

## Clare Allcock

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**From:** terence crowther [REDACTED]  
**Sent:** 26 June 2022 12:24  
**To:** Wordsworth, Robert  
**Subject:** appeal APP/T2003/W/22/3298491

appeal reference APP/T2003/W/22/3298491

I object to the above planning application and have the following comments:

Increasing the number of houses in Wootton by 38 will be detrimental to the character of this small village and will impact quality of life for the village, essentially spoiling it.

Building what is a large estate on the edge of Wootton will result in increased traffic on the narrow lane (Swallow Lane), which is the only entrance and exit to and from the proposed development. Swallow Lane comes out at one end at the junction with High Street, the main street in Wootton (next to the historical village pond), which is directly opposite the village school.

It would seem that the application for 38 houses and a shop could only be the start of the development, as the other two thirds of the land is owned by the developers, with their original application in 2020 being for circa 90 houses.

I am aware that recent flooding on the land of the proposed development has impacted some of the gardens and houses that back onto it on High Street. I have seen water having to be drained down people's drives into the gutters after heavy rain.

Wootton does not have the infrastructure and services to support another 38 houses. The plan to include a shop unit within the development is unrealistic. This would not be central to the village and could end up causing more car traffic.

Regards

Terence Crowther

[REDACTED]

[REDACTED]

## Clare Allcock

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**From:** David Curle [REDACTED]  
**Sent:** 26 June 2022 21:57  
**To:** Wordsworth, Robert  
**Subject:** nspectorate's Ref: APP/Y2003/W/22/3298491

Inspectorate's Ref:APP/Y2003/W/22/3298491. Appeal Start Date: May 23, 2022

To Whom It May Concern:

I OBJECT to the development

Site Location: Land south of High Street and west of Swallow Lane, Wootton

The development is still:

- 1). Unsustainable
- 2). Out of Development limit, in open countryside
- 3). On Grade 1 Agricultural Land
- 4). NLC also have the 5.64 Housing Plan in place.

There are plenty of brown fields around the are available for developments, there is no need to destroy a village and make literally everyone's lives miserable.

Apart from all the legalities that goes against the development, and hence the reasons for the rejections already made by the various departments, the village infrastructure just cannot support this development .i.e. Lack of school places, an already busy junction by the school, this would become somewhat dangerous with more cars parking and making more blind spots on a bend etc.

We have objected so many times, and I have written in on all occasions with my firm OBJECTION.

Kind regards,

David Curle

[REDACTED]

**Clare Allcock**

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**From:** [REDACTED]  
**Sent:** 22 June 2022 10:02  
**To:** Wordsworth, Robert  
**Cc:** [REDACTED]  
**Subject:** Wootton Development

Development Appeal reference .  
APP/Y2003/W/22/3298491.  
Appeal start date 23 May 2022.  
Land to the south of High Street and west of Swallow Lane, Wootton

David J Hebb

[REDACTED]

22 June 2022

### **I strongly object to the Development**

As a long term resident of Wootton for over 60 years I cannot understand why the proposed completely unsuitable and unsustainable development is being considered.

I am very much opposed to this. The village has always been unique place to live and known as the village with the pond.

The proposed development is out of the limit in open countryside and on grade 1 agricultural land, NLC have a 5.64 year housing plan already in place.

The development proposed by Lincolnshire Estates on grade 1 agricultural land which is outside the development limit in open countryside in my opinion is ludicrous.

The land in question is Grade 1 agricultural land and I believe this is just the thin end of the wedge and the developers will not stop there and if the development is passed it will not be long until the remainder of the field is developed as has been the case with previous sites.

There are already extra homes passed to be built on Vicarage Lane in the Wootton which will stretch the already strained existing infrastructure .

This development is unsustainable I feel the village cannot support these homes as the infrastructure just isn't there and I think most residents would agree.

The school is full to capacity with no room for expansion more houses mean more children and I can't see how this situation would be remedied as the school is occupying all the available area.

At the moment during school term time the number of cars parked the high street outside the school are a hazard and in fact several accidents have already occurred outside the school thankfully none involving children yet.

The drainage system is out of date and inadequate and is not able to cope as anyone who lives here will confirm. During times of heavy rain it is not unusual for surface water from the are of the proposed development site to flood through the gardens of the houses on the main street, I can remember numerous

occasions when the High Street has flooded and water pumps running for days to clear the situation. This situation would become much more serious with the less permeable surfaces of an housing estate.

Historically most village people worked in the village or on the surrounding farms but this is not the case any longer and everyone working needs transport to their place of work causing more traffic on the local country roads.

The developments access for the vehicles is onto a single track lane which is not at all suitable. The lane is a popular route for many residents to walk some with their children others to exercise their dogs. Many people ride bikes on this quiet country lane.

The quality of life for current residents will be impacted.

I fell that I must strongly object to this development which I feel will completely change the character of the village and spoilt the quality of life currently enjoyed by all in our lovely village .

Yours sincerely

David J Hebb  
M.S.O.E  
M.I.R.T.E

## Clare Allcock

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**From:** Edward Thompson [REDACTED]  
**Sent:** 11 June 2022 17:49  
**To:** Wordsworth, Robert  
**Subject:** Objection APP/Y2003/W22/3298491  
**Attachments:** Objection to planning application.docx

Hello

Objection to APP/Y2003/W/22/3298491

I object to the development: Land south of High Street and West of Swallow Lane Wootton

I would appreciate you accepting my objection against the planning proposal of numerous dwelling being built on land south of High Street and West of Swallow lane, Wootton.

The areas I would like considering are:

The water supply and sewage facilities are bordering adequate at Wootton, as the council cannot control the water supply and sewage provision then additional dwellings would only make this worse

The amount of traffic would increase both on the High Street and Swallow lane, as the subsidiary roads are not developed for the excess traffic this would cause disruption and possible death or injury to pedestrians, and contrary to the T2 policy of the North Lincolnshire local plan

The proposed site is out of boundary, as aims of policies CS2 of North Lincolnshire Core Strategy RD2.

I hope you will consider my objection

Edward Thompson

[REDACTED]

[REDACTED]

[REDACTED]

Thank you

Edward Thompson

## Clare Allcock

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**From:** Glen Thompson [REDACTED]  
**Sent:** 11 June 2022 18:52  
**To:** Wordsworth, Robert  
**Subject:** Objection APP/Y2003/W/22/3298491

Dear Robert

Please consider my objection against the development of land South of High Street and West of Swallow Lane Wootton.

Objection APP/Y2003/W/22/3298491

The traffic is becoming dangerous on the junction of High Street and Swallow Lane. This is where the school is, and I witnessed two articulated lorries trying to manoeuvre around the bend and one had to mount the pavement due to the traffic as it was 15:35 School leaving time. More housing will increase congestion as everyone doesn't walk to school. The developers at the meeting proposed there was going to be an average of 3 extra children as a result of this development.

With the proposed development possible 2 extra cars per household making 70 to 80 more cars commuting, as to thrive in this village you will require a car as there is no regular bus or train service. How can this be environmentally friendly as there are limited jobs in the area.

With all that is happening in Ukraine the field may be needed to grow food, as this field is currently agricultural land and in the past has been used for agriculture, up to when the land was sold to the builders.

Please accept my objection

Glenys Thompson

**From:** Paula Goodman [REDACTED]  
**Sent:** 23 June 2022 07:16  
**To:** Wordsworth, Robert  
**Subject:** Development in Wootton

**Site Location: Land south of High Street and west of Swallow Lane, Wootton**

**Inspectorate's Ref: APP/Y2003/W/22/3298491**

**I strongly object to this development.**

Mr John Button  
[REDACTED]

I am emailing my objections to the planning application ref PA/2021/610 for a building development in Wootton. I have lived in this village for nearly 80 years and I feel this development would be detrimental to the village for the following reasons:

The land is grade A arable land which is a greenfield site and to use this would be contrary to the policies CS2 north lincs core strategy and RD2 of the north lincs local plan.

Approximately 2/3 of the village residents currently have an unspoilt view of the Lincolnshire countryside across to the wolds and the proposed plans would take this away from the original Wootton residents in favour of new residents in the proposed housing which is discriminatory.

The proposed access into the site would have a significant impact on the safety of villagers as the existing road would be used by at least an extra 40+ cars. The road leading to the access area is very near the school which poses its own dangers and the roadway beyond that is single track only and cannot be widened.

Wootton is a village in an agricultural area and as such it has agricultural machinery coming through the village which are naturally large and with the additional cars/ vehicles that this development would generate this would make farmers moving their implements around almost impossible and exceedingly dangerous.

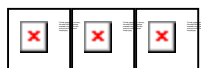
The village school is nearly at capacity and an additional development of family homes would generate more children into a village that the school could not offer a place to.

Wootton has had trouble in the past with drainage and with this proposal comes the added volume of sewage. I assisted the council in previous years to unblock the main drains through the village which had backed up and blocked from way down Thornton road and this is just from the original dwellings.

My garden and many more along the high Street have flooded because of the drainage issues within the village and allowing the development would in no way ease the pressure on the systems it would only accentuate it. The field has flooded again recently and I had a generator with hoses pumping thousands of gallons of water through pipes down my garden and out into the Main Street drain for 3 full weeks until it had pumped away enough of the water so as not to pose a risk to our properties! I have attached photos etc showing you the extent of this.

I have lived in the village and worked on the land here for nearly 80 years. I bought my house with a view of the wildlife and countryside that I cherish and to have the possibility of all that being taken away is devastating. The villagers opinion is that the planning application should NOT go ahead in any form and surely the people who are already living here have the right to have their opinion upheld as after all it is us that are living here.

Mr John Button  
[REDACTED]



**Clare Allcock**

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**From:** Michael Day [REDACTED]  
**Sent:** 06 June 2022 17:14  
**To:** Wordsworth, Robert  
**Subject:** Land south of High Street and West of Swallow lane, Wootton

*Mr Robert Wordsworth*

*The Planning Inspectorate*

*3J Kite Wing*

*Temple Quay House*

*2 The Square*

*Bristol*

[REDACTED]

*Mr Michael Day*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

E [REDACTED]

Dear Sir

**I OBJECT to the development**

**Site Location: Land south of High Street and West of Swallow lane, Wootton**

**Inspectorates Ref: APP/Y2003/W/22/3298491**

Please see below my objections to the above development.

