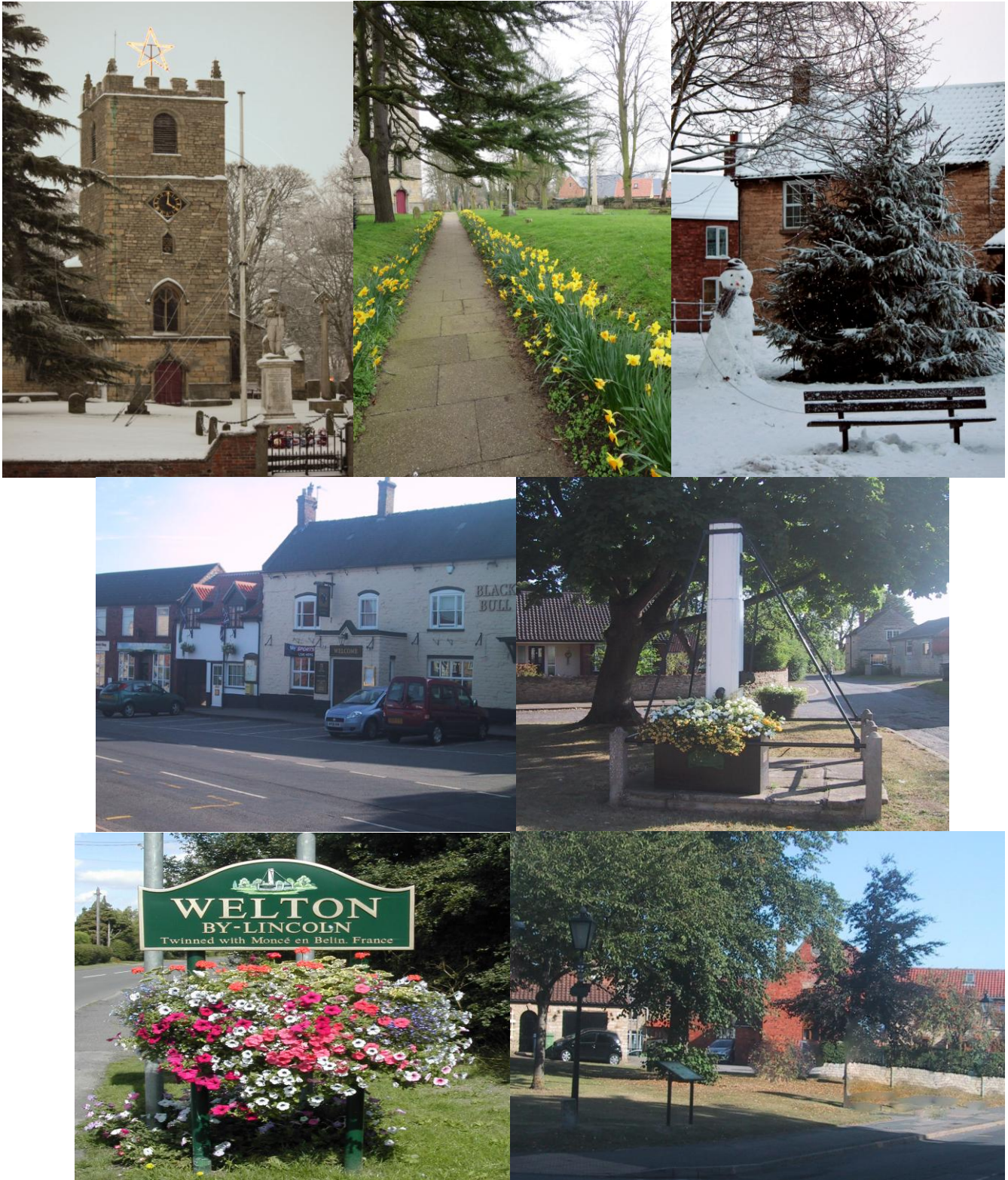


# WELTON-by-LINCOLN NEIGHBOURHOOD PLAN 2015 - 2035



**“Focusing on the Future”**

**FINAL VERSION  
JULY 2016**

St Mary's Church and War Memorial in the snow (Top left)  
Walkway to St Mary's Church in the spring (Top centre)  
Christmas tree and snowman on the Village Green (Top right)  
The Black Bull, Parish Office and Paper Shop (Centre left)  
The Village Pump (Centre right)  
Village entrance sign (Bottom left)  
Village Green with the Old Forge (Bottom right)

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## Foreword

In 2011, Parliament passed the Localism Act, legislation designed to give communities greater influence in decisions affecting them. A central part of the Act was the right to draw up a Neighbourhood Plan.

Although similar to the old Parish Plans in that Parish Plans identified the hopes and aspirations of the community and where practical acted on them (Welton's was remarkably successful), they had a drawback in having no legal status.

Neighbourhood Plans do have this status; the Parish Council held a number of exploratory meetings and looked at various pilot plans across the country to see if a Neighbourhood Plan would benefit Welton and if so, how best to prepare one. The decision to proceed was taken in early 2013 and the Plan formally launched at the Annual Parish Meeting in April of that year, with members of the community invited to work with Councillors to draw up the Plan.

An important part of the Plan was how to manage the proposed new housing, mindful that we had no control over numbers, in such a way that this could not only be accommodated, but also protect and enhance the infrastructure and sustainability of the village by delivering positive benefit. As you read through the Plan, you will see how we hope this can be achieved.

It was important that the Plan should closely follow the Central Lincolnshire Core Strategy in which West Lindsey District Council (WLDC) was a partner. For a number of reasons, this strategy was withdrawn and its replacement is not expected until late 2016. This, along with District Council's existing Local Plan 2006 deemed out of date, left the team with only the National Planning Policy Framework, along with various National and European directives for guidance. Fortunately, the High Court ruled that a Neighbourhood Plan can be made without a Local Plan being in place and will not affect its legal status, as long as it meets relevant requirements.

There is however, much more to a Neighbourhood Plan than housing development and in the questionnaire delivered to every household in February 2014 we asked for your hopes, aspirations, concerns and ideas for the village, both now and in the future. You responded magnificently, thank you, clearly identifying six areas of importance to you. These have been used to formulate the policies and evidence set out in the following pages.

You also brought to our attention some issues, for example the need for bus shelters, which the Parish Council has been able to act on in advance of the Plan.

In closing, I would like to give a few inadequate words of appreciation for the team who compiled this Plan. They have devoted thousands of hours of time and effort, all freely given and even though at times they were frustrated when outside events seemed to overtake them, they carried on undaunted.

The Plan will give the Parish Council the opportunity to consider the aspirations of our community and if it inspires Parishioners to become more actively involved, this will make it so much more worthwhile.

On behalf of the Parish Council, I would also like to thank the team for their invaluable input.

**CLlr Richard Pikett**  
**Chairman, Welton-by-Lincoln Parish Council**



### **Foreword Update**

Since the initial draft of the Neighbourhood Plan was published in late 2014, it has been the subject of vigorous examination during consultation exercises, both public and statutory. The Working Group has also had the benefit of independent, external consultants.

This resulted in major changes to the previously published documents to reflect this input and incorporate events which have occurred during this time.



## Section 1 – Introduction and Compliance

**THE VISION:** The vision created by the Neighbourhood Plan is for Welton-by-Lincoln to be a self-sustaining and vibrant community that offers its residents a safe, friendly and thriving environment in which to live, work and play with ready access to the city of Lincoln and beyond, as well as the surrounding countryside, combined with the enjoyment of a wide range of leisure and social activities.



Fig 1

### 1.1 Purpose

In the following pages you will find the Welton-by-Lincoln Neighbourhood Plan. This is, in effect, a template for the way our village will go forward for the next twenty years. The aim is very ambitious, but is one we trust is based on the things you told us were important.

You identified six main issues that you felt were essential for the continued sustainability of the village.

They are:

- 1) Housing
- 2) Environment
- 3) Traffic Issues (including parking and public transport)
- 4) Employment
- 5) Wellbeing (including healthcare and leisure)
- 6) Older Residents

These form the policies sections of the Plan and set out how these may be addressed using the evidence base in Supplementary Documents 1 (Sustainability Assessment) and 2 (Sustainability Appraisal).



From the outset, the main principle of the Plan was to incorporate the very many diverse factors that will affect Welton in the years to come in such a way that the village will not only see benefit, but also retain its charm and character. Those of us involved in its preparation believe it is only by the making of the Plan that this can be realised.

## 1.2 Qualifying Body

This Neighbourhood Development Plan (the Plan) was submitted by Welton-by-Lincoln Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## 1.3 Neighbourhood Area

The Plan applies to the Parish of Welton-by-Lincoln in the West Lindsey District of Lincolnshire.

In accordance with the Regulations, West Lindsey District Council, the local planning authority, publicised the application from Welton-by-Lincoln Parish Council and advertised a consultation period on 5<sup>th</sup> April 2013, ending on 17<sup>th</sup> May 2013. The application was approved by the Prosperous Communities Committee of WLDC on 16<sup>th</sup> July 2013 and the Welton-by-Lincoln Parish boundary designated as the Neighbourhood Area.

The Plan designated area is the Parish boundary shown below outlined in red:

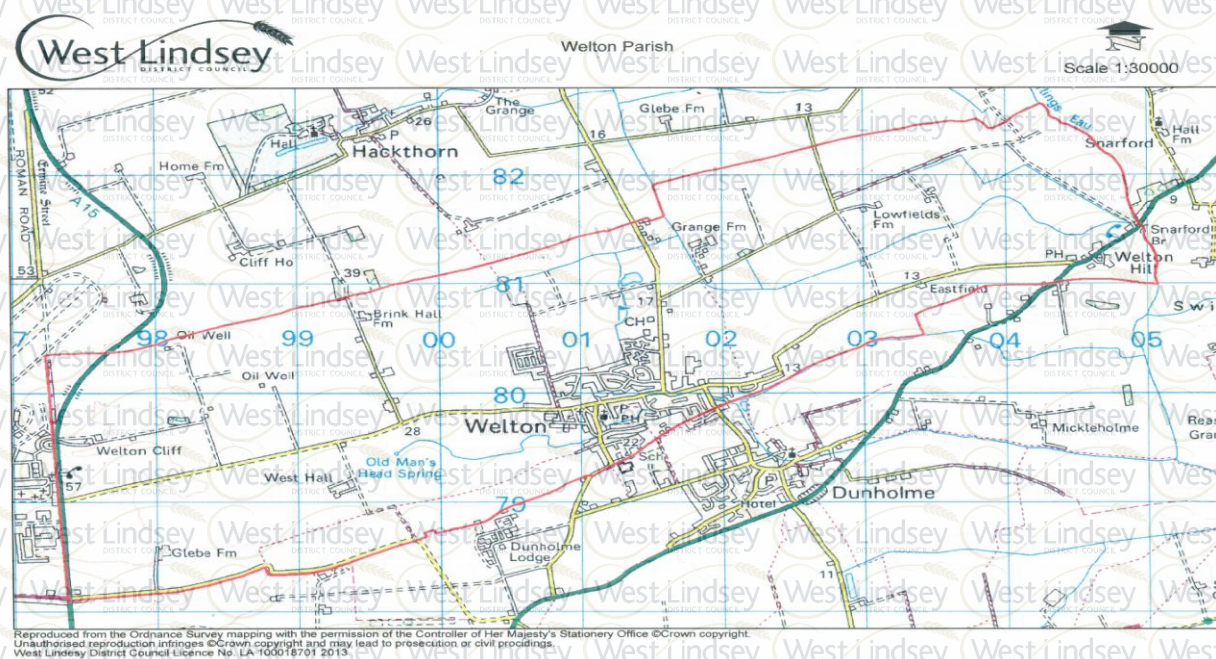


Fig 2

Welton-by-Lincoln Parish Council confirms that:

- (i) The Neighbourhood Development Plan relates only to the Parish of Welton-by-Lincoln and to no other Neighbourhood Areas.
- (ii) It is the only Neighbourhood Development Plan in the designated area and no other Neighbourhood Development Plan exists nor is in development for all or part of the designated area.

#### **1.4 The Context**

The Welton-by-Lincoln Neighbourhood Development Plan must meet the basic conditions. These require that:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for this area;
- the making of the Neighbourhood Plan does not breach and is otherwise compatible with, European Union (EU) obligations.

The Parish of Welton-by-Lincoln is part of the District of West Lindsey in Lincolnshire. The local strategic context conditions above would have been set by the Central Lincolnshire Core Strategy, however this was withdrawn in 2013 and is to be replaced by the Central Lincolnshire Local Plan. The preliminary draft of this document was published in October 2014 and at the time of writing, is out for public consultation; it is an emerging Plan as defined in paragraph 216 of the National Planning Policy Framework.

Consequently, the Welton-by-Lincoln Neighbourhood Plan has regard to the NPPF and is in general conformity with the saved policies of the WLDC Local Plan 2006.

The Welton-by-Lincoln Neighbourhood Development Plan does not deal with excluded development.



## Section 2 – Process Summary

Welton-by-Lincoln Parish Council resolved to develop a Neighbourhood Plan for Welton on 14<sup>th</sup> January 2013 and on the 16<sup>th</sup> July 2013, the designated area was formally approved by WLDC. The Plan was publicly launched at the Annual Parish Meeting on 18<sup>th</sup> April 2013 at which the Parish Council asked for volunteers to form a Working Group, independent of, but supported by the Neighbourhood Plan Committee of the Parish Council, who provided facilities, funding, administrative support and liaison with outside bodies.

The group considered the output of two Village Appraisals from 1989 and 1998, the Village Design Statement 2003, the Welton & Dunholme Affordable Housing Needs Survey Report 2012 and the Welton Parish Plan 2008 as updated from 2010 to 2015 to identify the issues that could be addressed by a Neighbourhood Plan.

It was decided that in order to update this information, a questionnaire should be sent to every household in the village and this took place in January 2014. A 22.7% response was received and this identified six main concerns of residents:

- 1) Housing
- 2) Environment
- 3) Traffic Issues (including parking and public transport)
- 4) Employment
- 5) Wellbeing (including healthcare and leisure)
- 6) Older Residents

The primary concern raised from this process was housing which identified six issues in all:

- 1) What is the housing need in Welton?
- 2) Where might new housing be located?
- 3) What is important to residents regarding the location of new housing?
- 4) What design requirements are there for new developments and homes?
- 5) What other aspects of living in the village should be considered in determining the above?
- 6) How do we ensure that we meet sustainability requirements?

The need for affordable homes and other types of housing was established by the Welton & Dunholme Affordable Housing Needs Survey Report 2012 commissioned by WLDC and carried out by Community Lincs, the WNP questionnaire and public consultation. However, the withdrawal of the Core Strategy and the subsequent delay in replacing the Local Plan which is expected during 2016, resulted in something of a free for all rush of planning applications from developers, replicated across West Lindsey, North Kesteven and the City of Lincoln, which comprises the Central Lincolnshire Joint Planning Authority.

