glare and light spill. Current LCC Lighting Policy does not and cannot provide quality lighting for situations such as the proposed link.

I have this afternoon telephoned the ILE Technical Officer and also spoken with a friend who is currently writing lighting specifications for BSI, both have confirmed my position and views.

Most surprising to me is that during the course of a two hour meeting, in September '92, with your Principal Officer of Local Plans Mr. J. Curnock and after spending some considerable time talking about lighting, he agreed with me that LCC lighting policy was both outdated and inflexible and subsequently provided me with a copy of the policy document. Even more surprising, if not disturbing, is the fact that during the course of their visit to my home I had to remind PC Preece (Boston ALO) and Sgt. Tyrell of some fundamentals relating to lighting and crime. In addition, during the course of discussion with some local developers, it would appear that they also consider LCC lighting policy outdated and inflexible and would employ better, higher quality lighting if allowed by LCC.

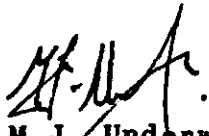
12. Statement made in a misleading and inaccurate manner. Why would or should the Police have any input regarding this matter. Do SHDC Officers not have any views - refer to 11. As a point of interest, during the course of a telephone conversation in October of last year, when Mr. Dutton of LCC was asked by me if he would like to be in a situation where effectively a lit highway runs back and front of his property, he stated that the County Authority would not allow residents to be inconvenienced in such a way and that steps could and would be taken to ameliorate the situation.

After meeting with Allison Homes they have claimed, verbally, to be happy to install any form of lighting that meets with

residents approval. Why is this not mentioned ? I'm sure by now this must be known by SHDC Officers - if not, why ?

In conclusion, I have to say that I am both appalled and shocked by the remarks attributed to the Lincolnshire Police Authority. These remarks and views are in total contrast to the conclusions arrived at during my meeting with them and also are in contrast to the views of other Police Authorities and councils up and down the country who, as a consequence of segregated footpaths/ cycleways being introduced, have seen some horrific crimes committed. Your agenda makes a recommendation for an on site meeting and therefore would suggest that the Chief Constable sends a senior representative to explain, substantiate and confirm, particularly to the residents, the alleged remarks reported in your agenda. I would also request that members read the many letters from this household regarding the proposed link.

Yours sincerely,


M.J. Underwood

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. J. Curnock,
Principal Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

16 April 1993

S.H.D.C. PLANNING DEPT. RECEIVED 16 APR 1993	
Attention of DPO JCM DORO RC JC ADP Approved by [Signature] Discussed with [Signature] Copy to [Signature]	File Nos. Acknowledge YES/NO by [Signature] date

Dear Mr. Curnock,

Cycleway/ Footway/ Emergency Link

I thank you for your letters dated 15 and 29 March '93, the former which lists the matters discussed at your meeting with residents on 10 March and the latter which answers some of the point arising.

With regard to your letter of 29 March, I feel justified in making the following observations:-

1). You imply that Condition 8 of the application H16/0709/87 is the authority for the emergency link. However, I must again emphasize that the most public of all the documents in respect of this scheme i.e. The Development Brief for the Woolram Wygate Area does not include any reference to an adopted highway/ emergency link. Therefore, I must refute your assertion that it is enshrined in this document. Previously, it has been said that this scheme is dyed in the wool, set in stone and now you mention the word enshrined, none of which has any legal application to this matter.

2. My comments are as per item 1.

3. To reply to this particular point, I must refer to the Planning Committee agenda for 22 June '92. This agenda mentions a footway/ cycleway, but makes no reference to an emergency link.

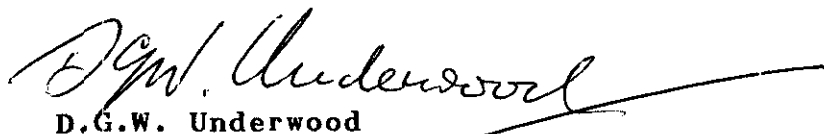
Furthermore, it is not at all clear that reference to the footpath/ cycleway relates to the section running behind Wygate Meadow, which is in effect outside the boundary of the residential development area for this application. In fact no mention is made of the route which indicates that a decision was required. In consequence, the matters discussed and advised to me in your letter 26 June '92 are not covered by the agenda.

4. I am not too sure in this respect what you are implying when you say that you are concerned with matters of detail rather than principal. I am advise by your Chief Executive, in his letter dated 19 February '93, that points raised by me would be considered at the next meeting held to discuss this scheme; how is this possible when you claim that the current application is only concerned with detail ?

With regard to your Condition Compliance, made on 22 June '92 which required the developer to ensure a satisfactory link on land within their control. I note from the application for the landscaping that the developer cannot prove that he has full control of the land and therefore has submitted a plan which has altered the original concept to infill the dyke. It is now of course a consideration whether an open dyke, in this situation, is safe and will prove to be satisfactory. Furthermore it is a valid question to ask if such a plan, if approved, will provide legal and adequate access to the Internal Drainage Board and to the other parties who have an interest in the dyke.

I am no expert of planning litigation nor indeed in the extreme a mess deck or barack room lawyer, but like most residents I am appalled at the lack of simple, plain language information which we should have received before and after the time that we took up residency in Wygate Meadow. This total disregard to provide us with information for something that was to happen within inches of our property indicates at least that there has been a total disregard for resident's right to know and a lack of a responsible attitude towards Duty of Care.

Yours sincerely,


D.G.W. Underwood

H16/155/93

S.H.D.C. PLANNING DEPT. RECEIVED 25 APR 1994	
Attention of DPO NRM DOPO BS <u>JC</u> ACP	File Nos.
Action by	Agreed YES/NO
Discuss with	by
Copy to. <u>DPBCS</u>	date

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Principal Officer, Local Plans,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XQ.

24 April 1994

Dear Mr. Curnock,

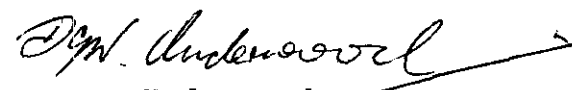
SHDC Correspondence File - Footway/Cycleway/Emergency Link

Further to my discussion with your Chief Executive during October last year, my visit to your offices on March 28 and my subsequent telephone conversations with Mr. Roberts and yourself I still await information concerning the letter retracting libellous statements.

The letter, dated 10 October 1993 and written by Mrs. Sewell of 4 Wygate Meadows, was received at your office on October 14 and at the date mentioned had not been filed.

I would suggest that continued absence of this letter from the file serves only to condone the liable contained therein. I would be glad if you will give this matter your immediate attention.

Yours sincerely,


D.G.W. Underwood

LATE OBS. OFF. <i>W. J. J.</i> Date <i>16/5/93</i> 30/4	
Salient points highlighted ☒	
☒ OR <i>5/5</i> <i>Subscribed</i>	
☒ YES/NO	
by <i>ST</i>	
date <i>30/4</i>	

Wiggle Meadow,
Spalding,
Lines PE11 1XL
28.4.93.

Dear Mr Curreck,

With reference to the
proposed cycleway/footway/emergency link
between the Primary school and Wiggle
Meadow.

It has come to our knowledge that
Mr Underwood from 14, Wiggle Meadow has
been in contact with you and others.
He claims to represent other residents
asides himself. He does not
represent anyone else, nor has he the
right to say he does. Mr Underwood
has not even spoken to us about
this matter.

My husband and I would like

to make it clear that we ~~any more~~
of the plans sent to us by
Mr Robinson. We would like to
see the dyke filled in as soon
as possible. We firmly believe
that it constitutes a health
risk to us and the school opposite.
We would like the plans
to be carried out as soon
as possible.

Yours Faithfully

Mrs. C. Sewell

File 155/93

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. J. Curnock,
Principal Planning Officer
Local Plans,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

28 April 1993

Dear Mr. Curnock

H16/0155/93 - Footway/ Cycleway/ Emergency Link

I understand that as a result of the Planning Committee meeting of April 20th, Council has determined that the matter be delegated to the Plans Sub-Committee, who in turn will conduct a site meeting.

I would appreciate being advised, in advance, of the date and time of the site meeting.

Yours sincerely,


D.G.W. Underwood

S.H.D.C. PLANNING DEPT. RECEIVED 28 APR 1993	
Approved by [initials] MAM [initials] CC [initials] ASP	File Nos.
Reviewed by	Acknowledge Yes/NO
Discussed with	by
Copy to	date

Mr D G Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAB
H16/0155/93

30 April 1993

Dear Mr Underwood

Footpath/Cycleway/Emergency Link.

A meeting of the Plans Sub-Committee will be held in Meeting Room One, Council Offices, Priory Road on 4 May 1993 at 4.00 pm at which members of the public are welcome to attend. Prior to that the Sub-Committee will inspect this site and others. There is no prescribed time for the visit to this site and the Sub-Committee will not entertain any representations from interested parties, in the interests of fairness.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

Mr Brian Smith

The Director of Planning and Building Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 4 MAY 1993	
Attention of	
DPO	11/11/93
DOFO	11/11/93
JC	11/11/93
4/5 sub-office	

30th April 1993

Re: H16/0155/93

Dear Mr Smith,

I have just been informed that Allison Homes (trading name Swallow Homes) have submitted planning application for a footpath and cycle way along side the Woolram Wygate school leading to the new Georgette Gardens development.

Being a new resident in Georgette Gardens, I am writing to hopefully support their application very strongly.

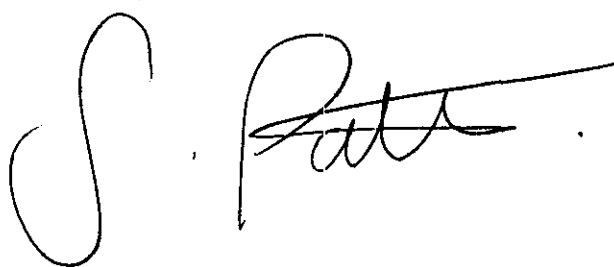
On a personal basis, with my boyfriend and I not having a car for transport, and myself a daily commuter to London, walking to and from the town of Spalding is a 25 minute journey. However taking a short cut along this grass / dog mess track, as it is at present cuts this time down considerably.

Mr Smith, I do feel that a path and cycle way would greatly benefit all residents, not just

on the Georgette Gardens development, but future residents in that area, and also make the area alongside the School considerably tidier and cleaner than at present.

I do hope this letter will be of help in supporting Allison Homes (trading name Swallow Homes) application.

Yours' hopefully,

A handwritten signature in black ink, appearing to read 'S. Pates'. The signature is fluid and cursive, with a large initial 'S' and a stylized 'Pates'.

Miss Sara Pates & Mr Ian Hales
6, Grevel Close (also Plot 29 Georgette Gardens)
Spalding

Lincs. PE11 1ED

Tel: 0775 762770

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. C. Simpkins,
Chief Executive,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

4 May 1993

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 4 MAY 1993	
Attention of	File No.
DPO NPM	
DORO BS	
JC ACP	
Action by	Knowledge YES/NO
Discussed with	by
Copied to	date

Dear Mr. Simpkins,

H16/0155/93 - Footway/ Cycleway/ Emergency Link

A remark in common use is that "Don't be surprised at anything that can happen today". Although unacceptable, it is an apt remark which reflects my feelings about the contents of Mr. Curnock's letter dated 30 April '93. To deny the opportunity for the public to speak and ask questions at an on site meeting arranged by the Council is, in my view, a gross affront to prescribed local government democracy. It is also, again in my view and in this instance an indictment of the Council's interpretation of much the vaunted Citizens Charter, which promotes the need for improved public consultation and service.

Late last week, I contacted one County and one Local authority and in general terms they told me that it is unusual for a Council not to allow the public to speak or ask questions at an on site meeting when that Council's own sponsored scheme is being discussed and particularly when public safety and environmental issues are to be considered.