1. 1. The application contravenes the North Lincolnshire Core Strategy CS2
2. 2. It is out of the development limit for open countryside.

3. 3. The council already have a a 5.64-year housing plan.

4. 14. Conservation

- a. The land is Grade 1 agricultural land
- b. According to the Governments guidelines planning authorities have a duty to:-
  - i. Protect the best agricultural land
  - ii. Put a value on soils as part of our natural capital
  - iii. Sustainably manage soils by 2030
  - iv. Restore and protect peat land
- c. By permitting this development the Planning Authority will be going against government guidelines.

5. 5. Traffic Safety

- a. Traffic Congestion (see Picture 1)
  - i. The concentration of traffic will increase by a large number when all the other planning proposals are taken into account:-

1.	PA/2021/610	38 Houses	70 cars
2.	Next stage of no1	150 Houses	300 cars
3.	PA/2020/870	16 Houses	32 cars
4.	PA/2018/1381	5 Houses	10 cars
		Total	<b><u>412 NEW cars</u></b>

- ii. Currently, the number of cars in Wootton is approx 220.
- iii. The proposed development and any subsequent developments would approx treble the amount of traffic in what is **CURRENTLY** a small village
- iv. A vehicle taking a turn right from the proposed development entrance will be using a single track road along the whole length of Swallow Lane and Cherry Lane. For this road to be deemed safe for the adults and children who live along this road, there would need to be some form of road widening, lighting and footpaths provided to stop any possible accidents.

PICTURE 1



b. School

- i. The increased traffic congestion caused by this development and any subsequent developments will increase the safety concerns of the school at the junction (see attached Picture 1).
- ii. The increased number of cars attempting to turn in front of the school at busy times will put the safety of the pupils and parents at greater risk.
- iii. Coupled with the use of the road by lorries, tractors and other vehicles will make what is a dangerous situation even worse.

6. 6. Bus Services

- a. There are no bus services through the village despite the comments on the application.
- b. There is one bus which is the "Hull Flyer" which goes to Barton on Humber only as advertised on the web page of the bus company. It would be virtually impossible from Barton on Humber to travel to any other place for work or shopping.

7. 7. Education

- a. Wootton School is oversubscribed.
  - i. It has 64 places and has at the moment, 54 pupils.
- b. Kirmington School is the same.
- c. Ulceby School is the same
- d. Goxhill school is the same

8. 8. Commercial Unit

- a. No shop will want to come to Wootton as there are several quality shops already in the adjoining villages of Ulceby and Goxhill.
- b. To attract a shop into the area it would need a viable business plan. This would be impossible to secure with so much local quality competition.

9. 9. Land Drainage (Picture 2 & 3)

- a. The field has flooded in the NW corner over the last winter months.
  - i. As you will see from the attached photograph the field is subject to flooding in the South West corner. Which in turn floods the houses on the High Street?



b. Also, severe flooding at the bottom of Swallow Lane again as shown in the attached photograph.



## 10. 10. Community

- a. This development (and subsequent developments already approved) if allowed it would not add to the village in any way.
  - i. It would increase the traffic flow by anything up to 80%.
  - ii. Provide a separate development enclosed by Swallow and Cherry lane with only one way in and out.
  - iii. Increase the pressure on everyone who currently lives in the village due to added noise and exhaust pollution.
  - iv. Put added pressure on the services in this area EG\_
    1. Emergency services
      - a. Fire
      - b. Ambulance
      - c. Health (Doctors, Dentists etc)
    2. Water supplies
      - a. Old redundant pipelines criss cross this part of Lincolnshire and have been due to an upgrade for the last 20 years.

3. Environment

a. Gas Supplies

i. According to the Governments own recommendation gas heating supplies are to be banned by the year 2025. At which point heat pumps and other eco-friendly systems are to be designed into proposed new homes. This development goes against the Governments own recommendations.

11. 11. Bio-Diversity School

a. I assume that the Education Authority have sufficient funds, staff and facilities to enable its use during the school years.

12. 12. Environmental

- a. The development will totally affect the environment of the village and the surrounding land. Dense urban development is without doubt detrimental to all environmental sources.
- b. The addition of composting bins and water butts by the developer is something of an insult.

13. 13. LEAP Planning Framework

- a. The use of the LEAP partnership framework can not be used as the framework between the parties is only one-sided. It is not wanted by the people of the village at all.
  - i. The developer sees the development as asset management only. It is an exercise in profit for gain, nothing else.
  - ii. There is little demand in the county for houses of over £250K. There is demand for low-cost houses of £120K for first-time buyers.
  - iii. It does not see the quality of life as it is now for all those who live in the village as having a value at all.
  - iv. We the community do not want this development.
  - v. The commitment to “learning from what we do” as per the LEAP principles should have been taken when it became clear the **COMMUNITY** rejected the first development.
  - vi. Stakeholders
    - 1. It seems that the Planning Authority does not see the village people as **STAKEHOLDERS** in this decision in the sense that it is being considered at all against the wishes of us the so-called **STAKEHOLDERS**.

14. 14. Pollution

a. Solid Fuel

i. These proposed houses which will be not unlike the new 14no Keigar Ltd houses which have just been completed will include facilities for the burning of solid fuel. This goes against the Governments own advice on eco-friendly construction.

b. Car exhaust Gasses

i. As already stated the increase in vehicles will have an effect on the current and future occupants of Wootton village. By increasing the population of the village by at least 80% over the next few years. There will no doubt be an increased input of exhaust gasses from the additional 400+ cars. This will in turn affect any children who suffer from respiratory illnesses.

ii. The current classification of the main road through Wootton as an “A” road adds to the pollution within the village. Heavy goods vehicles which currently use the village add considerable exhaust pollution to the village.

c. Noise

- i. The construction of 38 with a potential additional 150 houses will increase the noise into the village by approx 80% above what is current.
- ii. The increased amount of vehicles will create a level of noise pollution to the extent that the village peace will be destroyed forever.

d. Light

- i. The erection of a possible 38 houses with the additional 150 future house will increase the light pollution within the village by 80%. This will not only have a detrimental effect on the village itself but on any wildlife (Bats, Hedgehogs, Deer (Muntjac), Bird of prey etc which currently occupy the areas on the field.

15. 15. Old age Pensioner dwellings on Swallow Lane

- a. The pensioners who reside in the dwellings on Swallow Lane will have a huge drop in their quality of life for the following reasons:-
  - i. Loss of parking currently along Swallow lane. This is imperative for the disabled occupants who live there.
  - ii. The danger of accidents due to increased traffic at the entrance at all times.
  - iii. Noise pollution caused by constant traffic movement.
  - iv. Exhaust pollution caused by increased traffic flow.

16 16. Authority Responsibilities

- a. At present, there are developments ongoing in:-
  - i. Ulceby
    1. PA/2019/1945 14 HOUSES
    2. PA/2014/1311 17 HOUSES
  - ii. Barrow
    1. PA/2020/1348 7 HOUSES
    2. PA/2020/1257 1 HOUSE
    3. PA/2020/803 9 HOUSES
    4. PA/2020/603 30 HOUSES
  - iii. Barton upon Humber
    1. PA/2020/1612 5 HOUSES
    2. PA.2020/1285 50 HOUSES
    3. PA/2020/545 34 HOUSES
- b. If allowed the development in Wootton will increase the density of houses in this area and approved by this authority to a high level.
- c. This when taken the level of virtually no investment by the authority in the infrastructure of the surrounding area is an embarrassment.
- d.

17. 17. Conclusion

- a. The authority must reject the development and any subsequent applications.
- b. A value must be put on the wishes of the people who live and work in Wootton.
- c. The lack of investment by the authority in the rural communities is evident by the lack of:-
  - i. Transport links.
  - ii. Poor and ineffective road maintenance.
  - iii. The reduction of the Police Force numbers in the rural areas.
  - iv. Little or no contact with rural communities.
  - v. "Head in the sand" attitudes to "Government figures" by officers of the authority allowing developments by housing developers to obtain permission "No matter what the people think".



## Clare Allcock

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**From:** Mark Dearden [REDACTED]  
**Sent:** 09 June 2022 12:36  
**To:** Wordsworth, Robert  
**Subject:** Development appeal reference - APP/Y2003/W/22/3298491

I wish to register my objection to the proposed development by Lincolnshire Estates in Wootton, North Lincolnshire. This proposed development is on land to the south of the High Street and to the west of Swallow Lane.

As we have argued before in previous stages of the application process this development would be unsustainable. There are key growth points within the Plan for North Lincolnshire and these towns have the employment and the services. Wootton has a Primary School which is full and has no scope for expansion. There is a Pub and a warehouse business which employs a handful of people. This means that for all services, education, shopping, health and employment the people need to travel. This is not sustainable. Further, the public transport services are limited to handful of buses a day.

The proposed development is on Grade 1 agricultural land which when fallow in winter is a haven for wildlife including deer, hare etc. This proposal is beyond the development limit of the Plan, see below.

The North Lincolnshire County Council Development Plan up to 2026.  
Wootton as a village, already has in place the outline and full planning permissions in place to meet the targets of this plan until 2026.

My objection to this proposed development also extends to the threat that this would be the 'thin end of the wedge'. The original proposal on this field was for 90+ dwellings. This would have increased the housing in Wootton by almost 50% and changed the character completely. Small developments like recently 14 houses on a brownfield site have been welcomed.

Please consider my objections  
Mark Dearden

## Clare Allcock

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**From:** Paul Ormston [REDACTED]  
**Sent:** 13 June 2022 08:51  
**To:** Wordsworth, Robert  
**Subject:** REF : APP/Y2003/W/22/3298491 Wootton, North Lincs.

Dear Sir

I would like to add my support to the OBJECTION of the above proposal for development of land to the south of High Street and west of Swallow Lane , Wootton.

I made my thoughts clear at the time to the local council and was encouraged by their response to the voice of the community.

I now offer my objections for the appeal.

