

Wolsey Way Consultation Responses



Directorate of Communities & Environment

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

13th October 2022

Your Ref: 2022/0785/RM

Town and Country Planning Act 1990 Consultation on Approval of Reserved Matters

Land At Wolsey Way, Lincoln, Lincolnshire,

Submission of reserved matters including environment impact assessment application required by outlined permission 2021/0479/CXN. The reserved matters are defined by condition no. 2 of 2021/0479/CXN which states:02) The development to which this permission relates shall not be commenced until details of the following (hereinafter referred to as the "reserved matters") have been submitted to and approved by the Local Planning Authority.(a) The layout of the Building(s)(b) The scale of the building(s), including the height, massing and internal planning.(c) The external appearance of the building(s), to include details of all external materials to be used, their colours and textures.(d) Means of access to, and service roads for the development, including road widths, radii and sight lines, space for the loading, unloading and manoeuvring and turning of service vehicles and their parking; space for car parking and manoeuvring.(e) A scheme of landscaping for those parts of the site not covered by buildings to include surface treatments, walls, fences, or other means of enclosure, including materials, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development

Lincolnshire Police do not have any objections to this application

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2019* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

POLICE HEADQUARTERS
PO Box 999, Lincoln LN5 7PH
(Sat Nav: LN2 2LT)
www.lincs.police.uk

☎ 01522 55 8292
☎ 075700 99424
✉ john.manuel@lincs.pnn.police.uk





Directorate of Communities & Environment

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

14th October 2022

Your Ref: 2022/0785/RM

**Town and Country Planning Act 1990
Reconsultation on Approval of Reserved Matters**

Land At Wolsey Way, Lincoln, Lincolnshire, Description of the proposed development: Submission of reserved matters including appearance, layout and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (Revised Description).

Lincolnshire Police do not have any objections to this application

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2019* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

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Directorate of Communities & Environment

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

20th April 2023

Your Ref: 2020/0785/RM

**Town and Country Planning Act 1990
Re-consultation on Approval of Reserved Matters**

Land At Wolsey Way, Lincoln, Lincolnshire,

Submission of reserved matters including appearance, layout, access, landscaping, and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (Revised Description). (Revised Plans received 20th March 2023, 13th April 2023, 14th April 2023, and 19th April 2023).

Lincolnshire Police do not have any objections to this development

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2023* which can be located on www.securedbydesign.com Homes 2019.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

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☎ 01522 55 8292
☎ 075700 99424
✉ john.manuel@lincs.pnn.police.uk



From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 14 October 2022 11:08
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Many thanks for the below consultation. I would request that a DoV is signed to link any new permission with the existing s.106 for the site in order to ensure the education impacts are mitigated.

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 14 October 2022 14:50
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Good afternoon, Lana

Thank you for your email consultation on Reserve Matters Application 2022/0785/RM- Land At Wolsey Way, Lincoln, Lincolnshire

The submitted documents are not related to Anglian Water network and therefore this application is outside of our jurisdiction to comment

Kind Regards

Sandra Olim
Pre-Development Advisor
Mobile: [REDACTED]
Team: 07929 786 955
Email: planningliaison@anglianwater.co.uk
Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 17 October 2022 14:46
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0785/RM

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'.

However, if you believe you do need our advice, please call me on the number below.

Kind regards

Rebecca Flint
Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area



City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:
Danielle Peck
danielle.peck@west-lindsey.gov.uk
01427 676642

18th October 2022

Dear Sir/Madam

APPLICATION REFERENCE NO: 145715

PROPOSAL: Local Authority Consultation on submission of reserved matters including appearance, layout and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (revised description).

LOCATION: Land at Wolsey Way Nettleham Fields Lincoln

Thank you for the above consultation. I can confirm that West Lindsey District Council have no comments to make on the proposals.

Yours faithfully

D Peck

Danielle Peck
On behalf of West Lindsey District Council

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

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Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

No Objection.

Comment. We are concerned that there is maintained a right of access across the site to enable movement from Wolsey Way to St Georges Field. Access to green space should always be maintained.

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

NO Objection

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 21 April 2023 11:01
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

Categories: Kieran

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Many thanks for the below consultation. As a reserved matters application, all education mitigation should have been resolved at the outline stage; consequently, LCC Education has no comments in relation to education

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Customer Details

Name: Mr Fred Raithby
Address: 5 hurstwood close Nettleham fields Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment: I am just concerned about losing the field as its where I walk my dog. Please keep me updated. At least its more bungalows not houses.

Customer Details

Name: Mr Adrian Coulbeck

Address: 9 WESTHOLM CLOSE LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reviewing the submitted plans, I see no improvement to the issue raised on the previous application.

The proposal was listed as joining the two sections of Glebe park and Nettleham Fields together to form one community, this has not been achieved, the positioning of the proposed fences of plots 4 through to 8, will in fact block off the residents of Westholm & Hurstwood, over the last 20 years plus, a public footpath has been formed allowing access from the main Wolsey Way road through the side of Hurstwood and Westholm close and leading on to King George Fields, this has not been allocated for the residents of Hurstwood and Westholm close and has been removed, this denies all access by the residents' to use the footpath along the King George Fields down to the shops or to the doctors surgery in the opposite direction, unless we make a journey out on the main road and around to come back on ourselves.

