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September 15th 2021

To Historic Built Environment Officer for PCC

Regarding Sutton / Wansford Rd Station

Dear Mr S Falco

Writing to seek your opinion on the subject of planning as the officer for PCC on Historic Built Environment. The final plans of the dualling of the A47 from Wansford to Sutton roundabout has recently been forward to PINS, and the new route will result in the removal of the station masters house and part of the platform as part of the scheme. The building is on the list of Heritage Assets as a collection of 3 structures, Heath House, Angled railway bridge and the building in question. It is a beautiful building mostly intact with most of its original features see enclosed pictures. When the A47 was widened at Milton Ferry, the stone building (toll house) was removed from near the bridge and relocated at the top of the embankment overlooking Ferry Meadows and the new road, and with this idea I put forward a proposal to Highways England to do something similar which they are presently looking at these options.

The plan is to relocate from the northern side to the southern side of the rail bridge alongside the track, and also to bring it back into public use with an element of the building being used as environment classroom and other community groups, with disabled user friendly facilities. Potential with Peterborough University course studies with the nearby River Nene and county wildlife site supporting woodland and rare limestone flora. Connection would be made via the new much improved cycleway and walkway that is part of the road scheme giving great connectivity using the old railway bridge both over and underside. The Landyke Trust and its members held a site meeting and have uses for the building and very supportive.

This is an unusual situation for all of us, which is an opportunity for all of us and would be a shame if missed from both a public element, but also environmental and historical. I understand it is technically a new build in open countryside, however feel as others this has merit taken in context with some of the points mentioned above. Daniel Worley is representing PCC and is sitting in on the meetings with Highways England on this proposal and NVR proposal and would be able to supply further information.

What would be helpful to ourselves and Highways England if the planning department would be in principle supportive of our scheme, subject to further in-depth planning application being submitted? This would help Highways England reach an opinion on what proposal they would support. Your website is presently showing non acceptance of pre-planning applications due to the situation the country is coming out of and high workloads, it's also difficult to put in for planning on the back of a road scheme that is also awaiting planning. But in the coming weeks Highways England will want to make a decision on the relocation of the station and it would be good to know your opinion. Have also enclosed some pictures and more than welcome to do a site visit if it helps to understand this unique application. Please do not hesitate if your team requires more information, thank you for your time on this.

Yours sincerely

Robert Reid



October 13th 2021

To Historic Built Environment Officer for PCC

Regarding Sutton / Wansford Rd Station

Dear Mr S Falco

A few weeks ago we sent you a letter to ask if the Sutton Station proposal would have merit by PCC planning to a relocation from north to south of the present A47 bridge which is to be retained as a WHCER route. This would still be subject to a fully documented planning application process, but to assist Highways England and ourselves we would like to know if Peterborough Planning would consider if this scheme has merit.

I am enclosing a more updated relocation plan which shows greater detail of the proposal, and also a data stick with a copy of the files sent for DCO submission. The building will have a public element as it was originally built for by the public using the Bread and Onion Line as it was known.

Do let me know if you wish to visit the site, or speak to Daniel as I know he is familiar with the site and location.

Yours sincerely

Robert Reid

**Re: Station master's house at Sutton parish**

robbie reid [REDACTED]

Thu 30/09/2021 12:54

To: Richard Astle [REDACTED]

Hi Richard

Thank you for your email, and reason for getting in touch with you is to see if you can assist with any of your contacts with PCC planning. The scheme we have submitted to Highways England is for the rail buildings to be relocated to the southern side of the rail bridge, but what would be helpful is if PCC planning indicated this scheme has "merit" within planning scope and to give Highways England confidence to back this idea. The building would have an environmental classroom with facilities which links into the surrounding area, with cycle route under the old rail bridge. Hoping if you have good connections with Daniel to convince him of the benefits, as unfortunately I feel he is more in favour of the NVR scheme. If you wish to ring me on [REDACTED] I could probably explain myself better, please leave me a message or number to ring back as due to work not always able to speak.

With regards

Robbie



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**From:** Richard Astle [REDACTED]**Sent:** 26 September 2021 18:11**To:** [REDACTED]**Cc:** Mike Horne [REDACTED]**Subject:** FW: Station master's house at Sutton parish

Hi Mike and Robbie

Thanks for the email, Mike – Robbie, not sure how I can help, but if you'd like to give me a call please do? I do know Daniel.

Thanks!

Richard Astle

Chair, LCT

Langdyke Countryside Trust is a Charitable Incorporated Organisation and registered charity in England and Wales no. 1180626

[REDACTED]

**From:** Mike Horne [REDACTED]  
**Sent:** 23 September 2021 16:31  
**To:** Richard Astle [REDACTED] Margaret Palmer [REDACTED]  
**Subject:** Station master's house at Sutton parish

Hello,

I had a phone call from Robbie Reid (the farmer at Sutton who'd like to relocate the former station masters house) yesterday afternoon, wondering if I might ask both of you to contact him in connection with his proposal.

