

Pre-Hearing Statement

Matter 7: Housing Sites

Issue 4 – Large Villages – Policy S80

WL/WELT/003 – Land at the Hardings, Welton

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



1. WL/WELT/003 - Land at the Hardings

1.1 The site in question is now owned by Lindum, and the site has full planning permission for 49 dwellings granted in February 2022. Development of the land begun in the summer of 2022, and completions are programmed for early 2023. This site is therefore well underway, and it is our intention to complete this development by the end of 2023. Hopefully this answers Q.45 of the Inspectors Matters, Issues and Questions.

1.2 it is also noted that the Inspector has raised issues in relation to access and how this has been considered during the allocations process. The proposed access is formed via a new adopted road leading from the junction with Hawks Road, an existing adopted road, and this now has full Section 38 technical approval.

1.3 The technical considerations associated with this access, and the wider transports implications of the development, were analysed within a transport statement submitted as part of the planning application. This was assessed in detail by the Local Planning Authority, who approved the scheme, and the Local Highway Authority who did not object to the proposals.

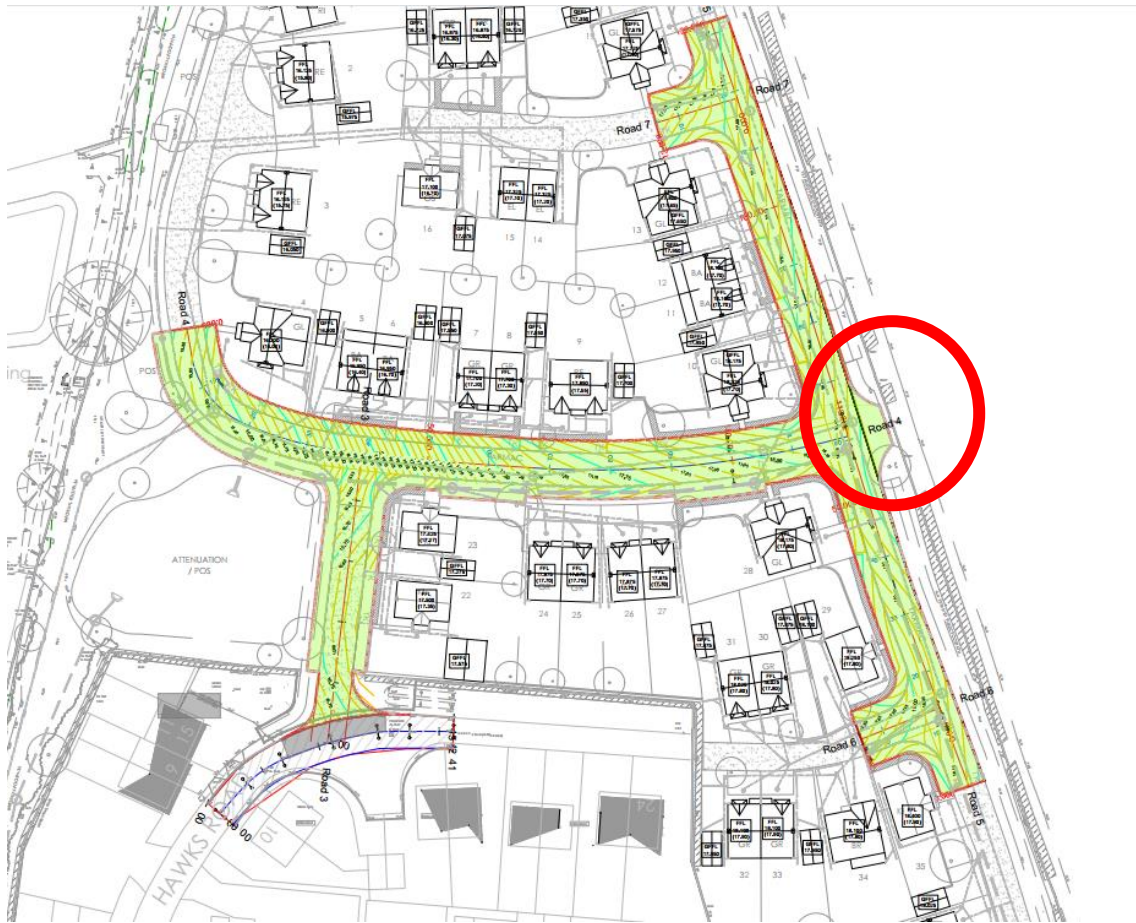
1.4 The proposed access to the site is relevant, however, to the consideration of an adjacent proposed allocation, WL/WELT/008A – Land north of 77 Eastfield Lane, and more on this is discussed below.

2. WL/WELT/008A - Land north of 77 Eastfield Lane

2.1 It is noted that, as part of the modification MMSC16, this site is now not proposed to be allocated, citing issues with access from Eastfield Lane, which it is claimed will require third party land. Lindum offer no comment on this - the landowners are individually represented by Brown and Co JH Walter who will no doubt address this point.

2.2 Importantly, however, access to the site could also be available via Hawks Road and through Lindum's existing site. As outlined above, Lindum have Section 38 approval for an adopted road within the site, running eastwards towards the boundary with this proposed allocation. The plan

below shows the adopted highway within the Lindum site in green, with proposed connection point ringed red.



2.3 This does stop short of the boundary, to account for a strip of land in third party ownership which effectively acts as a ransom strip. As such, any access over it would purely be a matter of price. In addition, any access utilising this route would also need to be considered in relation the wider highway network capacity. This route does however, in principle, offer a potential, alternative additional access to this proposed allocation.

2.4 In more general terms, Lindum are currently in negotiations with the landowner regarding the purchase of this site, subject to the successful allocation. The landowner has shown a willingness to work together on any proposed housing development on this site.

2.5 This would firstly ensure the good and proper planning of any development within this area. Secondly, given Lindum are already developing on the adjacent site, hopefully this gives the Inspector some comfort that this site would be delivered, and in a timely manner.

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