The developers are proposing to build on land that is accessed via a road that is mainly single track and not sufficiently safe to manage the traffic - not only for the length of time to construct the proposed properties and the heavy machinery required but also, if it were completed, for the additional traffic generated by the number of cars of residents.

I can only envisage , when there is a problem with the A180 locally - as there often is - that there will be a significant incident as large numbers of HGV lorries use the main route through the village and clash with the agricultural vehicles that use the main route every day. Add parking and extra cars and it is very much an accident waiting to happen - I have witnessed many near misses on this route already and I dread such an event happening as children leave the school.

This village has limited facilities to support the building of these properties . The school is at capacity, the bus service only covers Monday to Saturday and is limited to a few hours in the day. There is a proposed retail unit but we already have local villages with thriving shops and it is unlikely one unit could support a whole village's needs - what would it sell?

The proposal is outside of the development limit in open countryside and the village already has sufficient sites within the limit for development to provide the number of properties to meet the 5.64 year housing plan so should not require this plan to go ahead

My main objection however would be what could only be described as the criminal use of prime agricultural land in order to build houses on . There are huge numbers of building sites appearing across the local area but they are mainly on brownfield sites or land not used for agricultural purposes. To build on a portion of this field would mean the use of this land would change permanently at a time when the country is unable to grow sufficient crops - how could that be a viable , sustainable option ?

Please accept my objections and consider this proposal carefully as future generations need to be assured that the countryside will still exist for their children and families.

Regards  
Paul Ormston

## Clare Allcock

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**From:** Richard Kitching [REDACTED]  
**Sent:** 25 June 2022 11:00  
**To:** Wordsworth, Robert  
**Subject:** Appeal:APP/Y2003/W/22/3298491

I wish to object most strongly against the proposed appeal to develop the land south of the High Street and west of Swallow Lane in Wootton, North Lincolnshire

Why are these developers intent on urbanising this peaceful Lincolnshire village?

The land is grade 1 agricultural land, and with the current world food shortage, could be put to better use than filling with houses which none in the village wants.

There is no industry within the village or surrounding areas, meaning there will be a high increase of vehicular movements, thus increasing pollution.

The village school is at capacity, as are the local doctor and dentist surgeries.

This land is also prone to flooding. Every year pumps are employed to drain the excess water, which floods the gardens of the houses on the south side of the High Street. When the land in question is concreted and block paved, this flooding will only increase.

The access road, Swallow Lane is far too narrow to accept an influx of vehicles, and cannot be widened any point. It also joins the main High Street at a junction opposite the village school, which in itself creates more danger.

The strength of feeling against this proposal within the village is huge, and the Council are also against it, as they have a 5.64 year housing plan in place which does not include this.

I retired to this idyllic village for its peace and quiet, which will change beyond recognition if this development goes ahead.

Yours faithfully,

Richard P Kitching  
[REDACTED]

## Clare Allcock

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**From:** Roy Toyne [REDACTED]  
**Sent:** 22 June 2022 10:43  
**To:** Wordsworth, Robert  
**Subject:** App/y2003/w/22/3298491

We strongly oppose the above planning on the grounds of

Waste of valuable green land

Road network totally unsuitable for any development

Flooding which already has already happened on the site

The infrastructure of the village can not cope the with the development

Never been up dated in the 40 years we have lived here

Noise pollution

Light pollution

Increase in a already very busy main road through the village especially at the swallow lane pond junction

## Clare Allcock

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**From:** Kevin Woodmansey [REDACTED]  
**Sent:** 13 June 2022 08:50  
**To:** robert.wordsworth@planinginspectorate.gov.uk; Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491 OBJECTION

Dear Sir, I OBJECT to the development.

**Site Location: Land south of High Street and West of Swallow Lane , Wootton.**  
**Inspectorate's Ref: APP/Y2003/W/22/329849 Appeal Start date 23 May 2022.**

### Reasons for objection:

This application should not be allowed to progress and should be denied for the following reasons:

The village of Wootton has been designated as a limited growth settlement for a considerable number of years. Wootton is a peaceful, tranquil village of about 480 persons occupying about 240 varied properties that presently functions well, despite its inherent problems of having low water pressures, frequent power cuts and a sewage system that just about copes. If we assume a simple average of 3 persons per household increase, this development of 38 houses would increase the village population by about 120, a potential increase of over 22%. This figure does not include the very likely and anticipated fact that the proposed development is only the first of probably 2 stages of application, as per the previous application by the same company, eventually increasing to over 180 houses. Previous Application PA-2020-546. That idea of 180 homes was and is still quite preposterous and would double the village population, without any adequate increase in resources excepting maybe a couple of retail shops. The last village shop closed, so how any new ones would fair, is questionable. Nearby Ulceby, only a couple of miles away is being highly developed with over 100 houses being built there, negating the need to spoil Wootton. There is a very large development in progress at Goxhill, only 3 or 4 miles away. Both of these villages have many more amenities than Wootton, so why is there any need for housing developments here in Wootton?

We already have 14 new dwellings completed on Cherry Lane plus the Vicarage Lane development that have increased the demands on the already mentioned stretched resources of the village. These new developments have led to increased noise levels, many new domestic pets roaming around the streets and gardens, plus increases of traffic and speeding up and down the occupied lane(s). Our local broadband speed is well below current UK standards which would further deteriorate with any increased use and take up, this would impact on all the local residents. Our local mobile phone coverage is nonsensical and mobiles only work well on Wi-Fi coverage, so broadband is most important and any deterioration would also impact mobile phone use.

Although the proposed build does not cross the permitted development line, I sincerely feel it is being manipulated by this application, in order to establish a precedence and consequently pave the way to further application to build over the development lines of the village. It must also be true of this application proposal, by virtue of its location, that this proposed build would introduce harmful impacts upon the open countryside of North Lincolnshire, noise, light sprawl and added pollution. It would introduce a significant number of built-up structures onto what is a Greenfield site, of Grade 1 Agricultural Land, which is currently being used and it's actually in use now. The proposed build site is outside of the identified settlement of Wootton and it would urbanise the existing rural landscape. The proposal is therefore contrary to the aims of policies CS2 of the North Lincolnshire Core Strategy and RD2 of the North Lincolnshire Local Plan. It also contradicts the council's Rural Exception Sites. The field that the proposal occupies is a known route for deer which also often wander through my own property which adjoins the field, another negative impact on our wildlife. Pheasants are very often seen in the field and the rural open aspects are enjoyed by many village residents.

It seems to me that the proposal is purely speculative and reflects that the main objective behind this application, is probably money and not providing housing. I've already mentioned the extensive developments at nearby Ulceby and Goxhill. There must be many Brown Field Sites in North Lincolnshire that should take priority over this virgin Greenfield development.

The proposed development's access arrangements would intensify the use of the existing highways infrastructure and would cause greatly increased traffic on the surrounding roads in the village, some of which are not suitable for any increased volume of traffic. The increase in traffic generated by the development could also impact on the safety of pedestrians and other road users; the entrance to the site being located next to the senior citizens' bungalows with the traffic entering and exiting Swallow Lane which is off the High Street . This is the proposed route for the access to the development both initially during the build, and later for residents and other traffic including heavier vehicles

Swallow Lane is virtually a single lane and enters the High Street on a sharp S bend, bordered by the village pond on one side and local primary school on another. During school times, there already exists some traffic and parking issues which would be further complicated by extra traffic negotiating the bend and accessing to Swallow Lane and the High Street. A highly dangerous scenario for adults and children. Other serious considerations needing emphasising, include how the primary school is full and historically often oversubscribed; there are no adequate medical facilities nearby and the extra number of persons from the development would only exacerbate this situation.

Public service transport serving the village, is extremely limited and would be considered inadequate to meet the needs of the proposed development of extra 38 dwellings. Therefore, assuming two persons per household will have access to cars, this development could potentially increase car usage in the village by almost 80, plus delivery traffic, not including the impact of the other two existing developments mentioned above which potentially added another 44 vehicles. The highways infrastructure of the village cannot possibly meet the needs of this proposed increase in traffic and the increased risks to the infant school children is totally unacceptable.

**ABSTRACT** "15.2 Living more sustainably is also a factor in helping to reverse a dependency on car usage, which has already led to increased pollution, noise, congestion and to a detrimental effect on climate change. The crucial issue is to deliver other sufficiently attractive options to persuade people to use their cars less often and make more journeys on foot, by cycling or by public transport." (Source: North Lincolnshire County Council, Core Strategy)

The proposed development is contrary to the aims of policy T2 of the North Lincolnshire Local Plan. Considering all of the above facts, I hereby register my most strong objections to the development proposal.

I sincerely trust that the planning inspectorate department will pay some close attention to the feelings of the Village Community and Village Council and deny this application. If any evidence of the strong local feelings needs to be recorded, may I kindly suggest that members of the planning inspectorate, if possible, drive around the village of Wootton and count the many signs and boards erected by concerned residents with the message **STOP THE BUILD – Save the Village.**

Yours sincerely,

Mr Richard Kevin Woodmansey.

[Redacted signature block]

## Clare Allcock

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**From:** Steven Avery <[REDACTED]>  
**Sent:** 26 June 2022 17:09  
**To:** Wordsworth, Robert  
**Subject:** OBJECTION to planning and appeal APP/Y2003/W/22/3298491

Inspectorate's ref APP/Y2003/W/22/3298491

Dear Sirs,

I wish to notify yourselves that

I strongly and wholeheartedly OBJECT to this development.

The plan proposed by Lincolnshire Estates is unsustainable, outside the development limit in open countryside and on Grade1 agricultural land.

North Lincolnshire Council have also stated their opposition to the plan and further state they have enough 'brownfield' development sites for their 5.64 year housing plan- therefore this ill conceived, ill thought out development in neither needed nor wanted by the associated councils as well as the residents of Wootton itself.

I moved to Wootton because I wanted to reside in a true Lincolnshire rural village, away from the things such as shops and more housing that Lincolnshire Estates now want to inflict on the residents here with no regard whatsoever for the massive strength of objection towards this development.