A similar situation arose with site allocations, although in Welton's case, with one exception on Cliff Road, these applications were for sites identified in the withdrawn Core Strategy. A picture of Life in the Village was drawn up by:

- Using the results of previous community endeavours in the Village Appraisals and the 2008 Parish Plan
- Using information gathered at the 2013 and 2014 consultations
- Holding meetings with groups
- Using the results of the questionnaire which had been distributed to all households

**Step by Step Process**

To achieve this, fig 3 below was used:

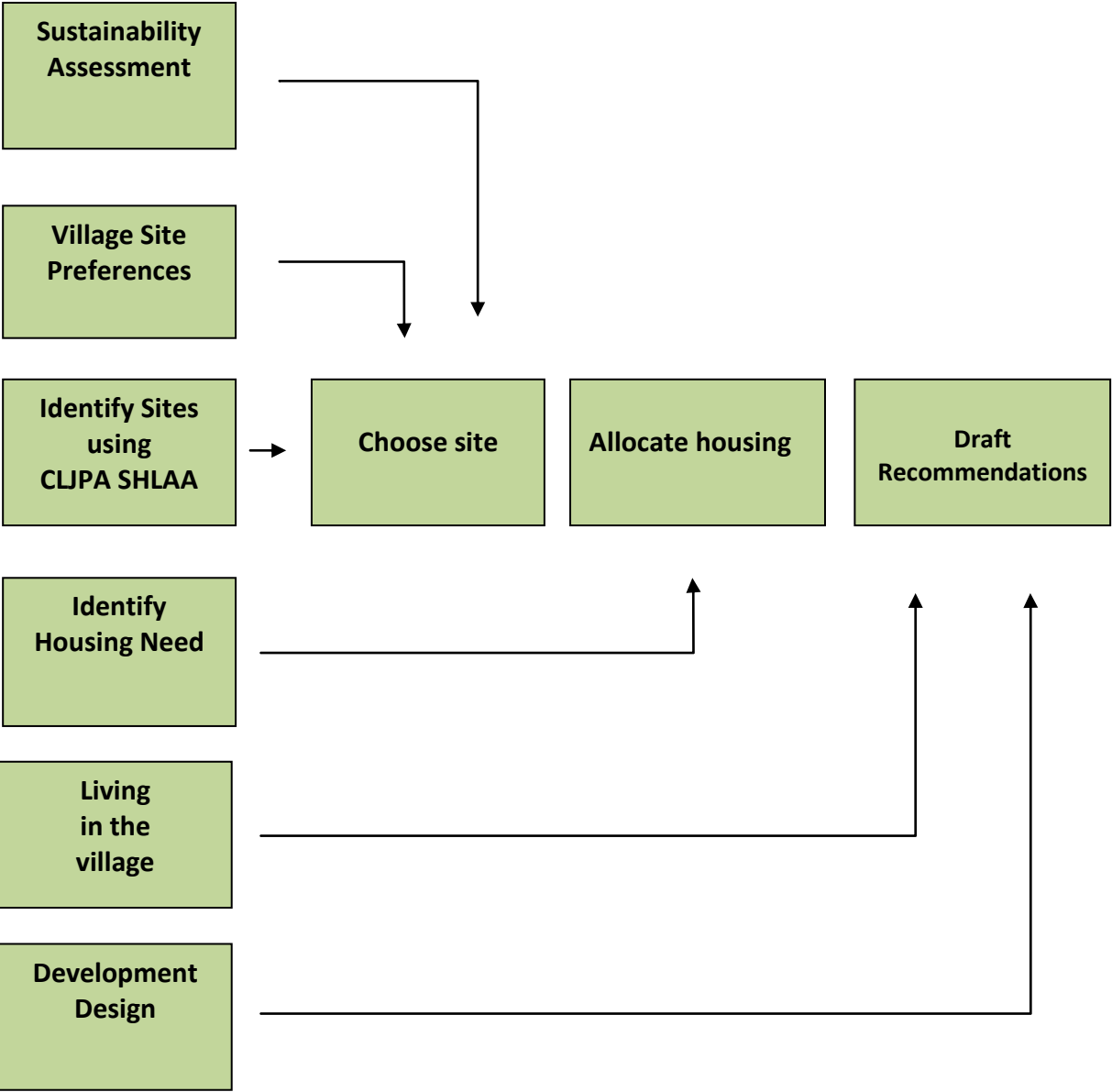


Fig 3

## 2.1 Community Engagement

A Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. From the outset, the Working Group was determined that the residents should be kept informed and given every opportunity to inform the Working Group what they wanted. Communication and consultation in various forms played a major role in formulating the Plan.



Consultation event held on 7<sup>th</sup> June 2014

A communication programme was established to:

- 1) Promote a high degree of awareness of the project
- 2) Invite residents to join the Working Group
- 3) Encourage everyone to contribute to the development of the Plan
- 4) Promote consultation events
- 5) Provide regular updates on the development and status of the Plan

Key to this programme was publicity, public events and the use of local print, although technical problems prevented the early use of electronic media, to provide regular updates and encourage the whole village to participate.

### Publicity

The Welton News is delivered to all households in the village. It is published monthly and since the launch of the Plan in 2013, has carried regular articles on either the Plan or correspondence relating to it.

### Surveys and Consultations

Village opinion has been sought by:

- Surveying every household in the village in 2014
- Public consultation events held in 2013, 2014, 2015 and 2016

All events were publicised by a leaflet drop to every household, local posters displayed in prominent places around the village and announcements made in the Welton News.

## 2.2 Evidence Base Overview

The analysis, objectives and proposals in the Neighbourhood Plan have drawn on a variety of sources including direct consultation with various bodies i.e. The Joseph Rowntree Housing Trust (sustainable development), Stagecoach East Midlands (public transport), English Heritage, Environment Agency, Age UK and others. More detailed information on the extensive evidence base can be found in the Welton-by-Lincoln Neighbourhood Plan supplementary documents.

More detailed information on the extensive evidence base can be found in the following documents:

- Supplementary Document 1 – The Scoping Report
- Supplementary Document 2 – The Sustainability Appraisal Report
- Supplementary Document 3 – Consultation Statement
- Supplementary Document 4 – Basic Conditions Statement
- Reference Document – Village Character Assessment

### **2.3 Plan Period, Delivery & Contingency**

The Welton-by-Lincoln Neighbourhood Development Plan will run, once made, concurrently with the Central Lincolnshire Local Plan until 31<sup>st</sup> December 2035. It is however, a response to the needs and aspirations of the local community as understood today and it is recognised that over time new challenges and concerns will arise.

This Neighbourhood Plan includes a number of Statements of Intent. These set out tasks the Parish Council will undertake. For clarity, they do not comprise policies.

#### **STATEMENT OF INTENT**

The Parish Council will carry out reviews of the Welton-by-Lincoln Neighbourhood Development Plan, liaising with other stakeholders and committees of the Council to monitor its progress and implementation and if possible adapt or amend the Plan to meet changing needs.

### **2.4 The Future**

The Neighbourhood Plan is, given the 20 year period it covers, not only ambitious but also by nature, a document that must be adaptable. Times and circumstances change. Whilst the plan sets out various policies covering a wide range of issues, it must also recognise that such change will be inevitable, be it economic, social, etc and in most cases, beyond Welton's control. It is essential therefore that the WNP and those responsible for its implementation adopt a proactive approach to any changes that may occur during its lifetime.

### **2.5 A Balanced Approach**

A Neighbourhood Plan, whilst it is a reflection of the views, aims and aspirations of the community, must balance these with the statutory requirements of a variety of legislation if it is to succeed. Throughout the consultation process, residents have made it clear that large scale development is not universally welcomed; fearing the impact this will have on the infrastructure and other services.

The Plan has endeavoured to reconcile these, at times, conflicting interests, recognising that growth is an inevitable consequence of ever changing times and demographics.



## **2.6 Longer Term**

A Neighbourhood Plan, having satisfied the many statutory requirements, becomes unique at the last of the stages. This is when the residents of the community decide its future in a referendum. Then, and only then, can it become part of the statutory development plan for the area. A step by step guide can be found in Appendix D.

It would be unwise to expect the Parish Council or any other party to commit to rigid timescales and more appropriate, to evaluate proposals as and when they arise, using professional guidance to arrive at flexible, realistic and deliverable timescales.

## **2.7 Contingency**

The Welton-by-Lincoln Neighbourhood Development Plan has no policy regarding contingency. It is recommended that during the review and monitoring process, should issues present, for example a shortfall in either housing numbers or type, i.e. affordable homes, that the Parish Council in conjunction with the District Council and other relevant parties seek an early resolution. In these circumstances it may be that a Community Right to Build Order could provide a solution.

In circumstances where planning consent is granted and conditions are applied stating a time by which development must commence and this condition cannot be met, careful consideration should be given to any further application taking into account the reasons for failure to meet the condition, and the development requirements of Welton at the time of any further submission.

It would also be expected that any other conditions attached to approval should be enforced.

## Section 3 – Goals and Objectives



### 3.1 Goals

The Neighbourhood Plan needs to work to achieve the goals identified by the local community. Everyone in the Neighbourhood Area was given the opportunity to contribute to identifying the goals for the Plan.

The following are based on that response:

- To provide existing and future residents with the opportunity to live in a decent home
- To minimise the impact of new development on the surrounding countryside, landscape and ecosystems
- To reduce harm to the environment by seeking to minimise pollution
- To reduce the need for travel by car and shorten the length and duration of journeys
- To reduce traffic congestion
- To enhance the prospects for local employment
- To maintain the character and vitality of the village
- To provide for our older residents
- To ensure adequate wellbeing provision

### 3.2 Objectives

A set of objectives was derived for each of the identified goals. These objectives, listed below, contributed to the Plan's Scoping Report\* which went to public and statutory consultation in May 2014:

- a) Gave additional precision to the goal and highlighted the challenges facing the Working Group
- b) Directed the attention of the Working Group to the requirements of the community, which contributed significantly to the content and design of an appropriate development procedure
- c) Provided the context for the development of planning options and their evaluation
- d) Identified key areas for policy development
- e) Helped the Working Group communicate the benefits and limitations of a Welton-by-Lincoln Neighbourhood Plan

These objectives are listed in Table 1 and have been used to steer the choices made in the Neighbourhood Plan. In many cases, they result in a specific policy which will help to ensure that the identified goal can be achieved as far as possible.

\*Supplementary Document 1

## Welton-by-Lincoln Neighbourhood Plan Objectives

	<b>Housing Objectives</b>
<b>H01</b>	To provide an appropriate amount of new housing to meet local needs, including a greater range of affordable housing as identified in the Welton & Dunholme Affordable Housing Needs Survey Report carried out in 2012 that gives preferential access to affordable new homes to people with strong local connections
<b>H02</b>	To provide a mix of housing types including smaller homes for older residents wishing to downsize and young singles, couples and families needing their first home
<b>H03</b>	To ensure that new development is of high quality in design, is built to a high sustainability standard and reinforces local distinctiveness
<b>H04</b>	To ensure the design and location of new development is resilient to the effects of climate change and flooding
	<b>Economic Objectives</b>
<b>E01</b>	Promote employment opportunities through small businesses and rural office space and tourism
<b>E02</b>	Expand retail and commercial facilities available in the village
<b>E03</b>	Improve communication facilities i.e. superfast broadband, to promote home working
	<b>Movement and Transport Objectives</b>
<b>M01</b>	Connect new housing into Welton with good pedestrian and cycle connections
<b>M02</b>	To position development within easy walking distance of bus stops, schools, health centre, shops and other village facilities
<b>M03</b>	To position new development in a way that current problems with congestion, parking and road safety are not exacerbated
	<b>Environmental Objectives</b>
<b>EN01</b>	Co-ordinate green infrastructure in association with any new development
<b>EN02</b>	Provide more open public spaces in association with any new development
<b>EN03</b>	Improve existing public spaces in association with any new development
<b>EN04</b>	New developments to address flooding and drainage issues
<b>EN05</b>	Encourage energy efficient and sustainable development
	<b>Community Objectives</b>
<b>C01</b>	To preserve important assets such as the library, heritage sites, Village Hall, etc.
<b>C02</b>	Integrate new housing in Welton-by-Lincoln such that today's rural look and feel is maintained

Table 1

## Section 4 – History

The name Welton derives from the Saxon word Welletone and this is its name in the Domesday Book AD1085. There are a number of different spellings, Wellatuna, possibly Danish and Wylton, Wulton for example. All mean the same, an enclosure around a well or spring/bubbling water and seem to refer to the Old Man's Head Spring, situated off Cliff Road.



St Mary's Church

There is evidence of settlement in Welton dating back 7500 years, but it was the Romans who first left most signs of settlement. Artifacts and remains were found in Chapel Close in 1863 and pottery in 1904. In 1963 thirteen skeletons were discovered in the Cliff Road/Norbeck Lane area. The Roman settlement was probably temporary and an outpost of Lincoln during the building of Ermine Street, the present day A15. There is some evidence to suggest Cliff Road was built by them, although not to the same high standard that was used for a main artery. The only sign of a more permanent structure, a villa possibly was found some distance away in the Hackthorn Road area.

It was the Saxons and Danes who established proper settlement in Welton. Research for the Neighbourhood Plan, in consultation with English Heritage, revealed a scheduled ancient monument in the Cliff Road area, although we could find no Parish record of it. The monument is the site of fish ponds which would be the mediaeval equivalent of today's fish farms and would have provided an essential food source for the adjacent settlement and this seems to be confirmed by the discovery of Anglo Saxon remains during the building of Healthlinc House in 1971. Regrettably, due to limited resources, a full archaeological survey of the surrounding area was never carried out.

Further research at the Lincolnshire Archives indicates that this same area would have been the site of a Danish court known as the "Welton Thing" or more precisely, a Wapentake or Tink, giving us the name Tinkermere, from whence Tinkermere Close derives its name.

The Danes moved north over time and Saxon influence re-established itself; it seems ever more likely that this area was the site of the original Welton and remained occupied until the 14<sup>th</sup> Century.

Following the Norman Conquest, ownership of Welton came to William the Conqueror, who appointed Remigius to be Bishop. When Remigius started to build a cathedral, the King gave him the Parish of Welton to endow six prebends for the support of six Canons to the cathedral. The six were Westhall cum Gorehall, Beckhall, Rivehall, Brinkhall and Painshall. These six are names of roads in the Parish today, along with Prebend Lane.

Although the local population would be Christian and the Saxons had built churches, a fine example of which can be seen in nearby Stow; it was the Normans who embarked on a large scale building programme, partly to put, quite literally, the fear of God into the local population and partly to demonstrate that He was on their side.

Thus it was the Normans who built the original church in Welton and parts of it can be seen in today's St Mary's. The result was that people started to move around the church, which had become the focal point, resulting in outlying settlements being abandoned and reverting to pasture.

It was no coincidence that inns were built close to churches, Welton's Black Bull being an example. The church and pub becoming forerunners of today's Community Hubs.



The next major change came with the Enclosures Act of 1772 which divided and enclosed certain open fields, ending traditional farming and creating the field patterns that survived until 20<sup>th</sup> Century farming techniques took over.

Parish records of marriages for this time show most men to be agricultural labourers.

The old Poor Houses bequeathed to the Parish in 1607 were sold in 1855 and the proceeds used to build bridges at Snarford and the southern entrance to the Parish where the village pump now stands.

Records indicate there must have been a school in Welton in the 18<sup>th</sup> Century, but the old village school was first erected in 1826 by subscribers including Rev W de Foe Baker.

At the beginning of the 20<sup>th</sup> Century, village life remained centred on the church, pub and village green. Houses were mainly of stone and most residents were employed in agriculture.

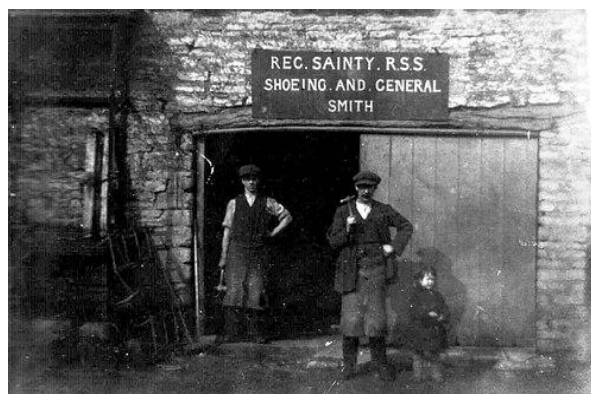


**The Village Pump c1904**



**The Black Bull c1950**

A grocer, three butchers, watchmaker, saddler and two cobblers made a living and there was a Post Office with a telegraphic link to Lincoln and so, to the world.