Robbie has apparently now met with some opposition to his idea from a chap called Daniel Worley from PCC, and he'd like to hear from you in case your experiences of dealing with PCC might be of some benefit to his cause.

Robbie's contact details are:

[REDACTED]  
[REDACTED]

I said that I'd pass his request on to you both.

Thank you.

Regards

Mike

Mike Horne  
Trustee  
Langdyke Countryside Trust CIO

[REDACTED]

[REDACTED]



[REDACTED]

Langdyke Countryside Trust is a Charitable Incorporated Organisation and a registered charity in England and Wales no.1180626

LANGDYKE: Nature, Heritage, Communities



**Langdyke**  
Countryside Trust

**Telephone:** 01733 453410 (open 9am - 1pm)  
**Email:** [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)  
**Case Officer:** Mr Daniel Worley  
**Our Ref:** PAOTH/21/00033  
**Your Ref:**

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**PETERBOROUGH**



Planning Services  
Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough  
PE2 8TY

Mr R Reid



**Peterborough Direct:** 01733 747474

3 November 2021

Dear Mr Reid  
**Thank you for your application**

Your application for Pre-Application Advice for the following proposal has been received and made valid from 1 October 2021.

Reference: PAOTH/21/00033

Proposal: Reconstruction of station

Site address: Land South Of A47 Wansford Peterborough

Applicant: Mr R Reid.

Please note the Planning Officer dealing with the matter is Mr Daniel Worley, and the Council's comments should be issued by 26 November 2021.

Yours sincerely



Mrs Dawn Horton  
Technical Services Adviser

**Fw: Application for Pre-Application Advice - Land South Of A47 Wansford Peterborough (ref PAOTH/21/00033)**

robbie reid [REDACTED]

Wed 03/11/2021 14:47

To: Richard Astle [REDACTED]

 1 attachments (87 KB)

ufm4\_ACKPAO\_Acknowledgement-PreApp\_Other\_Dev.pdf;

Hello Richard,

Looks like something is happening and its Daniel that's dealing with it, it's only been 8 weeks to get acknowledgement but at least it's a start. It could be a no or a yes so at least any softening of his personal stance on this please assist as he made it quite clear to me he was in support of the NVR application. If we get a positive reply would like to build Landyke Trust into some form of involvement going forward along with Wansford and Sutton Parish Council.

Meantime I am going to get some written support from both councils to help back the application and a guy called Chris on the Peterborough Cycle Forum. We just need to get a positive reply!

Speak soon and thankyou for helping to keep Sutton Station intact.

Regards Robbie

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**From:** planningcontrol@peterborough.gov.uk <planningcontrol@peterborough.gov.uk>**Sent:** 03 November 2021 14:05**To:** [REDACTED]**Subject:** Application for Pre-Application Advice - Land South Of A47 Wansford Peterborough (ref PAOTH/21/00033)

Dear Mr Reid

Please find correspondence from Planning Services at Peterborough City Council attached to this email in relation to the following application for Pre-Application Advice.

Proposal: Reconstruction of station



Site address: Land South Of A47 Wansford Peterborough

Reference: PAOTH/21/00033

Planning Services

Peterborough City Council

Sand Martin House, Bittern Way, Fletton Quays, Peterborough PE2 8TY

T: 01733 453410

E: [Planningcontrol@peterborough.gov.uk](mailto:Planningcontrol@peterborough.gov.uk)

W: [www.peterborough.gov.uk/planning](http://www.peterborough.gov.uk/planning)

**Fw: Application for Pre-Application Advice - Land South Of A47 Wansford Peterborough (ref PAOTH/21/00033)**

robbie reid [REDACTED]

Wed 03/11/2021 14:26

To: Gohel, Tarvinder [REDACTED] Craig Stirzaker [REDACTED]

FYI At long last a response from Peterborough Planning.

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**From:** planningcontrol@peterborough.gov.uk <planningcontrol@peterborough.gov.uk>

**Sent:** 03 November 2021 14:05

**To:** [REDACTED]

**Subject:** Application for Pre-Application Advice - Land South Of A47 Wansford Peterborough (ref PAOTH/21/00033)

Dear Mr Reid

Please find correspondence from Planning Services at Peterborough City Council attached to this email in relation to the following application for Pre-Application Advice.