The councils are also all against these plans, we do not require or desire a retail unit in Wootton. We have many good and thriving local businesses within easy reach of all residents supplying food and goods-if Wootton needed a retail unit it would already have one in place. To install another retail unit would be of no benefit to those businesses and it would struggle to be used anyway given the siting of the proposed unit and housing.

The local school is already oversubscribed and cannot take any more pupils.

The country lanes in and around the village are not designed to take the increased amounts of traffic that will be generated.

We want to keep our small rural peaceful village the way it is, any development has to be the right thing for Wootton and for the residents, but these plans are not what Wootton needs or wants.

I hope the Planning Inspectorate takes the views of Wootton residents on board plus that of their local and county councils and sees there is no other course of action than to finally refuse this appeal and the plans once and for all.

Regards,

Mr Steven Avery,  
[REDACTED]

## Clare Allcock

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**From:** [REDACTED]  
**Sent:** 27 June 2022 07:28  
**To:** Wordsworth, Robert  
**Subject:** North Lincolnshire Council Planning Appeal PA/2021/610

Good Morning Mr Wordsworth

As a resident of Wootton for 23 years I am contacting you to express my concerns about this potential development. I know that you will be bombarded with all the rules and regulations that this application contravenes that you are already know so I won't go through them. This is obviously why our local authority has quite rightly turned this down twice . My point is that in 1997 this very same field was the subject of a planning inspectorate appeal which found that amongst other things it was not an infill plot and that the entrance is wholly unsuitable . This application uses the same unsuitable and potentially dangerous entrance being a relatively quiet lane with only a footpath on one side a lot of residents walk around the block with their children and or dogs and use the road as the footpath is unsuitable we have old cottages with steps protruding into the path etc etc and then it disappears. As one of those people I fear that some one will be seriously injured or worse and everyone involved in this process should be aware of that. A lot of houses have been built in Wootton since I have lived here filling in gaps and utilising brown field sites without building on Grade 1 agricultural land this field actually appears on the national governments maps as a blue colour which the government states under no circumstances should it be built on . North Lincolnshire council and the neighbouring North East Lincolnshire council have spent a fortune of taxpayers money demolishing old redundant buildings to create brown field sites for building and I think that these developers should be actively encouraged to use those first as there are a lot. I hope in this case that that proves to be the case

Kind Regards  
Simon Shepherd

## Clare Allcock

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**From:** Thomas [REDACTED] >  
**Sent:** 21 June 2022 10:10  
**To:** Wordsworth, Robert  
**Subject:** Ref: APP/Y2003/W/22/3298491 - Land south of High Street and west of Swallow Lane, Wootton.

Good Morning,

**Inspectorate's Ref: APP/Y2003/W/22/3298491 - Site Location: Land south of High Street and west of Swallow Lane, Wootton.**

With reference to the above lodged appeal from Lincolnshire Estates Ltd, I wish to OBJECT to the development and include my previous submission to the local council detailing the reasons for that objection below, ALL of which still bear relevance in regard to this appeal:

*I wish to strongly object to the aforementioned proposed planning application, Wootton is a very small village and a development of this nature, which anyone can see is just the start of the whole field becoming another characterless housing estate destroying the current tranquil and peaceful surroundings beyond all recognition, is clearly not proportional nor sustainable to a village of Wootton's size.*

*The services and utilities in Wootton can sometimes be a little unpredictable at best, the water pressure in particular struggles, something a development of this size would put yet more strain upon, not to mention the current ageing drainage infrastructure and surface water run off issues from the site.*

*The quality of life for surrounding residents will also be directly affected by this proposal due to increased noise levels and loss of privacy etc.*

*The main proposed access route in/out [Swallow Lane] is a very narrow lane and the increased volume of traffic this development would bring, will beyond doubt increase the risks of accidents and near misses as a potential further 70-80 cars [avg 2 per household] start to influx in and out. This quiet lane is used by myself, as well as many families with children and dog walkers as a safe quiet space in which to exercise with the huge benefits this brings to wellbeing and mental health, something which this proposal would certainly see the end of. The mitigating measures to attempt to negate this being put forward will not make an ounce of difference either.*

*When this "developer" tried to build on this field proposing 90 houses and 2 retail units in 2020 which Wootton neither needs nor wants, not one letter or voice of support was given and this "revised" plan I'm sure will be met with the same reception from the people that actually reside here!*

*The field is currently used, moreover should remain, as Grade 1 agricultural land and for wildlife, not cannibalised for this absurd proposal.*

*I sincerely hope that common sense prevails over greed and the village's character is retained as it should be as this development, which to reiterate is clearly only the start of the whole field being taken, is simply too big for the village.*

Kind regards

Thomas Ward

## Clare Allcock

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**From:** Bernadette Price [REDACTED]  
**Sent:** 26 June 2022 13:56  
**To:** Wordsworth, Robert  
**Subject:** William Price App/Y2003/W/22/3298491

I would like to Strongly object to the development

Site location: Land South of High Street and West of Swollow Lane, Wootton.  
Inspector's Ref: APP/Y2003/W/22/3298491

My objections are as follows :

1. The development is outside the proposed development boundary of the village, which goes against North Lincolnshire councils Core Strategy Plan and Local Plan.

2. The development seeks to build on Grade1 agricultural land. Which is not good for the village and pollution of the area.

3. They say additional traffic or change to highways conditions would not generate operational and highway safety. They have stated under SITE ACCESS. Single main access to the site will be from Swallow lane will have no adverse effect.

My OBJECTION to the above is

A. Realignment of Swallow Lane will reduce the amount of parking to residence of the Bungalows on East Grove (of which I am one). I have and several other residents have disabilities that require ease of parking and access to the Bungalows.

B. With approx 38 more houses to be built, there will be a substantial increase in the amount of traffic on Swallow Lane and neighbouring High Street. There could be a potential of 2 cars per house hold making approximately 76 additional cars. Which coming in out of a single access will cause health and safety issues to all road users.

C. Swallow Lane was not built to take the amount of traffic that could be impacted on Wootton.

D. At present there is no parking places to many of he houses on Swallow Lane. The only place to park is on the Swallow Lane itself. Which restricts the passage of traffic. Swallow Lane is a narrow lane with a blind bend half way up the lane. Residents of Swollow Lane and East Grove park on the lane as parking is at a premium. With the cars being parked on Swallow Lane there is no room for 2 way traffic. Widening the road and taking away some of the foot path will not give road users to have 2 way traffic , there will still be the issue of parked cars. Swollow Lane is a Lane in every meaning of the word. Trying to widen the road will not ease traffic flow, will not improve the well-being of the residents.

E. Lincolnshire Estates in their plans have said they will erect a 7ft fence to run along the railings to the rear of the Bungalows that will back onto the proposed access road. This idea only shows their lack of understanding and care for the inhabitants of the Bungalows on East Grove. This fence will not reduce any noise. What it will do is isolate us from the rest of the village, make us prisoners in our own home. Pollute the air that we breathe. Damage our mental health and well-being.

F. They say the field is under utilised. In the years I have lived here , that field has always had crops growing . This is the first year they havnt rented out the field. Which means the field is now home to many animals, insects, wild flowers and birds. How can they improve the BIODIVERSITY when all they purpose is to erect 38 homes but some trees, bird box's and a pond. It's laughable.

Lincolnshire Estates donot care for the village or the land.if they did as land owners they would have replaced any diseased trees and old hedges.

Surly the fact North Lincolnshire has its 5year plan in place and they have enough building stock be enough. The fact we need our Agricultural land to grow crops in these uncertain times be enough . When is enough enough for these builder's.

I invite you to come and see for yourself the area and the people this will effect.

Kind Regards

William Price  
[REDACTED]

## Clare Allcock

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**From:** Andrew Todd [REDACTED]  
**Sent:** 04 June 2022 09:43  
**To:** Wordsworth, Robert  
**Subject:** Development Objection

I OBJECT to the development

Site Location: Land South of High Street and west of swallow lane, Wootton

Inspectorate's Ref: APP/Y2003/w/22/3298491

Appeal start date: 23 May 2022

To whom it may concern,

I am writing to oppose the above planning application in Wootton. I am concerned about this proposed development for a number of reasons.

My understanding is that the development is outwith the current and proposed development boundary for the village. The proposed development I believe would cause considerable negative impact on the village in regards to significant increase of traffic and resultant road safety issues especially for children in the village. I am also very concerned about potential flooding from such a development affecting drainage of this farmland which would potentially have a deleterious impact on those houses in front of the site especially. The village does not have the capacity in schooling, transport, infrastructure or facilities to support such a development and would significantly change the rural nature of the village. I believe that this proposed development goes against the North Lincolnshire Local Plan. I sincerely hope that the Planning Officers consider the valid concerns of the current occupants of Wootton when reviewing this application.

Yours Sincerely,  
Andrew Todd

[REDACTED]

## Clare Allcock

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**From:** William Atkinson [REDACTED] >  
**Sent:** 26 June 2022 09:44  
**To:** Wordsworth, Robert  
**Subject:** PA/2021/610 (Wootton North Lincolnshire)

Wootton Village (also known as Wootton Le World) is steeped in ancient history. Archaeological findings show that Galley Hill (a large mound), is thought to be a Bronze Age Round Barrow. This would date between 2600 and 700 B.C.

The romans would also occupy this area, evidence of this is suggested through findings. A unique and interesting Romano-British linchpin in the form of an upright thumb was found back in the 1980s. Suggesting this area was occupied at this point as well.

This village is recorded in the Domesday Book of 1086 as "Udetune", it was inhabited by 8 villagers, 7 smallholders, as well as 71 freemen in 40+ households. For this time it was actually very large. The Lord of the Manor was held by two individuals, Odo of Bayeux and Ralph de Mortimer. Ralph was actually half-brother of William the Conqueror and he was the tenant in chief of this estate.

John Faulding founded a school in the village back in 1727, he educated free scholars from Wootton, Ulceby and Thornton Curtis. The school would be rebuilt over a hundred years later in 1865.

Today it is under a "limited growth settlement", this preserves it from changing too much from building projects. In turn, the village has kept much of its character and unique look, this is one of the reasons why such a development of this magnitude should never be permitted.