The residents of Westholm Close have also maintained the grassed area from the front of the house numbers 9 & 14 all away along, once again this area was supposed to be maintained by Taylor Lindsey, this has also never been done, as the residents have paid for this area to be maintained and have done for the past 20 years plus, we have been advised, by rights, we are entitled to this area and as such seek application for this land and not be permitted to build on until this has been further investigated, this is in relationship to plot 7 location, photos of this area were submitted on the last application of the maintenance by the resident.

I would also like to mention that mature trees were removed, while planning permission was being sought, this I find intolerable, as no trees should have been removed until the planning permission was approved, this just shows the lack of respect by Taylor Lindsey for the residents as this was done while most residents were at work, no letter was sent to the resident informing them, there was a lack of health and safety here.

In addition I would like to object to the destruction of the grassed area during the breeding season of Hedgehogs, on many occasions I have had the good fortune to see as many as three Hedgehogs in my garden, until, Taylor Lindsey decide to cut this area, this has resulted in the destruction of the habitat and the loss of an animal that is on a critical list of one of our natural species.

I would appreciate a member of the planning committee to contact me and visit the site in question to actually walk through this area in question and go over the point raised in this objection.

Yours Sincerely

Mr A Coulbeck

31 October 2022

For the attention of Lana Meddings

Dear Ms Meddings

Town & Country Planning Act 1990

Consultation on Application for Approval of Reserved Matters

Address of proposed development: Land at Wolsey Way, Lincoln

In response to your letter of 14 October 2011 regarding the above proposed development, we would strongly reiterate our objection to this development (as we did on the 8 September 2018).

This piece of land has a condition attached to it by Lincolnshire County Council and City Council Planning, from when the surrounding land was first developed, that this area must remain as Open Space and designated as a "Cathedral Corridor" (one of a number placed on areas around the City), and therefore not to be built on. In fact our neighbours who have lived here since the area was first developed said that a pic-nic area would be created – this never happened. The Developers Taylor Lindsey must be well aware of this as this same condition imposed by Lincolnshire County Council / West Lindsey District Council also applies to their large development across the road of Wolsey Way in which a mirror image area of Open Space is also in place which covers the area from Wolsey Way down to the Bypass.

If this land is granted for development then it will obviously be given the greenlight for future development of the open space on the opposite side of Wolsey Way at some point in the future, thus making any conditions imposed meaningless.

Should the developers argue there is a need for bungalows in the area then they should have included them in their large developments on the east side of Wolsey Way and the land off Nettleham Road where it is all two and three storey houses.

As a Planning Authority surely you should be compliant with any condition set against an important open space and consider very carefully regarding the potential loss of a small but valuable asset to the local community against the progression of continuous loss of open space and the affect of any wildlife species. Just because it's there it doesn't have to be concreted over.

I trust our, and other local objectors, concerns are taken into account when making your decision regarding this development.

Yours faithfully

Mr & Mrs Maplethorpe

Customer Details

Name: Mrs Vivien Parkinson

Address: 8 Westholm Close Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Concerned that the long standing trodden paths between Westholm Close & Hurstwood Close linking them with St. George's playing fields are not being retained.

Also, extremely concerned that the traffic calming measure is to be removed in Wolsey Way. This stretch of road, with housing either side, suffers from inappropriately fast traffic anyway. The traffic calming removal will turn Wolsey Way into a speed track, without a doubt.

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We are concerned about the materials used to clad the rear extension which seem totally out of character to the area. It would be more appropriate to be built in traditional materials. We also feel the loss of vegetation to the front of the property particularly as it will only create three parking spaces for four apartments which are for professional people who are likely to have private vehicles.

Customer Details

Name: Mrs carol gurga

Address: 14 Montaigne Garden Glebe Park lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has been three more exits onto wolsey way and this will be the forth and to date nothing seems to have been mentioned about the roads. There is traffic calming along this road and the new residents park their cars making life extremely difficult for drivers , To date we have seen no mention about this and wether or not plans are being put in place to ease this problem. Also the doctors and schools in the area have not been mentioned. I hope this is being looked into before this planning application is given the go ahead

Customer Details

Name: Mrs Judith Maplethorpe

Address: 13 Larkspur Road Nettleham Fields Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have no further comment to our previous objections lodged other than the fact that still this open space is potentially to be built on without thought to the condition on the land the length of time this has been open space and a source of wildlife and habitat being denied the local community. It seems that this is being disregarded in the willingness of Lincoln City Council Planning to allow building being squeezed in every part of the City.

Customer Details

Name: Miss Lesley Rose

Address: 25 Larkspur Road Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Neutral subject to these issues being addressed.

1) The access onto Wolsey Way needs to address the on going problems of the traffic calming measure between Larkspur Road and Windermere Road. Cars race through rather than give way and the problems have been exacerbated by residents using it as a car park following the West Lindsey development being built. Another vehicular access onto Wolsey way will compound the problem if this issue isn't resolved. Local councillors, both City and County, are aware.

