

## **Public Consultation Responses**

### **Name**

Mrs Amanda Wormleighton

### **Address**

Oak Farm House, Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0EN

**Date Received:** 11th January 2024

I am writing to you as a resident of Oak Farm House, a property that has been in our family for three decades. My husband and I, having purchased our home eight years ago with the aspiration of a peaceful retirement amidst beautiful scenery and wildlife, find ourselves compelled to express our concerns about the haul bridge project that is slated to be built just one field away from our property.

The prospect of this bridge has given rise to several apprehensions, each of which holds significant importance in our daily lives and the enjoyment of our residence. First and foremost, the scale and height of the proposed bridge are points of contention, raising questions about its visual impact on our surroundings. We fear that it may lead to overlooking issues, compromising our privacy and the serene environment we have cherished for years.

Moreover, the potential for increased noise and disturbance due to the bridge construction and subsequent traffic is worrisome. Our hope for a tranquil retirement is at stake, and we are concerned about how this may disrupt our daily lives and well-being. Additionally, the prospect of air pollution resulting from the construction and ongoing use of the bridge is a matter of grave concern. We value the clean air and natural surroundings that have been integral to our life at Oak Farm House.

The design, appearance, and layout of the bridge also warrant consideration, as they play a crucial role in the overall aesthetic and functionality of our living space. Furthermore, we worry about the potential impact on the existing trees and wildlife in the area, elements that contribute significantly to the charm and biodiversity of our surroundings.

Lastly, the fear of a loss of natural light due to the bridge's construction poses yet another challenge. Adequate sunlight is not only essential for our well-being but also for the flourishing flora around our property.

I am reaching out to you with a sincere request for a dialogue on these concerns. Your understanding and consideration in addressing these issues would go a long way in preserving the quality of life we have come to cherish at Oak Farm House.

I am available at your earliest convenience for a discussion to explore potential mitigations and alternatives to ensure that the proposed haul bridge project is executed in a manner that minimizes its impact on our cherished residence.

Thank you for your time and understanding.

Best regards,  
Amanda Wormleighton

**Name**

Mrs DEBORAH GRANT

**Address**

Roe Deer House, Pig Lane Off Skellingthorpe Road, Lincoln, LN6 OSB

**Date Received:**

12th January 2024

If I have understood the proposals correctly there will be a time overlap between the completion of the Skellingthorpe Road junction works and the construction of the temporary haul route.

Phase 1a junction works at Skellingthorpe Road are scheduled to continue until August 2024; in the meantime the construction haul route will be built in two stages; Stage 1 (pending completion of Phase 1a Junction works) will run from May-August 2024; Stage 2 will follow.

Stage 1 May-August 2025, construction traffic will EITHER;-

(Option 1) use the new Skellingthorpe Road bridge and access road (if completed); max 15 aggregate lorries per day (advanced stockpiling of aggregates); dedicated gatekeeper to control deliveries; possibility of out of hours deliveries

(Option 2) access and egress via Pig Lane (if new Skellingthorpe Road bridge and access road are not available); Pig Lane upgraded to a bound surface with passing point added; Pig Lane existing bridge upgraded to deal with additional construction traffic; 15 aggregate deliveries per day aggregate stockpiling; out of hours deliveries possible; use of vehicle marshals to escort construction vehicles along Pig Lane.

Site is busy now vehicles entering and workers cars [cars park on side of pig lane and fields]

Stage 2 (August 2025 onwards; start of house building); construction traffic will use new Skellingthorpe junction bridge and section of road rather than Pig Lane; access to new Skellingthorpe junction bridge will be controlled by a gate locked outside of normal working hours; Pig Lane will remain accessible for private use and walkers; all construction traffic will nonetheless have to cross over Pig Lane (until when - end of all construction ?) vehicle marshals available - peak periods only.

Development ends in 2036 plans to also access burrow pits in future ? route Also Tritton road bridge [ pig lane entrance will be increased in use ] closest entrance / exit to A46

I object to these proposals on grounds that the temporary haul route scheme as drafted will cause unacceptable impacts on my business operations/ the enjoyment of my home.

Id like some specificity about the extent and finish on the proposed Pig Lane surface upgrade; the improved section of Pig Lane will need to be

maintained to a suitable standard for the duration of the construction period to provide acceptable access for me and my guests / visitors  
Mud is constantly driven on to Scarborough owned section from construction site

Mud is left for long periods which is a danger to users of lane despite all the additional construction traffic. What is the extent of Pig Lane which will be upgraded ? [this needs to tie in with discussions with the Council re the maintenance plan for Pig Lane].