**The Blacksmith – Reg Sainty c1930**



**Col H Gordon CB, CMG, DSO  
unveiling the War Memorial on 26<sup>th</sup> May 1923**

The First World War saw many of the village's men folk go off to serve. Sadly, thirteen never returned, their names being recorded on the village War Memorial which is maintained and insured by the Parish Council.

With a population constant at around 650, the inter-war years brought about change with the arrival of electricity, piped water, radios and modern buses to carry the new working class commuters to the industries in Lincoln. However, another war was to become the catalyst for the biggest change in the Parish since the enclosures.

The Second World War brought a huge influx of airmen, with airfields hastily built and huge camps erected. These airmen and women came from all over the world and changed the social fabric of the Parish through social events and marrying into the community. The war also saw the addition of three more names to the War Memorial. One of whom is buried in the Churchyard and his grave is maintained by the Commonwealth War Graves Commission.



**RAF Scampton c1940**

With peace came other changes. Farming became more mechanised and less manually intensive. Livelihoods and social aspirations shifted with greater expectations for an improved lifestyle.

From the 1960's Welton experienced house building that changed the whole aspect of the village. Although planning controls kept the character of the village centre intact, expansion has seen the Parish population grow from about 700 to nearly 5,000 in fifty years.

This resulted in Welton village absorbing the area of Ryland and almost becoming joined to the neighbouring village of Dunholme. In 2014, only a decision by the District Council to refuse a planning application which was upheld by the Planning Inspector prevented it from actually happening.

The schools have grown and earned an enviable reputation for excellence which, in turn attracts more people wanting to take up residence. This caused a rise in the price of houses, resulting in a demand for more homes, which increases traffic and places pressure on the infrastructure and environment with an erosion of the sense of community.



**Houses being built c1960**

These are the challenges facing the Parish now and in the future.

## Section 5 - Welton-by-Lincoln, Our Village, Today



The village of Welton-by-Lincoln is located some six miles north of the city of Lincoln and is sandwiched between the A15 and A46. It is approximately one and a half miles wide and encompasses 3910 acres.

The Parish is part of the Dunholme and Welton Ward of West Lindsey District Council. It is part of the Welton Division of Lincolnshire County Council and the Gainsborough Parliamentary Constituency. There is also an active Parish Council which dates back to 1895, with thirteen members, who are all volunteers living within the community.

Since 1974 the village has been twinned with Moncé-en-Belin, a village near Le Mans in France and there are strong ties between the two.

The village is well provided for with a wide range of services and amenities. The Parish Church of St Mary, a Methodist Chapel and Threshold Church meet the spiritual needs while a Health Centre and Dental Surgery deal with health matters. Healthlinc House at the western edge of the village provides special care for adults with learning difficulties and other disabilities. A veterinary surgery provides for the wellbeing of our animal population.





There is a wide range of retail outlets including a Co-op supermarket with Post Office and pharmacy, an Off Licence and convenience store, butcher, flower and gift shop, hairdressers, newsagents, tea shop, fish and chip shop, Chinese and Indian takeaways, pet and larger animal supplies and a shop supplying wood burning stoves.

The Black Bull public house, which is said to be haunted, occupies a prime position in the village centre. There is also a library, Village Hall, Sports & Social Club and Manor Park Sports Club which is owned and operated by the Parish Council, offering facilities for playing football on a floodlit 3G artificial pitch and on grass, a bowls green, skate/BMX Park and children's play area. Adjacent to this is an 18 hole golf course with bar and restaurant. A bus service linking the village to Lincoln, Market Rasen and Grimsby operates throughout the day, six days a week.



Schooling for young children has been available in the village since the 18<sup>th</sup> Century. Today, the educational needs of these children are met by superb pre-schools and St Mary's CofE Primary Academy which has an excellent record of preparing children for secondary education.

Secondary education is provided by William Farr CofE Comprehensive School which has Academy status. The school was opened as a secondary modern school in 1952 on the site of RAF Dunholme Lodge, a WW2 Bomber Command station, which had been bought for £600 in 1946 by the Rev William Farr, the vicar of Welton. The school was named after him when he died in 1955. Today it has a well-deserved reputation for excellence in both academic performance and preparing pupils for adult life. Its reputation is such that it serves a catchment area well beyond Welton. Rev Farr would be rightly proud of his legacy.



Welton maintains close links with the Royal Air Force formed during the last century and the village takes pride in the association with the world renowned "Red Arrows" based at nearby RAF Scampton. They are a familiar and regular sight in the sky above Welton, rehearsing the routines that leave hundreds of thousands of people awestricken.



The population of Welton is approximately 4,500 in 1800 dwellings, making the village the second largest settlement in West Lindsey, after Gainsborough. Of the population aged between 16 and 74, 65% are economically active and unemployment is 2.27%. Retired people make up 33% of the population. The village is in the top 10% of the least deprived areas nationally. Most dwellings are owner occupied with a mortgage or shared ownership, the remainder being rented through a combination of private landlords or housing associations. More statistics are available in the following pages or in the accompanying Scoping Report.

It is clear that Welton-by-Lincoln, with all it has to offer and surrounded by beautiful Lincolnshire countryside, its close proximity to the coast and the historic City of Lincoln with its Castle housing one of the four copies of Magna Carta and magnificent Cathedral, is an attractive place to live, bring up a family or enjoy retirement. In official terms, Welton is a “Sustainable Community”.

The Parish Council acknowledges this, but also recognises that without management and investment in the infrastructure, future growth could see this sustainability irreparably damaged. The following Plan is, we feel, the best way to prevent this and use growth to the village’s advantage and secure its prosperity for future generations.



**Villagers celebrating the Queen's Diamond Jubilee - 4<sup>th</sup> June 2012**

## Neighbourhood Plan Policies

<b>Code</b>	<b>Policy Area</b>	<b>Plan Section</b>	<b>Page Numbers</b>
<b>H</b>	<b>Housing Policies</b>	<b>6</b>	<b>23</b>
<b>D</b>	<b>Design Policies</b>	<b>7</b>	<b>31</b>
<b>EN</b>	<b>Environmental Policies</b>	<b>8</b>	<b>33</b>
<b>T</b>	<b>Traffic Policies</b>	<b>9</b>	<b>37</b>
<b>EM</b>	<b>Employment</b>	<b>10</b>	<b>44</b>
<b>W</b>	<b>Community Wellbeing Policies</b>	<b>11</b>	<b>46</b>
<b>ED</b>	<b>Education Policies</b>	<b>12</b>	<b>50</b>

## Section 6 – Housing



### Introduction



### Locations & Descriptions



### Affordable Housing



### Type and Mix



### Older Residents



### Future Growth

## Section 6.1 - Introduction

In preparing the Welton-by-Lincoln Neighbourhood Plan, it was accepted that the village would experience growth and to a large extent, not something we could influence, unless it was to exceed any projected targets.

What we could do through the Plan was to manage the impact of any such development through robust design and environmental policies.

Those of us preparing the Plan did our utmost to encourage engagement with developers and fortunately, the largest of these was happy to do so and continues to consult the Parish Council going forward.

Times and circumstances change and in order to reflect this we have included a Statement of Intent on page 28. This is intended to future-proof the Plan by encouraging any future growth that may be needed to reflect the needs of the community.





## Section 6.2 – Site Locations & Descriptions

The following sites have planning permission so are unable to be included as policies of the WNP.

Although all the details of planning permission and attached conditions are freely available on the Local Authority website [www.west-lindsey.gov.uk/planning](http://www.west-lindsey.gov.uk/planning), we have included a summary of the main points.

In order for these sites to be granted planning permission they have had to satisfy the local planning authority that they:

- Be sustainable
- Can meet the requirements of Section 106 agreements with regard to financial or other contributions towards important services
- Contribute significantly to the 5 year housing land supply
- Fully align with the NPPF and the saved policies of the West Lindsey Local Plan 2006



## Housing Numbers

The WNP does not propose housing numbers for any site. The outline applications give maximum numbers, but these may not be realised due to market forces, the economy etc.

Given that the three development sites have planning permission, with Site 1 construction commencing early 2015 and Sites 2 and 3 with outline permission, the WNP does not propose any changes to conditions determined by the Local Planning Authority in granting the outline applications and the policies below relate only to the sites still to be considered for reserved matters.

### Site 1 – Land off Halfpenny Close

Construction underway

**Site 2 – Land to the East of Hackthorn Road** is 2.38 hectares and forms an area of land classed as agricultural land Grade 3. The boundaries of the site are formed by mature hedges and trees. To the north and east is open countryside. To the south are residential properties on Hackthorn Road, Northfield Road, Swen Close and The Eshings. Access is from Hackthorn Road via an existing gateway. The site is on the very edge of the village settlement limit and is classed as within open countryside. The Parish Council would expect, at reserved matters that full and proper consideration be given to the Design and Environmental Policies of the WNP.

The principle of development on this site was already established in July 2014 when outline planning consent was granted.

During consultation events, the residents of Welton expressed mixed views on the development of this site but it was accepted that as long as the following are considered, such development could be beneficial to the village:

- The number of houses should not exceed and preferably be fewer than that proposed in the application.
- The houses and layout of the development are in keeping with the local character and design.
- They provide an appropriate mix of housing types and sizes that is needed in the area particularly properties suitable for downsizing and first time buyers, as well as larger family homes.
- Any new accesses do not contribute to a significant increase in traffic.
- Any community benefit, such as open spaces and facilities are designed to be used and accessed by the whole community.
- The Section 106 agreements, being:
  - Affordable Housing of 14% of the total dwellings
  - Education – A contribution of £223,761 for facilities in the locality
  - Health – A contribution of £26,755 to facilities in the locality
  - Highways – A contribution of £100,000 to highway improvements

**Site 3 – Land off Prebend Lane** is 28.70 hectares in size and lies to the north edge of Welton. The site consists broadly of two agricultural fields intersected by a narrow field drain and bounded by sporadic tree and hedgerow planting. To the south, east and west, the site is enclosed by existing residential development. To the immediate north lies Welton Manor Golf Club, whilst to the east of the site and south of the golf course is Manor Park Sports Club, comprising a pavilion and various sporting and recreational facilities. Access is currently obtained from Prebend Lane which runs parallel to the western boundary. During development, it is proposed that a second access is provided from Poachers Rest on the eastern boundary. It would be expected at reserved matters that full and proper consideration be given to the Design and Environmental policies of the WNP, with special care being given to the provision of green open spaces.

The principle of development of this site was established in March 2015 when outline planning consent was granted. Since early 2014 through various Neighbourhood Plan consultations, discussion went further; to seek the views on how the development should look and what types of properties are needed in the village. The landowner and developer were involved in the consultations and have liaised with the Parish Council throughout the process.

During the consultation events, residents in Welton generally support the development of this site provided that the following is given consideration:

- There is approximately 350 new dwellings on the site;
- The houses and layout of the development are in keeping with local character and design;
- They provide an appropriate mix of housing types and sizes that is needed in the area, particularly properties suitable for downsizing and first time buyers, as well as larger family homes;
- Any new accesses do not contribute to a significant increase in traffic;
- Any community benefit, such as open spaces and facilities are designed to be used and accessed by the whole community.
- The Section 106 agreement being:
  - Affordable Housing of 25% of the total dwellings, including the provision of specialist housing for older residents outlined in Section 6.6
  - Education – A contribution of £1,162,000 to education facilities in Welton and Dunholme
  - Health – A contribution of £167,000 to health provision in Welton
  - Highways – A contribution of £500,000 for improvements to the Lincoln Road/A46 junction
  - Sport & Recreation – The provision of 22.6 acres of land in Welton and a contribution of £300,000 to cover the drainage and preparation of said land shall be met and delivered.

### **Section 6.3 – Affordable Housing**

The NPPF defines affordable housing as:

Social, rented or intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

West Lindsey District Council applies certain criteria in determining eligibility, for example personal and family connections to Welton. This is applied using a sliding points scale, for example someone born and already living in the village, will score very highly.

The Local Planning Authority can impose a requirement that up to 25% of the number of homes to be built on a particular development be classed as affordable and this is determined on an individual basis at the outline planning application stage.

## STATEMENT OF INTENT

The WNP recognises the need to provide housing that is affordable and accessible. The Parish Council will, by working with relevant agencies, monitor and review future need. With building work ongoing for many years, it should be possible to react to such need, perhaps using the Community Right to Build. Entitlement and priority to affordable housing will be set by WLDC Home Choice\*.

\* [www.lincshomefinder.co.uk](http://www.lincshomefinder.co.uk)

## Section 6.4 – Housing Type and Mix

The WNP Scoping Report shows that Welton’s demographic mix and housing stock is significantly different from the national norm.

In estate agent jargon, it is a “desirable village location” within easy reach of Lincoln.

In Welton a third of the population is over 60 and whilst a proportion of these residents are relatively new to the village, having moved here for a number of reasons such as retirement or to be closer to grandchildren, a significant proportion are long-time residents, having been born and raised in the village.

Residents of Welton have, in the past, tended to buy smaller properties with a view to extending as their families grew, rather than move.

Newer residents have been inclined to take advantage of the large number of 3 and 4 bedroomed properties that have been built over the last 20 to 25 years.

As their children leave home, they find they can no longer cope with large properties and want to downsize without leaving the village. This has led to an abundance of larger homes and a shortage of smaller properties for which demand from both those wishing to get on the property ladder or downsize tends to exceed supply. It is therefore necessary to address housing provision for both these groups.

Older people looking to downsize will require high quality, high efficiency, but smaller homes or homes that combine this with extra care or assisted living capability.

Younger people are more inclined to be looking for low cost starter home availability.

## STATEMENT OF INTENT

The Parish Council will welcome proposals that would provide family homes suitably equipped for the disabled and former members of HM Armed Forces, injured in the service of their country.

It is important that new housing proposals are properly structured and managed to take these demographics into account.

## **Policy H1 – Type, Size & Mix**

Proposals for more than 10 dwellings should demonstrate how the mix, type and size of dwelling has taken into account local need.

## **Section 6.5 – Providing for our Older Residents**

The WNP questionnaire highlighted the lack of provision for Welton's older and mostly retired parishioners; 33% of Welton's population falls into this category.

These residents have tended initially either to buy smaller properties in the village and when the need arose, to enlarge them to accommodate a growing family or, if larger homes became available and financial circumstances permitted, move into one. Their common thread is a desire to remain in the village.

As children have left home and residents grown older, they are finding it difficult to cope with large properties and want to downsize, whilst remaining in or around the village. This results in a steady availability of larger homes, but a shortage of smaller properties. Therefore, it is the WNP objective to address this imbalance.

The provision of suitable housing for an expanding and ageing population to replace these is something shared with our near neighbour Nettleham. It is clear that the current preference is not for care homes in the accepted sense, but for various forms of assisted independent living, with extra care facilities available close by or simply smaller, but high quality bungalows or apartment type accommodation.

There are various proposals for providing this wide range of needs, but no one village would be able to support or justify these on its own. It therefore seems logical for Welton and Nettleham to have a joint strategy. The two villages lie three miles apart and both are highly attractive with similar facilities, within easy reach of Lincoln and linked directly by a main bus route, making this a sustainable option.

It was felt that Welton is more suitable for the assisted living and extra care option. Preliminary talks with a locally based, well respected provider of such facilities have been positive. Land could be made available to them at a cost that makes it viable and would be located adjacent to an already established development of homes predominantly occupied by semi-retired or retired residents. This specialist provider has indicated that the on-site facilities they deliver including a restaurant, hairdresser etc., could be accessible to residents of this existing development. During all public consultations there was a high level of support from all sections of the community for such provision.