Let me remind you that the scheme is an embryo of your own Local Plan, presented, published and detailed in your own Development Brief for the Woolram Wygate Area of Spalding, albeit that the brief is minus 'a limb', for there is no mention whatsoever of the emergency link.

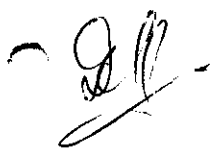
Now let us look at who are the interested parties. Firstly, The Developer - In view of the Council's poor research and attention

to detail over the past five years, the developer appears to be completely frustrated that a plan that has been in existence for so long has only recently being considered in terms of precise detail and implementation. Secondly, The Civic Society - What possible advantage would they have in reiterating their concern for potential users of this route? Thirdly, the remaining objectors - Surely they are observers, exercising and expressing their concerns and the right to know, on a need to know basis. Lastly, the Lincolnshire Police Authority - Would it be deemed an advantage if they reminded the Council of the Home Office recommendations: No, in analysis SHDC are the only interested party. I suggest that anyone reviewing the Council's past and intended actions relating to the scheme might be forgiven for believing that SHDC have adopted the role of Counsel, Judge and Jury.

Will you please advise as soon as possible by what authority the Council are empowered to exclude public participation at your on site meetings. Furthermore, I must ask you to consider postponing the on site meeting and the subsequent meeting, both planned for Tuesday 4 May '93, until I receive a reply to my letters dated 16 and 30 April '93 and or publish an updated agenda for Members consideration to include full and comprehensive facts.

Yours sincerely,

D.G.W. Underwood



Director of Highways & Planning
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln

Mr J Curnock

JC/LAB
H16/0155/93

6 May 1993

F.A.O. Mr C Briggs.

Dear Sir

Footpath/Cycleway/Emergency Link, Woolram Wygate, Spalding.

To enable this matter to be brought to a speedy resolution I would be grateful if you could supply me with the following information.

- 1 The reason for the provision of this link and does that reason still apply?
- 2 To what specification will it be constructed and will it be maintainable by Lincolnshire County Council?
- 3 Can the lighting columns be located on the southern side of the link?

Yours faithfully



J Curnock
Principal Planning Officer
Local Plans

Constable E Ashley
Architectural Liaison Officer
Police Headquarters
PO Box 999
Lincoln
LN5 7PH

J Curnock

JC/SJS H16/0155/93

6 May 1993

Dear Sir

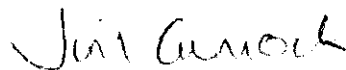
Cycleway/Footpath/Emergency Access - Woolram Wygate, Spalding

Unfortunately consideration of this proposal by the Planning Committee is becoming rather drawn out.

You kindly sent me your observation on 6 October last and I wonder, in view of the length of time that has lapsed, if you have any further observations you may wish to make.

In particular, residents disagree over whether or not the dyke should be filled in and whether bollard lighting would be more appropriate.

Yours faithfully



J Curnock
Principal Planning Officer
(Local Plan)

Note of Telephone conversation with Stan Pywell
Welland and Deepings IDB 6th May 1993
File H16/155/93

- Not a Board maintained drain or owned by them
- None of the development or highways uses this drain but go elsewhere $\therefore$ is not required for this purpose.
- Functions as a land drain only.
- WDIDB suggest piping is required just in case any old land drains go into it — will prevent any waterlogging in back gardens.
- Provided it is properly piped WDIDB can see no need for any future maintenance (and it wouldn't be their responsibility) and can't see any objection to fencing or planting.

VC

Note of telephone conversation with S. Robinson - Swallow Homes 6th May 1993
File H16/155/93

- Mr Robinson will provide details of owners of dyke
- Mr Robinson stated that conveyance plans showed red edge stopping at brink of dyke and only that area was conveyed to householders. Any other legal interests that Broadgate had in the dyke was conveyed to these properties.
- Swallow Homes are prepared to pay for piping, filling and planting but NOT for any fence realignments.

Note of telephone conversation with H. Price - Broadgate Builders 6th May 1993.

- Broadgate Builders conveyed land edged red ^{to brink of dyke} to property owners plus any rights that Broadgate Builders may have had over dyke. From the deeds in Broadgate's possession they cannot prove ownership or interest in any part of the dyke but wanted to relinquish any liability that they may have had.
- Return call from H. Price who had now looked at conveyance documents. The land up to the brink of the dyke is conveyed "together with such right, title and interest (if any) of the vendor in the dyke adjoining the northern boundary of the property"

PTD

- Mr S Robinson called in. Properties affected are:

Mr & Mrs N Rayner
53 Woodham Wygate

Mr & Mrs Underwood
14 Wygate Meadows

Mr & Mrs Sewell
4 Wygate Meadows

- Mr & Mrs Hayward
6 Wygate Meadows

The reason why lights are on north side of link is because of danger of shipping. There is no problem of relocating lights if dyke is piped. Mr Robinson thought he could provide back plates to reduce impact on rear gardens.



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Your ref: JC/LAB H16/0155/93
My ref: CB/Dev2

Director: J. Emmerson

Director of Planning and
Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

12 May 1993

Dear Sir

LINK FOOTWAY, WOOLRAM WYGATE, SPALDING BY ALLISON HOMES

I refer to your letter of 6 May 1993.

I am aware of the comments of certain residents on the Wygate Meadows Estate who are opposed to this footway link. However this link is fundamental to the development of the Wygate Park Estate and I confirm that it is essential that the link is constructed.

You will be aware that until the new distributor road is linked through to Monks House Lane the Wygate Park Estate is a large cul de sac. The footway/emergency link alongside the school is, therefore essential in terms of safety to allow alternative access for emergency vehicles.

Notwithstanding this, it also provides a safe link for children on the estate to gain access to the school via the footway and cycleway network promoted by yourselves. This has been supported by the Police Safety Officer.

The dimensions of the footway/cycleway is the standard 3 m width to allow joint use and its construction is to the normal standards for public footways (see enclosed). With regard to the lighting I have no objection to all the street lighting columns being located on the south side of the footway.

As you are aware this footway was stipulated before the adjoining dwellings were built and occupied and it would seem that the builder of these dwellings did not inform their purchasers of the proposed development including the footway.

Yours faithfully

Director of Highways and Planning

9169.d31

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 MAY 1993	
Attention of ☒ DFO NRM ☒ DOPO BS ☒ JC ACP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

3.9 CYCLEWAYS, EMERGENCY LINKS AND FOOTPATHS

The County Council has a policy to "... recognise the special needs of cyclists when sharing road space with other road users ...". In pursuance of this policy the County Council believes that where appropriate, cyclists should be segregated from vehicular traffic. Clearly, the ideal opportunity to consider such measures is during the design stage of new development, particularly in the provision of joint use footpaths/cycleways which can provide alternative traffic free routes for cyclists. These facilities can be especially useful where they lead to schools, shops, etc., or where they form 'emergency' links between culs-de-sac. Generally, combined footpaths/cycleways will be the preferred layout unless developers can show circumstances where they would be inappropriate.

As distinct from **footways** which are generally constructed alongside carriageways, **footpaths** are generally separate from carriageways, providing links along pedestrian routes between centres of activity, for example schools, residential areas etc.

Although footpaths are generally more appropriate for joint cycle/pedestrian use, developers are asked to consider whether certain footways adjoining main roads might also be constructed for shared use. Detailed advice should be sought in appropriate cases.

A Technical Paper giving details of signing, marking and layout of cycleways (joint use footpaths and footways) is available from the County Council on request. Briefly, the outline standards for footpaths and cycleways are as follows:—

- (a) A footpath/cycleway forming a link on a pedestrian route will be acceptable for adoption. It will have a constructed width of 3 metres with 3.5 metres overall between fence lines. The footpath/cycleway will be divided by a continuous 150mm white line, allowing 1.8 metres for cycles and 1.2 metres for pedestrians. The cycle lane will generally be surfaced with a red slurry seal. Positive drainage may be required.
- (b) Where a footpath only is considered appropriate, developers will be required to show the reasons for departure from the preferred standard. A footpath only will have a constructed width of 1.8 metres with 2 metres overall between fence lines. Positive drainage may be required.
- (c) Where a footpath/cycleway is required as an 'emergency' link it should have a constructed width of 3 metres with 3.5 metres between fence lines and conform to the standards for footpaths/cycleways described in (a) above. Positive drainage may be required.

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. B. Smith,
District Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 1XZ.

13 May 1993

Dear Mr. Smith,

Footway/ Cycleway/ Emergency Link - H16/0155/93

Further to the meetings of the Planning Sub-Committee, held during the afternoon of 4 May, I note that the Committee's decision was to refer this matter back to Officers for further investigation.

Will you please advise me of your intended deliberation and programme of public consultation.

Yours sincerely,

D.G.W. Underwood
D.G.W. Underwood

S.H.D.C. PLANNING DEPT. RECEIVED 14 MAY 1993	
Attention of ☒ DPO ☐ PS ☐ ACP	File Nos.
Approved by <i>B.G.</i> Discussed with Checked by	Acknowledge YES/NO by date



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN. LN5 7PH
Telex: 56269
Fax: (0522) 558229
Telephone: (0522) 532222
Ext. No. 8116
Officer Dealing:
Constable E. ASHLEY

Your Ref:

Our Ref: EA/SH/CAD

21st May, 1993.

Mr. J. CURNOCK,
Planning & Building Control
Department,
South Holland District Council,
Priory Road,
SPALDING,
PE11 2XE

155/93

Dear Mr. Curnock,

Thank you for your letter dated the 6th May, 1993, concerning the cycle path / emergency vehicle access to the rear of Wygate Meadows, Spalding.

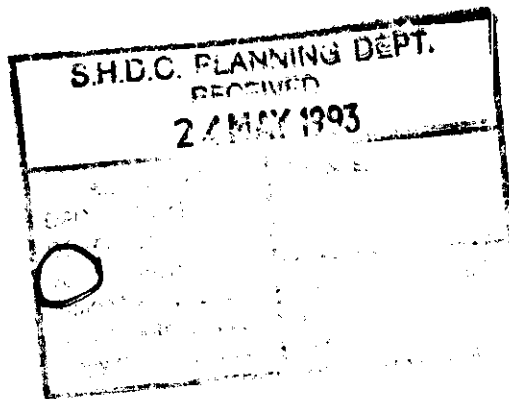
I have to report that my views for providing a safe route for school pupils and the general public remain the same as stated in my report dated 6th October, 1992.

Yours faithfully,

E. Ashley

E. ASHLEY
Architectural Liaison Officer

S.H.D.C. PLANNING DEPT.	
RECEIVED	
26 MAY 1993	
Admission of DPO MEM DPO BS IC ADP	File Nos.
Action by	Acknowledge YES/NO
Discuss with	by
Approved	date



53 Woolram Wygate
SPALDING
Lincs
PE11 1PB

21st May 1993

B. Smith Esq
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sir

RE: PLANNING APPLICATION NO H16/0155/93
LANDSCAPING TO EMERGENCY LINK/FOOTWAY,
LAND WEST OF WOOLRAM WYGATE

As it is now sometime since any last correspondence has been made on the above application I would like to take the opportunity of suggesting an alternative scheme for the strip of land in question that will benefit all parties concerned.

I believe it would be far simpler for Swallow Homes to pipe and fill the dyke and then convey the area of land from Woolram Wygate to the boundary of the footpath link into Wygate Meadows to Spalding County Primary School.

This would benefit all the residents who are objecting to the footway as it would no longer be there, Swallow Homes will benefit in that they will not have to pay for the footpath, cycleway and associated landscaping, and the Planning Department will benefit from finally being able to satisfy all parties concerned and not have to continue to enter in expensive and time consuming negotiations over what should in theory have been a straightforward planning application.