This field may contain further Archaeological finds important to the history of Wootton and the local area the archaeological undertaken be Lincolnshire estates where inadequate and not where the geophysical survey showed there to be something of interest.

The applicant states that the development will lead to a number of public benefits and cites landscaping to enhance biodiversity. Contrary to the applicants' answers within section the application, the proposed site is rich in biodiversity. The surrounding hedgerows a habitat for a number of bird and animal species including frogs, toads, great crested newts, fox, vole, deer, and hedgehog families, whose population in the UK has declined by 50%.  
[.https://www.rspb.org.uk/globalassets/downloads/documents/conservation-projects/stateof-nature/state-of-nature-uk-report-2016.pdf](https://www.rspb.org.uk/globalassets/downloads/documents/conservation-projects/stateof-nature/state-of-nature-uk-report-2016.pdf).

declinedby50%.<https://www.rspb.org.uk/globalassets/downloads/documents/conservation-projects/stateof-nature/state-of-nature-uk-report-2016.pdf>.A major construction project such as this would severely disrupt and destroy the quality of valuable disappearing natural habitat and grade 1 agricultural farming land. during these turbulent times the United kingdom must keep good quality farming land for that purpose of producing produce for our needs and NOT used for development, this is something Mr. Johnson PM is keen to preserve

We also have a large population of bats that use bat boxes located at the bottom of a number of gardens bordering the field. This proposed development will discourage the natural bat habitat. recently registered with natural England is evidence of great crested newts also habituating parts of the field, as you will know it is against the law to destroy the habitat even if it is only a resting place.

There is no current validated evidence to demonstrate an 'urgent need' for such local housing that warrants the destruction of a grade 1 agricultural land, particularly when there are other sites within the village boundary with

permission for property development, including a large (for this size village) 14 house developed on a brown belt site down Cherry Lane. There are a significant number of other housing developments in the surrounding areas, including a development in neighboring Ulceby for a further 90 new dwellings.

I must highlight that a further development of five dwelling are to constructed on the field North of high Street PA/2019/1381 and 13 dwellings on the old warehousing site PA/2015/1010 totaling 32 new dwellings for the village of Wootton showing we are not stagnant and are moving forward

This development does not fit this strategy statement, the proposed site is located outside the development limit of Wootton on a grade 1 agricultural field within in the open countryside where housing development should be strictly prohibited. North Lincolnshire council have achieved the five year land supply.

The proposed access arrangements would intensify the use of the existing highway infrastructure. North Lincolnshire Council completed a land assessment in 2019 <https://s.northlincs.gov.uk/downloads/spatial-planning/SHELAA-2019.pdf> and reads as follows,

- > (A2B5Y) South of High Street and West of Swallow Lane.
- > The Land Is Grade 1 Agricultural Land.
- > The existing highway infrastructure is unsuitable for this development.

Wootton School is located at the junction of Swallow Lane, Pond Side and High Street, the large increase in traffic will be extremely dangerous for children attending the school.

As chairman toon the Parish councilor I attended a site meeting on Tuesday 28th January 2019 with the North Lincolnshire councils integrated transport project assets and infrastructure officer Ian Jickells to discuss the possibility of making the High Street end of Cherry Lane a one way, this would reroute residential traffic (approximately 100 cars) from Cherry Lane and Hawthorn Close down the back lane and up Swallow lane where the proposed development would be, as a national accredited risk assessor number RA 50890/8000491 along with Ian Jickells and other Parish councilors it was highlighted the risk would be too great to residents and children from Wootton school for this amount of traffic to be diverted up Swallow lane.

A development of 38 dwellings based on the national average will introduce 76 cars and construction traffic, on to Swallow Lane and the village increasing the overall risk to extremely high.

The proposed development is contrary to the aims of policy T2 of the North Lincolnshire Local Plan.

A major construction project such as this would severely disrupt and destroy the quality of valuable disappearing natural habitat.

The field run off runs towards the High Street and the houses on this side of the field, some years ago the run off was so great it flooded all the gardens that is why the field is now ploughed East to West to help prevent this happening again. To put a development on will simply increase the risk of flooding.

Wootton school is almost running at its maximum capacity, schools in neighboring villages including secondary are at the same capacity leaving new children from a development of this size using the national average (2.7 children PR house totaling 102 children) this is not including the development's already being built.

It is extremely important to highlight the field that the proposed development is to be built on is grade 1 agricultural land and should be protected as we need this type of high quality arable land. Mr Boris Johnson PM has made a statement that we need to preserve agricultural land especially land of high quality that produces produce of a high quality

Public transport serving the village of Wootton is very limited and would be considered inadequate to meet the needs of a proposed development of 90 dwellings.

The infrastructure of the village cannot possibly meet the needs of this proposed development, the drainage system and water supply are already at a stretch for the village will be inadequate for the village if a development of this size is built

To introduce 38 additional dwellings into the village will reduce water pressure even more than it already is.

Carcinogenic emissions will be largely increased poetically where vehicles will be leaving the development site and adjacent to the old age resident bungalows.

The proposal, by virtue of its location, would introduce harmful character impacts upon the open countryside of North Lincolnshire. It would introduce a significant amount of dwellings on a Greenfield site (grade 1 agricultural land) outside the identified settlement of Wootton that would urbanize the existing rural landscape. The proposal is therefore contrary to the aims of policies CS2 of the North Lincolnshire Core Strategy and RD2 of the North Lincolnshire Local Plan.

We purchased a property in Wootton with the intentions of opening an animal boarding facility (cattery) before buying the property we viewed over 100 thorough Lincolnshire looking for a location that ticked all the boxes, Wootton is that village.

We advertise Gordon may's Cattery is located in a peaceful rural location, if this development goes ahead this will be lost and WILL affect our business.

**The development will be located at the bottom of our garden and WILL affect the welfare of the cats boarding with us, this will cause extreme stress to the boarders and customers will NOT return and business will be lost, possibly leading to the closure of the business**

Animal welfare must be taken into account.

Wootton is an outstanding and tranquil place to live, to build a development of this size will take away the lifestyle residents moved to the village for, please don't take this away from the villagers of Wootton

Kindest regards,

Cllr W G Atkinson

## Clare Allcock

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**From:** David Houchin [REDACTED] >  
**Sent:** 16 June 2022 11:55  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

### **I OBJECT to the development**

**Site Location: Land south of High Street and west of Swallow Lane, Wootton.**

**Inspectorate's Ref: APP/Y2003/W/22/3298491**

Dear Mr Wordsworth,

I previously objected to North Lincolnshire Council when applications for housing on the above site were submitted. My reasons still stand and can be summarised as follows.

1) The development is outside of the development boundary. To approve new buildings in open countryside should be based on clear need. North Lincolnshire is not a densely populated area. The existing major conurbations have scope to be increased and are more appropriate for new development. Approval for major development in a village the size and geographic position of Wootton is neither justified, necessary nor proportionate.

2) Planning approval and policy should be applied consistently. As a person who has built a self-build replacement dwelling outside the development boundary that had the explicit support of neighbours, I was subject to a number of stringent rules that were clearly articulated in the local plan. I chose the house deliberately due to its location and, in spite of it curbing my design ambitions, the restrictions on future development contributed to its appeal and I worked within the guidelines and complied with planners' advice. Applying the regulations rigidly to individuals who have actively sought to be sympathetic to local feeling, but waiving them on such a scale for major developers in the face of so many objections is inherently unfair, inconsistent and undermines the integrity of the process.

3) Wootton is a small village with infrastructure that is currently adequate but not designed to accommodate additional major development. Water pressure is very low which already affects the showers to my top floor, the school is small and the surrounding roads are inadequate for anything other than the very light traffic they were designed for. Any proposed minor improvements by a major developer will inevitably be financially motivated to be the bare minimum to secure consent. This will impact negatively on existing residents.

4) A new development of anything above one or two houses will adversely affect the character of the open countryside.

I thank you in advance for considering my representations when making your determination.

Best regards

Dave Houchin

## Clare Allcock

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**From:** Dennis <[REDACTED]>  
**Sent:** 08 June 2022 21:05  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

I OBJECT to the development

Site Location: land south of High Street and west of Swallow Lane Wootton.

Inspectorates ref: APP/Y2003/W/3298491

Appeal start date: 23 May 2022

I wish to **strongly object** to this proposed development.

The application is to develop Grade 1 arable land. This constitutes a misuse of valuable farmland land. Government policy dictates that grade 1 agricultural land should be preserved for agricultural use. If the farm land is to be used for other purposes I would widely welcome a campaign for this area to be publicly purchased in an effort to contribute to CO2 capture, whilst boosting wildlife and flood protection, as well as cutting emissions.

This proposed development is to be situated in open countryside, where development is typically restricted unless necessary. As such it is outside the present and future development limit for Wootton.

The development is not in keeping with the village character and it would have an urbanising effect. That is not to say Wootton is against all development. There is already planning permission granted for 26+ dwellings in Wootton which are yet to be built - this more than satisfies the need for new dwellings in Wootton. In addition there is planning permission granted for 1132 dwellings within the immediate area (Ferry Ward villages - excluding Brigg) which again proves that the potential need for dwellings in this area will be more than satisfied with existing planning permissions.

Given that these dwellings have already been approved a further 38 would not be sustainable with the existing infrastructure. The school is already at maximum capacity and has no room to expand. This will necessitate the requirement to transport children to schools in nearby villages, further increasing the traffic in Swallow Lane in peak times. Swallow Lane is a narrow lane which exits onto the High Street near to the village school. It is not suitable for the extra amount of vehicles being introduced. (Being realistic, given that there is limited public transport, most journeys will have to be by car for work, leisure, shopping and the school-run. This will have the potential for an extra 70 + cars (2 per household is a reasonable assumption) travelling on Swallow Lane and through the village on a daily basis.

This does not include the additional traffic caused by deliveries to the proposed village shop, which will presumably entail larger delivery vehicles also utilizing Swallow Lane. The village shop, whilst proposed as something the village desires is far from being factually correct. The village had a shop previously, which could not compete with shops in nearby villages and large supermarkets and is no longer in the village. Given that this was not successful, why would one assume that a village shop located in this proposed development would become the centre of village life? Even the argument of convenience is no longer truly applicable given the increase in food delivery services.

