

From: MARK FOSTER <[REDACTED]>
Sent: 13 October 2022 09:16
To: Steve Catney <[REDACTED]>
Cc: Stephen Turley <[REDACTED]>
Subject: Land at the Hardings and Land off Eastfield Lane, Welton

Hi Steve

I hope you're well.

It was very good to speak with you last week with regard to the current proposed allocations in Welton. As agreed, I set out below the current position of Lindum Homes in relation to both our existing site in Welton and land off Eastfield Lane.

WL/WELT/003 - Land at the Hardings

As you are aware, Lindum Group now own this proposed allocation, which actually has full planning permission for 49 dwellings. Development of the land begun in the summer of 2022, and completions are programmed for early 2023. This site is therefore well underway, and we will be sending details of this to the Local Plan Inspector, who has raised a question of the when the site is expected to come forward. Equally, he has also raised issues with access and how this has been considered - the planning application incorporated a transport statement which assessed the highway impacts of the proposals in detail. Again, we will be advising the Inspector of this. As part of the development, the access will be formed via a new adopted road leading from the junction with Hawks Road, an existing adopted road.

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

It is noted that Central Lincolnshire are proposing de-allocating your site, citing issues with access from Eastfield Lane, which they claim will require third party land. I will obviously not comment on this as I am sure you are dealing with this, but as outlined above access could also be available via Hawks Road and through our site. We have Section 38 approval for an adopted road within the site, running eastwards towards the boundary with your site (please see attached plan - Road 4). 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. The strip is owned by the Ottewells, who we purchased from and any access over it would of course be a matter of price. This would also need to be considered in relation the wider highway impacts, but does offer a potential, additional access option for you.

I would reiterate our willingness to work together with you on any proposed housing development on your site. Firstly, this will ensure the good and proper planning of any development within this area. Secondly, as a reputable local house builder with its own local workforce, I would hope our overall development aspirations for the site would align with yours. Whilst the site has no developer attached, hopefully our relationship and ongoing commercial discussions on this site will assist you in demonstrating deliverability to the Inspector.

I am happy for you to use this email if you feel necessary as part of the Local Plan process.

Many Thanks,

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