Nettleham has a site that would be more suitable for the retirement apartment option and is seeking a specialist provider.

With regard to the bungalow option, both villages would seek to work with developers who could deliver this requirement.

This of course leaves those who do not want any of these options, preferring to remain in their present homes, retaining a greater degree of independence. For some however, there can be a feeling of loneliness and isolation from the wider community (Source: Age UK). To address this, Age UK has accepted an invitation to advise the Parish Council, as part of the WNP, on how best to carry this forward.

### **Policy H2 – Extra Care**

Proposals for assisted living and extra care facilities for older people will be encouraged and supported.



## Section 6.6 – Future Growth

The Parish Council recognises the ongoing and continuing need to provide housing that is affordable and accessible and will seek to work with local authorities and other relevant agencies and bodies, to monitor and review future needs.

### STATEMENT OF INTENT

It is likely that development, once underway, will continue and be ongoing for many years and it may be that in the future a need for specific types of housing or community facilities will arise. The Parish Council recognises this and should the need arise and in order to react positively whilst ensuring any such need is located appropriately, the Parish Council will explore the following possible initiatives further:

- A memorandum of understanding with the landowner of a 4.047 ha site adjacent to that described on page 27.
- A village survey will be undertaken to determine the best use of the site, examples are further housing for older residents in line with Policy H2 of the WNP, the development of community facilities such as a community hub/library in line with Section 11.2 of the WNP and the provision of starter homes, possibly through self-build projects.

Once the potential of this site is fully explored and determined, the Parish Council may explore the benefits that could be achieved by applying for a Community Right to Build Order which would allow them to ensure the most appropriate use of this land.

## Section 7 – Design Policies

The Neighbourhood Plan provides an opportunity to enhance the built environment and improve the quality of the design aesthetically within the village.

### Design and Access Statements

The Parish Council would like to see development proposals supported by a Design and Access Statement to show how they respond to the policies of the current Local Plan and any other guidance that may be appropriate to show a clear vision for the type of place that could be created by building on the character and needs of Welton.

Where appropriate, the Parish Council would like to see Design & Access Statements refer to how development proposals, excluding household extensions and changes of use will, where practicable, show that they:

- (i) have adopted, to the fullest extent practicable, the guidance produced by the Lincolnshire Residential Sustainability Guide and the Supplementary Technical Notes on local building materials and where possible, use locally sourced building materials
- (ii) promote waste water management, both in respect of sustainable drainage i.e. semi-permeable surfaces on drives that act as a flood protection measure and by the utilisation of water capture for use in activities such as gardening, car washing, etc.
- (iii) maximise the use of renewable energy opportunities, especially any offered by a particular site
- (iv) adopt the guidance produced by the Building for Life Partnership and as far as practicable, use guidance from the Zero Carbon Trust and the Joseph Rowntree Housing Trust to produce sustainable housing development that includes:
  - no unacceptable loss of light to neighbouring properties;
  - development should not result in property maintenance issues in the future by retaining a minimum 1 metre gap with neighbouring properties;
  - Integration of new homes into the existing neighbourhood and support a more pedestrian and cycle friendly community;
  - provision of access to local facilities and public transport via convenient direct paths suitable for those using a pushchair, wheelchair, stick, walking frame or mobility scooter;
  - streets designed in a way that encourages low vehicle speeds and allows them to function as social spaces;
  - developments that have as much off road parking as is practicable;
  - roads designed to accommodate on-street parking whilst preventing anti-social parking and allowing for plenty of trees and planting to balance the visual impact of parked cars;
  - not meeting the parking need only with large rear parking courts;
  - have provided adequate storage space for bins and recycling as well as vehicles i.e. mobility scooters and cycles;
  - where possible, no fences – garden boundaries to be made by hedging in perpetuity i.e. Holly, Yew, Laurel, Beech;
  - ensuring adequate access for large vehicles i.e. emergency services, refuse collection etc.

The Welton-by-Lincoln Village Character Assessment 2015 offers clear guidance on how development can protect and enhance the village by recognising and reflecting the many varied styles and designs found around the village.

Character design elements are:

- 1) Gable end tumbling brickwork
- 2) Yorkshire sliding windows
- 3) Drop sash windows
- 4) Clay pantiles on steep roofs with wedge dormers
- 5) Outhouses that form a T-shape with the principal dwelling
- 6) Crew yards (now all converted into domestic use).

### **Policy D1 – Village Character**

Development should respect local character. The development of design features that attract local wildlife, such as bat boxes and gable ends for nesting birds will be supported.

### **Crime Prevention and Reduction**

Welton has a low crime rate and residents will want to see this continue.

### **Policy D2 – Safe Environment**

New development should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

\* [www.securedbydesign.com](http://www.securedbydesign.com)





## Section 8 – The Village Environment

The environmental policies are defined by international environmental law and conventions, as interpreted by national environmental and planning law. Many elements of planning law and therefore land use based policies, bring together a number of strands which need to be applied in land use and development terms to the Plan area. The policies are guided by the concept that what we do with the environment today should not have a negative impact on it in the future, but should, where possible improve it for those who live, work and visit the area.

### **Rural look and feel**

The openness of the village and its rural location between Lincoln and Market Rasen are greatly valued by all who live in Welton and residents wish to preserve this rural look and feel of the village.

### **Conservation and Development**

Conservation is a high priority and protection of the countryside and environment are major considerations. There are no local level designations, but Welton residents place high value on the environment as well as the surrounding area.

- Development might damage archaeological and historic value
- Development may damage the natural beauty and landscape and could lead to a loss of valued views across the countryside from within and into the village
- Development could lead to a further loss of greenfield sites and open the area to further development

### **Policy EN1 – Environmental Capital**

Development will be required to minimise impacts on biodiversity and provide net gains in biodiversity where possible. Ancient woodland and aged or veteran trees will be protected from loss. The enhancement and/or provision of new or natural features, including trees, woodlands, hedgerows and wildlife, fauna and flora will be supported.

Development will not contribute to any degradation or pollution of watercourses in the Parish including the beck and springs and the habitats they provide.

The Parish Council will liaise with the relevant authorities to ensure that environmental protection measures are adequately monitored, and where necessary appropriate action is agreed and taken by the responsible authority. A number of authorities are responsible for various aspects of environmental protection and it is hoped that a mechanism for reporting and dealing with complaints and enforcement can be established to ensure issues are resolved.

### **Policy EN2 - Habitat**

Development that encourages and provides wild flower planting next to the network of pathways around the village and as part of the management of the historic fish pond site adjacent to Cliff Road (Scheduled Ancient Monument No.893435 – see Map Section) and the medieval farming system known as the ridge and furrow on Beckhall will be supported.

Policy EN2 encourages wildflower corridors such as those previously mentioned. These can make what are often seen as utilitarian walkways between blocks of housing attractive, but also assist in maintaining viable bee colonies which are vital to native plants and agriculture.



The Parish Council will work with relevant consultees to explore additional/alternative biodiversity measures that will further enhance the environment so that new development or village initiatives fully maximise their biodiversity enhancement. The Parish Council notes that:

- The opportunity exists for grassed areas and where owners are agreeable, for fruit trees to be grown and harvested by a village co-operative. This increases the wildlife potential in the village and provides a basis for a community business to help support community events and developments.
- It is recognised that bringing wildflowers into built up areas can create a feeling of wellbeing, although it is acknowledged that to some people there may be issues with respect to hay fever.
- Wildflowers will attract birds that once frequented the ploughed ends of fields, now much diminished by modern agricultural practices.
- Wildflower and apple tree planting would also assist in the natural drainage of grassed areas next to cycle and pathways. In new developments the design may be suitable for the accommodation of swales which act as short term drainage breaks; in areas with higher ground water levels and subsequently more water runoff, balancing ponds may have to be employed. It may be possible that a study of the pre-enclosure drainage network could provide some potential solutions to localised flooding; however this would need to be the focus of a detailed drainage study.

### **Policy EN3 – Flood Risk**

Development proposals should seek to reduce surface water run off through sustainable drainage strategies (SuDS). Drainage schemes must not increase flood risk elsewhere. SuDS schemes should provide for simple and straightforward maintenance.



The Parish Council notes that in those areas shown to be at risk on the Environment Agency's Flood maps, this risk will be taken into account when considering any application for development. Compliance with the National Planning Policy Framework (NPPF) on flood risk management is essential. The NPPF looks to ensure that higher vulnerability developments are located away from the flood risk areas and that development within these areas will be safe.

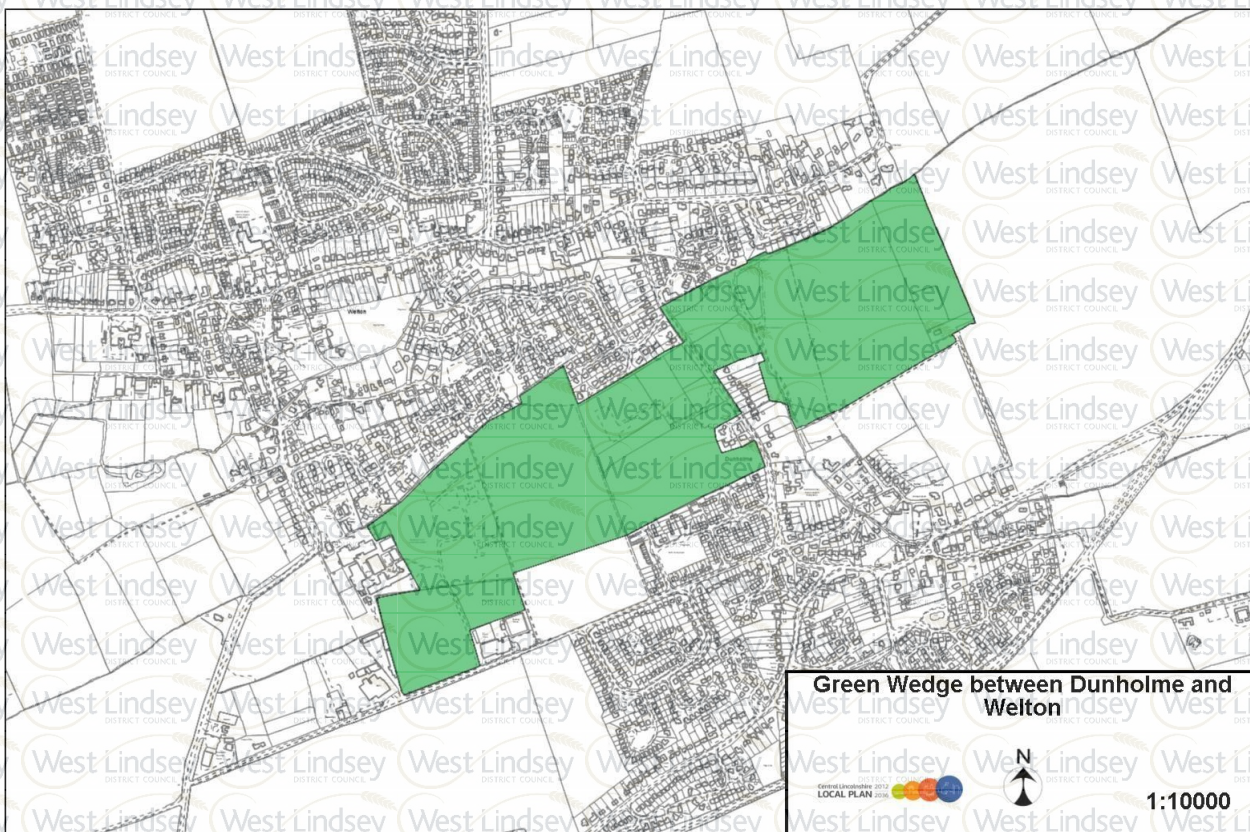
### Coalescence

Historically the villages of Welton and Dunholme have not physically merged, separated by a "Green Wedge". The "Green Wedge" is designated by Policy STRAT13 of the West Lindsey Local Plan (2006).

### Policy EN4 – Green Wedge

Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Welton and Dunholme and prevent the coalescence of the two settlements will not be supported.

Proposals to conserve, protect and/or otherwise enhance the Green Wedge for the benefit of the communities, for leisure and recreation use and provision of a safe haven for wildlife will be strongly supported.



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Date 29 February 2016

### Historic Environment

Chapter 12 of National Planning Policy “Conserving and Enhancing the Historic Environment” recognises that the nation’s heritage assets are an irreplaceable resource and establishes a policy framework to safeguard them in a manner appropriate to their significance.

Lincolnshire is rich in historic and archaeologically important sites and Welton, with a history that can be traced back over 700 years, is an important part of that tapestry.

There is particular significance in the area to the western side of the village, bounded by Cliff Road/Heath Lane and Norbeck Lane. Research both locally and at the Lincolnshire Archives shows this area to have been of importance to the Romans, Saxons and Danes and quite likely to have been the original settlement of Welton, taking the name from the spring known as Old Man’s Head Spring. Welton is derived from the Saxon “Welltuna”, meaning head of the well or bubbling spring.

The discovery of human remains, both Roman and Saxon, seems to confirm this, as does the presence of medieval fish ponds, used as a source of food when meat was scarce. These ponds are now a Scheduled Ancient Monument.

### **Policy EN5 - Heritage**

Proposals that seek to conserve or enhance local heritage assets will be supported.

### **STATEMENT OF INTENT**

Improve residents access to the countryside by the support and adoption of the consultation document (Appendix E) submitted by the Ramblers’ Association.

## Section 9 – Getting Around



### Traffic Flow



### Parking



### Road Safety and Speeding



### Public Transport

## Section 9.1 – Traffic Infrastructure

The village's location, situated between the A15 and A46, two of Lincolnshire's main arterial roads, produces a natural "rat run" for those wishing to save time and mileage when travelling between the two, making this location one of Welton's attractions for homebuyers.

Welton's long history of settlement means the main road network is little changed from that shown on the Enclosure map of 1775. Simply put, the village has a road network meant for less populated and mobile times. This same history means the centre of the village, which is the meeting point for the road network and the location of most services, is also a Conservation Area. Physically there are congestion "hotspots" at the junctions of Lincoln Road, Ryland Road and Cliff Road which are the entrances to the Co-op, Library and Health Centre car parks. Both entrances are not wide enough for two vehicles to pass safely side by side resulting in motorists waiting on the carriageway for a parking space to become available. The free flow of traffic through the Cliff Road/Manor Lane junction is often impeded by large vehicles delivering to adjacent businesses and poor parking by other vehicles. This adversely affects other larger vehicles such as buses, which need to turn right into Manor Lane from Cliff Road, at times necessitating them entering Manor Lane on the wrong side of the central traffic island.

The free flow of traffic along Lincoln Road in front of the Black Bull public house is often impeded by the necessity for larger vehicles (typically buses) turning left out of Manor Lane into Lincoln Road because the radius of the junction to turn left is so acute, it is necessary for larger vehicles to turn out into oncoming traffic to be able to carry out the manoeuvre.

Whilst the construction a number of years ago of half width parking spaces on Cliff Road in front of the fish and chip shop/Indian takeaway provided a number of much needed car parking spaces in the village centre, unfortunately the very nature of being only half width spaces means that a section of Cliff Road is not wide enough for any vehicles larger than small private cars to be able to pass side by side leading to congestion when larger vehicles use that part of the highway.

Public consultation highlighted the under provision of car parking spaces in the village centre. Whilst there is a valid argument that limited availability of such spaces should discourage motorists from undertaking short journeys the reality is somewhat different and all too often results in parking problems, when the spaces are not available. The same consultation raised fears that large scale development will only serve to exacerbate the situation.