The field proposed for development is subject to flooding (which has occurred on several occasions in recent history).

In summary, there is no obvious benefit to the village from the proposed development. It will stress the already limited traffic infrastructure of Wootton, increase the burden in an over subscribed school, develop land prone to flooding (exacerbating existing issues for village residents), and create noise and pollution issues most significantly for those living adjacent to the road into the development.

Best regards

Dennis Newton

## Clare Allcock

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**From:** Elaine Stewart <[REDACTED]>  
**Sent:** 21 June 2022 21:58  
**To:** Wordsworth, Robert

Planning Application 2021/610 I write with objection to this application

Wootton is one of a very few of North Lincolnshire small villages and has managed to retained its character as I believe is due to the design of limited growth settlement, and we need to maintain this to keep it as the village we know it, and for the reason the people who have choose live here.

Wootton needs to protect its surrounding area to keep its arable agriculture and woodlands the way it is, This is just as important to be maintained if not more than the need of a new housing estate in this area, there is a tremendous amount of new developments being built though out North and North East Lincolnshire and other local areas. More organic brown land needs to be uses for an increase of new development than to take away large amounts of arable land for development.

My objection are as follows

Limited Amenities ie

SCHOOLS all local schools have limited placement with no or limited room to increase its intake

ROADS the roads in Wootton are limited in some places with restrictions, there are single track roads with no footpaths, the main road to be used for this application is single track and not suitable for an increase of traffic. the High Street is already busy with agriculture traffic and HGV to use JHP public weight bridge, the surrounding area is used by the locals for walking, horse riding and is popular with cyclists as its part of Lincolnshire cycle route,

OTHER TRANSPORT other transport is limited with no bus routes into Wootton its self, and limited bus rail services to the area

UNITIES Wootton often have power failure. Mobile phone coverage is limited, and internet service is poor, an increase of population and use will not help this matter

WILDLIFE the wildlife in the area is important and in need of protection, providing a few bat and bird boxes in the new development is not the right answer, having lived in a new build on a new housing estate it was many years before we saw bird's return and settle back, this is why they need support protection.

KEEP WOOTTON A VILLAGE AS WE KNOW IT WITH BEAUTIFUL QUIRKY STYLE NOT MUNDANE DEPLOYMENTS YOU SEE THAT IS CONSTANTLY BEING REPEATED EVERYWHERE THROUGH OUR OWN COUNTRY

## Clare Allcock

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**From:** Fran Bell <[REDACTED]>  
**Sent:** 03 June 2022 11:54  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

Dear Sir,

I wish to make my objections to the above planning appeal by Lincolnshire Estates Ltd.

Wootton is a small village surrounded by prime agricultural land. There is no infrastructure to support the increase in housing proposed.

The proposed site is prime grade 1 agricultural land. There are many areas in Lincolnshire that are brown field sites and perfectly suitable for redevelopment. Wootton has a couple of brown field areas where planning permission has been granted. The decision to accept those developments was perfectly acceptable but this agricultural land is far too precious to waste it by covering it in houses. It was also recently announced by the current conservative government that they would not allow residential development on agricultural land for that very reason.

The proposed plans are also outside the development boundaries being in open countryside.

North Lincolnshire Council already have a 5 -6 year housing plan in place which provides the number of homes needed in the foreseeable future.

The plans may be initially for 38 properties but it is clearly the tip of the iceberg as the plan shows an irregular boundary which fits in with the current trend for a fluid design of curved access roads. This is not a straight field boundary between the proposed development and what would remain of the field owned by Lincolnshire Estates Ltd so their future intentions are very clear.

I would respectfully request that you reject this proposal.

Yours sincerely  
Frances Bell

Sent from [Mail](#) for Windows

## Clare Allcock

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**From:** James Gaunt [REDACTED] >  
**Sent:** 20 June 2022 19:21  
**To:** Wordsworth, Robert  
**Subject:** Development Appeal reference APP/Y2003/W/22/3298491

Reference APP/Y2003/W/22/3298491

I would like to oppose the planning appeal on the basis that the development is outside of the North Lincolnshire local plan. The development is also on prime farming land.

The development is unsustainable. The local school is already oversubscribed with no available room in the village for expansion of the school this is before new developments with allowed planning consent are completed. There are very limited public transport options in the village and the local roads aren't built for many cars (narrow streets). There is only a public house in the village meaning any shopping trips would require a vehicle adding to many more car journeys taking place.

I hope my views are taken into account.

James Gaunt  
[REDACTED]

## Clare Allcock

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**From:** Joseph Hare [REDACTED] >  
**Sent:** 26 May 2022 15:37  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

Dear Sirs,

Site Location: **Land south of High Street and west of Swallow Lane, Wootton**

Ref: **APP/Y2003/W/22/3298491** - Appeal Start Date: 23 May 2022

**I strongly object to the development as follows :-**

The application is outside of the permitted building line. It is not possible to properly integrate it within the settlement, making it highly likely to become a separate disjunctional community.

The application contravenes the North Lincolnshire Core Strategy CS2

The land on which the application relates to is part of the open countryside. It is Grade 1 agricultural land and should be retained as such. The land suffers from flooding which is normally alleviated by good farming practice. Without this, properties on the High Street and Vicarage Lane are at risk. There is both pictorial and historical evidence of this.

Wootton is a small village with very limited facilities. There is no infrastructure in place for this development and the village comes under the remit of a limited development settlement.

The proposed raised development will overshadow properties on Sycamore Close, the High Street, and Swallow Lane, especially in the winter months. It is out of character and out of place.

The application has made no consideration towards the wildlife in the village. It is a feeding ground for bats, owls, house martins and swallows. There are also yellowhammers in the hedgerows and great crested newts in the garden ponds next to the field.

This application is unsustainable and due to the lack of amenities, will add significantly to the carbon footprint of the village.

I therefore ask for this application to be refused.

Kind regards

Mr J Hare  
[REDACTED]

## Clare Allcock

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**From:** Katherine Bell [REDACTED] >  
**Sent:** 05 June 2022 16:29  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

APP/Y2003/W/22/[3298491](#)

Dear Sir,

I wish to oppose the above planning application for 38 dwellings in Wootton, Lincolnshire.

Primarily my concern is for the loss of what is prime Grade 1 agricultural land on a site that is outside the development limit on open countryside.

I regularly visit Wootton and appreciate the peace and quiet in this rural village. Wootton is a small community and can not sustain this level of development. This is a quiet village with narrow roads and a primary school which is already filled to capacity. The school is on a very small plot which would not allow for any expansion.

North Lincolnshire Council have an extensive 5-6 year housing plan in place which does not require the loss of quality farm land.

Yours sincerely,

Katherine Bell

Sent from my Galaxy

## Clare Allcock

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**From:** Kathryn Collier [REDACTED] >  
**Sent:** 02 June 2022 20:07  
**To:** Wordsworth, Robert  
**Subject:** DEVELOPMENT APPEAL reference,APP/Y2003/W/22/3298491

Dear Sir,

I STRONGLY OBJECT to the development of the Site Location: Land South of High St and West of Swallow Lane, Wootton. I object for the following reasons.

1. The development is still unsustainable
2. Is out of the development limit in open countryside
3. Is on Grade 1 agricultural land
4. NLC also have the 5.64-year housing plan in place.
5. The development build has already been refused by North Lincolnshire Council (NLC).

As part of the appeals procedure, I request that this email is included as evidence of my objection to the development build.

Kind Regards

Kate Collier



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## Clare Allcock

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**From:** Lisa Carter [REDACTED] >  
**Sent:** 10 June 2022 14:02  
**To:** Wordsworth, Robert  
**Subject:** Fwd: APP/Y2003/W/22/3298491

To whom it may concern,

I object to the proposed development of the land south of the high street and west of Swallow Lane, Wootton.

Inspectorates Ref: APP/Y2003/W/22/3298481

Appeal start date: 23 May 2022

I would like to register my strong objection to development of the proposed housing on the field central to Wootton.

The proposed development is situated in open countryside, outside of the current and proposed development boundary for the village of Wootton.

North Lincolnshire Council have a housing plan in place and have secured land for development, and therefore there is no reason or need to approve development outside the agreed development boundary.

There is planning permission already granted for 26+ dwellings in Wootton, that more than satisfies the need for new dwellings in Wootton.

In addition there is planning permission granted for over 1000 dwellings within the immediate area (Ferry Ward villages - excluding Brigg) which again supports the need for dwellings in this area being more than satisfied with existing planning permissions.

This proposed development is on land designated as Grade I agricultural land, which should be preserved for agricultural use.

The proposed development is unsustainable.

The village has poor transport infrastructure and there will be a high probability that each of the 38 houses will bring two cars per household to the village (up to 76 new vehicles in total) in order for home owners to travel to work or go shopping etc. All of this traffic will be funnelled down a small village lane (Swallow lane), which is not suitable to support significant traffic and is in close proximity to the school. This significantly increases the probability of a fatal road traffic accident. This is further exacerbated by what I am certain will be the imminent onset of Phase 2 should this appeal be successful. (I appreciate that Phase 2 not the subject of this appeal, but the developer has made clear their intentions previously).

There is also the matter of the village school. The development could bring a significant number of additional children to the village. The village school has no additional capacity, and this again will lead to additional travel (increasing the number of vehicles within the village and the potential for additional through traffic in other neighbouring villages). This increases the level of traffic at key times; which as per the previous comment will increase the probability of a traffic incident, especially in the proximity to the school.

The field proposed for the development is subject to flooding and has flooded on a number of occasions, most recently in 2020. There was no mention of this, or how the new houses will be protected from flooding - which will continue as it relates to surface water run off from the field (which presumably will be left fallow behind the new development). This should be considered as given the vagaries of global warming the probability of flooding will most probably increase.

Best regards

Lisa Carter

## Clare Allcock

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**From:** Liz Houchin [REDACTED] >  
**Sent:** 09 June 2022 14:25  
**To:** Wordsworth, Robert  
**Subject:** Objection to APP/Y2003/W/22/3298491

Good afternoon

I would like you to note my objections to the proposed development on land south of High Street and west of Swallow Lane, Wootton, North Lincolnshire.