Proposal: Reconstruction of station

Site address: Land South Of A47 Wansford Peterborough

Reference: PAOTH/21/00033

Planning Services

Peterborough City Council

Sand Martin House, Bittern Way, Fletton Quays, Peterborough PE2 8TY

T: 01733 453410

E: Planningcontrol@peterborough.gov.uk

W: [www.peterborough.gov.uk/planning](http://www.peterborough.gov.uk/planning)

**Re: Sutton Station information to PCC planning**

robbie reid [REDACTED]

Fri 29/10/2021 09:05

To: Richard Astle [REDACTED]

Good morning Richard,

Regarding Sutton station have you by any chance heard anything back? Believe you had positive vibes from Peter Hiller, to date had nothing from the PCC planning department not even an acknowledgment of what I have sent them. If it can be done for the Milton Ferry Toll House which now sits at the top of the hill we should be at least able to do something with this station and still bring it back into a form of public use. All we need to know from the planners is this proposal "has merit" and would be considered. I am concerned now NVR have been given some form of support from Daniel Worley that leaves Highways England no other option than to relocate the building elsewhere. Thinking I will now have to write to Nicholas Harding as he is head of planning as see if we can get some form of response.

All the best Robbie

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**From:** robbie reid [REDACTED]**Sent:** 18 October 2021 11:38**To:** Richard Astle [REDACTED]**Subject:** Re: Sutton Station information to PCC planning

Sure is and thank you for getting it rolling

Robbie

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**From:** Richard Astle [REDACTED]**Sent:** 18 October 2021 10:27**To:** robbie reid [REDACTED]**Subject:** Re: Sutton Station information to PCC planning

Long way to go, but good first steps!

Richard

> On 18 Oct 2021, at 10:10, robbie reid [REDACTED] wrote:

>

> Wow Richard going to put you in as 007 in this project!!!

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> From: Richard Astle [REDACTED]

> Sent: 18 October 2021 10:07

> To: 'robbie reid' [REDACTED]

> Subject: RE: Sutton Station information to PCC planning

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> Thanks Robbie

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> Just spoke to the relevant Cabinet Member in Peterborough Council – he likes the idea and is going to be talking to officers later today!

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> Will suggest a site meeting! Thanks!

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> Richard Astle

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> Chair, LCT

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> Langdyke Countryside Trust is a Charitable Incorporated Organisation and registered charity in England and Wales no. 1180626

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> From: robbie reid [REDACTED]

> Sent: 18 October 2021 10:04

> To: Richard Astle [REDACTED]

> Subject: Re: Sutton Station information to PCC planning

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> Good morning, Richard,

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> Thank you for seeing my vision on this, and let's hope with a little help from decision makers we can move this along, please feel free to invite any of those on the email to a site meeting as I'm sure it would strengthen and better understand this one-off opportunity to the environment and local community.

>

> If we can get a positive outcome with support from PCC/planning in any format would then help to give Highways England confidence to support this option on the station relocation. The plan is to set the project up into a Community Interest Company as a LBG type which leaves it better placed to be converted into a charity model further down the line if need be.

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>

> Look forward to hearing your response from those on your email list, and has somewhat recharged my efforts to getting this plan/vision across the line, it can be quite daunting at times working on a vision/idea when less proactive people you meet just go with the flow and don't challenge what can be done.

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> Again, thank you for shaking the tree!!!

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> Regards Robbie

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> From: Richard Astle [REDACTED]

> Sent: 17 October 2021 19:11

> To: Steve Cox [REDACTED]

Daniel Worley

[REDACTED] Oli Burke

> Lee Scowen

> Cc: 'Mike Horne' [REDACTED]

; Stuart Dawks

[REDACTED] 'robbie reid'

> Subject: FW: Sutton Station information to PCC planning

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>  
> Dear all

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> A number of members of the John Clare Countryside partnership have brought this proposal to my attention and are asking for advice as to how it might be taken forward.

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> From the perspective of the partnership we see merit in the idea and would like to explore it further, particularly the idea of creating a location for environmental/heritage interpretation linked perhaps to other key locations in the partnership area such as Wansford Station, Sacrewell, the historic churches, the John Clare Cottage, Hills and Holes, Torpel Manor Field, Swaddywell Pit etc, so making a wonderful heritage trail through the area.