The existing residents of Georgette Gardens and all the future residents on Wygate Park behind the School and the Wygate Meadows site can still get access to Woolram Wygate through the footpath link into Wygate Meadows and most importantly no school children will have to cross any roads to get to the school.

The only other situation that then needs to be considered is the actual requirement for a so-called emergency link.

Continued/.....

However, I cannot see why such a link is required when at the junction of Woolram Wygate and the new distributor road there is a verge on either side of all roads of at least 20 feet.

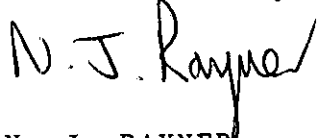
Therefore if there is an accident or blockage at the junction of Woolram Wygate or on the distributor road any emergency vehicles can easily pass by using the grass verge to be adopted by the highways department.

Finally the fact that you are asking for an emergency link to be available until such time as the distributor road is linked through to Bourne Road surely suggests that you are allowing too many houses to be constructed on this part of Wygate Park.

I am myself a Governor of Spalding County Primary School and I would be more than happy to discuss this proposition with the School should you wish to pursue the idea any further.

I look forward to your comments in due course.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'N. J. Rayner', with a stylized flourish at the end.

N. J. RAYNER
FINANCIAL DIRECTOR

Mr J Curnock

JC/LAB
H16/0155/93

26 May 1993

Dear Resident

Planning Application H16/0155/93 - Footpath/Cycleway/
Emergency Link Between Wygate Meadows and The Primary School.

As you may be aware the District Council is considering the details of this proposal which has given rise to some local feeling. For the avoidance of doubt it should be made clear that this proposal was first granted planning permission in 1987 and it was a specific requirement to enable the development now taking place in Woolram Wygate to proceed. The application now being considered is a condition compliance application relating to landscaping only and an objection to the concept is not a valid objection to be considered by the Council.

Most of the representations received so far from residents relate to the content of the landscaping scheme, the proposed street lighting of the footway/cycleway and the piping and filling of the dyke. Recommendations made by the Police to this Council conclude that the type of landscaping and lighting is important in ensuring public safety and that the dyke should be piped and filled and that the use of this footway/cycleway, particularly by school children, is preferable and less dangerous than using alternative routes.

It is therefore proposed by the Director of Planning and Building Control Services to recommend to the Planning Committee that in accordance with advice from the Police they agree to a scheme in which the dyke would be piped, filled and landscaped with 'thorny' shrubs. Street lighting may be able

to be placed on the southern (Wygate Meadows) side of the footpath if the nearest residents so wish. What is recommended is shown on the enclosed plan.

If you wish to make any comments, please write to:-

Brian Smith
Planning and Building Control Services
FREEPOST PE15
Council Offices
Priory Road
Spalding
Lincs
PE11 2BR

(No postage stamp is necessary)

to arrive no later than 11 June 1993.

Yours faithfully



J Curnock
Principal Planning Officer
Local Plans

Enc

- 2c.

S.H.D.C. PLANNING DEPT. RECEIVED - 1 JUN 1993	
Attention of DPO NRM DPO BS <u>JC</u> ACP	File Nos.
Action by	Completed YES NO
Discuss with	By <u>16</u>
Copy to	Date

Mrs P.M Hardy
11, Wygate Meadow
Woodram Wygate
Spalding
27/5/93.

OBJECTION

Dear Mr. Smith

I have today
received a copy of the letter re Planning
Application H16/0155/93 - Footpath/Cycleway/
Emergency Link Between Wygate Meadows
(sic) & The Primary School. I have two
points to make :-

Firstly with regards to the name of
the road "Wygate Meadows". When I moved
here in March 1993 I went to a lot of
trouble to find the correct name for

The road — MEADOW OR MEADOWS.

BOTH Broadgate Builders + SHDC advised me the correct name is MEADOW — even though the road sign says MEADOWS. May I suggest that your office should use the name it has confirmed to me should be correct + that the sign on the road should ~~be~~ replaced as soon as possible to avoid further confusion.

Secondly — the footpath. I'm not very much in favour of the proposed join/link between it and Wygate Meadow by the pedestrian link which now stops short at the dyke because people are bound to come through Wygate Meadow as a shortcut to Pennygate + Spalding Town Centre thus increasing non residents using Wygate Meadow. The planned 'thorny shrubs' whilst protecting the householders whose

back gardens adjoin the footpath
might also (once grown) provide
a convenient hiding place for someone
on a dark night. It won't be a
very safe path for women & children.

Yours sincerely

Patricia Hardy.

S.H.D.C. PLANNING DEPT. RECEIVED - 3 JUN 1993	
Attn: Mr. Smith	File No.
GPO PRO (C)	NRM BS ACP
YES/NO	YES/NO
5/6	3/6

15/93

14, Wygate Meadows,
Spalding,
Lincs.

28.5.93

Dear Mr Smith,

I am fully in My husband and
favour of your
plans for Footpath / Cycleway between
Wygate Meadows, and the Primary
School, as received through
the door 27.5.93.

We are responsible for
a part of the dyke and would
be very grateful to see what
you have planned become a
reality. We believe it to be
an absolute mess and a
health risk at present.

A certain resident Mr
Underwood of Wygate Meadows

has made complaints about the
scheme of a very unpleasant
nature, in the past. He
was claiming to represent other
residents. He, in no way,
represents anyone but himself
and his household. It is quite
obvious that his interests
are of a purely self-interest
nature. He is not interested
in his surrounding community.
In fact, I think he would
prefer it if no-one lived
near him.

Please can we know when
this scheme will go ahead?

8 WYGATE MEADOW

WOOLRAM WYGATE

SPALDING

RE PLANNING APPLICATION

LINCS

H16/0155/93

PELHINZ.

Footpath / Cycleway, Emergency, Link
Between Wygate Meadow & The Primary
School.

Dear Sirs.

Thankyou for your communi-
cations dated 26th May Re the
above proposal.

We have no objections to these
proposals, providing adequate strong
sheds replace the existing dyke.

We are also agreeable to the
street lighting if it were to be placed
near to the back of our property.

Yours. Sincerely.

Mrs J.L. Brighton

8 - vi - 93

Dear Mr. Curnock.

Planning Application H16/0155/93.

Thank you for your letter and details of the
Footway / Cycleway / Emergency link, of 26 May.

My wife and I are wholly in favour of the
plan as proposed, and would hope that the scheme can be
completed as quickly as possible.

Yours sincerely.

Peter Kite

Kate Kite.

S.H.D.C. PLANNING DEPT. RECEIVED 11 JUN 1993	
Attention of CPC NRM CDD BS <u>IC</u> ACP	File Nos.
Author by	Reviewed by
Checked with	By
Copy to	Date 11/6

Copy.

14 Wygate Meadow,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. Neville Ovens,
Chief Constable,
Lincolnshire Police,
PO BOX 999,
Lincoln,
LN5 7PH.

2 June 1993

Dear Mr. Ovens,

Proposed Footway/ Cycleway/ Emergency Link Between Wygate Meadow
and Spalding Primary School.

During the past twelve months I have discussed and exchanged
correspondence with both South Holland District Council and the
Highways Department of Lincolnshire County Council regarding the
above scheme.

The scheme involves provision for a route from Woolram Wygate,
running parallel to the school grounds and rear gardens of Wygate
Meadow with a connecting link to the cul-de-sac of Wygate Meadow.
Currently this area comprises of a farmers disused track and a
dyke, which lies behind and within inches of the boundary fences
of the rear gardens.

It occurred to me that I should seek guidance from your
Architectural Liaison Officer and in the first instance my son
talked for about 30 minutes with PC Preece at Boston, who advised
that while he knew of the connecting link into Wygate Meadow, he
was not familiar with the proposed footway. His initial comment
and for obvious reasons was that residents should resist the
filling of the dyke at all costs. PC Preece then talked about the
merits of 'Secured By Design' and arranged to send me a copy.
Shortly afterwards, by arrangement, PC Preece and Sgt. Tyrell
visited my home to discuss this matter in detail with me and my
family and also to take the opportunity to inspect the site.

Our discussions mainly centred on the connecting link, the

proposed footpath, the dyke and suitable lighting for the footway. It was generally agreed that it was a bad idea to open up the cul-de-sac with a connecting link, since progressively with increased housing, ultimately reaching 1000 in number, Wygate Meadow would become a short cut and 'rat run' to Woolram Wygate, negating controllable surveillance in any anticipated future Neighbourhood Watch scheme. It was also agreed the connecting link would also attract loitering and adjacent landscaping would become a "Dog Toilet". With regard to the footpath, I expressed concern at the ever increasing assaults on users of this type of segregated route and the security of adjacent properties. Again, it was stated by your Officers that an open dyke would provide increased security to homes, effectively doubling the height of the 1.8 metre fence. Lighting is always a controversial subject, initially it would appear that there was a conflict of views between the Boston and Nettleham ALO. From the outset and in the event that the scheme would proceed many residents have objected to lighting being mounted on 5 metre columns, which would effectively illuminate rear gardens. Alternatives were suggested but due to the limited scope of LCC Lighting Policy it would appear that these are not deemed acceptable. PC Preece and Sgt. Tyrell did agree with me that bollard lighting would be less obtrusive and no more subject to vandalism than any other form of lighting.

Based upon the opinions and views expressed by your officers, I informed SHDC and LCC of our meeting. This action appears to have highlighted differing points of view between Nettleham and Boston and promoted meetings and correspondence among the authorities concerned which in the event has led to an apparent closing of ranks behind the project initiated by the County and Local Council.

As no further communication was received from your Officers by me I was shocked to learn from both Council Authorities that your Officers had denied making the statements reported by me. I believe it not unreasonable to suggest that if your Officers had considered that there were some misunderstandings then they should have referred back to me. However, my family and myself wish to confirm and if necessary affirm that the statements made during the discussion and in the letter dated 20 October '92 are a correct version of the statements made.

In digesting the 'Secured By Design' publication, passed to me by your Officers, I have to say that its message and intent is commonsense, especially in view of crime related incidents on segregated footpaths. But for some reason, which is not clear, neither your Officers nor the Authorities concerned wish to take

the concept on board. Moreover, despite constant reminders to SHDC of the potential dangers of the segregated footpath and recommendations made to us by your Officers, supported by the Home Office recommendations, there now appears to be a concerted effort to play-down the horrendous incidents which are currently occurring in similar situations in many parts of the country.

Because of statements made in a recent Council report to Members of the Planning Committee, I had cause to complain about the reported Police statements and recommendations which left me and other residents in some doubt just what was being said. A few days ago the residents of Wygate Meadow and perhaps those in the adjacent area, received a communication from SHDC which invites comment on another revised version of the landscaping application for the above scheme. With a statement of sheer arrogance the Council clearly indicates that they will not consider or allow any comments to influence the scheme for the footpath which was granted permission in June '92. This decision was made without any prior consultation with the residents in occupation nor as I understand with your Police Authority. The content of the letter has error, lacks proper qualifications of your Officers recommendations and additionally tends to mislead, not quite so much by what is said, but what is not said. I believe your Officers are already aware that their recommendations have legal complications since currently no one person or organization has singular and full control of the dyke area east of the connecting link.

I note that the "Secured by Design" and Home Office recommendations are supported by Lincolnshire Police, confirmed by the visit of your two Officers and therefore I do not understand why there has been a change of heart and application of policy in respect of this project.

In view of the now prolonged deliberations relating to this scheme, which is causing distress and concern to many residents, would you please, as a matter of urgency, review clarify and confirm events leading to the current perplexing situation.