### Public Awareness

Welton and Dunholme Parish Councils frequently have articles, updates and information published in both the Welton and Dunholme News magazines and through these could provide "public information" style messages encouraging people to think twice about using a car, especially for single occupancy journeys into the village centre. Whilst promoting other benefits for health, the reduction in Co2 emissions and congestion etc could be emphasised, for example the 4<sup>th</sup> Lincoln Transport Plan 2013 – 2023 and National Institute for Clinical Excellence Public Health Guidance Note 41.

### **Policy T1 - Parking**

The provision of an increase in public parking spaces to support the vitality and viability of the village centre will be supported.





### **A46/Lincoln Road junction**

Residents have continuously expressed a strong view in not just the consultations for WNP, but in previous consultations, about this junction. Lincolnshire County Council, in response, has made known their intention to upgrade the junction at the earliest opportunity.

### **A15/Heath Lane junction**

Concerns over this junction have again been expressed over a long period of time. At present there are no specific proposals to improve this junction however, the predicted growth in the Humber region could significantly impact on traffic volumes along the A15 between Lincoln and the M180, resulting in large scale improvements to the A15 in part or as a whole.

## **Location specific recommended initiatives**

The Parish Council would like to explore the following possible initiatives further:

### **Cliff Road/Lincoln Road/Ryland Road Junction (adjacent to the Co-op)**

This junction is a frequent source of congestion. Solutions such as it being marked out as a yellow box area or a mini roundabout would go some way to alleviating this congestion. It would have the added benefit of reducing the speed of vehicles from Ryland Road as they enter Lincoln Road where they can encounter vehicles reversing from the parking spaces that front the newsagent, Parish Office and public house.



The Co-op car park could be combined with the Health Centre car park and introduce a one way system of entry and egress from the combined car parks.

To facilitate the ability for two cars to use the Co-op car park entrance at the same time, removal of the small section of landscape bed which protrudes beyond the entrance boundary wall on the right hand side of the entrance (looking at the car park from Cliff Road) – see photo above.



### **Cliff Road/Manor Lane Junction**



It could be possible to make Manor Lane one way from the junction with Cliff Road rather than from the Manor Lane/Vicarage Lane junction. All that would be required to achieve this would be to remove the central bollard and reduce the width of the junction. This would make it easier for buses turning right into Manor Lane and improve road safety by removing the opportunity for motorists to turn right on the wrong side of the bollard, as many are currently prone to do. It might also release sufficient land for a small car park to be created on the grassed area in front of the Methodist chapel.

### **Manor Lane/Lincoln Road Junction**

Turning left out of Manor Lane, the junction radius needs to be made less acute. This would require a small section of the village green to be removed. On the right hand side, the junction needs to be built out so as to cause vehicles to approach the junction slowly and at right angles to Lincoln Road; currently the geometry of the junction encourages people to negotiate it at speed. Re-alignment will also act as a greater deterrent to stop people driving the wrong way up Manor Lane.



### **Lincoln Road in front of the Black Bull public house**

There is a large section of surplus highway (5m at its widest point) between the section of marked out carriageway running in front of the Black Bull and the car parking spaces also in front of the pub. This offers the opportunity to change the parking in this area to parallel style spaces (which is a safer option as motorists would no longer be reversing into the flow of traffic). This in turn would enable the carriageway to be re-aligned so as to free up space on the opposite side of the road for a bus parking bay, thereby enabling two lanes of traffic to flow freely at all times, even if there is a bus standing at the bus stop, which is not possible at present.



### **Cyclepaths network and secure cycle parking**

In our consultation, cycling was a consistent topic, the absence of both dedicated cycle routes and places to secure cycles being the two main issues.

On the 17<sup>th</sup> October 2014, Junior Transport Minister Robert Goodwill stated “We want cycling and walking to become the natural choices for shorter journeys, kick-starting a cycling revolution that will remove barriers for a new generation of cyclists”.

The provision of dedicated cycle routes is a matter for the highway authority and necessitates land use and capital expenditure. The provision of secure places is relatively low cost and depending on location, may or may not require planning consent. There is a proposal by a retailer to provide additional spaces for cycles as part of a small expansion scheme for which planning approval is in place and the Parish Council will seek to encourage similar initiatives.

There are no dedicated cycleways in existence in Welton or Dunholme at present. There are though, pathways through the more modern estates in the villages (Northfield Road and most of Beckhall in Welton for example) which were specifically constructed so that one side of the road has a pathway which is wide enough for both pedestrians and a cycleway, but as yet no cycleways have been formally marked out on these. Residents therefore view these extra wide pathways as their own private additional car parking space, all of which, with the lack of secure locations to park bicycles, discourages people from considering the option of cycling in and around the village.

If the Transport Minister’s aspirations are to be met, these issues would need addressing. The Parish Council would like to see existing cycle capable footways be marked out as such and would ideally like future developments in the village to include a network of cycleways. It would also like to see more secure cycle parking facilities.

### **Policy T2 - Cycling**

The enhancement of existing and/or provision of new cycleways and paths will be supported, especially where this improves connectivity. New residential development must provide convenient, safe and secure cycle storage facilities.

## Section 9.2 – Road Safety and Speeding

As part of the WNP consultation process, a meeting was held with the Lincolnshire Road Safety Partnership\* and as a result, in October 2014 they installed equipment to measure and monitor a range of traffic issues.

The Parish Council, following on from the success of the reactive speed sign on Cliff Road, installed a similar sign on Hackthorn Road. These in turn are being supported by a portable reactive speed sign which became operational in January 2015.

There are concerns regarding the junctions of Lincoln Road with the A46 and Heath Lane with the A15.

### STATEMENT OF INTENT

Road safety is, and will remain, an absolute priority for the Parish Council. Every effort will be made to ensure the safety of all road users by continued consultation with all local authorities and other agencies concerned, providing data from the Parish Council's monitoring equipment for analysis and appropriate action if evidence shows a requirement.

\*Report in Appendix F

## Section 9.3 – Local Travel

At present, Welton is, for a rural area, relatively well served by bus services. The village is connected to Lincoln and the neighbouring villages of Dunholme, Scothern and Nettleham in one direction and to Market Rasen and Grimsby in the other.

As part of the WNP consultation process, Stagecoach East Midlands accepted an invitation to contribute to the Plan. This proved especially valuable for both parties and gave the operator the rare opportunity of being involved in future development and the need it would generate from the outset and plan accordingly (Appendix C).

It also allowed Stagecoach to state their position on the non-viability of evening and Sunday services. Clearly, virtually empty buses are not commercially viable. Only subsidy from an outside body could make such services a commercial prospect, but unfortunately these subsidies are long gone and are unlikely to reappear.

The Lincoln Area Dial-a-Ride provides accessible transport for those who do not have their own or have difficulty using the normal bus service because they are elderly or disabled. The service can be used to attend medical appointments, shopping, visiting friends or for social functions.

## STATEMENT OF INTENT

The Parish Council will continue its engagement with Stagecoach and other operators to:

- Maintain and improve existing public transport provision
- Work with developers to ensure adequate access to public transport is possible
- Encourage greater use of public transport by the community as a whole
- Encourage and promote services such as Dial-a-Ride



## Section 10 – Employment

The majority of Welton's residents are employed outside the village. Those employed in the village are largely in the retail or service sectors, with a significant number working fully or partially from home.

Providing or creating employment opportunities in Welton will be difficult. The WNP consultation process suggests that many residents would like to see increased retail outlets in the village. Unfortunately, there is little or no space available in the centre of the village and if this were the case, there is little evidence to suggest such ventures would be commercially viable.

Recent improvements to broadband speeds will enable more people to work from home and offer the potential of attracting small businesses that use the internet for much of their work, away from commercial centres such as Lincoln.

It would seem however, that any larger scale employment is likely to come from further afield, such as the Humber and growth in Lincoln itself. This of course results in the continued commuter village image of Welton.

There are several ways in which it is possible; in Welton's case it was felt the development of a small business centre was feasible. Generally located away from village centres, they can be new build or regenerated existing buildings.

Formerly known as start-ups or incubation units, but now called "Virtual", they provide office or meeting accommodation on a short term, such as by the hour, day, week or month, a medium basis of one month to six months or a long term, six months onward basis. They provide everything a business needs to work professionally without the financial commitment and as the centres are staffed, there is no need to employ anyone directly.

During consultation, a potential site off Hackthorn Road was identified for small scale business use such as the aforementioned office accommodation. Situated between Manor Park Sports Club and the golf club, it is away from residential areas, existing or proposed, on land that has little other value and would be unobtrusive, whilst providing relatively easy access to the village, A15 and A46.

Consideration must also be given to those who work from home. This may not always be possible even though desirable, due to limited space in the family home. There are a number of companies who provide solutions to this with often attractive pre-fabricated buildings that fit into gardens. These, along with the traditional extensions, can provide the necessary space.





In the case of tourism, it is Welton's location with surrounding open countryside, good walking and cycling opportunities, a golf course, two pubs where food is available, the proposed aviation museum at RAF Scampton, easy access to Lincoln and the coast that prove to be so attractive to residents and developers alike. Here, there could be opportunities to create some employment by exploiting these assets. What Welton sadly lacks is accommodation. Central Government has recently made funding available to encourage growth in tourism outside of London and this includes help in business start-up.

Similar consideration should be given to those wishing to develop these opportunities either by providing accommodation i.e. bed and breakfast, or other offerings, guided walks, horse riding etc. The regeneration of redundant farm buildings for office use is encouraged. This could be a possibility for accommodation purposes and would be similarly supported.

#### **Policy EM1 – Creating Employment**

The development of offices, light commercial and start up units and tourism-related development, including tourist accommodation, will be supported subject to consideration of local character, residential amenity and highway safety.

## Section 11 – Community Wellbeing



### Healthcare



### Sport and Recreation



### Accessibility for the Disabled

## Section 11.1 – Healthcare

The provision of healthcare brought the greatest response in our consultation. Although the standard of care was deemed high, delivery was failing through no fault of the health centre staff. With a high number of patients which currently stands at 9500 and a catchment area covering 135 square miles, a building unable to accommodate and a “no list closure” policy, it was felt that an increase in patient numbers arising from new development would place a critical strain on the system. According to the NHS Services website there are six doctors at the practice, which at a recommendation of one GP per 1800 residents suggests share capacity of 1300, but this however does not address the previously mentioned accommodation issues.

It is not just development in Welton that is an issue. Over half of patients come from the surrounding area and some of these communities, Dunholme in particular, are likely to see major development.

There is also a large elderly population and this is increasing thanks to advances in medicine, which requires a higher level of care.

The answer would appear simple; expand or relocate. Both are fraught with difficulty.

Section 106 Agreement contributions to healthcare are £425 per dwelling, 1/10<sup>th</sup> of the amount required for education. This figure is determined by NHS England who, at the same time, makes it clear that they have no funding available for rural areas. The historic role of Section 106 contributions will, over time, be replaced by Community Infrastructure Levies. It is appropriate however, to continue to use this formula as it remains the requirement of WLDC in determining applications at the present time.

However, the scale of the problem must not be exaggerated. There will not be any immediate influx of several thousand patients, rather a slow drip feed over many years. That is not to say the situation can be ignored. The WNP recognises the problem and after consultation with interested parties, offers four potential solutions, none of which is ideal, but all worth exploring further:

- 1) A satellite Routine Treatment Centre, nurse led, to provide such services as blood tests, dressings, physiotherapy, medication reviews etc. Potentially to be sited on the Prebend Lane development, the cost of this has been calculated by the developer and in their opinion is deliverable. It would have the additional benefit of reducing traffic flow and parking in the village centre.
- 2) Extending the present health centre into the existing library building, assuming the library service in Welton can be maintained by relocating it.
- 3) A satellite facility such as in (2) above, but as part of a new community hub created around the Village Hall.
- 4) Extending the present surgery by re-siting the pre-school and purchasing some land from the resident whose garden is at the rear of the building.

### **Policy W1 – Healthcare**

Development to expand existing and/or provide new healthcare facilities will be supported.

## Section 11.2 – Sport and Recreation

Welton, at present, has two Parish Council owned and managed sports facilities, Manor Park Sports Club and the Ryland Road Playing Field. The latter is given over to football and a small, but well equipped children's play area. On the same site is a separately run sports and social club.



**Manor Park Sports Club**

Manor Park is a more modern facility with a skate and BMX park, children's play area, bowls green, floodlit artificial football pitch and traditional grass pitches. These are supported by a first class pavilion with changing facilities and function room.

One of the proposed developments is adjacent to this and both the developer and landowners have given a commitment to expansion. Public consultation is in favour of this, although respondents felt football was adequately provided for and consideration should be given to other sporting provision. It is recommended that further research and consultation is carried out.

Adjacent to Manor Park is a privately owned 18 hole golf course with club house, bar and restaurant, also offering fishing and a small caravan and camping site. The course would make an ideal nature reserve and a meeting with the owner, representatives from the Parish Council and an ecologist from the Hawk and Owl Trust who advise the Council, raised the prospect of closing the course at certain times to allow conducted tours by experts of the habitat by various groups, schools etc.

There is a proposal to upgrade and extend the Public Rights of Way Footpaths and bridleway network. With exercise regarded by national and local health professionals as vitally important, this merits the full support of the WNP and consultation with the Ramblers' Association was positive (Appendix E).

The environment policy of the WNP deals with the ecological effects of development and the need to ensure that biodiversity is not only protected, but also enhanced. The WNP will work closely with interested parties such as the Lincolnshire Wildlife Trust and the Hawk and Owl Trust who have already given invaluable advice in protecting and improving our living landscape.

Welton Village Library is operated and managed by the Parish Council and they are committed to maintaining a library service in Welton for as long as possible.

### **Policy W2 – Sport & Recreation**

The development of public sports and recreation facilities for the community will be supported.

### **Section 11.3 – Accessibility for the Disabled**

The needs of disabled people, particularly with regard to access to services, are not well met.

Although the Co-op, public house, Village Hall, library and health centre have specifically designed or adapted entrances, this is not true of other service providers, including the Parish Council office, part of which dates back to the 1800s. Entering St Mary's Church involves manhandling a ramp to allow access, however, with difficulty. This is largely due to the buildings dating back to a time when such provision was unheard of.

The same tends to apply to pedestrian walkways away from the village centre.

The Design and Access Statement covers adequate provision in new developments and the Ramblers' Association expressed their aspirations that improvements to pathways would include suitable access for mobility scooters.

Due to the village setting, there are few dedicated activities for those with disabilities; the weekly craft class held in the Village Hall is a good example of what can be done.

#### **STATEMENT OF INTENT**

To recognise the needs of members of the community with disabilities and to improve access to services and activities by better liaison with disabled groups and appropriate agencies and local authorities.

### **Section 12 – Education**



There is a primary school and a secondary school in Welton, both have academy status.

### **William Farr CofE Comprehensive School**

The school is usually oversubscribed, as its excellent reputation attracts students from a large catchment area, with 1094 pupils from a total of 1598 living outside the Parish boundary\*. The Headteacher and Governors are aware that they have limited room for expansion, although they remain committed to ensuring student places will be available to those residing in Welton and Dunholme in line with the principles of the school founder. In order to do so, they may have to re-evaluate the intake from the wider catchment area.

This popularity contributes to problems with traffic congestion at the beginning and end of the school day. Large numbers of students are transported either by bus or private transport which in the mornings combines with commuter traffic heading towards the A46 and in the evenings with cars parking not only on Lincoln Road, but over-spilling into the nearby residential area of Beckhall.

A reduction of student numbers requiring these forms of transport could potentially ease the situation.

\*Source – Headteacher, William Farr CofE Comprehensive School (2015)

### **St Mary's CofE Primary Academy**

The school is at present undersubscribed due to declining numbers of eligible children\* over recent years. The Headteacher would welcome development that increased these numbers provided it is phased over a period of time.

The location of the school in the centre of the village, whilst ideal geographically, creates problems being accessed from a narrow residential street, which at the beginning and end of the school day results in traffic congestion, albeit short lived.