It has been very difficult to negotiate with parties involved and they declined my offer to sort between us all Scarborough farms ownership /maintenance of pig lane [this needs to also needs to tie in with discussions with council regarding Scarborough owned section ]

Holmes and Hills Solicitors have made attempts to offer all to negotiate terms of access

I proposed my own road no attempt to pursue by LCC I still believe could solve many future years issues regarding my Home and business [plan sent]

There is a potentially significant period of time during Stage 1 when construction traffic will be using Pig Lane alongside Holiday Retreat traffic. This will have potentially unacceptable impacts on my business which relies on peace and tranquillity to thrive/ generate repeat custom.

My business has already experienced to date decrease in returning guests which has impacted financially.

Last minute bookings not arriving [chaos of lane entrance]continues Lindum aware

Added to this high amount of cancellations by locals [avoiding area ]

Taxi drivers are also avoiding area and retreat has been red flagged, takeaways refuse or do not deliver [LCC aware ] I have asked for help [ LCC ]

Parcel delivery problems

Huge increase in visitors due to no security gate in place a on going issue still not resolved

Temporary road fen farm to pig lane caused Retreat issues [ lindums mediated made relations worse ]

Aggravation from farmer entering my property to read water meter ,requesting I send bill for usage

Traffic Light problems [out of hours] Christmas Newyear

Haulage ignoring red lights

My time sending emails takes me away from running my business

[all has been frustratingly difficult to negotiate ]

It should not be possible at any stage for out of hours deliveries of aggregates to use/cross over Pig Lane - this is incompatible with reasonable expectations as to the enjoyment of me /visitors/ guests use of my property.

The availability of marshalls to ensure continued access for vehicles (with priority over construction traffic) is welcome in principle.

However, my experience during the construction work so far does not inspire confidence because Retreat Road signage has been taken down covered up and knocked down by haulage traffic, to date one sign left propped against wood post

Pig lane sign laid on ground

Mud has been a problem constantly throughout year being driven from site to

retreat.

Farming contractors at harvest increase deposits of mud which is driven down pig lane

Water pipes draining fields from fluvial rain left on lane causing sludge

Retreat pot hole fills daily and requests help constantly but little is done to assist difficult to keep on top off with so many construction vehicles using

Pig lane was in great condition prior to construction starting LCC /LINDUM

aware over 300,000 spent over several years prior to construction site

starting which was my choice due to being at end of lane

Fencing has fallen three times now being held back with rope causing anxiety in case it falls again

Fell at midnight guests could not pass in car I had no choice but to lift and move many panels.

Another time visitor to retreat lifted and injured hand.

Construction site employees in site vehicles making visitors wait long periods

Haulage lorries arrogance towards road laws

Archaeology contractors put welfare /toilet in passing place [left for two weeks]

Uncalled for remarks to my employee when maintaining pot holes

Point of contact on site ignores my messages since Christmas [new contact not given LCC aware ]

I have realised after last year LCC don't appear to have authority to get construction company to sort access issues.

Lindum contact appears to be a presence for public appearance.

[on initial site opening point of sitecontact said issues would be dealt with, this has not been the case]

Civil engineering company seem to be the ones in control of this site.

Security at Retreat still on going with negotiations [key pad solar gate]

Since public awareness constant problems with

Off road motorcycles

Fly tipping

Youths being a nuisance

Theft from grounds and aluminium

I constantly send emails regarding access to Assistant Director who deals with in a timely response but many issues don't get sorted

Online complaints which is not good for business and unhappy guest emails [LCC aware]

left to cut trees back for vehicles till finally LCC arranged company in Jan 23

I have photographs and emails, dates of all problems experienced [happy to send]

It has been a horrendous time, and it continues to date.

The Marshalls should be available 24/7 as guests come in and out at all times of the day or night and it appears that some out of hours construction traffic is planned. A responsible person needs to be always available to resolve access problems.

From Stage 2 the locked gate at the Skellingthorpe Road junction bridge will push out of hours construction traffic back onto Pig Lane causing disruption/deterrent to your guests/operations unless marshals can be deployed to prevent this.

At all times construction traffic will have as a minimum to cross Pig Lane causing disruption/ deterrent to my guests/ operations. How long will this continue - until the completion of the larger residential development? This is a long period of time during which those accessing the Holiday Retreat will be subject to disruption/delay/dirt.

[mud is a problem now ]

How/when does the applicants envisage that general traffic is prevented from using the lower section of Pig Lane once the new Skellingthorpe Road junction is up and running?

Negotiations have been ongoing between me and Lindum/LCC for some time regarding use of Pig Lane; there has been very little movement on the part of LCC/Lindum in response to concerns I have raised.

I am willing to continue such negotiations. However, the experience of dealing with the construction personnel on the ground to date ( Skellingthorpe Road Junction works ) has at times been disappointing and frustrating for the reasons given above. My guests are currently experiencing unacceptable levels of disruption and inconvenience as a result of the construction work - this will only be exacerbated once the haul route is constructed, unless appropriate protections are built into any reserved matters approval.