Yours sincerely,

D.G.W. Underwood

Mr. B. Smith

Planning and Building Control Services

South Holland District Council

Council offices

Priny Road

Spalding

S.H.D.C. PLANNING DEPT.	
RECEIVED	
14 JUN 1993	
APPROVAL OF	REVISIONS
1.000	1.000
2.000	2.000
3.000	3.000
4.000	4.000
5.000	5.000
6.000	6.000
7.000	7.000
8.000	8.000
9.000	9.000
10.000	10.000

8.6.93.

Dear Sir

Re: Planning Application H16/0155/93 - Footpath / Cycleway /
Emergency link between Wygate Meadows and Primrose
School.

I refer to Mr Cornock's letter of 26th May concerning the above.

All of the comments made in my letter of 23rd March still stand, particularly so since no reply has been forthcoming to the questions raised. Whilst some of these were cursorily addressed in the subsequent report to Planning Committee a number of questions concerning procedural matters are outstanding.

Indeed, I am increasingly concerned by the way in which this whole issue is being progressed by South Holland District Council. Given that, apparently, the footpath / cycleway / emergency link

was a requirement initially granted outline permission in 1987 and "was subsequently included and endorsed in the development brief and re-iterated in subsequent permissions" [Report to Planning Committee (April)] perhaps you would be courteous enough to advise me as to the following:-

(i) Planning permission for Broadgate's development of Wygate Meadow was considered and approved considerably later than 1987. Were Broadgate made fully aware of the proposals for the existing ditch and track when their planning permission was approved?

(ii) If Broadgate Builders were fully aware of the proposals

(a) why do they not appear on any of the layout plans for the site?

(b) why was Broadgate conveying their interest in the dyke to purchasers as late as May 1992?

(iii) Why, in any event, did South Holland D.C. grant planning permission for a site which was so obviously contrary to the principles of Secured by Design in that

(a) it created a segregated pathway by designing rear gardens to adjoin it

- (b) by locating rear gardens to this effect the security and quiet enjoyment of residents was ultimately to be put at risk.

Surely, any considered planning decision, which gave proper recognition to Security by Design advice, would have required a re-design of the site to avoid such a position. It is certainly an issue that, for instance, the local authority for which I work would take steps to avoid.

- (iv) Since South Holland D.C. were obviously aware of the proposals for the existing track and dyke why were purchasers not advised during the local search that part of the land being conveyed to them in their contract was already subject to outline planning permission for a footpath / cycleway / emergency link which was invariably required as part of the development brief?
- (v) How does S.H.D.C. reconcile the proposals in Mr Curnock's letter of 26th May with the fact that the planning applicant does not in fact have full ownership and control of the site in question, the interest in at least four tranches

of the dyke to my knowledge having already been conveyed to individual residents of Wygate Meadow?

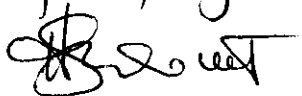
Finally I would re-iterate my concern in respect of the proposals as follows:-

- (a) The proposals pose a threat to the security of my property by infill of the existing dyke.
- (b) The proposals affect the quiet enjoyment and amenity of my property by bathing the rear garden with street lighting
- (c) It does not make sense to create a public footpath which incorporates all of the known highest risk factors to users in its design. Spalding may still enjoy a safer existence than its urban neighbours but rural crime rates are escalating.
- (d) The rear garden to my property comprises heavy clay with waterlogged subsoil patches. I am currently double digging and breaking the soil to improve drainage, change the soil structure and deal with prolific growth of reeds. This problem

exists despite the nearby natural drainage to the dyke. I am a Fenlander by birth with a full appreciation of the dyke network's importance to our region. Infill of the dyke can only worsen drainage conditions.

Perhaps your would on this occasion be good enough to respond to me fully and in writing on the matters raised at (i) to (v) above and those outstanding procedural enquiries raised in my letter of 26th May regarding the planning permission granted to Allion Homes in June 1992.

Yours faithfully.



H. J. I. VIOLETT (ms)

12 WYGATE MEADOW

SPALDING

Lincs PE11 1X2.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
11 JUN 1993	
Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	by
Discuss with	date
Copy to	

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. B. Smith
Planning and Building Control Services,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2BR.

10 June 1993

Dear Mr. Smith,

Planning Application H16/0155/93 - Footpath/ Cycleway/ Emergency Link Between Wygate Meadows and Spalding Primary School.

I refer to the letter dated 26 May 1993, which apparently has originated from the Council Offices.

As the format of this letter is not presented on official headed paper, nor incidentally does it mention South Holland District Council, I wonder if those residents who have previously not been advised by the Council of this planning application will understand this belated attempt at public consultation.

Once again as with this letter I have cause to complain about the Council's presentation of information. Those sentiments are expressed in my letter to the Chief Constable of Lincolnshire Police (copy enclosed), when I state that the content of the letter has error, lacks proper qualification and tends to mislead, not quite so much by what is said, but rather more by what is not said. Despite the letter's statement that the application now being considered is a Condition Compliance relating to landscaping only and an objection to the concept is not a valid objection to be considered by the Council, I call into question the validity and your right to ignore any submission or discussion which relates to public safety. Since so little research was carried out between 1987 when outline planning permission was granted and June 1992 when final planning permission was granted with conditions, I must ask if proper consideration was given to public safety and the effect of the link on planned adjacent properties. There should be no need to remind the Council that since 1987 crime related incidents involving footways/ cycleways and particularly during daylight hours have increased enormously.

Notwithstanding the statement in your letter, I feel justified once again in objecting to the scheme for the Footpath/ cycleway/ emergency link and I also consider it relevant to ask the following questions:-

1. Local Plan and Development Brief

Why is there no mention of the Emergency Link in either the Development Brief for the Woolram Wygate Area or the proposed cycleway network in the local plan if it is considered a specific requirement to enable the development in the Woolram Wygate area to proceed ?

2. Land Charge Search

As the link constitutes an adopted highway, why was not this information declared in my land charge search.

3. Public Consultation

Why was not this plan openly advertised and in particular before the council made its decision in June '92 ? Why, despite a request in my letter dated 2 June '92, did the Council not invite residents in occupation to comment on the scheme ? The reason stated in your letter dated 29 March '93 that there was no requirement to do so prior to July '92 debases your own recently published interpretation of local democracy and has proved to be highly convenient since there were only a number of weeks involved.

4. Research

Since it has been claimed that the link is an inherent part of the design policy for the area: Why did you not determine long before the decision date whether or not the developer had full control of the land ? I understand that no certificate B was submitted.

Did you research the opinions of Spalding Primary School Principal/ Governors ? Why did you not seek Police Authority opinions before reaching your decision in June '92 and not until after my reported discussions with Police detailed in my letter dated 20 October '92 ? On numerous occasions, in discussion and correspondence, I have brought to your attention the Secured By Design concept and the Home Office recommendations and not once have you deemed it necessary to either acknowledge or enter into discussion about its implications. Why not? Did SHDC not consider it prudent to determine the views of Police and Public

Authorities in areas of the country where such routes already exist ?

5. Planning Application/s

I note from the decision reached 22 June 1992 and the subsequent supporting documents raised that the original plan for the link, involving piping and filling of the dyke, was rejected on the grounds that since the applicant was not in full control of the site revised details be submitted to ensure a satisfactory link on land within the applicants control. Now it appears that the revised plan has also been rejected by SHDC, which has led to a reintroduction of the original concept despite the applicant still not being in full control of the land. Why I hasten to ask has the Council's Administration allowed itself to get into this complex situation ? Taking these matters into consideration and the apparent lack of research, consultation and presentation of relevant facts to Members prior to the decision made on 22 June, are the decisions valid ?

With regard to your invitation to comment on the proposed landscaping I advise accordingly:-

Lighting.

I still consider the use of 5 metre high lighting columns to be a pernicious eyesore when viewed from rear gardens. I note that during the discussion arising from the meeting of the Planning Sub-Committee on 4 May '93 that the Council now supports my view that LCC lighting policy allows little scope to provide suitable effective modern lighting. Despite the LCC stance, I note the recent introduction of highway lighting in the district which does not conform to this stated policy.

Dyke.

In comparing the plan and the cross section detail of your submission I note that the plan indicates an open dyke area to the east of the connecting link into Wygate Meadows while the cross section drawing and written statement implies that the dyke be filled along its entire length. Notwithstanding the problem of full control, will you please clarify.

Play Area.

In view of my past comments and the known risks to young children using and playing in areas adjacent to segregated footpaths: Is the designated site suitable ?

I would assume that the highly dangerous 11kV power line to the rear of plot 16 in Wygate Meadows is to be grounded or re-routed.

Shrubbery.

Will the proposed barrier run the entire length of the link and will mature plants, of the depicted heights, be used ?

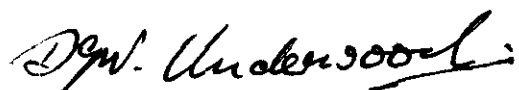
Link Between Wygate Meadows and Proposed Route.

I object to the entire concept of establishing a link, running between plots 15 & 16 of Wygate Meadows, which in effect would open up the cul-de-sac to large numbers of pedestrians from adjacent areas. This proposal contradicts many recommendations made by both the Police and Home Office on estate design. Furthermore, if this section of the link is established it will negate controllable surveillance in any anticipated Neighbourhood Watch scheme.

Resulting from your invitation for comment on these latest proposals I emphasize the need that any future report to members should portray a balance of the essential facts. This clearly was not, in my opinion, what has happened in the past and in particular during the meeting of the Planning Sub-Committee of 4 May when, among a number of examples, an attempt was made to offset pertinent and qualified objections of some residents with a letter from a resident of Gravel Close which in a nut shell said "Me and my Boyfriend think that the planned footpath is a good idea and a useful short cut."

In conclusion, I trust that you will acknowledge this letter and in due course answer the points raised and at the same time advise me of the next step in the Council's deliberation.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D.G.W. Underwood'. The signature is fluid and cursive, with a long horizontal stroke at the end.

D.G.W. Underwood

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAB
H16/0188/98

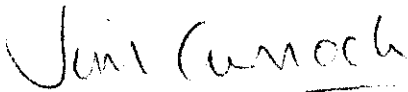
11 June 1993

Dear Mr Underwood

Footpath/Cycleway/Emergency Link.

Thank you for your letter of 10 June 1993. All being well the responses to the consultation exercise will be reported to Planning Committee on 13 July 1993. I will let you know if this is not the case.

Yours sincerely



J Curnock
Principal Planning Officer
Local Plans

53 Woolram Wygate
SPALDING
Lincs
PE11 1PB

B. Smith Esq
Planning & Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

16th June 1993

Dear Sir

RE: PLANNING APPLICATION NO H16/0155/93
LANDSCAPING TO EMERGENCY LINK/FOOTWAY, LAND WEST OF
WOOLRAM WYGATE

I am somewhat surprised to note that I have not received a reply or even an acknowledgement to my letter dated the 21st May 1993, copy enclosed.

As the proposal is the most obvious and practical way to resolve the problems over this application and is the most beneficial solution for all parties concerned, including the local tax payers I would be grateful to see that some consideration was being given to my proposal.

Yours sincerely

N. J. Rayner
N. J. RAYNER

h.

S.H.D.C. PLANNING DEPT. RECEIVED 17 JUN 1993	
Attention of DPC NRM JC/PO BS JC ACP	File Nos. <i>8</i>
Author by Discussed with Copy to	ACKNOWLEDGED YES NO by <i>17/6</i> date

N J Rayner
53 Woolram Wygate
Spalding
Lincolnshire
PE11 1PB

J Curnock

JC/SJS, H16/0155/93

17 June 1993

Dear Mr Rayner

Landscaping to emergency/link/footway - Land west: Woolram Wygate

Thank you for your letter of the 16 June 1993. I apologise for not acknowledging receipt of your earlier letter.