It is appreciated that in the longer term if pupil numbers rise, the school building may prove inadequate and expansion of the existing site would be impractical. The present understanding is that the proposed development on land off Prebend Lane will incorporate provision for re-siting the school should circumstances require and permit in the future.

The Plan cannot propose land use policies at this time to resolve these issues, but it recognises the need to support the schools and plan for their future.

Welton-by-Lincoln Parish Council will review the situation at both schools on a regular basis in consultation with their Headteachers and Governors.

Any action that relates to the educational use of land and requiring additions to the Welton-by-Lincoln Neighbourhood Plan will be in consultation with the appropriate authorities.

\*Source – Headteacher, St Mary's CofE Primary Academy (2015)

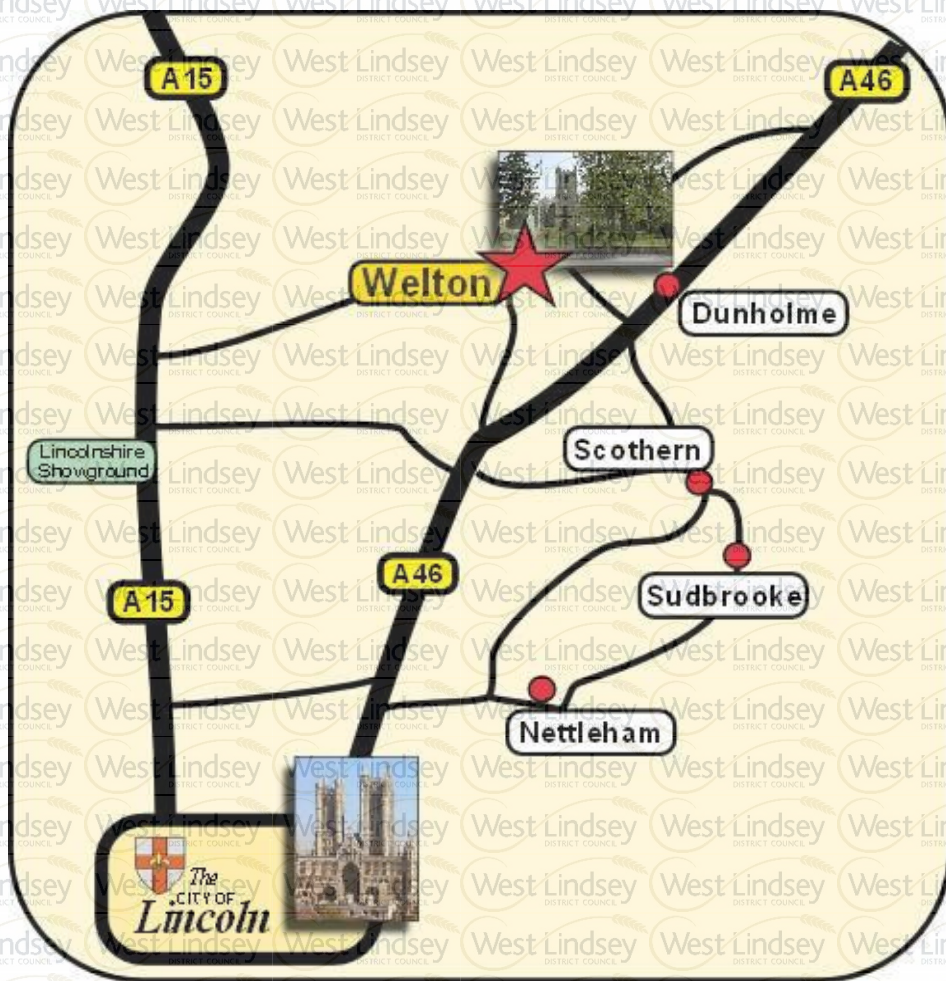
Development to improve or provide new educational facilities at William Farr Comprehensive School and St Mary's Primary Academy will be supported.

### STATEMENT OF INTENT

The Parish Council welcomes opportunities to work with William Farr Comprehensive School, St Mary's Primary Academy, Lincolnshire County Council and other relevant authorities to help provide the best opportunities for our young people and to support the work of our local schools in the future.



# MAPS





# WELTON-BY-LINCOLN

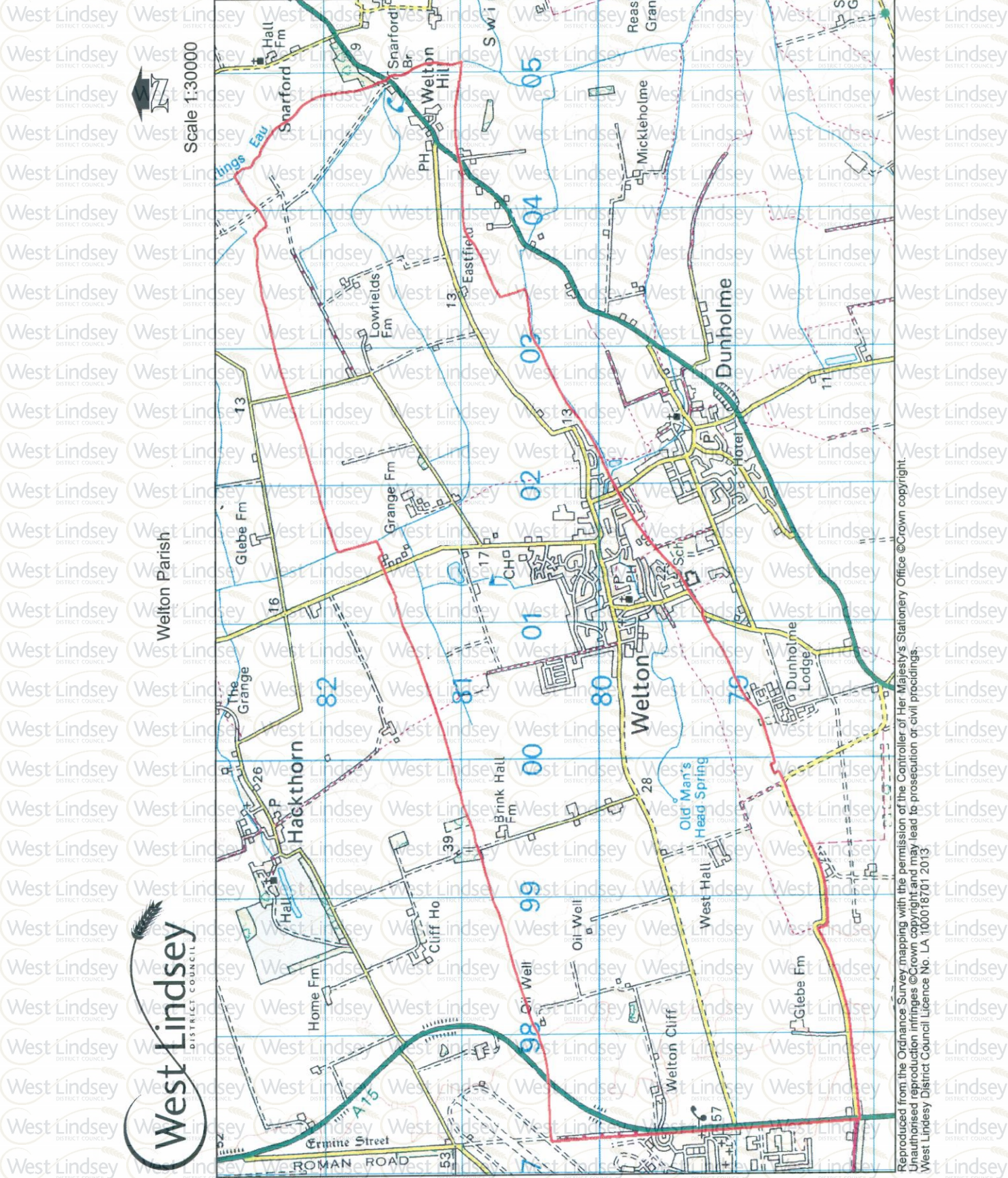
## VILLAGE MAP



- |   |  |  |   |  |
|---|--|--|---|--|
| <ul style="list-style-type: none"> <li>● Footpath</li> <li>☎ Telephone Box</li> <li>🚌 Bus Stop</li> <li>✉ Post box</li> </ul> | <ul style="list-style-type: none"> <li>1 B4... Methodist Church</li> <li>2 B4... Cliff Court</li> <li>3 C3... Health Centre</li> <li>4 C3... Library</li> <li>5 C3... Post Office</li> <li>6 C3... St. Marys Primary School</li> </ul> | <ul style="list-style-type: none"> <li>7 B4... The Manor</li> <li>8 C4... Park House</li> <li>9 C4... The Pump</li> <li>10 D6... William Farr Secondary School</li> <li>11 C4... War Memorial</li> </ul> | <ul style="list-style-type: none"> <li>12 C4... St. Marys Church</li> <li>13 C4... Black Bull Public House</li> <li>14 C4... Parish Council Office</li> <li>15 E4... Sports &amp; Social Club</li> <li>16 E3... Baden Hall</li> </ul> | <ul style="list-style-type: none"> <li>17 E3... Village Hall</li> <li>18 E3... Police Office</li> <li>19 H4... Bank</li> <li>20 E1... Manor Park Sports Club</li> <li>21 E1... Golf Club &amp; Restaurant</li> </ul> |
|---|--|--|---|--|



**Designated Area - Parish Boundary**



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<b>Heritage Category:</b>	<b>Scheduling</b>
<b>List Entry No :</b>	<b>1016786</b>
<b>County:</b> Lincolnshire	
<b>District:</b> West Lindsey	
<b>Parish:</b> Welton	

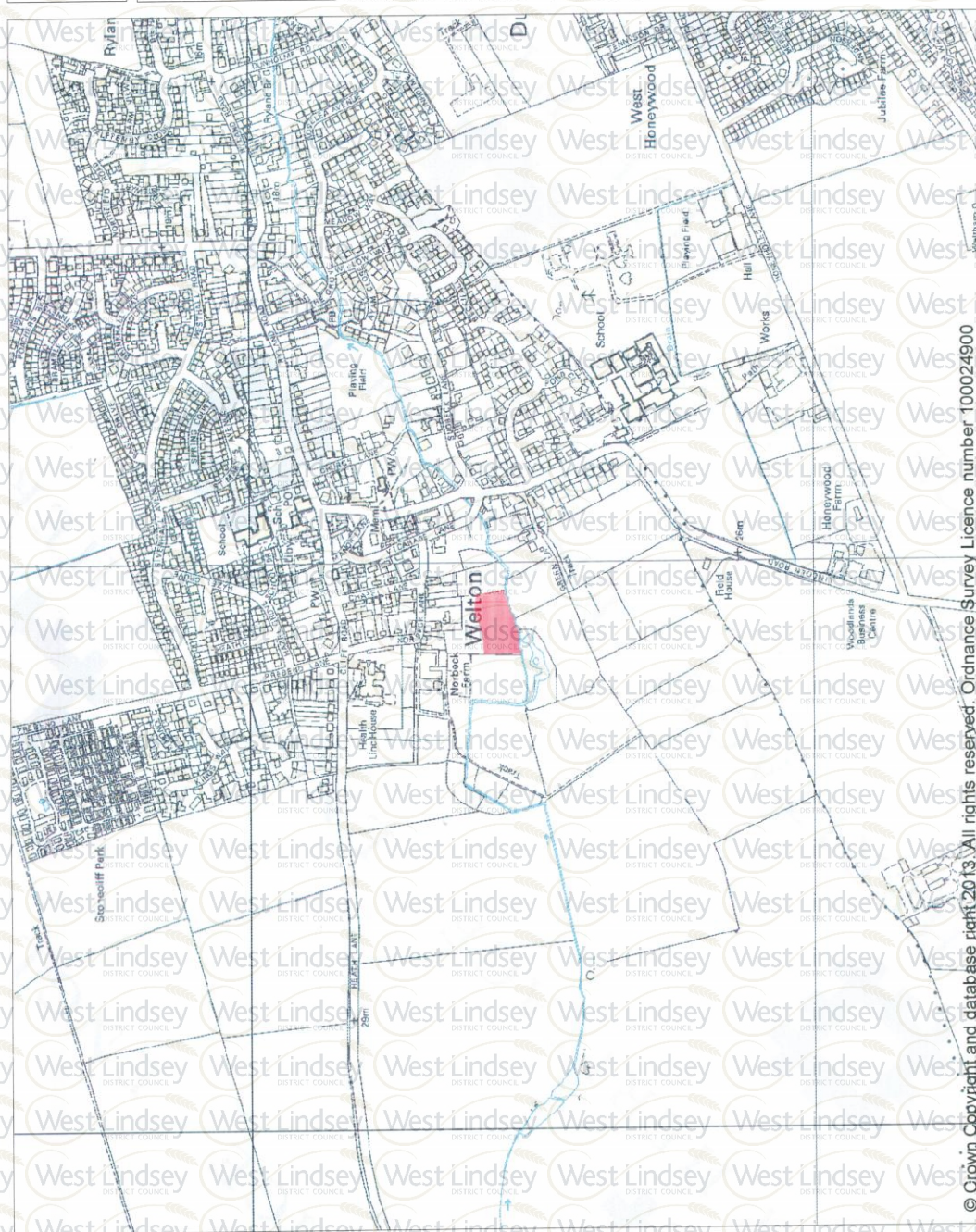
Each official record of a scheduled monument contains a map. New entries on the schedule from 1968 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from English Heritage.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

**List Entry NGR:** TF 00894 79563  
**Map Scale:** 1:10000  
**Print Date:** 29 August 2014

**#**

Waterhouse Square, 138 -142 Holborn, EC1N 2ST  
Tel: 020 7973 3000 [www.english-heritage.co.uk](http://www.english-heritage.co.uk)