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> Is it possible perhaps to arrange a meeting to discuss, so Robbie (the proposer) can get a clear steer on the way ahead?  
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>  
> Thank you!  
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>  
> Richard Astle  
>  
> Chair, LCT  
>  
> Langdyke Countryside Trust is a Charitable Incorporated Organisation and registered charity in England and Wales no. 1180626  
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>  
> From: robbie reid [REDACTED]  
> Sent: 16 October 2021 09:08  
> To: Richard Astle [REDACTED]  
> Subject: Sutton Station information to PCC planning  
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> [cid:image001.jpg@01D7C407.ECFF04B0][cid:image002.jpg@01D7C407.ECFF04B0][cid:image003.jpg@01D7C407.ECFF04B0]

**FW: Sutton station house relocation**

Richard Astle [REDACTED]

Mon 10/01/2022 14:00

To: [REDACTED]; Rowan Rumball [REDACTED]; Daniel Worley <[REDACTED]> Steve Cox  
Cc: Mike Horne [REDACTED]; 'Emma-Jane Danielsson' [REDACTED]; robbie reid [REDACTED]

Dear Colleagues

I should just like to put on record the support of the Langdyke Countryside Trust and other partners in the John Clare Countryside Partnership for the idea that Robbie Reid outlines below. We hope that it can be looked at within the context of our plans to support the Doubling Nature and Access to Nature objectives across the rural areas west of Peterborough, recognising the Council's stated support for the JCC Project.

We are in the process of drawing up detailed ideas for a John Clare heritage trail, incorporating elements of the Green Wheel and Torpel and Hereward Ways, linking up key points of historical, heritage and wildlife interest, including the Bronze Age history from Etton-Maxey, Roman remains at Castor, John Clare's Cottage, Swaddywell Pit, Upton chapel, the village churches, Burghley and Milton Parks. The station master's cottage would be a very valuable part of this trail, introducing the industrial heritage.

I'd be very happy to let you have more details of these ideas, if that would help?

Kind regards

Richard Astle  
Chair, Langdyke Countryside Trust  
[REDACTED]

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**From:** robbie reid**Sent:** 07 January 2022 14:19**To:** [REDACTED]**Subject:** Sutton station house relocation

Dear Jack

How are you and hope you are well. Also thank you for the site meeting we held a while ago to give you some perspective into the relocation and the road scheme.

[REDACTED]

I am writing to find out the view point PCC planners have arrived at on our application as time is marching on and the relocation is now a question with the planning inspectorate submissions. It's also as an update on the Sutton parish council agenda and Highways England are still waiting so to sort designated funding. They are commencing the detailed surveys at the end of January mainly for services but also the banks of the rail cutting. It would be good to get a reply so we can move forward. We understand these last few months have not been easy and time is at a premium but all of us would like to move this forward to the next stage.

It was interesting to note the PCC submission to the Planning Inspectorate, which I think was written by J MacLennan, about the collection of buildings being kept within close proximity to each other but also very pleased about Peterborough seeing the importance of the wildlife corridor between Sutton Heath SSSI and our land that feeds into Nene Park Trust land.

If you could let me have your view point/direction at the earliest convenience that would be much appreciated by all those involved.

With regards

Robbie Reid

**Telephone:** 01733 453410 (open 9am - 1pm)  
**Email:** [planningcontrol@peterborough.gov.uk](mailto:planningcontrol@peterborough.gov.uk)  
**Case Officer:** Mr Jack Gandy  
**Our Ref:** PAOTH/21/00033  
**Your Ref:**



**PETERBOROUGH**



**CITY COUNCIL**

Planning Services

Sand Martin House  
Bittern Way  
Fletton Quays  
Peterborough  
PE2 8TY

Mr R Reid



**Peterborough Direct:** 01733 747474

13 January 2022

Dear Mr Reid

**Planning Pre-application enquiry**

Proposal: Reconstruction of station

Site address: Land South Of A47 Wansford Peterborough

Thank you for your pre-application enquiry received on 1 October 2021, in respect of the above site. I write to provide advice regarding your proposal.

**Proposal**

I understand that you wish to re-locate the disused station from its current Wansford Road siting to approximately 150 metres south of its current siting, on land that is the south of the A47. The station would be re-used to serve a multitude of community uses, such as a classroom space, as well as provide accommodation to persons 'protecting the asset'. One of the existing buildings would be retained on the current siting to host a bat roost.

**Pre-application advice**

For this assessment, your proposal shall be assessed against the Council's following adopted policies:

- LP02 - Settlement Hierarchy
- LP11 - Development in the Open Countryside
- LP13 - Transport
- LP15 - Safeguarded Land for Future Key Infrastructure
- LP16 - Design and the Public Realm
- LP17 - Amenity Provision
- LP19 - Historic Environment
- LP27 - Landscape Character
- LP28 - Biodiversity and Geological Conservation
- LP29 - Trees and Woodland
- LP30 - Culture, Leisure, Tourism and Community Facilities
- LP32 - Flood and Water Management

**Background - Development Consent Order relating to A47 expansion**

Beyond the scope of this pre-application, the Local Planning Authority is aware of an application being assessed by the Planning Inspectorate with regards to expanding the A47 infrastructure from Wansford and covering land north of Sutton. This reference is TR010039. The expansion impacts upon the siting of the current station and it is understood that the station's removal has already been accepted. This pre-application represents one of the proposals and only focuses upon the impacts of the proposed relocation.