The consultation letter which I have circulated to all residents on the state gives the Council's view on this matter. A number of respondents to my letter have voiced their concern over the existence of the link between Wygate Meadow and the footpath/cycleway and an intensification of its use seems likely to arouse significant local opposition.

The proposal, as it exists, has the benefit of full planning permission and the Planning Committee is only concerned with the landscaping details.

Thank you for your interest.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
(Local Plan)

Ms H J I Violet
12 Wygate Meadow
Spalding
Lincs
PE11 1XZ

Mr J Curnock

JC/LAB
H16/0133/93

18 June 1993

Dear Ms Violet

Footpath/Cycleway/Emergency Link.

Thank you for your letter of 8 June 1993.

I am satisfied that all the procedures in respect of this planning proposal have been carried out satisfactorily. The footpath/cycleway/emergency link is a long standing requirement of which Broadgate Builders, I am sure, were aware but of course I cannot respond to your questions on their behalf.

On the question of drainage please be assured that advice has been taken from the Drainage Board although this is not their drain.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
Local Plans

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Chairman,
Plans Sub-Committee,
South Holland District Council,
Meeting 5/7/1993.

5/7/1993

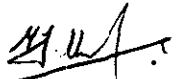
*True on
file*

Statement

Application H16/0155/93

In respect of the addendum on the above I wish to make the following remarks:-

1. Swallow Homes have not been in contact with this household, nor to my knowledge one other party (Plot 8) who holds an interest in the dyke to the rear of Wygate Meadows for a number of months.
2. To my knowledge it has yet to be proved that Swallow Homes have title to land in which an interest was conveyed to residents on plots 7, 8 and 12 - Again, where is certificate 'B'.
3. If any attempt is made to fill the section of the dyke behind plot 14, in which the householder has an interest and possibly owns, without the expressed permission of the householder legal action may result and steps taken against the parties involved, including SHDC.
4. Again it has to be pointed out that there appears to be a number of discrepancies in the agenda, made known to the Chairman of the Planning Committee some time ago. If a decision is based upon the writings of the agenda dated 24/2/93 without any attempt to resolve these apparent discrepancies, action may be taken.


M.J. Underwood
on behalf of the householder,
D.G.W. Underwood.

Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

J Curnock

JC/SJS
H16/0155/93
233 21 2 NCH AKD

8 July 1993

Dear Sir

Associated landscape to emergency link/footway/cycleway between the
site and Woolram Wygate, Spalding

This proposal was considered by the Planning Sub-Committee on the 5 July 1993, where it was resolved that the Director of Planning and Building Control Services be authorised to issue permission to a revised scheme which incorporates the piping and filling of the dyke and other features described in the report. A copy of that report is enclosed for your information.

Additionally, I would be grateful if you could realign the link further away from the north and western boundary of the corner property of Wygate Meadows.

Yours faithfully

J Curnock

J Curnock
Principal Planning Officer
(Local Plans)

Enclosure

NRM

S.H.D.C. PLANNING DEPT. RECEIVED 13 JUL 1994	
Attention of DPO NRM DORO BS JC AGR Action by Discuss with Copy to	File Nos. Acknowledged YES/NO date 3/7

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. J. Curnock
Principal Officer,
Local Plans,
South Holland District Council,
Priory Road,
Spalding,
PE11 2XE.

12 July 1994

Dear Mr. Curnock,

Footway/ Cycleway/ Emergency Link

You will recall that during the past few weeks both my son and I have, in a number of telephone calls to you, expressed indignation over the unacceptable state of affairs resulting from the incomplete emergency link. Furthermore, in a constructive attempt on our part to try and identify the reason for the curtailment of work we have also talked with Lincolnshire County Council, at Lincoln and Pote Hole, Allison Homes and Broadgate Homes the developer responsible for the completion of the link between the emergency route and Wygate Meadows.

May I remind you of the condition compliance requiring the developer to carry out the completion of the emergency link and its associated landscaping before 50% of the dwellings, (known to us as the developers starter homes to the west of the link), were occupied. Since more than 50% of the said properties were occupied before work was started on the link, twenty one weeks ago, I charge that South Holland District Council have failed to monitor and ensure that this compliance was met and also to ensure that reasonable progress was maintained.

As reported to you, the developers and other authorities involved, the current state of this route has caused much annoyance to residence on the North side of Wygate Meadows. The route has been used by fast moving cars, motor cycles and has attracted numerous dog walkers from a wide area. In addition there have been minor acts of vandalism and objectionable behaviour from some users of the route. In addition, the connecting link between Wygate Meadows and the route has

encouraged cyclist to use the pedestrian footway along a section of Wygate Meadows as a cycle route.

With regard to the landscaping, although the developers application for the main project was not advertised, the same developers application for landscaping was not only advertised but received wide publicity, mainly through personalized letters to numerous residents, stating that the proposed landscaping would be of benefit not only residents adjacent to the link but also to users alike. It would appear that this work was completed some weeks ago when a variety of young saplings and very immature bushes were planted. In addition some of the exposed area was seeded. The result, as you well know, is a deplorable state of affairs. Not only does the shubbery not comply with the agreed plans, but many plants are struggling to survive through lack of proper care and attention. In many ways the state of this area is not so far removed from that of the original dyke area, which Councillors were so quick to criticize.

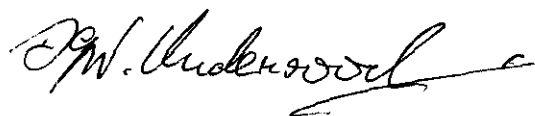
It is on record that I gave my permission for the piping and filling of the dyke to the rear of this property so that eventually my interests could be transferred to South Holland District Council. This permission was given on the understanding that as soon as reasonably possible, following the filling of the dyke, my property would be safeguarded by the planting of mature shrubs to off set any entry to my property from the rear. In subsequent correspondence with Allison Homes and SHDC it is clear that both parties agreed with my conditions. In the circumstances and since the filling of the dyke was completed some 15 weeks ago I consider that both Allison Homes and SHDC are in breach of the agreement.

In respect of the connecting link between Wygate Meadows and the emergency route; it is my understanding, from council officers, that this small section of cycleway was adopted by SHDC some weeks ago. I am curious to discover just why SHDC adopted the area when it was so obviously incomplete. The missing gate has now appeared, although its function and form is totally inadequate. The cycleway surface around the gateposts however still requires attention.

In respect of the emergency link barriers and lighting; as reported to you we have received conflicting reasons as to why the developer cannot proceed with their instillation:- surely enough time has expired to resolve this matter.

Throughout the lengthy deliberation in respect of the scheme much emphasis was placed on the requirement for the emergency link. In this context I am rather surprised that the natural through egress, next to the starter homes and at the western end of the link, is blocked by residents accredited parking, leaving only a tortuous 'S' bend for heavy emergency vehicles to negotiate. Furthermore, the link comes to an abrupt end with three differing constructed levels of paving. Having spoken with all authorities concerned with the planning and construction of the link, nobody as yet is able to confirm that this construction is in fact suitable for heavy rescue vehicles. I should of course be interested to learn if any of the emergency services have inspected and approved this area for its original and intended use.

yours sincerely,

A handwritten signature in dark ink, appearing to read 'D.G.W. Underwood', with a long, sweeping horizontal stroke extending to the right.

D.G.W. Underwood

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: N Midlen
Principal Planning Officer
Local Plans

To: J Curnock
Principal Planning Officer
Local Plans

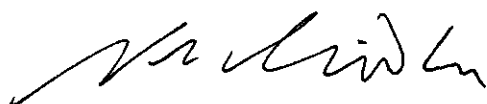
Our Ref: NRM/JJ H16/0155/93

Your Ref:

Date: 15 Jul 1994

FOOTWAY/CYCLEWAY/EMERGENCY LINK, WOOLRAM WYGATE, LETTER FROM MR
UNDERWOOD.

You will see that Mr Underwood has surficed again, please note the
from the attached correspondence the commitment I have made.



N Midlen
Principal Planning Officer
Development Control

Enc.

Mr D G W Underwood,
14 Wygate Meadows,
Spalding,
Lincs.
PE11 1XZ.

Mr N Midlen

NRM/JJ H16/0155/93

18 Jul 1994

Dear Sir,

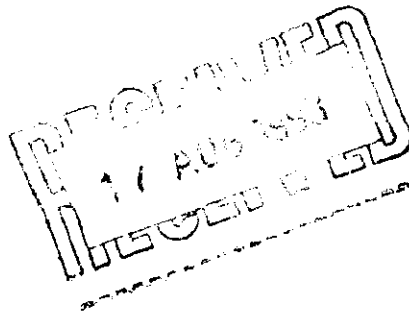
FOOTWAY/CYCLEWAY/EMERGENCY LINK.

I thank you for your letter of July 12th addressed to Mr Curnock, expressing your concerns about the emergency link at Woolram Wygate. Unfortunately Mr Curnock is currently away from the office and will not be returning until July 24th, but I am arranging for the letter to be placed prominently on his desk with a note to action it urgently on his return.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc J Curnock



14 Wygate Meadows.
Spalding,
Lincolnshire,
PE11 1XZ.

Mr. S.W. Robinson,
Development Manager,
Allison Homes,
Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding,
Lincolnshire,
PE11 2BS.

16 August 1993

Dear Mr. Robinson,

Dyke to North of Wygate Meadows, Spalding - Plot 12

Thank you for your letter dated 6 August '93 in which you ask me to give my consent to the piping and filling of the dyke and to transfer or dedicate my rights.

Further to our telephone conversation of Thursday last, I hereby set out my views and replies to your request:

I am still of course totally opposed to the planned footway/cycleway/emergency link and in particular the connecting link between plots 15 and 16 of Wygate Meadows. The reasons for my opposition are now lodged with SHDC, LCC and The Lincolnshire Police Authority. Although neither I nor other concerned residents have been notified by the Council of their decision, I gather that it is intended to proceed with the project and therefore must give immediate consideration to my position.

Since in practical terms I cannot allow myself to be the only resident left with an open dyke to the rear of my property, I will raise no objection to you, Swallow Homes Limited, piping and filling the said dyke providing that:

a). The four other parties with an interest in the dyke give their consent.

b). The footway/cycleway/emergency link route be kept as far away as is practicable from the rear garden fence of plot 12.

c). On completion of piping and filling of the dyke, steps be taken to protect the rear of plot 12 against unlawful entry.

d). Simultaneously on completion or as soon as possible following that event, said area to be planted with mature shrubbery and or trees, types to be agreed.

e). Until such time that rights are transferred to the Local Authority, Swallow Homes Limited will be responsible for maintenance and upkeep of the said area.

f). All street lighting on the route be positioned in such a manner to minimise the impact on rear gardens and be fitted with back plates to control light spill.

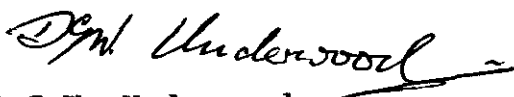
With regard to dedicating estate rights and interests to you for your direction; I must withhold this until:

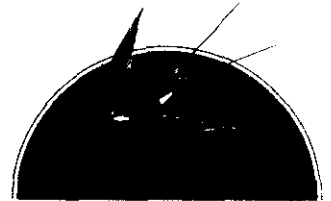
a). South Holland District Council advise me and other concerned residents, in writing, of the decision reached at the Planning Sub Committee meeting 5/7/93.

b). In the event a request be made for the said rights to be transferred to the Local Authority, I will require an undertaking that the said area and its landscaping to the rear of Plot 12 be maintained in perpetuity.

Should you wish to discuss any particular point of this letters content, please let me know.