I have already sent a formal objection to North Lincolnshire Council, but would also like you to note my objections for the following reasons:

- (1) There is not adequate infrastructure in place to support this development ie roads are not suitable, water pressure is already lower than it should be and the school is already at capacity. Therefore additional housing would severely impact the village and I feel it is not sustainable.
- (2) The site is outside the development boundary and in open countryside and I fear approving this development would set a dangerous precedent and we would lose open space and there would be a detrimental effect on wildlife, flora and fauna.
- (3) North Lincolnshire Council have a sustainable 5 year housing plan in place and have earmarked more suitable areas for development .

To be clear I wish you to note the following:

I object to the development on site location: Land south of High Street and west of Swallow Lane, Wootton, North Lincolnshire

Inspectorate's ref: APP/Y2003/W/22/3298491

Many thanks for reading this.

Kind regards

Liz Houchin

[REDACTED]

## Clare Allcock

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**From:** GWYN MORGAN [REDACTED] >  
**Sent:** 26 June 2022 15:36  
**To:** Wordsworth, Robert  
**Subject:** Planning appeal no APP/Y2003/W/22/3298491

**Importance:** High

26<sup>th</sup> June 2022

Dear Mr Wordsworth

We are writing to OBJECT to the proposal to build 39 houses off Swallow Lane in the Village of Wotton (PA2021/610).

The basis for the objections are that the proposal does not meet the objectives in the local plan, and that the reports put forward by the proposer are economical with the facts and pervert the reality of the situation. This is highlighted by the fact that the Planning officers and the environmental department of the council dismissed the noise assessment as being undertaken in a derisory manner with the intentions of deliberately trying to prejudice the facts in relation to the reality of the noise that was likely to be created by the proposed dwellings and the retail outlet on the site. The manner in which the assessment was undertaken can be construed as to be deliberate in its attempt to mislead elected members as to the facts in an effort to allow the proposal to be granted.

Prior to the report on noise, an environmental assessment was undertaken in August of 2019, this assessment was undertaken when the field was under agricultural management growing a crop of Winter Barley, This is effectively a monoculture system with high input of both Fertilizer and Pesticides to ensure the most effective production of the crop. The report from the company contracted to do the report was lacking in the depth of the inspection that occurred and this was later demonstrated by the desk top study that was undertaken. The field has been fallow since the crop was harvested in 2019/2020, this has led to a reversion to an area that may be considered as an indigenous area of natural vegetation from the germination of natural seeds that are always present within any field situation. The desk top report failed to identify the number of plants now growing in the field from Grasses to Brassicas and other field scale flora such as Fat hen, fox gloves, poppies and other plants that provide seed for birds, last year it was noted that someone walked through the field and removed 8 or 9 naturally growing sunflowers in what it appeared to be an attempt to reduce the plant diversity within the field. The fauna that has been observed in the field include species that are on the red list such as red kite and also Sky larks have been observed as well as Great c-Crested Newts, Roe Deer, Rabbits, Hares along with variety of different bird species and Bats.

It is considered good practise when undertaking environmental assessments of areas such as this to include distances from the site that respect the likely migratory patterns of what may be indigenous wild life. It is noted from the report that distances to local ponds have been either exaggerated or the ponds have been left out of the report so as to misconstrue the report, the closest pond to the field being proposed for development is only 10 yards away from the field boundary, this pond has been identified as having Great Crested Newts in it ( which have been notified to Natural England). The comment in the report that states these are over 2 miles away is not only misleading but incorrect, if a proper assessment had been undertaken it would have included neighbours yards and ponds and a search of areas that are used as hibernaculum's by the GCN, it would also have looked at the migration routes and distances of up to a ¼ of a miles which is the distance that GCN can migrate from one body of water to another for the purposes of breeding. The fact that good practise was not followed when undertaking the assessment can only lead to the conclusion that it was done in such a manner as to pervert the facts to make the outcome for the developer more likely. The basis for my understanding of both the requirements and the practise involved comes from a similar situation as a parish councillor and the fact that my training company trains staff of Natural England, Sefton Coast and Country Side, National trust, County Charities and the Environment Agency.

The short fall in the rigour of the above assessments must call into question the intent in which they were undertaken. It would be a reasonable interpretation that the reports were done in a manner that attempts to pervert reality, that

being the case it must therefore call into question any other report that the developer has produced and the facts that are being put forward as to appeal the planning decision, it would call into question the facts that are being presented in relation to the housing requirement for the area and as to whether these can be taken at face value as presented or is it the intention to prejudice the facts by manipulating reality with thinking derived from financial benefit. I think this demonstrates the principal of “He that pays the piper calls the tune”.

Numerous people have highlighted where the proposal goes against the current Local plan and planning policies including:

- CS1 – Spatial Strategy for the hierarchy of developments
- CS2 – Sequential approach
- CS3 – Development outside (future) defined development limits
- RD2- Local development plan policy

When taking the attitude that is demonstrated by the reports from the developers consultants it appears they are published in a manner to look favourably on the development when in actual fact it goes against current guidelines in both national and local planning.

The responses to the requirements of presenting mandatory documentation from the developer must be put into the category of unreliable as they are only seen as a barrier to his desires and it is acceptable to orchestrate the facts in and attempt to gain his desired outcome, which it may be presumed goes against the letter and intention of the legislation as it is intended in Law.

David & Jayne Morgan

[Redacted]

[Redacted]

[Redacted]

## Clare Allcock

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**From:** Ashley Higgins [REDACTED] >  
**Sent:** 22 June 2022 09:24  
**To:** Wordsworth, Robert  
**Subject:** APP/Y2003/W/22/3298491

Dear Mr Wordsworth,

I object to the development at - land south of High Street and west of Swallow Lane, Wootton.

I am sure that people live in Wootton for many reasons and I am sure that one of those reasons is the quality of life an environment such as Wootton has to offer. That is certainly why I chose to live here.

This development would encroach on that quality of life by changing that environment, which I personally feel would be unfair, particularly as it offers no real benefit to those already living here.

To be able to walk along Swallow Lane and have open fields around you is a very great pleasure. A housing estate would bring all the associated traffic, people and noise and take away that pleasure.

I understand the need for housing but new developments 'in the wrong place' can only be detrimental to everyone concerned.

I sincerely hope that this development will not be allowed to proceed.

Thanking you in anticipation, I remain,

Yours faithfully,

Ashley Higgins

## Clare Allcock

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**From:** Brian Wesley [REDACTED] >  
**Sent:** 11 June 2022 17:44  
**To:** Wordsworth, Robert  
**Subject:** Development Appeal Reference APP/Y2003/W/22/3298491

### I Object to the development

**Site Location:** Land South Of High St and West of Swallow Lane, Wootton  
**Inspectorate ref:** APP/Y2003/W/22/3298491

#### 1. DEVELOPMENT SITE

The proposed development is outside the current and future development boundary limit of Wootton and situated in the open countryside. It is therefore contrary to Policies RD2 of the North Lincolnshire Plan and CS1, CS2 and CS3 of the North Lincolnshire Core Strategy. This application fails to meet any of the policies criteria.

The applicant's site was subject to the SHELAA assessment by the councils in house expertise in accordance with the NPPF guidelines using the SHELAA methodology. The site was assessed and discarded due to it being on Grade 1 agricultural land and Swallow Lane not suitable for this development.

" SHELAA Ref: Reference A2B5Y Appendix 1 page 483. Published September 2019.

There have been past applications on this site:

PA/2020/546 -Outline planning for 90 houses – withdrawn by applicant.

PA/1995/0622 – Planning Application for residential development refused permission 13/11/1996.

PA/1996/2046 – Planning Application for a residential development of 5 dwellings refused permission 13/2/1997. This went to appeal at Bristol ref: T/APP/Y2003/A/97/280785/P4. The Planning Inspectorate disagreed that the development would constitute infill and dismissed the appeal for reasons under conflict with S6 of The Humberside Structure Plan which equates to CS1, CS2 and CS3 of the adopted North Lincolnshire Core Strategy

- 1.Limits on residential in "non selected settlements" to small groups or infill in the main body of the village
- 2.It requires "exceptional circumstances" to justify special provision for larger scale development
- 3.It provides that all housing in non -selected settlements are to be in keeping with the existing size and character of the settlement.

**These refusal points the Inspectorate made are still valid today.**

#### 2. SUSTAINABILITY

The application does not constitute sustainable development and as such is not in conformity with local and national planning policies.

Settlements page 43 shown below, which provides comprehensive baseline information for each settlement in the area - a useful reference point for the Local Plan, associated evidence based location of new development. Set out a clear settlement hierarchy for all settlements in North Lincolnshire, and to categorize them in a way that is relevant to both the NPPF and the Government's core theme of sustainability to inform the plan-making process. One of the main purposes of defining a settlement hierarchy is to help inform the direction of development to the most sustainable locations and to areas with the capacity to accommodate further growth.

Wootton is a small rural settlement and scored 20 points in the North Lincolnshire Settlement Survey (2019) and was 38th overall out of all the settlements in North Lincolnshire on sustainability grounds.

Smaller Rural Settlements - These villages tend to have only some of the key facilities with fewer shops and services and are less accessible to high order centres. They tend to have a smaller population than the Larger Rural Settlements. These villages are unsuitable for accommodating a large allocation but capable of taking residential infill and development of an appropriate scale to the settlement either within or adjoining the settlement.

Wootton is not against steady sustainable growth as shown below in the three granted applications but this application for a large scale development too large and unsustainable for a small community.

- PA2018/1583 for 14 new dwellings –Just completed (Brownfield site)
- PA2015/1010 for 16 new dwellings –Permission Granted (Brownfield site)
- PA2018/1381 for 5 new dwellings – Permission Granted
- PA/2020/1746 for 4 new dwellings –Permission Granted (Brownfield site)

This is a total of 39 new homes in the system so the need to build on arable land outside the development boundary is not necessary.

This represents a 16.25% increase for the village which is sustainable growth for a small rural community.

