



Central Lincolnshire Examination Note on site WL/WELT/011

12 December 2022

Introduction

1. Site WL/WELT/011 Land to the East of Prebend Lane, Welton was allocated in the Central Lincolnshire Local Plan adopted in 2017. The site, reference CL1491 in the adopted plan, is some 28 hectares in size, and was allocated for 350 residential units. The allocation was made as a result of an outline planning permission (131681) for up to 350 residential dwellings, granted in September 2015, during a period of time when Central Lincolnshire did not have an up to date plan in place and faced challenges to the 5-year land supply. As such a detailed assessment of the capacity of the site had not been made at the time.
2. Following this outline permission, reserved matters application (135006) was submitted in 2016 for residential development of 278 dwellings (comprising 263 open market dwellings and 15 affordable dwellings), and approval of reserved matters of scale only for 72 specialist retirement units and was approved in September 2018.¹ As is shown on the map that accompanied the reserved matters application (provided at the end of this note), an area is anticipated to come forward in C2 use – shown in green hatching on the plan.
3. As part of the reserved matters application the detailed proposed scheme resulted in a more efficient layout than had been imagined at outline stage and the specialist accommodation was also a higher density, delivering the dwellings approved at outline over a smaller area within the overall site. Therefore the site would have a greater capacity than set out in the outline application and as allocated.
4. As a result, the layout in the reserved matters application provided a further large area in the northern half of the site, annotated in the plans as “land safeguarded for additional housing”.
5. Any scheme for further housing would exceed that permitted by the outline permission and would need a further separate application for planning permission. However, it was considered at the time of determining the application that this approach met with the policy of the revised NPPF (2018) which set out (paragraph 117) that “Planning... decisions

¹ Please note, this reserved matters application was subsequently replaced by permission 143979 which was approved in February 2022, but which only sought to amend the house types and designs on the site.

should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

6. As such it was judged that the layout satisfied this policy requirement for allowing the site to accommodate a greater capacity than allocated, should the need arise (and planning permission be obtained). Measures to secure the management of maintenance of this area were secured within a Deed of Variation to the existing S106 planning obligation.
7. The S106 Deed of Variation defines the safeguarded land as that edge in red identified on the plan annexed within the schedules in the agreement. It also includes a covenant on the owners which requires them to *manage and maintain the Land safeguarded for Additional Housing in order to keep it in a reasonably clean and tidy state so as not to spoil the amenity of the Development for residents until planning permission (as at the date of this deed to yet to be applied for) is implemented on the Safeguarded Land for Additional Housing.*

Current Status of the site

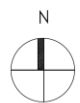
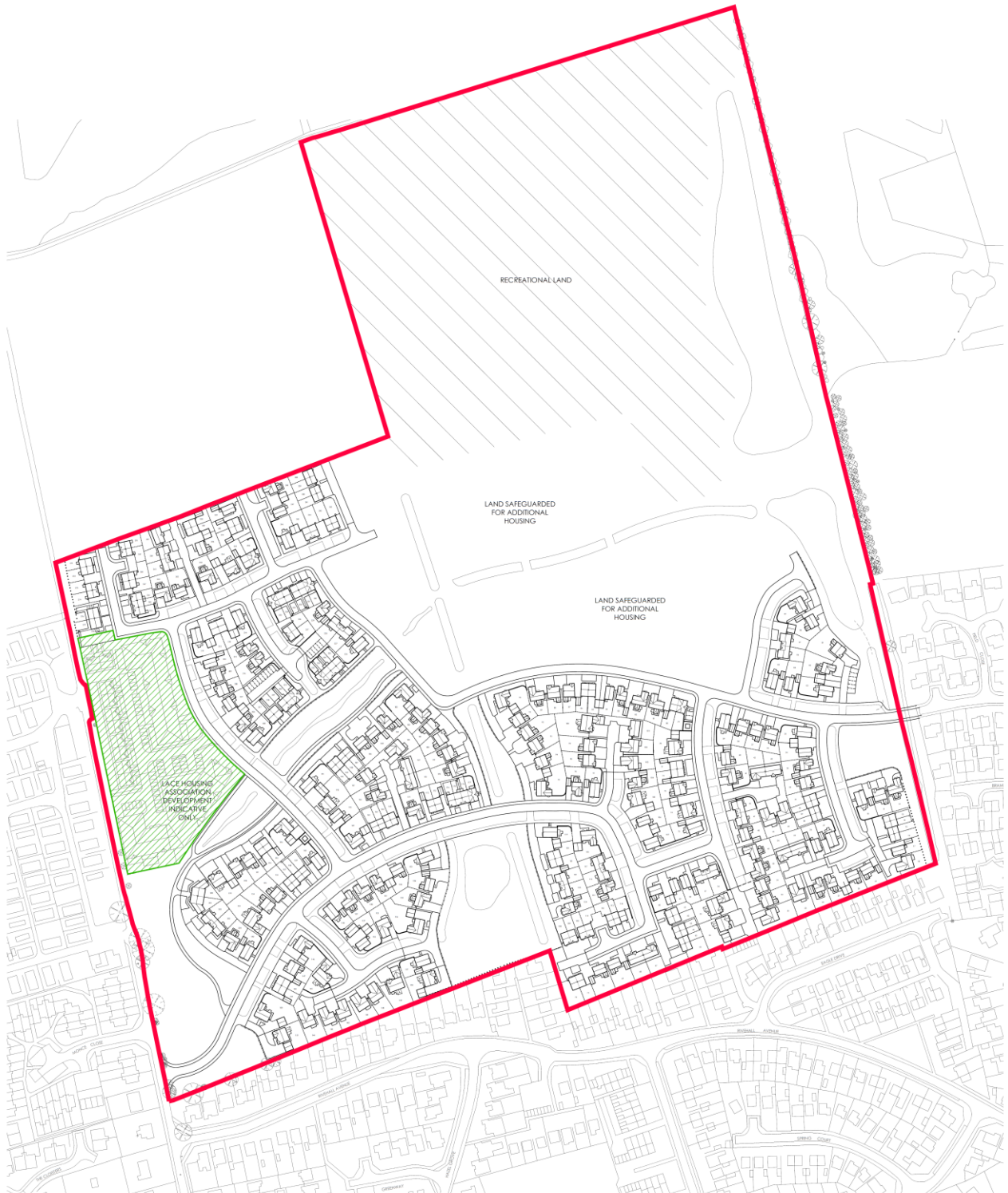
8. The site has outline permission for 350 units and Reserved Matters for 278 residential units plus 72 retirement units, understood to be in C2 use. The reference to 288 units in the plan covers the 278 dwellings with permission and 10 specialist retirement bungalows which form part of the 72 specialist retirement units and which were understood to meet the definition as dwellings, but it is now understood that they are likely to be in C2 use.
9. As such the 278 dwellings are currently being built out and whilst the reserved matters application 135006 also considered the scale of the 72 specialist retirement units. Furthermore, full application 145636 was received on 4 October 2022 for the erection of 62 extra care apartments and 10 bungalows. This application is live.