Yours sincerely,


D.G.W. Underwood



H O M E S

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

S.H.D.C. PLANNING DEPT.	
RECEIVED	
31 AUG 1993	
Attention of	File Nos.
DPO NRM	
DOFO ES	
10 ASD	
Author by	Knowledge YLSMO

[Handwritten signature]

Our Ref: SWR/DOC/149

Mr J. Curnock,
Principal Planning Officer,
South Holland District Council,
Planning & Building Control Department, *PP*
Council Offices,
Priory Road,
SPALDING,
Lincs,
PE11 2XE.

26 August 1993,

Dear Mr Curnock,

Further to our meeting today with Mr Chris Briggs of Lincolnshire County Council, I enclose a copy of the letter received from Mr Underwood in connection with the piping and filling of the drain to the rear of his property. I feel that I can adhere to the first six of his requests but would be grateful of your assistance with regard to the last two.

As agreed I shall submit details to you as soon as possible to show the alignment of the cycleway, street lighting and our intend landscaping but in the mean time shall undertake the piping in the dyke as soon as possible.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

[Handwritten signature: D. Robinson]

PP
S.W. Robinson,
Development Manager.

Enc:

The Owner/Occupier
4 Wygate Meadows
Spalding
Lincs

Mr J Curnock

JC/JP/H16/0155/93

31 August, 1993

Dear Resident

Footpath/Cycleway/Emergency Link

I have previously written to you seeking your views on the details of this proposal. I can advise you that the Planning Committee authorised me to agree details with the developer which would provide the piping and filling of the dyke, 'barrier' shrub planting and the provision of street lighting with back plates to limit glare into rear gardens.

I have now had a meeting with the developer and the County Council in which it was proposed that the footpath/cycleway/emergency link should be sited as far away from the rear boundary fences as practically possible and substantial 'barrier' planting provided. Lamp standards with back plates would be provided only to its southern boundary. I have yet to receive a formal submission.

Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
6 Wygate Meadows
Spalding
Lincs

Mr J Curnock

JC/JP/H16/0155/93

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
8 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
10 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

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Yours faithfully

J Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
12 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

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Footpath/Cycleway/Emergency Link

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Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
14 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
16 Wygate Meadows
Spalding
Lincs

Mr J Curnock

JC/JP/H16/0155/93

31 August, 1993

Dear Resident

Footpath/Cycleway/Emergency Link

I have previously written to you seeking your views on the details of this proposal. I can advise you that the Planning Committee authorised me to agree details with the developer which would provide the piping and filling of the dyke, 'barrier' shrub planting and the provision of street lighting with back plates to limit glare into rear gardens.

I have now had a meeting with the developer and the County Council in which it was proposed that the footpath/cycleway/emergency link should be sited as far away from the rear boundary fences as practically possible and substantial 'barrier' planting provided. Lamp standards with back plates would be provided only to its southern boundary. I have yet to receive a formal submission.

Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
18 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
20 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

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Yours faithfully

J Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
35 Wygate Meadows
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

Dear Resident

Footpath/Cycleway/Emergency Link

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
53 Woolram Wygate
Spalding
Lincs

Mr J Curnock
JC/JP/H16/0155/93

31 August, 1993

Dear Resident

Footpath/Cycleway/Emergency Link

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

The Owner/Occupier
2 Wygate Meadows
Spalding
Lincs

Mr J Curnock

JC/JP/H16/0155/93

31 August, 1993

Dear Resident

Footpath/Cycleway/Emergency Link

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Yours faithfully

Jim Curnock

J CURNOCK
Principal Planning Officer (Local Plans)

2
t

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Prinicipal Officer,
Local Plans,
South Holland District Council,
Priory Road,
Spalding,
PE11 2XE.

2 September 1994

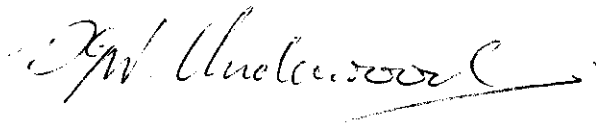
Dear Mr. Curnock,

Footway/ Cycleway/ Emergency Link

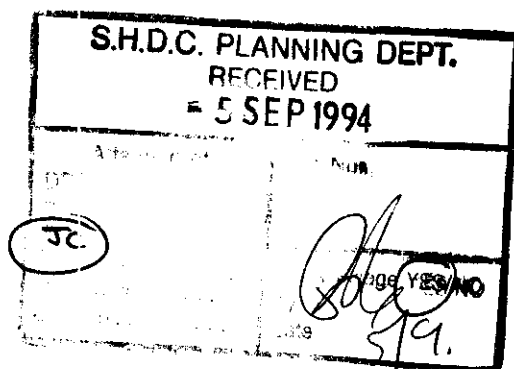
I write to remind you that I have yet to receive a reply to my letter dated 12 July 1994 and the points raised therein.

In recent weeks I have been attempting to communicate with Mr. David Mee of Allison Homes, both in writing and by telephone, in respect of the 'three-way' agreement between them, SHDC and myself. I have yet to receive a reply and can only assume that Mr. Mee is either unable or unwilling to reply. If the situation in respect of the agreed landscaping to my land cannot be resolved I shall have to consider the ramifications. I would be pleased to receive your comments on this matter.

Yours sincerely,



D.G.W. Underwood



J Curnock

JC/SAH H16/0155/93

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

19 September 1994

Dear Mr Underwood

Footway/Cycleway/Emergency Link

In respect of this matter and your two recent letters I have been in constant contact with Mr Robinson. I understand from him that progress in finishing off the link is being maintained and that the barrier gates are being manufactured. I also understand that he is addressing the question of the landscaping.

It seems to me we are close to satisfactorily resolving the outstanding items and I look forward to a satisfactory conclusion to this matter.

Yours sincerely



J Curnock
Principal Planning Officer (Local Plans)

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 233 21 NCH AKD

Tel: (0529 21) 646/7

Fax: (0529 21) 358

8 October 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

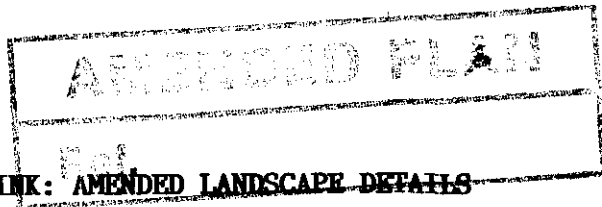


For the attention of Mr J Curnock

Dear Sir

SWALLOW HOMES LTD

WYGATE PARK: CYCLEWAY/EMERGENCY LINK: ~~AMENDED LANDSCAPE DETAILS~~



Please find enclosed 2 copies of our drawing numbers 233/21/3 and 4 together with 2 copies of an Amendment form.

This application is being submitted further to our instruction from Mr Stuart Robinson of Swallow Homes Ltd and your recent discussions.

If you require any further information please do not hesitate to contact us.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Nicola C Hadley".

pp Nicola C Hadley BA (Hons) Dip LD

Enc.

PLANNING AMENDMENT

For office use only

Application No. H16/155/93

Date Registered 11 OCT 1993

Case Officer

Dr

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty Consultancy
32 High Street
Halpington
Sleaford
Lincolnshire NG34 0RA
Tel. No. 0529 421646 (Contact) Nicola Hatley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate, Spalding. Cycleway/Emergency link.

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H16/0155/93

Building Regulation reference relating to
same development

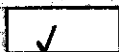
..

2. Please tick one box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A



or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B



Has a similar amendment been submitted under Building Regulations?

☒ Yes ☐ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date 8 October 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans)

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Associated landscape to emergency link/
footway/cycleway between site and Woolram
Wygate

Piping and filling of dyke and amended
landscaping landscaping scheme.

Amended position of trees and shrubs

233/21/3 and 4

Yes

Mr J Curncock

All details except tree and shrub planting
and the piping and filling of the dyke

PLANNING AMENDMENT RECORD SHEET

ADMIN

DC

Validation:

Inadequate/Inappropriate
Valid as Amendment

☒

☐

Clarification/Details required:

DC Assessment

Senior
Officer

Case
Officer

Post

Immaterial

☐
☐

New Application
needed

☐
☐

Confirmed:

.....

.....

Current

Amendment in
principle?

Yes/No

Yes/No

Same desc/char?
(fee test)

Yes/No

Yes/No >

Initiated by LPA?
Dev objectives
paramount?

Yes/No

Yes/No

Authorised to proceed

.....

Details accepted, if less than
amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/
Publicity on
Application?

Rejected:

.....

NOTES/Advice/Rejection Reason:

Include
on Notice

☐

Mr D G W Underwood
14 Wygate Meadows
Spalding
Lincs PE11 1XZ

Mr J Curnock
JC/JP/H16/0155/93

4 October, 1993

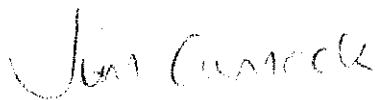
Dear Sir

Footpath/cycleway/emergency link Woolram Wygate - Plot 12

Allison Homes have contacted me raising the query you have over the transfer of the half dyke and its continued use and maintenance. When the District Council acquire land from developers which is to be used as open space, then there is a clause in the contract of sale stating that the purpose of the acquisition is 'for open space'. The District Council do maintain all the open space it acquires for that purpose. If you require a more positive wording, then the District Council would be prepared to accept something to the effect that the land would be acquired for open space and thereafter maintained as open space.

I have sent a copy of this letter to Allison Homes and to our legal department. I trust this answers your query satisfactorily.

Yours faithfully



J CURNOCK
Principal Planning Officer (Local Plans)

cc. Allison Homes
(Mr S Robinson)

District Secretary
(Mr J Scarsbrook)

14 Wygate Meadows,
Spalding,
Lincolnshire,
PE11 1XZ.

Mr.J. Curnock,
Principal Officer (Local Plans),
Planning Control Department,
South Holland District Council,
Priory Road,
Spalding,
PE11 2XE.

11 October 1993

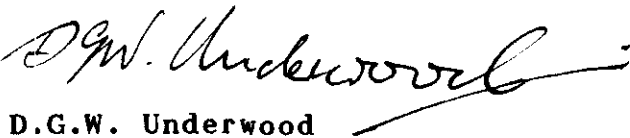
Dear Mr. Curnock,

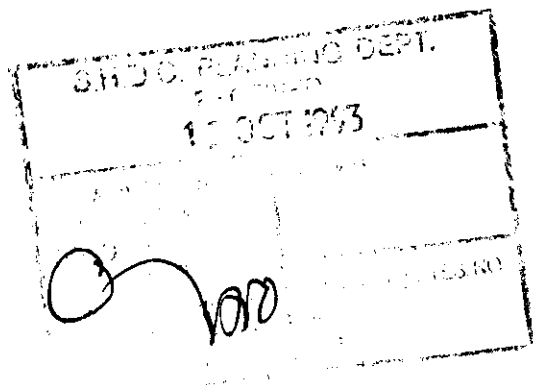
Footpath/cycleway/emergency link Woolram Wygate - Plot 12 Wygate Meadows

I refer to your letter dated 4 October '93 and in reply regret to say that your submissions do not meet the assurances that I seek.

In my letter to Allison Homes I made a specific requirement that the landscaping be maintained to its agreed form and maintained in perpetuity. As I see it the Council's intended contract of sale invoking the condition 'acquisition for open space' would allow for removal of shrubbery/ trees in the event of die-back or damage and for that area to be grassed or concreted over.

Yours sincerely,


D.G.W. Underwood



cc Mr.S. Robinson - Allison Homes

J Curnock

30/SAH H16/0155/93

D G W Underwood
14 Wygate Meadows
Spalding
Lincs
PE11 1XZ

22 October 1993

Dear Mr Underwood

Footpath/Cycleway/Emergency Link, Woolram Wygate - Plot 12
Wygate Meadows

Thank you for your letter of 11 October. The District Council's legal department is looking at a suitable form of wording to accommodate your concerns.