A little history

I would also like to add I have had numerous managers and representatives meet with me over many many years I have not been listened to

I have emails questioning professionalism.

Kate Ellis and Jo Walker LCC arrived with my access plans ,a shock to see route planned for retreat

After many discussions during prior years ,of what my needs for Home and Business regarding access was I am a quiet tranquil retreat

I feel hood winked, Promises made ,time delaying tactics ,various managers ,I truly feel all has been handled poorly

My services interrupted water mainly on numerous times

Even requested meeting with LCC Director [still no meeting]

Many do not know retreat exists as property is cut off maps when meetings take place with council

Regarding western growth corridor plans

[approached various long term public figures MP and local Councillors ,unaware of my location ]

I have had twenty eight years maintaining lane Lindums and council have never helped

[lack of taking any responsibility during ownership ]

Now remaining fields divided amongst scarboroughs are rented to various large company farming contractors ,I requested relocation of bridge [refused]

Farming contractors arrive now with convoy of vehicles and use pig lane entrance to access fields Large agricultural machinery will add to use of pig lane

Expressed concerns farm machinery in future will be driving through new estate roads and also pass retreat to get to fields [main drain ] relocation of bridge would stop this [ refused land is owned by UWDB]

[please note heavy farm vehicles have indented tarmac I have laid at end of pig lane ]

No duty of care has been in place and I have serious worries for the future from what I have experienced since start of development and concerns over

future burrow pit access  
I have experienced a great deal of unnecessary behaviour /actions  
[when objected to development 2019 Director Lindums phoned unhappy with  
raised voice late  
evening] unacceptable behaviour  
LCC are constantly kept updated by me  
I am willing still to negotiate but would like my needs for Home and business  
a priority  
Hope that by writing this objection you can see my point of view from facts

**Name**

S Robinson

**Address**

Hartsholme Drive, Lincoln, LN6 0HQ

**Date Received:** 9th January 2024

I object to the plans because of the effects it will have on the environment  
and the wildlife, the congregation and the added air pollution it will cause, the  
fields at the bottom of Swanpool have been waterlogged since October the  
whole project needs to be re considered

**Name**

Christine Lynn Jefferies

**Address**

7 Westwood Drive, Lincoln, Lincolnshire, LN6 0HL

**Date Received:** 9th January 2024

My concerns with this application and the Western Growth Corridor project  
are as follows

The council's published planning policies.

Highway safety and congestion.

Noise and disturbance.

Air pollution.

Appearance.

Effects on trees.

In addition to the above the effect on wildlife and the environment appears  
to have been totally ignored with this project.

Yours sincerely

Christine Lynn Jefferies

**Name**

Mr Andrew Robinson

**Address**

419 Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0PA

**Date Received:** 4th January 2024

I object to the potential use of the Pig Lane access/entrance at  
Skellingthorpe Road during Stage 1 of the haul road construction  
(Option 2 - no access available through the new road/bridge)

Living directly opposite Pig Lane and the development we have been witness  
to the dangerous manoeuvres of plant and HGV's mounting the public  
pavement (video and photographic evidence) on numerous occasions.

As proposed in the application, vehicles would turn right when leaving Pig Lane onto Skellingthorpe Road and I suspect would be mounting the pavement as before in the earlier works carried out.

I also read in the application that vehicle marshalls would be used to meet these vehicles at the storage/holding area but nothing in terms of them entering/leaving Pig Lane.

I suggest the new road and bridge to be in operation BEFORE work is started on the construction of the haul road for the benefit of public safety.

**Date Received:** 3rd January 2024

**Name**

Mrs Sheren Roche

**Address**

6 Grosvenor Avenue, Lincoln, Lincolnshire, LN6 0XT

**Date Received:** 10th January 2024

I, too feel that this development should be re-considered in light of the amount of standing water on this flood plain that can be seen following recent rainfall. I have rarely seen the Catchwater Drain at the bottom of my garden so full and high.

If the development goes ahead, I will also be concerned about the scale and height of any construction that I overlook.

**Name**

Dr Peter Gostelow

**Address**

1 Westwood Drive, Lincoln, Lincolnshire, LN6 0HL

**Date Received:** 9th January 2024

I object to this application as the noise measures do not seem adequate. As far as I can tell no noise modelling or prediction has yet been carried out to assess impacts on nearby housing. Section 7.6 of the Construction Environmental Management Plan states that modelling will take place prior to construction which "will detail the predicted noise levels as a result of construction activities and will specify the typical noise levels of construction plant intended for use".

Why has this modelling not been carried out prior to seeking comments on the application? Given that vehicle movements will be as high as 260/week for a 60h working week, there is one movement per 14 minutes, which will last for approximately 7.5 minutes assuming a speed of 10 mph for the 2km distance. Hence the potential for daytime noise in the height of summer is considerable.