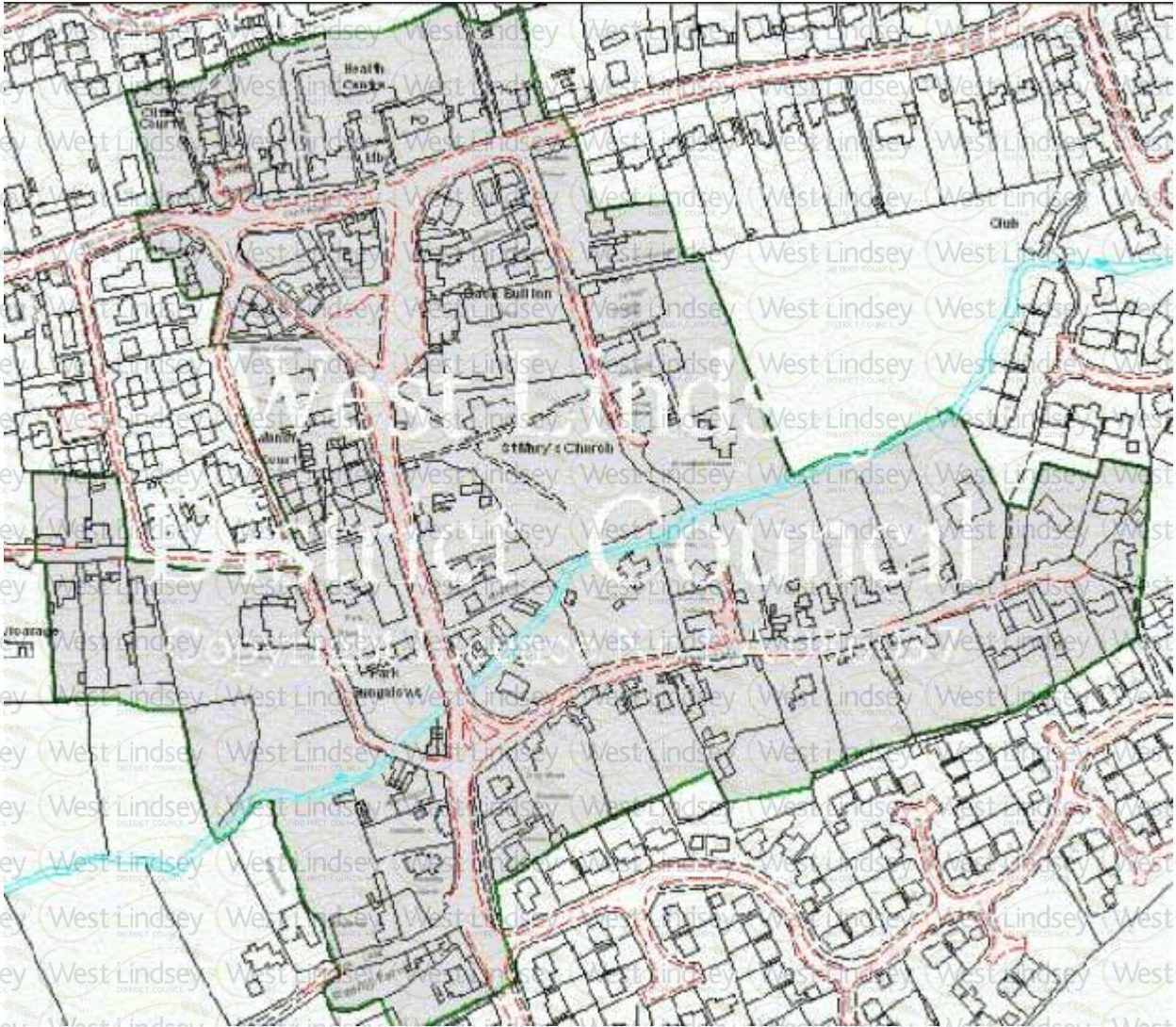
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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Name:** Medieval fishpond complex 145m south east of Council Farm



## CONSERVATION AREA



# Appendix A

## Sustainability Objectives

1	To help provide existing and future residents with the opportunity to live in a satisfactory home
2	Improve accessibility for all those living in the village to health, education, recreation, cultural and community facilities and services
3	To help create a safe place for people and businesses to operate, to reduce anti-social behavior and crime
4	To maintain and improve the health, wellbeing and community cohesion of those living in the village and support voluntary, community and faith groups
5	To protect and increase biodiversity levels and enhance green Infrastructure
6	To protect and enhance the rich diversity of the natural, cultural built environmental and archaeological assets and landscape character of the area, including its heritage and local setting
7	To seek to address the causes and effects of climate change by: <ul style="list-style-type: none"> <li>• securing sustainable building practices that conserve energy, water resources and materials</li> <li>• maximise the proportion of energy generated from renewable sources</li> <li>• ensuring the design and location of new development is resilient to the effects of climate change</li> </ul>
8	To reduce the risk of flooding and resulting potential harm to public wellbeing, the environment and economy
9	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
10	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery
11	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality
12	To promote business growth and create high quality employment opportunities within the Central Lincolnshire area for local people
13	To develop a strong culture of enterprise, innovation and skills
14	To provide the physical conditions to support a diverse and modern economic structure, including infrastructure to support the use of new technologies
15	To encourage small businesses, particularly those that maintain and enhance the rural economy
16	To encourage the development of a buoyant sustainable tourism sector
17	To support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Site Ranking Parameters

<b>1</b>	Is the site unconditionally available for development in 1-5 years?
<b>2</b>	Is the site highly sensitive environmentally or ecologically?
<b>3</b>	Is the site a green field site?
<b>4</b>	Are there tree preservation orders in place?
<b>5</b>	Is the site of archaeological interest?
<b>6</b>	Does the site contain or adjoin any heritage assets?
<b>7</b>	Is the land graded 3a or higher?
<b>8</b>	Does the site have any infrastructure deficiencies?
<b>9</b>	Is the site free from flood risk?
<b>10</b>	Are the community health care facilities reasonably accessible?
<b>11</b>	Is a bus stop reasonably accessible?
<b>12</b>	Are shops reasonably accessible?
<b>13</b>	Are local schools reasonably accessible?
<b>14</b>	Will the impact of traffic be reasonable?
<b>15</b>	On how many sides does the site adjoin existing houses?
<b>16</b>	Are there obvious or other natural boundaries to the site?
<b>17</b>	How many homes can the site take?
<b>18</b>	Can the site take mixed development?
<b>20</b>	Is the site likely to provide employment within the village?
<b>21</b>	Is the site within an existing built up area?
<b>22</b>	Does the site have a history of planning objections?
<b>23</b>	Is the site adjacent or near hazardous components either natural or manmade?



## **Appendix B – Stagecoach Response**

### **Stagecoach response following the meeting held on 28th May 2014 with Dave Skepper, Commercial Director, Stagecoach East Midlands**

- Welton is well served by buses with a regular half hourly frequency provided by Services 11 and 12, which carry a combined total of around 200,000 passenger journeys each year. In addition, InterConnect 3 provides an hourly link to Lincoln and Market Rasen with two hourly journeys from Welton in and out of Grimsby with this route carrying around 260,000 passengers in total each year.
- A range of ticket offers is available for Welton residents with unlimited seven day bus travel into Lincoln currently priced at £15.50, a day return at £5.40, and a single trip for the same journey at £2.90.
- Buses operating InterConnect 3 are low floor, wheelchair accessible buses. Currently, Services 11 and 12 are generally step entry buses although this is likely to change over the course of summer 2014.
- Analysis of passenger numbers show that there is growth on the direct Service 12 route between Lincoln and Welton reflecting the gradual increase in the size of the village and associated population.
- We discussed the planned developments for Welton, which are largely located in areas very close to the existing bus routes particularly the journeys that currently run along Rivehall Avenue and Prebend Lane. It is anticipated that somewhere between 200 and 400 houses will be built in the village over the next 10 to 15 years.
- It is interesting to note that a new health centre is planned for Hackthorn Road with the patient register being drawn from across a number of villages in the area including Welton, Dunholme, Scothern, Nettleham, Fiskerton, and Cherry Willingham. For this reason it is important to maintain and enhance the links between Welton and the surrounding villages.
- A logical bus route through the new development planned to the north of Rivehall Avenue was sought. If it were possible to take buses further north along Hackthorn Road to stop nearer to the proposed new health centre and then continue through part of the new development back on to Rivehall Avenue, journeys to the proposed new health centre would be more convenient for bus users, especially older and/or disabled people. The route should be a logical, suitable progression and not a diversionary loop that backtracks after turning around. These route designs are unpopular with through passengers.
- As part of the development plan there is likely to be a new leisure centre adjacent to the school. Again, this is on an existing bus route and is likely to generate additional bus patronage.
- Despite the expansion of the village it is believed that the head teacher at William Farr has no plans to increase the size of the school, preferring a policy of giving preference to local children to manage the control of places. Over time this may lead to a gradual reduction in the numbers of children being bussed into Welton.
- A wish from residents for more Sunday and evening bus services was discussed although both parties were fully appreciative of the commercial difficulties involved in providing public transport at these times.
- It is known that there are similar Neighbourhood Plans being prepared in Welton's neighbouring villages. This will also reflect growth through additional housing development. Against this background it is noted that there are a number of external funding opportunities each year to improve transport and infrastructure. This funding can come from a range of sources including the Department of Transport and the EU. Further discussion on the development of the Neighbourhood Plans will take place with Lincolnshire County Council with a view to determining if there may be any funding opportunities to enhance bus services.



## Appendix C – The Path to Referendum

- 1) Public and statutory consultation known as Regulation 14
- 2) Considering the responses and incorporating, where appropriate, into the Plan
- 3) Normally at this stage the Plan would be submitted to the District Council (WLDC). Welton Parish Council felt that before doing so it should be subjected to a review by a qualified professional consultant appointed by the Parish Council and only after any recommendations by this consultant had been considered and implemented, should it proceed to (3)
- 4) Once the District Authority (WLDC) is satisfied the criteria has been met, it will then submit the Plan to a further 6 week consultation
- 5) On successful completion of (4), the Plan will be submitted to an independent examination by an examiner chosen from an authorised list, both the Parish Council and WLDC will do this jointly.
- 6) The examination process will then either:
  - a) approve the Plan and recommend it go forward to referendum
  - b) approve the Plan with changes to be implemented before going forward to referendum
  - c) reject the Plan. If this happens, it will be for the Parish Council to decide what, if any, future the Plan may have.
- 7) Provided (a) or (b) result from examination, the District Authority (WLDC) will take the Plan forward to referendum. This is a straight “Yes” or “No” question and for the Plan to proceed any further, it will require a minimum of 50% of those who cast a vote to give approval
- 8) If a “Yes” vote is forthcoming, the District Authority will then formally adopt the Plan and it will be “Made”, the correct term for approved, and be used by Planners in determining planning applications in the Welton Neighbourhood Area.

## Appendix D – Ramblers' Association

### Public and Permissive Footpaths

The Lincolnshire Area of the Ramblers' Association was asked by Welton-by-Lincoln Parish Council if it would like to consult on the preparation of the Welton-by-Lincoln Neighbourhood Plan. A member of the Lincoln Ramblers' Group who is a resident of Welton took on this role and met with members of the Neighbourhood Plan Working Group in August 2014, who arranged a meeting with one of the owners of Welton Manor Golf Centre. The landowner outlined two plans to open permissive footpaths that would use parts of the perimeter of Welton Manor Golf Course.

Both plans use Welton Footpath 42 which starts at the end of Prebend Lane and goes north to Hackthorn. Two maps are attached, numbered 1 and 2, which will help with the description of the routes.

**Route 1** follows the Public Rights of Way Footpath from the end of Prebend Lane in a straight line alongside Stonecliff Park on the left and the golf course on the right until the footpath turns left at a wide dyke. The proposal is to enter the golf course at this point and continue north on the inside of the hedge to the far left hand corner of the course. The route would then go through the hedge and turn right to walk along the hedgerow outside the golf course to the far right hand end of the course. It is understood that this land is owned by Hackthorn Estates and permission would be needed to walk on their land if this plan is adopted. The route would then turn right and continue south down the hedgerow on the outside of the golf course to the corner of the second field. Again, it is understood that this land is owned by the Rainthorpe family who would need to give permission to walk on their land. The route would go through the hedge here into the area of the fishing lake and continue round the western side of the lake to join a track that runs east to exit onto Hackthorn Road.

**Route 2** follows the same Public Rights of Way Footpath from the end of Prebend Lane in a straight line alongside Stonecliff Park and on to the start of the main golf course. There is a gate on the right here and a track that runs east towards Hackthorn Road. The permissive route would give access down the track until the farm buildings and stable yard is reached and then turn right, south, along the field edge. When the entrance to Manor Park playing fields is reached, the route would then cross the dyke and exit either through Manor Park onto Hackthorn Road or along the grass path onto Eagle Drive.

Both routes would require some bridges to cross small streams or dykes.

Route 1 gives approximately 1.25 miles of permissive access and can be used to make longer circular walks.

Route 2 gives approximately 1 mile of permissive access and can also be used to make longer circular walks.

Welton and Dunholme share Public Rights of Way Footpaths that can easily be used to make interesting circular walking routes. It is more difficult to make circular walking routes when walking north or west from Welton. When looking at a map there are two obvious places where, if permission were given, permissive footpaths could link up with Public Rights of Way Footpaths to make circular walking routes.

**Route 3.** Welton footpath 172 starts on Lincoln Road, Welton and runs west down Green Lane, through the paddocks on Rednil Riding Stables and on to join Horncastle Lane. Approximately one mile along this footpath there is a concrete track that turns right and passes West Hall and exits onto Heath Lane. If this track could be made into a permissive footpath it could create part of a longer circular walk from Welton.

**Route 4.** Approximately 0.25 of a mile towards Welton from where the track on Route 3 joins Heath Lane, there is a minor road that runs north past Brook House Farm and Brink Hall Farm Cottages. It is believed that the road has public access up to this point. Another really useful walking route could be created, if permission could be obtained, to continue on the road as far as Brink Hall Farm. There is then a wide grass track that runs east along the field edges to join Welton footpath 42 not far from Welton Manor Golf Course. The walk could return to Welton along footpath 42 onto Prebend Lane or follow either Route 1 or 2, if they have been adopted.

Route 3 gives approximately 0.4 miles of permissive access.

Route 4 gives approximately 0.8 miles of permissive access and together would help to give some really pleasant and useful walking routes from Welton.

Maps 3 and 4 show details of routes 3 and 4

Until recently, there was a permissive footpath that ran from Heath Lane southwards to join Welton footpath 172. This path was agreed under the Countryside Stewardship Scheme, but that agreement came to an end at the end of September 2014. At the time of writing, the signs at the entrances to the path are still in place, but all mention of the path on the DEFRA, Natural England and County Council websites has been removed. This shows that although permissive footpaths can be really useful, permission to use them can also be withdrawn as well as given.

Map 5 shows details of the permissive footpath that appears to have been withdrawn.

**Written on behalf of Lincoln Group Ramblers' Association**  
**14<sup>th</sup> October 2014**

# MAP 1

14/10/2014

Print - Maps



## My Notes

~~Public Footpath~~

~~West Lindsey District Council~~

~~PERMISSIVE ROUTE 2~~

~~PERMISSIVE ROUTE 2~~

~~PERMISSIVE ROUTE 2~~

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! Bird's eye view maps can't be printed, so another map view has been substituted.