I will write to you again when I have received their reply.

Yours sincerely

J Curnock
Principal Planning Officer (Local Plans)

J Curnock

cc. Mr S Robinson, Allison Homes

WYGHATE DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and
Building Control Services

TO: Director of Administration
K.A.D. Mr J. Spenscrock

REF: JC/SAH WIS/0155/93
J. Cuscock

REF:

DATE: 22 October 1993

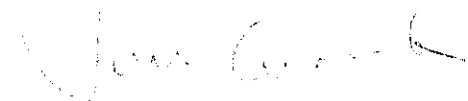
SUBJECT: Acquisition of land from Mr D G W Underwood of 14 Wygate
Meadows, Spalding

This matter is a long running saga through the Planning Committee. In the approved development brief for Woolram Wygate a cycleway is proposed between the school and the new development known as Wygate Meadows. The scheme has planning permission. Due to a variety of circumstances the developer is seeking to acquire the half dyke holding no. 14, the only piece of land not wholly in his ownership. In order to pipe and fill the dyke and to carry out landscaping proposals.

The acquisition of this half dyke is very desirable but not essential. When the scheme is completed it will be conveyed to the District Council as open space.

The developer, Allison Homes, is seeking to acquire this last remaining area but the owner is seeking binding assurances from the Council. From his letter (enclosed) it appears that he is concerned that, at some future date, the now proposed shrub and tree planting (which is designed to form a protective barrier to the rear of his property) will be replaced with grass or tarmac should they age or die. Clearly from the District Council's point of view this is not the intention but Mr Underwood needs to be assured by a form of words in any sale of his interest in the land.

Are you able to help?



Director of Planning and Building Control Services

KAC

J Curnock

JC/SAH H16/0155/93

Allison Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

24 October 1994

For the attention of Mr S Robinson

Dear Sir

Landscaping Wygate Park Distribution Road - Oper. Space

I refer to our recent telephone conversation.

PC E Ashley has questioned with me the desirability of roadside planting on the open space from a 'safety by design' point of view. He prefers the planting to be alongside the fencing to the rear of the properties. We did not have the services of the Architectural Liaison Officer when the application was considered or the development brief prepared. With the benefit of hindsight I agree with this view and I think perhaps you do to.

The roadside landscaping has not yet progressed very far and I would ask you to consider its relocation along the lines suggested. If you are agreeable then it would need to be formalised by the submission of a revised landscaping plan.

Yours faithfully



J Curnock
Principal Planning Officer (Local Plans)

SOUTH HOLLAND DISTRICT COUNCIL
M E M O R A N D U M

FROM: Director of Administration

TO: Director of Planning and
Building Control Services
cc. DES (fao. P Moore)

REF: JAS/PK/

REF: JC/SAH H16/0155/93

DATE: 3rd December, 1993

**SUBJECT:- ACQUISITION OF LAND FROM MR. D.G.W. UNDERWOOD OF
14, WYGATE MEADOWS, SPALDING.**

I refer to your memorandum dated 25th October, 1993 concerning the above. As you state that the acquisition of the half dyke behind number 14 Wygate Meadows is very desirable I have attempted to draft wording which will hopefully satisfy Mr Underwood. The wording which I would suggest would be as follows:-

"The transferee (i.e. the Council) covenants with the transferor to observe and perform the stipulations and restrictions set out below:-

Restrictive Covenant

Not to use the area (*to be appropriately described*) for any purpose whatsoever except that of a landscaped area comprising shrubs and trees only in perpetuity.

Other Covenants by the Transferee

At all times hereafter in perpetuity to maintain the area (to be appropriately described) and any shrubs or trees thereon and where necessary replace any shrubs or trees thereon that should die or be damaged.

For the purpose of the Transfer the perpetuity period shall be 80 years."

The precise wording of the final document may of course change when solicitors start the drafting of the document as a whole. However, the general effect of the wording would remain the same.

I have discussed the matter with Mr P Moore in the Environmental Services department in view of the fact that the proposal would place an on-going future maintenance burden on the Council. He has confirmed that the proposal would appear to be acceptable albeit that he has not yet looked at the site.

No doubt you will let me know whether or not the suggested wording is acceptable to Mr Underwood and in the meantime Mr Moore proposes to make a site inspection and confirm his approval.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 DEC 1993 SC

Action by _____
Disposal info _____
Copy to _____

Action by _____
Acknowledge YES/NO
by _____

D G W Underwood Esq
14 Wygate Meadows
Spalding
Lincs

Mr J Curnock

JC/LAC
H16/0155/93

14 December 1993

Dear Mr Underwood

Land At The Rear of Your Property Required For Landscaping
In Connection With The Proposed Footpath/Cycleway.

Further to your letter I have now received from the Director of Administrative Services a suggested form of wording which is as follows:-

"The transferee (i.e. the District Council) covenants with the transferor and perform the stipulations and restrictions set out below:-

Restrictive Covenant

Not to use the area of the half dyke behind the property known as 14 Wygate Meadows for any purpose whatsoever except that as a landscaped area comprising trees and shrubs only in perpetuity.

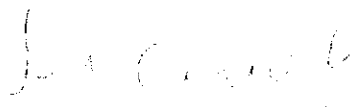
Other Covenants By The Transferee

At all times hereafter in perpetuity to maintain the area of the half dyke behind the property known as 14 Wygate Meadows and any trees and shrubs thereon and where necessary replace trees and shrubs that should die or be damaged.

For the purposes of the Transfer the perpetuity period shall be 99 years."

I am advised the precise wording of the final document may change when solicitors start the drafting of the wording would remain the same. Would you now consider the wording and let me know of how you feel? I have sent a copy of this letter to Mr S Robinson of Swallow Homes. I apologise for the length of time taken to respond.

Yours sincerely



J Curdock
Principal Planning Officer
Local Plans

c.c. Mr S Robinson, Swallow Homes.

Councillor R C West
94 Spalding Common
Spalding
Lines
PE11 3AU

Mr J Curnock

JC/LAC
H16/0155/93

10 March, 1995

Dear Councillor West

Emergency Link, Woolram Wygate, Spalding.

The link is a requirement of the approved development brief and subsequent planning permissions. It has three intended uses, firstly as a footpath, secondly as a cycleway and thirdly as an emergency access for emergency vehicles. When the new Wygate Park Road connects to Monks House Lane, as required by the development brief, then it will no longer be used as an emergency access.

The reason for its use as a vehicular emergency access in the meantime is that until the link through is forged development, as it proceeds westwards, will be served by an excessively long cul-de-sac. At the moment the cul-de-sac is not seen to be excessively long but the next phase of development is likely to make it so.

The emergency link/footpath/cycleway has been operational and in general use for many months. The landscaping and street lighting are complete but the final top surface has not yet been applied and there are no (moveable) barriers at the Woolram Wygate end. Following an allegation from a resident about misuse Swallow Homes placed the concrete pipes as temporary obstacles to prevent unauthorised access by motor vehicles.

A few weeks ago, in fact, my officers spoke to Swallow Homes about the concrete pipes and provision of the final top surface and I also spoke to them and the Highway Authority.

/Cont...

There has been some debate within County Hall about the most suitable type of barrier given the variety of uses of the link. They have given their reply (copy enclosed).

For their part Swallow Homes have given an undertaking to complete all outstanding matters quickly. (Copy letter enclosed).

These details apart development is proceeding in accordance with the development brief and the relevant planning conditions.

I hope this answers your questions.

Yours sincerely

John (in work)

B Smith MRTPI
Director of Planning and Building Control Services

H16
File 152/3

14 Wygate Meadows
Spalding
Lincolnshire
PE11 1XZ

Mr C Briggs
Highways & Planning Department
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

SHDC H16/0155/93
LCC CB/Dev2

29 March 1995

Dear Mr Briggs

FOOTPATH/CYCLEWAY/EMERGENCY LINK AT WOOLRAM WYGATE SPALDING

I am in receipt of a copy letter from you addressed to the Local Plans Officer at South Holland District Council regarding lockable bollards on the above.

In the interest of highway safety would you please confirm that the mentioned bollards will be spaced in such a manner as to force cyclists to dismount prior to entering Woolram Wygate. I assume that as the route will be potentially in use by emergency vehicles and therefore the normal measures to inhibit cyclists from exiting such a route across the footway and directly into the path of heavy road traffic will not be practical measure.

Although I am sure you are aware I will state for the record that Woolram Wygate is used by a large number of fast moving HGV's including those trading with the industrial establishments in Pennygate and Woolram Wygate itself.

Yours sincerely

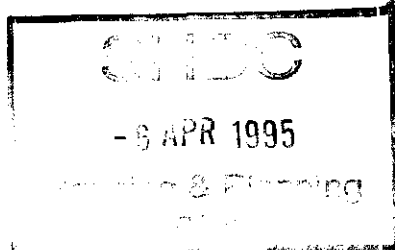
MJ

M J Underwood

cc Mr J Curnock SHDC

S.H.D.C. PLANNING DEPT.	
RECEIVED	
31 MAR 1995	
Approved by	File No.
DPO NCM	
CDPO EG	
EC ACP	
Agreed by	Agreed YES/NO
Discussed with	by
DATE	date

4 16/15/93



ACTION	RLM

14 Wygate Meadows
Spalding
Lincolnshire
PE11 1XZ

Mr C Briggs
Highways & Planning Department
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

CB/DEVT/2

5 April 1995

Dear Mr Briggs

FOOTWAY/ CYCLEWAY/ EMERGENCY LINK AT WOOLRAM WYGATE SPALDING

Thank you for your prompt reply to my recent letter.

I am rather concerned that one of the major overriding arguments made by South Holland District Council in favour of this route namely child safety is being ignored. Residents in the area are constantly reminded by the authorities of the high incidence of RTA's involving cyclists and in particular the need to construct and promote the use of safe cycle routes for residents of all ages. Whilst I agree that cyclists will make all sorts of odd manoeuvres to avoid dismounting this route requires the promised barrier to inhibit both speed and direct access of cycles on to Woolram Wygate at the same time allowing emergency vehicular access. Without these measures which are a normal precaution at the end of such routes and paths particularly where children are to be found in abundance an accident is bound to occur. In addition to my observations on high speed HGV's in Woolram Wygate I would add that vision is obscured on egress from the Link into the road when looking South.

Although a 'Cyclists Dismount' sign may fulfil certain legal obligations little notice if any will be taken of this requirement especially by younger children.

Both the Local Government Ombudsman and residents have been advised in writing for some considerable time by SHDC that the Link barrier was either under design or under construction with delivery imminent. Bearing in mind that the Link's conception goes back to the late 1980's approval was granted in 1992 and now in 1995 it would appear the authorities are still unable to

provide a barrier which is both safe and practical. This is disturbing since all around the country examples can be seen of well designed barriers which fulfil the requirements of emergency services and other users.

I have made two rough sketches this afternoon which I feel would meet the requirements of both access and safety and would be pleased to receive your observations.

Yours sincerely

MJW

M J Underwood

cc Mr J Curnock SHDC ✓

enc

EMERGENCY LINK

4.25 M.

CLEAR WIDTH 3.25 M.

