



Central Lincolnshire Examination Note

Site WL/WELT/008A – Land north of 77 Eastfield Lane, Welton

5 December 2022

Introduction

1. Site WL/WELT/008A - Land north of 77 Eastfield Lane, Welton was a proposed housing allocation in the submitted Local Plan and was included in the plan at both Regulation 18 and Regulation 19 consultation stages.
2. A planning application for residential development at this site was submitted in March 2022 at a similar time to the Regulation 19 Consultation commenced (application reference 144526) and this was refused. Details of this application were brought to the Committee's attention in the Regulation 19 consultation.
3. The evidence submitted alongside the planning application by the applicant in paragraph 5.10 of the Planning Statement confirms that access through the site to the west would not be acceptable for this scheme "given the roads through the existing housing to the west of the approved site would be too narrow to accommodate vehicular trips associated with 109 dwellings."
4. It was also clarified through the Local Highway Authority's comments on the application that the verges along Eastfield Lane would require widening and the culverting of ditches and this would require third party land. No evidence of the availability of this land was provided as part of the application or the submission to the Local Plan.
5. As a result of this situation, the Committee considered that the deliverability and developability of this site within the plan period could not be demonstrated, meaning that this allocation would not meet the tests of soundness as it would not be effective.

Mid-examination Update

6. As part of the land owner's (Turley Farms) response to the Inspector's Matters, Issues and Questions, additional evidence was submitted to demonstrate that a suitable direct access could be delivered on Eastfield Lane without the need for third party land.

7. Further to the discussion on this site at the examination hearing session, the Committee has asked the Local Highway Authority (Lincolnshire County Council) to:
 - review this new evidence and consider whether the submission represents a deliverable access and to confirm that it is all within the extent of the public highway; and
 - provide comment on the safety improvements that were highlighted by residents as being put in place at this location and identify whether this has a bearing on the access.
8. The Local Highway Authority has reviewed this information and has provided the response included at the end of this note.
9. As a result of this conclusion on the new evidence, it appears that the site can deliver a suitable direct access to Eastfield Lane to the east of the site, removing the deliverability concerns that the Committee had. However, as is highlighted in the Local Highway Authority note, the preference would still be to deliver access to the west of the site through the neighbouring site which, as was highlighted by the site promoter at the examination hearing session, would be achievable subject to removal of a ransom strip. Providing an access to the west would greatly enhance permeability and reduce journey distances to the centre of the village and its services and would reduce the pressure of vehicle movements on Eastfield Lane.
10. Taking all of the above into account, the Committee withdraws proposed modification MMSC16 which sought to remove this allocation. However, as was discussed at the examination hearing session, in order to avoid impacts from the growth in the village, it is necessary to phase some of the dwellings in Welton to ensure that the development taking place does not all occur at the same time, but is spread out through the plan period. It is therefore proposed that the site-specific phasing and access requirements included in the policy are retained.

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To: West Lindsey District Council

Application Ref: WL/WELT/008

Proposal: **Residential development**

Location: **Land adjacent to Eastfield Lane, Welton**

With reference to the above proposal the County Council as Local Highway and Lead Local Flood Authority would make the following comments:

The Highway and Lead Local Flood Authority (HLLFA) are satisfied with the submitted transport details. It would appear that the required widening of Eastfield Lane in the vicinity of the site is achievable (subject to technical approval) without the need for any third-party land, and therefore within the extents of the public highway. The works will be subject to consenting for culverting the roadside ditches, this isn't an unusual practice. It's worth pointing out that highway rights and land ownership are two separate things, most highway rights are established over third party land for which we control.

The access point is acceptable, required visibility for this would be in line with Manual for Streets, 60mph would be 2.4x124m, they've shown the DMRB requirement of 2.4x215m which is not needed. Therefore, access visibility is perfectly adequate, but it is worth bearing in mind that the 30mph speed limit will require extending for this proposal and therefore the visibility required would drop to 43m as the site access will be within this extended limit.

The passing places proposed between the proposed site access and the A46 are acceptable in principle, again subject to technical approval with the HLLFA upon delivery.

The transport information has assessed the site based on one access point, Eastfield Lane, and that is acceptable as sole access. As part of any planning application the Highway Authority would push for a secondary access to the adjacent estate, purely on permeability and good design principles. There is a secondary pedestrian access in the form of an existing Public Right of Way.

Lastly, I can confirm highway works planned for Eastfield Lane are the replacement of a double bend warning sign, on the approach to the bend, and it does not have a bearing on accessing the proposed site. The signage is to provide advanced warning on approach to the bend in question.

Regards

Case Officer:

John Clifton

for Warren Peppard

Head of Development Management

Date: 5/12/22