Mid-examination Update

10. As part of the Developer’s response (Beal Homes) to the Inspectors Matters, Issues and Questions, the status of the safeguarded land was raised. The concern raised was that the wording within the allocations policy for site WL/WELT/011 fails to take account of the Safeguarded land, which the Developer estimates could accommodate circa 100 residential units – although this figure would need to be tested through a planning application.
11. The Committee consider the position in relation to the safeguarded land is clear, being in a location which is suitable in principle for residential development, recognised in the permission as land available for additional housing, subject to an appropriate planning application being submitted in the future. It is also within the allocated site in the plan.
12. Beyond the allocation, Policy S4 sets out that development in villages will largely be based on allocated sites in the plan – such as the land within this allocation and so there is further in principle support for this development, should an appropriate scheme be brought forward.

13. At present it is not clear precisely how many homes this safeguarded land can deliver, and this will be subject to the details of a planning application.
14. The Committee considers that, given that the dwelling figure for the allocation of this site is indicative, the dwelling number need not be extended on this site in the plan as it is not clear precisely how much land is “safeguarded” and how many homes this could accommodate given the context of the site. As occurs on a frequent basis, specific design on schemes results in a number of dwellings which is either higher or lower than these indicative figures and the number in the policy does not restrict this in making decisions.
15. As such, the Committee do not consider it necessary to change the wording in the policy to increase the indicative allocation figure to take account of these additional residential units in order to make the plan sound.

Map of site layout WL/WELT/011 from reserved matters permission 135006



-  RECREATIONAL LAND
-  RESIDENTIAL CARE HOME (USE CLASS C2) UP TO 3 STOREYS UP TO 8931 SQ/M GEA

Rev	Revision code	Date	Drawn by
1	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
2	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
3	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
4	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
5	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
6	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
7	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
8	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
9	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
10	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
11	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
12	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
13	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
14	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
15	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
16	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
17	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
18	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
19	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
20	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
21	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
22	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
23	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
24	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
25	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
26	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
27	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
28	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
29	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
30	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
31	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
32	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
33	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
34	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
35	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
36	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
37	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
38	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
39	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
40	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
41	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
42	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
43	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
44	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
45	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
46	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
47	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
48	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
49	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
50	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
51	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
52	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
53	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
54	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
55	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
56	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
57	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
58	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
59	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
60	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
61	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
62	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
63	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
64	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
65	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
66	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
67	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
68	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
69	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
70	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
71	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
72	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
73	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
74	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
75	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
76	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
77	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
78	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
79	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
80	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
81	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
82	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
83	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
84	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
85	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
86	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
87	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
88	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
89	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
90	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
91	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
92	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
93	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
94	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
95	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
96	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
97	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
98	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
99	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME
100	REVISED TO REFLECT TO MAIN PLAN	20/07/16	ME