FLOOR MOUNTED

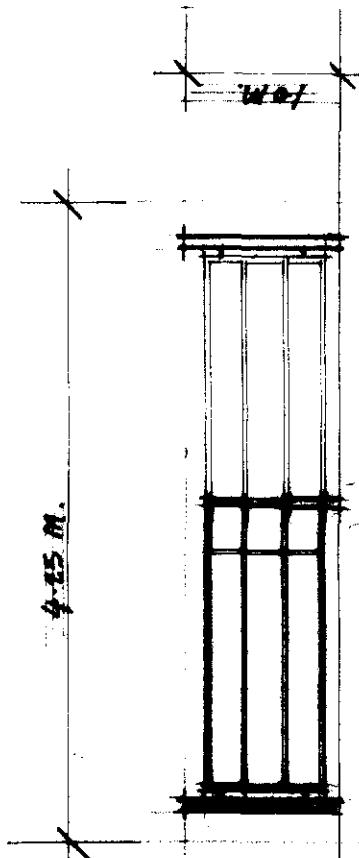
FIXED STAY

COMPOSITE BOLLARD FOR THING'S BRACE TO STAY

TUBULAR STEEL HINGED BRACE SECURED TO FIXED SECTION POST. (2nd)

FIXED POST

1.5m.



Expenditures 1.35

[illegible]

3000

Swallow House, Bantbury Close, West Eiloe Avenue
Spalding, Lincs. PE11 2BS
Telephone (0775) 724701 Fax (0775) 762153
ALLISON HOMES is a trading name of SWALLOW HOMES LTD

THE

Block Cam Waste

Emergency Link

Drawing Time

Sketch Detail of

Banco Construção

1/25/10/2004

100

128 95

Signature: P.C. ROE.

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3835
12-64

3726
14-57

4217
21-99

6609
33-61

SPALDING

Spalding County
Primary School

Playing Field

Nursery

Nursery

CATHEDRAL DRIVE

PENNYGATE DRIVE

DRAIN

DRAIN

PENNYGATE DRAIN

DRAIN

APPLICATION NO. : H16... 0155... 93.....

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EXISTING BOUNDARY FENCE

FOOTPATH/CYCLEWAY LINK

FOOTPATH ACCESS TO BROADGATE HOMES

Shrub planting detailed on 233/21/4 INSET A

Collapsible staggered barriers to be provided all to Lincolnshire County Council Specification.

Existing footpaths to be extended to meet new cycleway. New kerbs to edge to existing road with drop kerbs at end of cycleway.

Details shown on 233/21/4 INSET B

Details shown on 233/21/4 INSET C

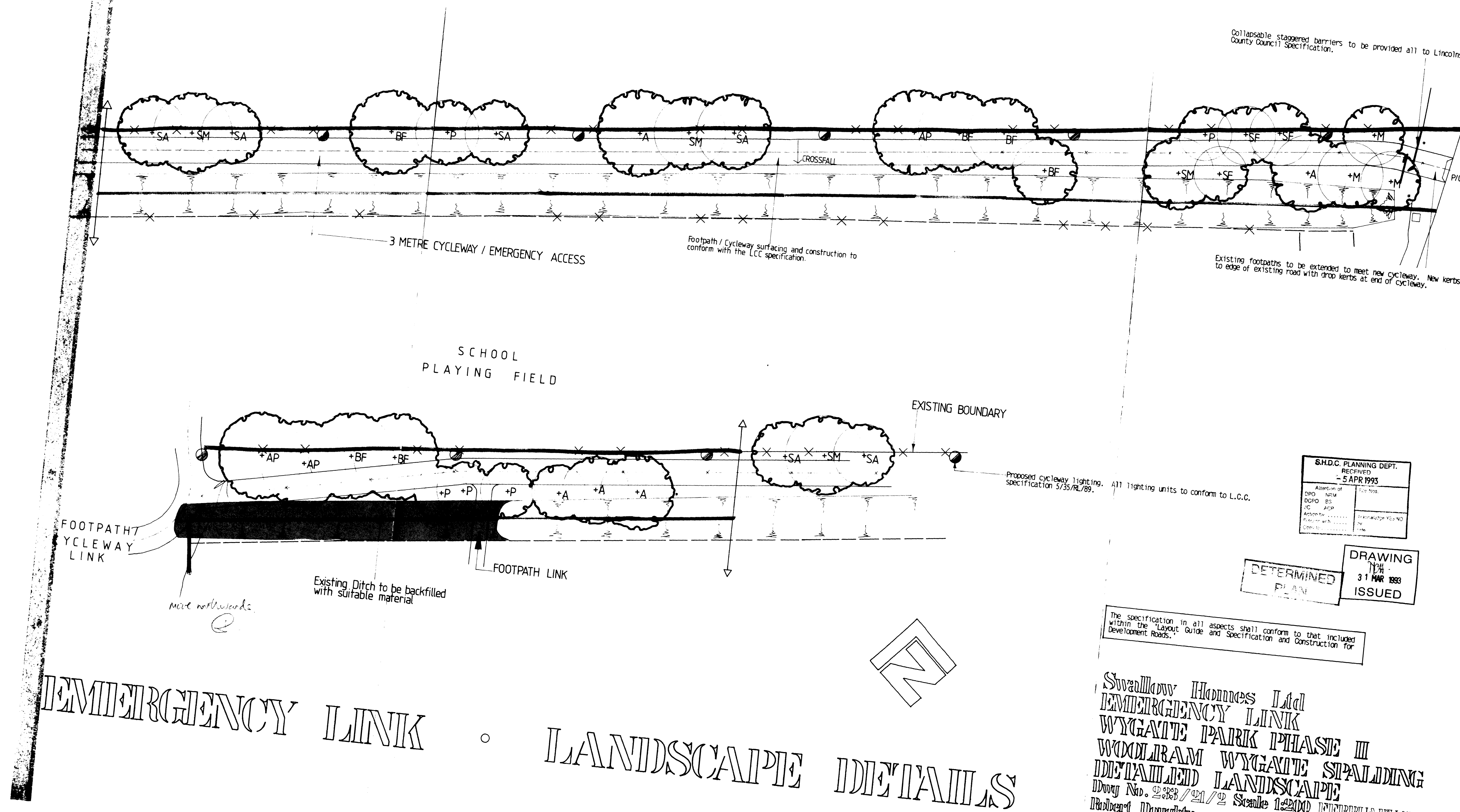
Proposed cycleway lighting. All lighting units to conform to L.C.C. specification 5/35/ML/89.

PLANTING AND ESTABLISHMENT

NO.	SIZE	SPECIES	QTY	REMARKS
1	10-12	Prunella 'Prestige'	10	Standard
2	10-12	Prunella 'Prestige'	10	Standard
3	10-12	Prunella 'Prestige'	10	Standard
4	10-12	Prunella 'Prestige'	10	Standard
5	10-12	Prunella 'Prestige'	10	Standard
6	10-12	Prunella 'Prestige'	10	Standard
7	10-12	Prunella 'Prestige'	10	Standard
8	10-12	Prunella 'Prestige'	10	Standard
9	10-12	Prunella 'Prestige'	10	Standard
10	10-12	Prunella 'Prestige'	10	Standard
11	10-12	Prunella 'Prestige'	10	Standard
12	10-12	Prunella 'Prestige'	10	Standard
13	10-12	Prunella 'Prestige'	10	Standard
14	10-12	Prunella 'Prestige'	10	Standard
15	10-12	Prunella 'Prestige'	10	Standard
16	10-12	Prunella 'Prestige'	10	Standard
17	10-12	Prunella 'Prestige'	10	Standard
18	10-12	Prunella 'Prestige'	10	Standard
19	10-12	Prunella 'Prestige'	10	Standard
20	10-12	Prunella 'Prestige'	10	Standard
21	10-12	Prunella 'Prestige'	10	Standard
22	10-12	Prunella 'Prestige'	10	Standard
23	10-12	Prunella 'Prestige'	10	Standard
24	10-12	Prunella 'Prestige'	10	Standard
25	10-12	Prunella 'Prestige'	10	Standard
26	10-12	Prunella 'Prestige'	10	Standard
27	10-12	Prunella 'Prestige'	10	Standard
28	10-12	Prunella 'Prestige'	10	Standard
29	10-12	Prunella 'Prestige'	10	Standard
30	10-12	Prunella 'Prestige'	10	Standard
31	10-12	Prunella 'Prestige'	10	Standard
32	10-12	Prunella 'Prestige'	10	Standard
33	10-12	Prunella 'Prestige'	10	Standard
34	10-12	Prunella 'Prestige'	10	Standard
35	10-12	Prunella 'Prestige'	10	Standard
36	10-12	Prunella 'Prestige'	10	Standard
37	10-12	Prunella 'Prestige'	10	Standard
38	10-12	Prunella 'Prestige'	10	Standard
39	10-12	Prunella 'Prestige'	10	Standard
40	10-12	Prunella 'Prestige'	10	Standard
41	10-12	Prunella 'Prestige'	10	Standard
42	10-12	Prunella 'Prestige'	10	Standard
43	10-12	Prunella 'Prestige'	10	Standard
44	10-12	Prunella 'Prestige'	10	Standard
45	10-12	Prunella 'Prestige'	10	Standard
46	10-12	Prunella 'Prestige'	10	Standard
47	10-12	Prunella 'Prestige'	10	Standard
48	10-12	Prunella 'Prestige'	10	Standard
49	10-12	Prunella 'Prestige'	10	Standard
50	10-12	Prunella 'Prestige'	10	Standard
51	10-12	Prunella 'Prestige'	10	Standard
52	10-12	Prunella 'Prestige'	10	Standard
53	10-12	Prunella 'Prestige'	10	Standard
54	10-12	Prunella 'Prestige'	10	Standard
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56	10-12	Prunella 'Prestige'	10	Standard
57	10-12	Prunella 'Prestige'	10	Standard
58	10-12	Prunella 'Prestige'	10	Standard
59	10-12	Prunella 'Prestige'	10	Standard
60	10-12	Prunella 'Prestige'	10	Standard
61	10-12	Prunella 'Prestige'	10	Standard
62	10-12	Prunella 'Prestige'	10	Standard
63	10-12	Prunella 'Prestige'	10	Standard
64	10-12	Prunella 'Prestige'	10	Standard
65	10-12	Prunella 'Prestige'	10	Standard
66	10-12	Prunella 'Prestige'	10	Standard
67	10-12	Prunella 'Prestige'	10	Standard
68	10-12	Prunella 'Prestige'	10	Standard

DESIGN SHEET EMERGENCY LINK

Abb	Qty	Description SPECIMEN TREES	Size	Remarks/Spec
AP	3	Acer saccharinum 'Pyramidal'	8-10	Standard
A	5	Alnus incana	10-12	Standard
BF	6	Betula pendula 'Fastigiata'	180-240	Sel. Standard
M	3	Malus tchonoskii	8-10	Feath. whip C. g. 10L
P	5	Prunus sargentii 'Rancho'	10-12	Sel. Standard
SA	4	Sorbus x 'Magnifica'	8-10	Standard
SA	4	Sorbus aucuparia 'Asplenifolia'	8-10	Standard
SF	3	Sorbus x thuringiaca 'Fastigiata'	8-10	Standard



Collapsible staggered barriers to be provided all to Lincoln County Council Specification.

Existing footpaths to be extended to meet new cycleway. New kerbs to edge of existing road with drop kerbs at end of cycleway.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 5 APR 1993	
Attention of	File No.
DPO NRM	
DCPO BS	
VC ACP	
Action by	Knowledge VS-4
Consent with	By
Copy to	Date

DRAWING
NO. 1
31 MAR 1993
ISSUED

The specification in all aspects shall conform to that included within the "Layout Guide and Specification and Construction for Development Roads."

Swallow Homes Ltd
EMERGENCY LINK
WYGATE PARK PHASE III
WOODHAM WYGATE STALLING
DETAILED LANDSCAPE
Dwg No. 233/21/2 Scale 1:200 FEBRUARY 1983
Robert Doughty CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT.
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Tel. 0529 21 646 / 647