

Porter, Karen

From: Thorn, Steve on behalf of _planningadvice
Sent: 17 November 2011 08:45
To: Porter, Karen
Subject: FW: WYGATE PARK SOUTH - SPALDING - TWY 014 01 REV D H16-0620-11
Attachments: TWY014_01 Rev F.pdf

AMENDED PLAN

Ref.

A2

From: Fidler, Richard
Sent: 16 November 2011 15:15
To: _planningadvice
Subject: FW: WYGATE PARK SOUTH - SPALDING - TWY 014 01 REV D H16-0620-11

Further amended layout plan.

Richard Fidler
 Development Manager
 South Holland District Council

SHDC
Planning & Development

16 NOV 2011

Ref: 0620-11

From: Dinsdale, Mark - TW East Midlands [mailto:Mark.Dinsdale@taylorwimpey.com]
Sent: 11 November 2011 16:09
To: Fidler, Richard
Subject: RE: WYGATE PARK SOUTH - SPALDING - TWY 014 01 REV D

Richard

Thank you for the response. I have attached a PDF of the revised layout with amendments in response to your comments as follows:-

- Plots 78 & 79 and cycle link, area of lane to north. Fence line re sited to boundary to locate land in private front gardens. Cycle link extended to boundary
- Footway/cycleway notation north of Plots 70/71 omitted.
- Confirm. Areas to south of cycle link by Plots 76 & 82 and in front of Plots 53/54 are kerb build outs which narrow the width of the carriageway.
- Bin collection points relocated adjacent to highway for longer shared drives. Please confirm the Street Scene People contact in order that I may forward a plan directly to them.
- Plots 1,2,3 and parking spaces for plot 6 amended to improve the layout general access arrangements for plots 1 to 6 inclusive.
- Plan amended to clearly indicate parking spaces for plots 24,25 so as not to extend up to northern boundary.
- The ground has poor stability and will be piled thoughtout. We are therefore using a double sided hit and miss fence detail instead of brickwork on flanking screens. Have upgraded these plots and other to include this fence detail.

I will call you on Monday to discuss these changes and the re consultation timetable. I have also waiting confirmation from our land team regarding the mechanism for providing contributions for the POS areas and should be in a position to confirm this on Monday.

Regards

Mark

17/11/2011

Mark Dinsdale | Senior Design & Planning Executive | Taylor Wimpey Developments Ltd Unit 2 The Osiers Business Park
| Laversall Way | Leicester | LE19 1DX | T: 0116 281 6418 | F: 0116 281 6423 | www.taylorwimpey.com

From: Fidler, Richard [mailto:rfidler@sholland.gov.uk]
Sent: 09 November 2011 15:55
To: Dinsdale, Mark - TW East Midlands
Subject: RE: WYGATE PARK SOUTH - SPALDING - TWY 014 01 REV D

Mark

Just a few points.

The footpath which now cuts across Plots 29, 30 & 31 creates an area of "no mans land" between the path and the road. What treatment will this have and would it be conveyed to the properties or maintained by the management company. A similar situation with a visibility splay on the Kier scheme was to be maintained by the management company.

Plots 78 & 79 and cycle link, area of lane to north of fence line. What happens to that?

~~Footway/cycleway notation north of Plots 70/71 no longer required.~~

Presume to south of cycle link by Plots 76 & 82 and in front of Plots 53/54 are kerb buildouts which narrow the width of the carriageway.

Check with our Street Scene people regarding the bin collection points. A number are accessible from private drives only rather than the highway.

Not clear what happens to footpath to rear of garages for Plots 1,2,3 and parking spaces for plot 6.

More clearly indicate parking spaces for plots 24,25 so as not to extend up to northern boundary.

Consider use of screen walling in prominent positions eg Plots 49, 50, 20.

Given the proposed changes it will be necessary to reconsult.

In relation to these properties contributing to the maintenance of the public open space to be provided by Kier and the management company, need clarification of the mechanism for delivering this.

Regards

Richard Fidler
Development Manager
South Holland District Council

From: Dinsdale, Mark - TW East Midlands [mailto:Mark.Dinsdale@taylorwimpey.com]
Sent: 01 November 2011 15:35
To: Fidler, Richard
Subject: WYGATE PARK SOUTH - SPALDING - TWY 014 01 REV D

Richard

Following a series of negotiations with the county highways officer, Dean Whitehead, we have reached a point where Dean is now satisfied with the layout. As you will no doubt surmise all these alterations are driven by highway requirements

I have attached a PDF of this latest plan TWY014 / 01 rev D for your perusal and comment. Before we

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complete a package of updated street scenes to support this plan I should be grateful if you would respond with your thoughts on the alterations.

Regards

Mark

**Mark Dinsdale | Senior Design & Planning Executive | Taylor Wimpey Developments Ltd Unit 2 The Osiers Business Park
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From: Dean Whitehead [mailto:Dean.Whitehead@lincolnshire.gov.uk]

Sent: 20 October 2011 09:57

To: Clarke, Steven TW East Midlands

Cc: Hiranthi Cook

Subject: RE:

Morning Steve

I have now had the opportunity to review your latest proposals on Drawing Number: TWY014-01, and now offer the following comments:-

1. Visibility splays from Road 2 and Road 3 are acceptable.
2. All carriageway widths of 5.0 metres and 5.5 metres are acceptable.
3. Turning head to Road 2 is acceptable.
4. Build-out on Road 1 opposite plot 55 on the East Bound Carriageway and the build-out on Road 5 opposite the private drive to plots 78-79 and the link footpath/cycle link on the East Bound Carriageway, are acceptable.
5. Curved deflection on Road 2 opposite plots 41-42 is acceptable.
6. Footpath/cycle link to extend approximately 25.0 metres within Kier Homes land adjacent to Road 5 West Bound Carriageway.

I look forward to receiving you revised drawing in relation to my comments above, including the adjustment of plots and confirmation of the 3.0 metre footpath/cycle link to be constructed as part of Kier Homes Phase 4 development to be submitted for full planning approval.

Kind regards

Dean Whitehead BSc (Hons)

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From: Clarke, Steven TW East Midlands [mailto:Steven.Clarke@taylorwimpey.com]
Sent: 19 October 2011 15:29
To: Dean Whitehead
Subject: RE:

Try again!

From: Dean Whitehead [mailto:Dean.Whitehead@lincolnshire.gov.uk]
Sent: 19 October 2011 11:32
To: Clarke, Steven TW East Midlands
Cc: Hiranthi Cook
Subject:

Steve

~~Further to our recent telephone conversation, please find attached proposals.~~

I would be obliged if you could provide a revised drawing in a DXF format to undertake further Auto tracking.

Many thanks

Dean Whitehead

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