### 3. BEST AND MOST VERSATILE SOIL

The proposed development is set within 18.78 acres of Grade 1 arable land classed the Best and Most Versatile (BMV) soil, among the best we have in North Lincolnshire or indeed in the country, as classed by the government body Natural England.



The applicant states in their Design and access statement that:

5.2 The application for Outline planning permission proposes to develop approximately one third of a 4.55-hectare agricultural field. The exact split of the land and its location within the overall site to ensure half for development and leaving half as green field has been ongoing to design the most attractive and sustainable layout while making the most effective use of the area.

**The actual field size is actually 7.59 hectares / 18.78 acres. And it is not the most effective use of arable land.**

This application if granted will result in the loss of all 18.78 acres of valuable farm land as the applicant has stated the undeveloped land will be left as grassland and there is no mention of the maintenance of it.

**Note: I have lived and backed on to the field for 36 years and I'm saddened to say this is the second year the field has been left unfarmed with no crops in and left abandoned.**

This application is contrary to policy RD1 as it is not sustainable and there is no overriding need for extra housing in Wootton .

RD1 In applying the principles of sustainable development, planning permission for development or the change of use of land of Grades 1, 2 and 3a quality will only be granted in exceptional circumstances where there is an overriding need for the development.

**The NPPF aims to protect the BMV agricultural land**

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognizing the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

**Wootton is on the highest grade of land IN THE COUNTY and capable of growing any crop. We should not be giving up our best food producing land for development as we will need it and more in the future to feed us and with the Ukraine food crisis and Brexit uncertainties and as the coronavirus crisis food shortages has shown we need as a country to be as self-sufficient as we can. Allowing developers to appeal and determine building limits is a**

**4. CHARACTER AND VISUAL IMPACT**

The proposed development by reason of its size depth, width, height and mass and as three sides of the village back onto the field would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact. It would totally transform the characteristic of the village. This development would have a detrimental visual and characteristic effect on the open countryside and have an urbanising effect on the village of Wootton. At this moment the proposed site is open arable land bordered by pretty narrow lanes which are reasonably traffic free (at this moment in time) and enjoyed by the residents and their children.

Leaving two thirds of the field grassland will have a detrimental effect on the views across the field from the surrounding lanes and from the houses on Swallow Lane. It has the potential to become a scrubland, open to fly tipping and open to intruders if not looked after and as the applicant has never maintained the green site adjacent to the bungalows and left it to the village to tend I have my doubts this will be maintained. It will become an eyesore. I back onto the field and feel relatively safe while the field is farmed with its crops it is a potential barrier to trespassers but if it left to be open and grass land I will feel less secure as it will be open to abuse and security threats as crime in the countryside is a big problem.

We and the other residents will lose our open countryside views we enjoy to an urban landscape

**5. TRAFFIC**

As a resident of Swallow Lane for 36 years I feel I am qualified to comment on the local traffic. The applicant states in the Design and Access Statement that :

*3.15 Development of the site would not generate significant additional traffic or change to the highway conditions, both in terms of operational capacity and highway safety.*

I strongly disagree with that statement as their own Design Statement states:

**10a. Parking provision on the development is policy compliant at a minimum rate of 200%.**

That is a potential 76 extra residents' vehicles not counting visitors, delivery vehicles i.e. Supermarket, Amazon, On line shopping delivery vehicles using Swallow Lane how can that amount of traffic not be significant. As there are no large-scale employment, leisure facilities, doctors within 30mins walk or cycle ride, limited bus routes and times which restrict commuting, most journeys will have to be taken by car. The school has only places for 62 children and no room for expansion so parents will have to find a school that has places, again that will be a car journey away. This is contrary to CS25 of the Core Strategy T1 and T2 of North Lincs local plan. Swallow Lane by its name is a lane not built or designed to carry excessive amounts of traffic safely as this development would bring. It is virtually one-way traffic due its width and resident on road parking as they have no off-road parking facilities which causes traffic difficulties. The lane then turns into a 3 metre single lane. It also has 7.5-ton limit on it and is used mainly by the residents and farm vehicles not just from the village but other farmers who work the fields to the east and south of Swallow Lane. The increase in traffic this development will bring will have an adverse impact on the local residents

and operation of the farming community. The applicant states that traffic will be channelled from the estate to the north of Swallow Lane. The exit onto the main road from this direction is onto the high street on a bend close to the school. This will have safety issues especially at school leaving times with the parked school traffic or when there is a Church function on as Swallow Lane is used for parking.

In the applicants Transport Assessment they state :

**2.2.3 The Swallow Lane / High Street junction is overly wide with a narrow footway adjacent to the church. Potential to widen the footway and a provide safer crossing point.**

The road needs to be wide here as it is used for resident on road parking, school /school pick up parking, church parking ,visitor/fishermen to the pond this road width it would become a bottleneck and hazard.

There are quite a few anomalies in the applicants documents I've listed three below

1.The applicant states in their travel survey

7.6 Travel Surveys

*7.6.1 On occupation of the **fiftieth** dwelling, an initial travel survey questionnaire will be undertaken with residents. This survey will be used to ascertain the travel behavior of residents at the site, as well as the reasons for modal choices and opinions towards alternative modes of transport*

Does this mean there will be no travel survey as proposed development is 38 not 50 + properties or is it a future number if outline is granted?

2. The applicant states in their access statement:

EXTERNAL ACCESS

**6.5 The main vehicular access to the site is proposed off Swallow Lane via a new priority junction. In addition, a pedestrian/ emergency access is proposed further south off Swallow Lane.**

Looking through the drawings I cannot see any provision for the emergency exit or is this a future plan??

3. The applicant also states in their Access Statement

**6.12 That the proposed access to the site is the current access to the field.**

This is misleading suggesting this is the recognised way into as the field when it has always been accessed off the south side of Swallow Lane by all farm traffic to minimize noise and disruption to residents adjacent to the proposed access and its accessibility.

6.Site Access

The proposed access off Swallow Lane will channel traffic onto the housing estate between a residential property on one side and pensioners residences on the other. This will cause unacceptable road traffic, noise and pollution to these residents. Their gardens all back onto the proposed access road and the proposed development site, and would impact on their privacy and open-air amenity as they would not be able to sit in the fresh air of their gardens or work in their gardens due to the influx of traffic noise and pollution that will be generated which would have an impact on their health and well-being.

The proposal of erecting a 2 metre fence at the back of the bungalows on the access road and looking at the 3D visual drawing a 2 metre fence at the rear as a noise attenuator is shocking and a disgrace it will remove their open views and light from their windows and gardens reducing their quality of life this can't be right.

This application is causing stress and worry to these residents which is unfair .

The applicant states in their design and access statement:

*6.34 Good access to sunshine and natural light contributes to the health and wellbeing of dwelling occupants by providing them with a pleasant living environment as well as reducing the need for artificial lighting and in some cases contributing to winter heating requirements.*

**Unless you are an existing resident or living in a pensioner's bungalow adjacent to the site it seems !**

The proposed access at this moment is a green space maintained by the local residents who keep it neat and tidy as since the developers bought the land approximately 10+ years ago, they have not maintained it . It is used for the pensioners bungalow residents off road parking and exercise. The highway changes the applicants has proposed will impact on the safety of and will restrict the residents parking and loading as they need access to their rear gate for wheelchair and mobility issues.

There is a working farm opposite the proposed access who needs permanent access in and out for his farm vehicles and livestock movements. He has difficulty with the traffic we have now be it parked cars or passing traffic.

Looking at the access road alterations they appear to remove the verge in front of the farm house opposite and bring Swallow Lane closer to the house resulting in an increase in road noise, pollution and road vibration. Even before alteration traffic is extremely close due to the narrowness of the lane.

### **Conclusion**

This development is not in the interest of Wootton. We are not against developments as is shown with the other applications in the system but to lose this field to development would be a detrimental loss to the village

They want to remove verges, widen footpaths, alter roads which without this development are fine it will totally alter the character of the village and Swallow Lane.

It is unsustainable no matter how the application is dressed up, it is unnecessary, environmentally unfriendly due to the amount of traffic it will introduce. It will destroy the natural open country side turning Grade 1 land into an urban landscape, removing natural wild life habitat and feeding grounds and replacing them with man-made substitutes. The application is contrary to the North Lincolnshire Core Strategy and Local Plan the Core Strategy and in conflict with the NPPF.

We know the applicants ultimate goal is to fill the field they have made that clear in the past but we know that can't be taken into account and allowing this appeal to move the building line will make their goal easier. Development limits here are to protect the countryside and the Grade 1 Best and Most Versatile soil and developers should not be allowed to challenge or have them moved or the floodgates will open.

There is no support for this development by the Wootton residents. This must carry some weight in your decision especially with the Government white paper saying brownfield not greenfield and local residents to have more say in local development. The council now has a 5.64 year housing supply so there is no need to build on this Grade 1 farmland especially as there are 25 houses waiting to be built in the village.



When you visit the field you will see it has been left abandoned this is a picture from my house when it was farmed and you can imagine the visual impact on myself and the rest of the village on the three sides that back onto it will have if the development is given the go ahead !!.

**I hope you as did the last Planning inspector dismiss this appeal**

Regards

Brian Wesley

Sent from [Mail](#) for Windows

## Clare Allcock

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**From:** Chris Hancock [REDACTED] >  
**Sent:** 06 June 2022 14:52  
**To:** Wordsworth, Robert  
**Subject:** Wootton Development Appeal

Dear Sir

I wish to strongly object to the proposed development on the Grade 1 Agricultural Land, South of High Street and West of Swallow Lane Wootton.

Inspectorates Reference: APP/Y2003/W/22/3298491  
Appeal Start Date: 23<sup>rd</sup> May 2022

I only moved into the village in April and chose to live here as it remains a largely un-spoilt Lincolnshire Village. I realise there is need for additional housing throughout England but feel this proposal will generate a huge increase in traffic onto Swallow Lane, which is, as it's name implies a narrow and at some points single car width strip of Tarmac. I also realise there is more revenue to be gained from Building Land than Agricultural Land but at what cost to the residents of Wootton and the Countryside.

Please note my objection and the objections of my fellow villagers.

Yours sincerely  
Christopher Hancock

[REDACTED]