I feel that relying on future modelling and "Mitigation measures will be undertaken if the results of noise monitoring indicate that excessive noise impacts are arising from the activities associated with the works" does not provide sufficient reassurance at this stage.

**Name**

Mrs Penny Chafik

**Address**

5 Leeming Close, Lincoln, Lincolnshire, LN6 3RW

**Date Received:**

2nd January 2024

I cannot believe that this development will go ahead. Given the amount of rain we have had recently to build on this area seem beyond belief.

Hartsholme Lake is so full of water just now.

The pressure on the infrastructure is immense.

The traffic in this area is so bad, we are constantly in a tail back.

For us it is easier to travel to Newark for shopping than attempt to come into Lincoln.

Doddington Rd, Skellingthorpe Rd, also the by pass A46 Doddington rd/ Skellingthorpe Rd awful.

I have lived in this area over 40 years and seen the decline in access. Please reconsider this development.





Historic England

Ms Marie Smyth  
City of Lincoln Council  
City Hall  
Beaumont Fee  
Lincoln  
Lincolnshire  
LN1 1DF

Direct Dial: 0121 625 6888

Our ref: P01569940

19 December 2023

Dear Ms Smyth

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**WESTERN GROWTH CORRIDOR, SKELLINGTHORPE ROAD, LINCOLN,  
LINCOLNSHIRE  
Application No. 2023/0879/RM**

Thank you for your letter of 11 December 2023 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

#### **Historic England Advice**

As acknowledged in the outline consent submission and our comments for the Western Growth Corridor and as described in the present archaeological Written Scheme of Investigation; the Swanpool Roman ceramic industry is demonstrably of equivalent importance to a scheduled monument (Dec 2023 NPPF footnote 72) and thus is required to be treated on parity under the NPPF with the relevant paragraphs for designated heritage assets applying (see NPPF 205, 206, 207, 208, 209).

Overall the Western Growth Corridor scheme will result in substantial harm to the significance of the Swanpool Roman ceramic industry. The development is firmly situated within examined local plans with regards to which public benefits have been tested. The safety of this outcome rests upon proportionate archaeological mitigation (investigation, recording, analysis, reporting, archive and publication) as embedded in the outline consent, an approach which must be carried over to the present subordinate reserved matters applications further to the NPPF paragraphs discussed above and paragraph 199 and 211 regarding the dissemination of the results of archaeological work and para 210 on ensuring all reasonable steps to ensure the new development will proceed after the loss has occurred.

The completion of the analysis, reporting and archive stages of the previous episodes



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

of evaluation should be regarded as a priority to provide necessary information to inform forthcoming stages of investigation (paragraph NPPF Dec 2023 200 & 201).

Specific Technical note.

Excavators should expect the make-up of the Roman ceramic assemblage in the topsoil to be different to that recovered from closed features, therefore topsoil finds should be systematically recovered and recorded at least on a robust sample basis (in addition to picking up individually striking sherds). The underlying taphonomic process is theorised as follows; that waste material can be assumed to have sat in upstanding heaps across the site which developed through the lifetime of the industry and would potentially have encompassed the whole range of production before being spread and reworked as ploughsoil in the medieval and later periods. In contrast, redundant kilns may have been filled in shorter episodes utilising more specific bodies of material representing immediately available waste material or parts of adjacent established tips. To gain an overview of production one needs to understand material from topsoil as well as kiln fills.

#### Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs of the NPPF as discussed above.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Tim Allen

**Tim Allen**

Team Leader (Development Advice)

E-mail: [tim.allen@HistoricEngland.org.uk](mailto:tim.allen@HistoricEngland.org.uk)



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To: Lincoln City Council

Application Ref: 2023/0879/RM

Proposal: **Submission of access reserved matter for the construction of a haul road between Phase 1A Skellingthorpe Road and Phase 1B Tritton Road relating to hybrid (outline) planning permission 2019/0294/RG3**

Location: **Western Growth Corridor, Skellingthorpe Road, Lincoln, Lincolnshire**

With reference to the above application received 11 December 2023

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

**Requests that the Local Planning Authority request the applicants to provide additional information as set out below.**

**ADDITIONAL INFORMATION REQUIRED**

Please request applicant demonstrate swept vehicle paths for the largest vehicle entering Pig Lane to ensure that it can access the site safely.

Please request the applicant demonstrate a signage scheme for Pig Lane to inform pedestrians and drivers and also include site warning signs within the highway in relation to the temporary access via Pig Lane.

In relation to the new road under construction, please ensure the gates are located outside of the S278 boundary.

Case Officer:

*Laura Rowett*

Date: 20 December 2023