

**MINUTES OF THE WOODHALL SPA EXTRAORDINARY PARISH COUNCIL  
MEETING HELD ON MONDAY 31<sup>st</sup> JULY AT 7.45 PM AT CORONATION HALL,  
WOODHALL SPA.**

**PRESENT**

Councillors: D Clarke (Chairman), R Sanderson, I Clarke,  
M Williams, T Clapton, S Phelan, A Hunter and N Ford.

**IN ATTENDANCE**

J Greer (Parish Clerk), Lincolnshire County Councillor Bradwell, District Councillor  
Leyland and approximately 120 members of the public.

There was a 45 minute public forum where members of the public asked questions  
regarding the Witham Trading development off Tattershall Road. Plans had been  
made available from 4.30pm in the hall for people to view. District Councillor Leyland  
answered several questions posed during the public forum and the parish council  
Chairman provided further information. Comment sheets had also been completed  
by attendees, all comments received were against the development.

**268/17 CHAIRMAN'S REMARKS**

The Chairman did not make any remarks.

**269/17 APOLOGIES FOR ABSENCE WITH REASON GIVEN**

Apologies were received and reasons given were accepted from Cllr S Williams, A  
Wilson and J Frost.

**270/17 DECLARATION OF MEMBERS' INTERESTS IN ACCORDANCE WITH  
THE LOCALISM ACT 2011**

There were no disclosable pecuniary interests declared in matters on the agenda,  
which had not already been declared to the Monitoring Officer at ELDC.

**271/17 REQUESTS FROM MEMBERS FOR A DISPENSATION ON ANY ITEMS  
ON THE AGENDA**

There were no requests for a dispensation.

**272/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION  
S/215/01081/17 – LAND OFF TATTERSHALL ROAD – OUTLINE ERECTION OF  
UP TO 360 SWELLINGS. APPLICANT WITHAM TRADING CO. LTD.**

It was proposed, seconded and voted nimosly agreed to OBJECT to the planning  
application stating the following material planning considerations:

**HIGHWAY ISSUES**

The generation of additional traffic to the village on this scale is totally unacceptable.  
Firstly during development, construction traffic is too large to use the small  
residential lanes to access the development site. Currently a traffic calming system is  
in place on the access route, construction traffic would make this impossible for local  
residents to go about their daily routine, plus the duration of the development on  
such a large scale is likely to take years causing major disruption.

There are fears for highway safety during the construction phase and then  
afterwards with approximately 500 additional vehicles accessing the new  
development via two current cul-de- sacs which are totally unsuitable for this volume

of traffic. This would suggest an alternative access point with the only option to be on Witham Road.

The traffic and access study accompanying the application is generic and superficial and does not reflect the actual area. Some of the facts in the documentation do not even relate to Woodhall Spa at all, and such major errors in the application leave too many questions about the thought and condition of the whole application.

The traffic and access study DOES NOT include the development of 50 houses by Broadgate Homes on the opposite side of Witham Road, or the 150 houses in the Jackson outline planning also opposite on Witham Road, nor does it include the additional 150 Jackson houses currently being considered by ELDC also on the opposite side of Witham Road. The cumulative effect of 600 new houses in this area can only be described as massive over development and grave concern for highways safety with a potential additional vehicle increase of some 1200 cars. The road infrastructure is not suitable for such a huge increase.

The pollution caused by the continual construction traffic over many years will cause harm to resident already living in the village along with the noise and disruption caused by the construction of this development and the others on Witham Road.

### **SOCIAL FACILITIES**

The doctors and dental surgery are already reaching full capacity. A development of this size would put people's health at risk as services which are currently fit to burst would become completely inefficient and ineffective to treat the residents of Woodhall Spa. Again this is why this application cannot be considered in isolation.

The cumulative effect of mass over development of the village will cripple its services and be of no use to current residents or naive newcomers to the village.

The schools in the area are also not able to cope with a massive influx. A development of 250 dwellings will certainly have families with various aged children trying to access school places, and this will not be possible due to overcrowding and lack of availability. The children of Woodhall Spa would be badly served with the development of this site and potentially lose out on the basic school education every child deserves to have access to.

### **FINANCIAL CONSIDERATIONS**

There is much concern regarding any financial awards being made available for this type of development. Any funds awarded must be received at the beginning of the development and not years later when families have moved in and the social facilities are stretched beyond recognition leaving residents both new and long term completely neglected.

Section 106 funds are inflexible to deal with the demands a project like this will cause. Making a donation to fund a classroom does not address the issue that all the children potentially coming to the village will not be of the same age, therefore one additional classroom would be ineffective and not address the problem.

Considering the general planned OVER DEVELOPMENT of Woodhall Spa and the cumulative effect of a possible 600 additional dwellings in this area alone, the potential number of children and their ages must be considered. One additional classroom funded by a S106 agreement will not fix this problem.

### **PHYSICAL INFRASTRUCTURE**

The sewage system is currently unable to cope with the demands. Sewage has been reported coming up through bathrooms in the neighbouring streets. This is totally unacceptable, yet a further 250 houses are being proposed for this site.

The sewage system is totally inadequate to deal with another development on the scale submitted in this application. The culminated effect of ALL the recent planning applications MUST be considered as services for basic sewage is not adequate.

The planning department cannot consider this as an isolated application when the very basic services of sewage are not being addressed.

The material harm is over development.

### **OUTLINE PLANNING PERMISSION**

Such an application works for the developer but not for residents. Being vague, copy and pasting sections from previous development documents is a lazy way to tick a box. Residents of Woodhall Spa demand and deserve more than being fed mediocre outline planning applications with incorrect and outdated information, information that relates to areas that aren't even in Lincolnshire let alone Woodhall Spa. Yet these documents have been thoroughly read, revealing the shoddy hap hazard quick fit application to jump to the front of the planning queue.

It is acknowledged that this area is in the local plan for development, however it's about over development, poor application documentation and impact on quality of life for existing and future residents.

### **267/17 DATE AND TIME OF NEXT MEETINGS**

- Monday 4<sup>th</sup> September at 7.00pm – Extraordinary Parish Council Meeting at Coronation Hall to consider and respond to the planning application S/215/01081/17 WITHAM TRADING CO HYBRID OUTLINE ERECTION OF UP TO 360 DWELLINGS. LAND OFF TATTERSHALL ROAD.