2) Does the proposed landscaping reflect the fact that the development is on an important wild life corridor? The area used to be a very important green wedge under a former Lincoln Local Plan but this status was removed. Ironical given that there is less green space now than there was when it was put in place because of the large West Lindsey development on the opposite side of Wolsey Way.

3) Flood risk. Whilst the development is at no risk of river flooding, it is at one of the highest points in the Glebe Park, Nettleham Park, Nettleham Fields developments. Has the flood risk assessment fully taken account of the flood risk from run off from the estate to the properties at lower levels in the estate? Flash floods could be an issue. The green wedge provided some mitigation which will be lost through the buildings, roads, drives etc. The King George V playing fields already get water logged so presumably won't have additional capacity in periods of heavy rain.

Customer Details

Name: Mr Adrian Coulbeck

Address: 9 WESTHOLM CLOSE LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

These may not be solid reasons for the objection to the proposed development, but I would like the council to take in consideration the following comments:

At present we have on the opposite side of the proposed development, Minster Fields, this is now in to stage two of development, considering the amount of road traffic this is going to increase, is it necessary to develop this site for the sake of a mere 14 dwellings, causing another junction point to increase the problem as well as increase road traffic.

Minster development has a green belt running from the bypass all the way to Wolsey Way, directly in line with the proposed site, this green belt was part of the stipulation to gain planning permission, now because they had to comply with this they are trying to take away the green belt that was never intended to be built upon, leaving this site as it is, would greatly improve the continuation of this view.

Maintenance of said site and adjoining grassed areas of Hurstwood & Westholm Close, this has never been done by the developer, if lucky they may cut the grass once a year on the proposed site, unlike they are doing at Minster fields, which is always being cut to a satisfactory standard, the grassed areas adjoining have had to be maintained by the residents by using a garden contractor and has been paid for by the residents, along with the foot path that has been developed over the past 20 years plus.

The aforementioned site, because the site has not been maintained, it has become a natural habitat for one of Britain's most popular and endangered species, the hedgehog, with all the development going on in Lincoln, holding on to any precious resource for wildlife is more important than any commercial profit.

The excuse that the developers wanted to join Glebe Park and Nettleham Fields to create one community, is not real, the proposed development does not do this, this development encompasses Westholm Close and cuts the close off totally into a boxed close.

As the land stands now, people have direct access through the established footpaths, to join the walkway that leads around King George field, down to the shops at the bottom of Wolsey Way, or in the opposite direction to other amenities, no foot path has been provided for Westholm Close to gain access to King George Field.

It has already been put forward that the developer has removed well established trees prior to gaining any planning permission, this shows the lack of respect for the environment and any consideration that the public may have and is a case of, once they are removed, no one can do anything about it, pure greed.

I have been informed that due to the residents maintaining the grassed area in Westholm Close that the developer intends to build on, that we are entitled by law to keep this and not allow any building to take place.

The proposed plot 7, I really do object too, as it is being proposed to build on ground I alone have maintained for over 10 years and prior to me the previous occupier, the boundary comes right on top of my drive way and I know that the boundary line was further up, as was depicted by the picket fence that was there, sadly fell in to ruin and was not replaced by developer.

In this area, there are so many brown sites that could be developed without removing anymore green belt land.

It will be a total shame if this land is not preserved for wildlife, we are losing too much green pasture in this day and age of climate change.

Customer Details

Name: Mr Adrian Coulbeck

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir/Madam
These may not be solid reasons for the objection to the proposed development, but I would like the council to take in consideration the following comments:

At present we have on the opposite side of the proposed development, Minster Fields, this is now in to stage two of development, considering the amount of road traffic this is going to increase, is it necessary to develop this site for the sake of a mere 14 dwellings, causing another junction point to increase the problem as well as increase road traffic.

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In this area, there are so many brown sites that could be developed without removing anymore green belt land.

It will be a total shame if this land is not preserved for wildlife, we are losing too much green pasture in this day and age of climate change.

Kind regards

Customer Details

Name: Mr Richard Crampton

Address: 9 Hurstwood Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. We have concerns that the developer may remove further trees before the development commences even though the site plan shows trees that should be retained This concern is based on witnessing trees being removed .

2. Access to our property and others is via a private road which is a narrow road. Where the boundary fence is shown on the site map this will bring the fencing very close to our road, making turning of cars and larger vehicles difficult . This also means where the fencing is the gardens will include several large trees, as mentioned above concerns that these may be removed or severely lopped . By moving the fencing the other side of the trees would help retain trees and improve access to our road.

3. The site as it currently is has a raised elevation we would like to have assurances that the site will be levelled , so there is no run off of water and that no property will be overlooking any current properties.

4. The site in its current state is a haven for wildlife with an abundance of wild flowers that encourages bees and other insects. The wild flowers also encourage birds such as bull finches, chaffinches and both blue and great tits It also houses a population of hedgehogs that are an endangered species . This land should be retained for this purpose as it is a very small development but the benefits to both wildlife and for people in the area to access an outside space is greatly beneficial