<http://www.bing.com/maps/print.aspx?mkt=en-gb&z=15&s=b&cp=53.314381,-0.481375&pt=pb>

1/1



## MAP 2





### MAP 3

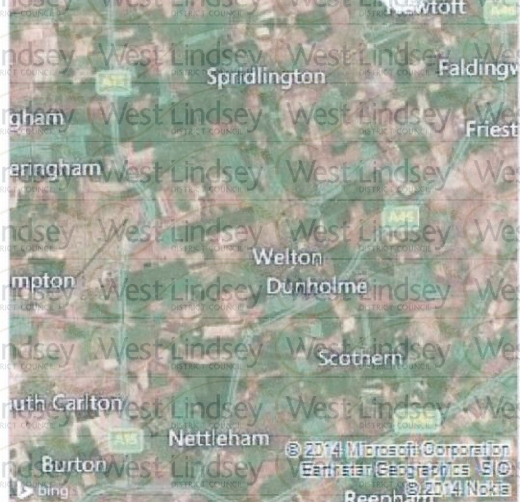
14/10/2014

Print - Maps

bing Maps

My Notes

PUBLIC FOOTPATH  
PERMISSIVE ROUTE 3 AND 4  
PREVIOUS PERMISSIVE PATH



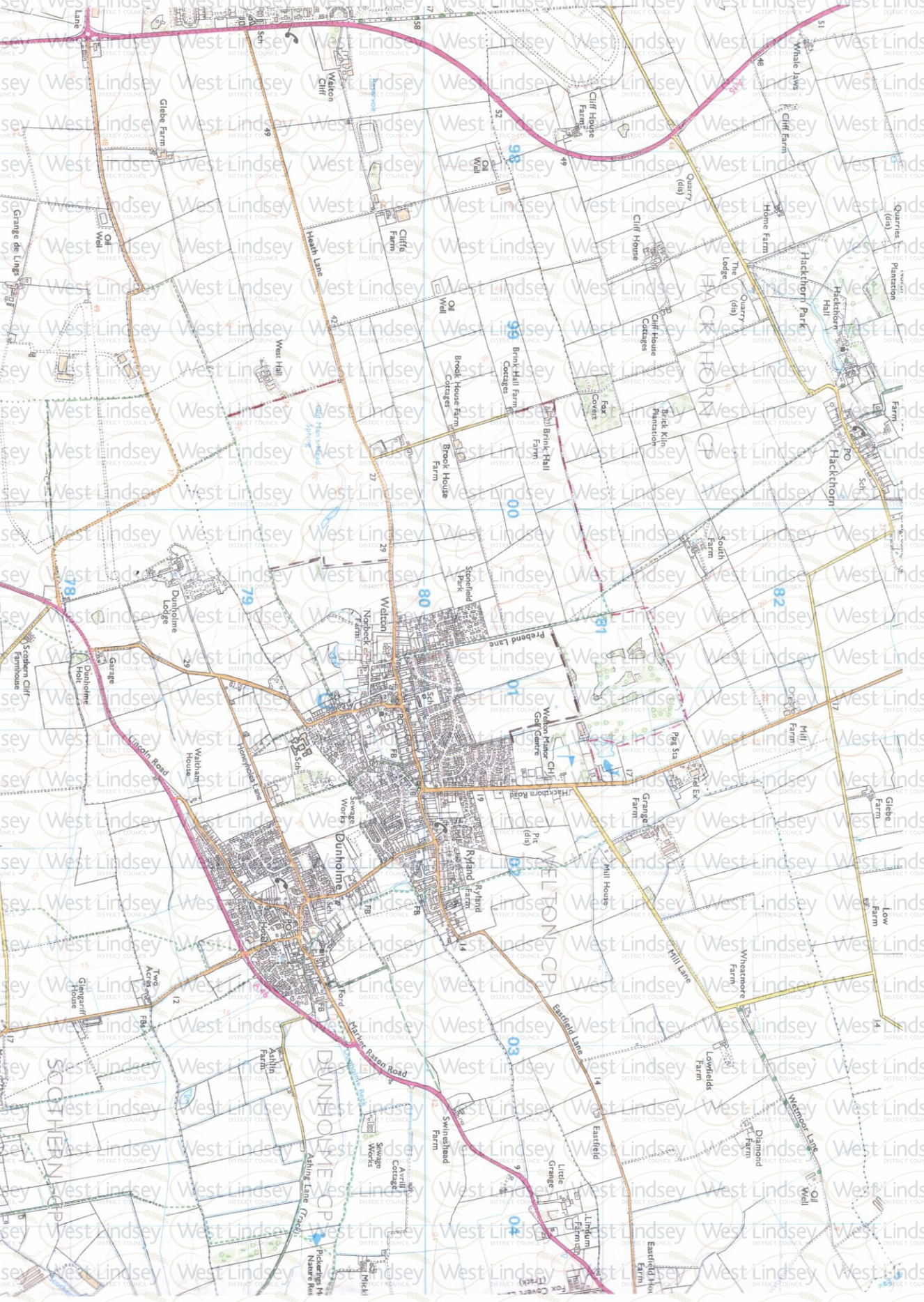
Bird's eye view maps can't be printed, so another map view has been substituted.

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# MAP 4

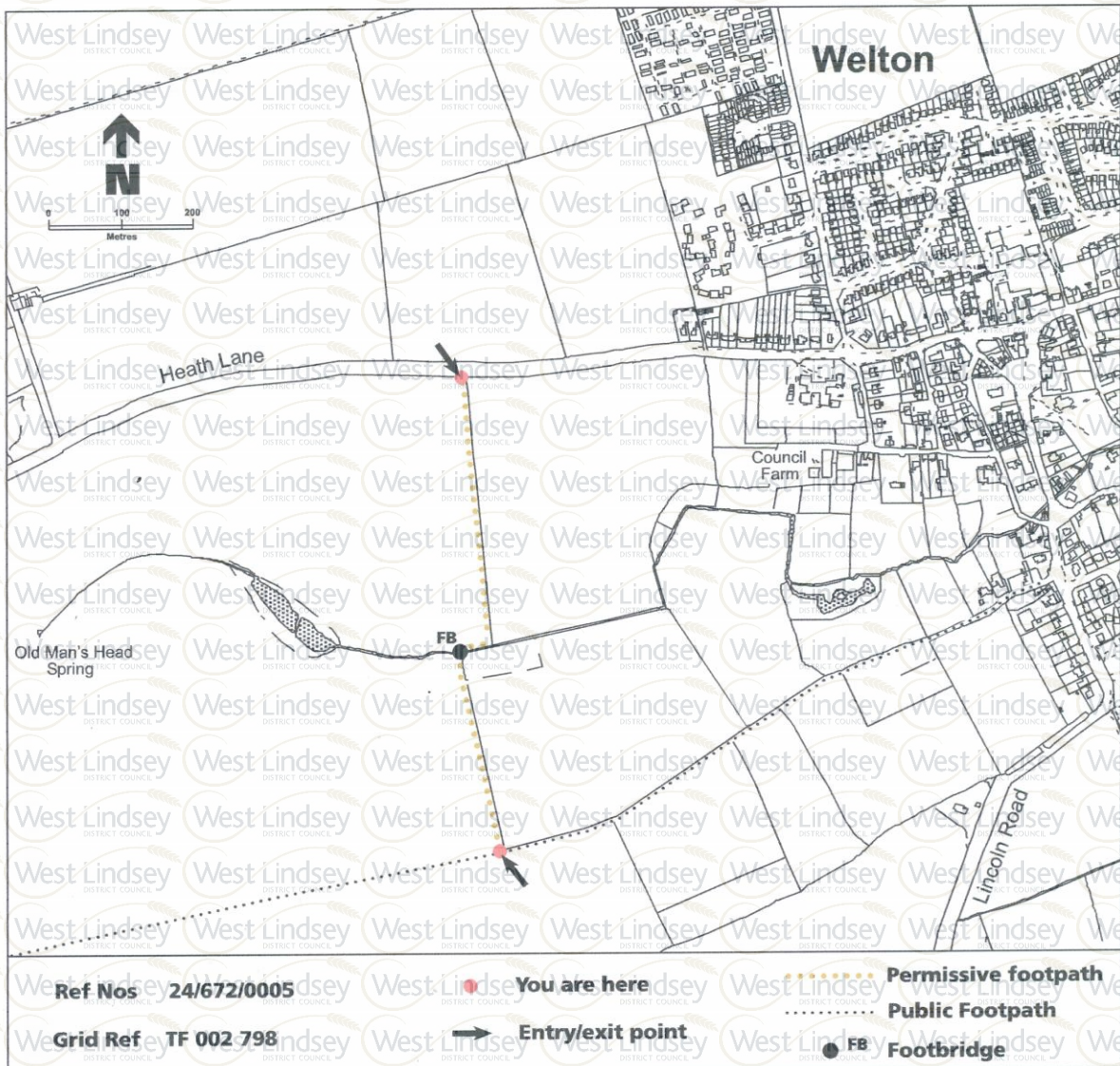




## MAP 5

### CONSERVATION WALKS

**This footpath along field margins and across a stream via a footbridge allows walkers to make a circular route from Welton. Take care on the main road where traffic can be fast moving. Hedges on the farm are being replanted and each year an area is left fallow for farmland birds such as lapwing and grey partridge.**



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**COUNTRYSIDE  
STEWARDSHIP  
SCHEME**

**ENVIRONMENTALLY  
SENSITIVE  
AREAS**

**defra**  
Department for Environment,  
Food and Rural Affairs

## **Appendix E – Lincolnshire Road Safety Partnership**

A meeting was held with Ian Swallow, Traffic Management Coordinator, Lincolnshire Road Safety Partnership on the 13th August 2014 following which he provided information on their Community Speed Watch scheme; subsequently the Parish Council has purchased a portable speed indicating device for use at several locations around the village; the Welton News gave a generous donation towards the purchase of this device for the benefit of the village. He also arranged for some speed surveys to be carried out in October 2014, one on Hackthorn Road near to Poachers Rest and the other on Cliff Road near to Healthlinc House.

The results are as follows:

### **Hackthorn Road**

The technical data recording equipment was located outside number 51 Hackthorn Road (40mph limit) and commenced on Friday 10<sup>th</sup> October 2014 and continued for a full 5 day period. A total of 9514 vehicles travelled through the survey area with a fairly even flow in each direction. Analysis of the speed data showed some evidence that vehicles were exceeding the speed limit. On average 62 vehicles per day exceeded the speed limit by over 10mph; the average speed being 36.6 mph. The vast majority of vehicles that were exceeding the speed limit were not travelling at a speed high enough for the police to be able to take any action against the driver.

There has been one injury collision within the last 3 years.

### **Cliff Road**

The technical data recording equipment was located at Healthlinc House and commenced operating on Friday 10<sup>th</sup> October 2014 and continued for a full 5 day period. A total of 13895 vehicles travelled through the survey area with a fairly even flow in each direction. Analysis of the speed data showed some evidence that vehicles were exceeding the speed limit. On average 101 vehicles per day exceeded the speed limit by more than 10mph; the average speed being 28.4 mph. As above the vast majority of vehicles that were exceeding the speed limit were not travelling at a speed high enough for the police to be able to take any action against the driver.

There has not been any speed related injury collisions within 3 years.

Highways engineers within the Road Safety Partnership have assessed both areas and said that they cannot implement a local safety scheme. In June 2012 the Parish Council purchased and installed a Reactive Speed Indicator sign on Cliff Road just beyond the 30mph limit and this has proven to be successful in slowing the traffic down coming into the village. A second sign is in the process of being purchased and will be located adjacent to numbers 28/30 Hackthorn Road just beyond the 30mph limit and it is hoped this will have the same effect.

The current Coalition Government is committed to ensuring that the process for deploying speed cameras is transparent and that cameras are only used at locations where they can make a demonstrable reduction in speed related casualties. The only form of speed enforcement that the LRSP can carry out is with the use of speed cameras; however the site selection process has to comply with the criteria set out by the Department for Transport. This criterion includes locations where there are a history of speed related injury collisions supported by evidence of a high degree of non-compliance with the speed limit. The results of the survey together with an analysis of the collision data show that the criteria required for either fixed or mobile speed camera enforcement is not met in Welton.

The Parish Council has taken its own action for the implementation of speed reduction in the village with the purchase of two static Reactive Speed Signs and a portable speed indicating device.

## **Appendix F – Listed Buildings**

- 10 Lincoln Road
- 2 gravestones at the east end of St Mary's Churchyard  
Robert Camm d.1781 and his wife Elizabeth d.1788
- 7 Ryland Road
- Brink Hall Farmhouse
- Brook House
- Church of St Mary
- Cross at Church of St Mary
- Pidgeoncote at Ryland Farmhouse
- Village Pump
- Ryland Farmhouse
- Stonecliffe House
- Stonefaces, Sudbeck Lane
- War Memorial in St Mary's Church Churchyard



## Appendix G – Abbreviations

<b>CLJSPC</b>	- Central Lincolnshire Joint Strategic Planning Committee
<b>CofE</b>	- Church of England
<b>DCLG</b>	- Department of Communities and Local Government
<b>JPU</b>	- Joint Planning Unit
<b>LCC</b>	- Lincolnshire County Council
<b>NPPF</b>	- National Planning Policy Framework
<b>SBD</b>	- Secured by Design
<b>SHLAA</b>	- Strategic Housing Land Availability Assessment
<b>WLDC</b>	- West Lindsey District Council
<b>WNP</b>	- Welton Neighbourhood Plan

## Glossary

**Affordable House** – The emerging Central Lincolnshire Local Plan defines affordable housing as: social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local housing prices. Homes that do not meet the above definition of affordable housing such as “low cost market” housing may not be considered affordable housing for planning purposes.

**Commercial Department** – Development which consists of retail units.

**Conservation Area** – An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservations Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor development and the felling of trees.

**Consultation Statement** – A Consultation Statement accompanying a Neighbourhood Plan is required by the Localism Act 2011. The Consultation Statement must set out what consultation was undertaken and how this informed the Neighbourhood Plan.

**Core Objective** – An objective developed specifically for the Welton-by-Lincoln Neighbourhood Plan through consultation with local people.

**Core Strategy** – A Development Plan document setting out long term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole. See Local Plan.

**Designated Area** – One of the first steps in producing a Neighbourhood Plan is the designation of the area to which the Plan will apply once adopted. The Designated Area may be set simply as the official town or parish boundaries (as in the case of Welton-by-Lincoln), or may cover a larger or smaller area. The Neighbourhood Plan Designated Area must be approved by the Local Plan Authority.

**Evidence Base** – The researched, documented, analysed and verified basis for preparing the Welton-by-Lincoln Neighbourhood Plan.

**Evidence Base Summary** – A document produced as part of the process of developing the Welton-by-Lincoln Neighbourhood Plan. It supports that Plan by setting out a summary of the relevant Evidence Base.

**Infrastructure** – The entire ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.

**Local Plan** – A set of policies adopted by the District Council or the emerging Central Lincolnshire Local Plan to establish rules for the granting of planning permission within the District. The Local Plan lays down the housing development quotas for its towns and parishes, but these are a minimum requirement and there is no maximum limit. A Local Plan may also, as is the case in West Lindsey, establish site allocations for these quotas.

**Localism Act 2011** – An Act of Parliament that became law on 15<sup>th</sup> November 2011. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for their local area.

**Major Development** – Residential development consisting of over thirty units.

**Mixed Use Development** – Development which provides a mixture of habitable units and units for employment.

**National Planning Policy Framework** – a 50 page document setting out national guidelines for sustainable development. The NPPF replaces all previous national planning guidelines. Where there is no Local Plan or Neighbourhood Plan in place, the NPPF is the sole consideration for the Planning Inspectorate in determining whether or not to grant planning permission. All Local Plans and Neighbourhood Plans, where adopted, must accord with the NPPF.

**Neighbourhood Development Plan** – A set of policies emerging from the wishes of the local community to establish rules for the granting of planning permission within the Designated Area. A Neighbourhood Plan is not about stopping development, but guiding it so that the character and vibrancy of a local community and area is maintained and enhanced even throughout the process of change.

**Plan Period** – The period for which the Welton-by-Lincoln Neighbourhood Plan or the emerging Central Lincolnshire Local Plan will set planning policy for Welton.

**Publicly Accessible Open Space** – Open space that is open to the public and is normally owned and managed privately.

**Public Open Space** – Open space that is open to the public and is normally owned and managed by a public organisation such as Welton-by-Lincoln Parish Council.

**Residential Development** – Development which provides habitable units only, or with small scale convenience shops.

**Scoping Report (Sustainability Assessment)** – The evidence on which the Neighbourhood Plan is based.

**Significant Development** – Residential development consisting of over 10 units.

**Spatial Vision** – Numerous parts coming together to form a whole, rather like a jigsaw puzzle

**Steering Group** – An organisation established to guide the production of a Neighbourhood Plan. The Welton-by-Lincoln Neighbourhood Plan Steering Group consists of Parish Councillors, local residents and businessmen, and has been administered through the office of the Parish Council.

**Strategic Environmental Assessment** – Assessments compulsory by European Directive. To be implemented in planning through a Sustainability Appraisal of Development Plan documents where required.

**Sustainability Appraisal** – A process of appraising policies for their social, economic and environmental effects which must be applied to all Development Plan documents.

**Sustainable Urban Drainage Systems (SUDS)** – A drainage system that controls the rate and run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimise run-off by putting surface water back into the ground on site through measures such as permeable paving, underground filtration blankets and drainage swales (similar to traditional ditches). Where surface water must still be taken off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.

**Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as “Use Classes”. For example, A1 is shops and B2 is general industrial.

**Welton-by-Lincoln Parish Council** – The parish authority for Welton-by-Lincoln. The Parish Council is a service provider for the Welton community, an influencer and a conduit for local views, working in partnership with other organisations.

**West Lindsey District Council** – The Local Planning Authority for Welton-by-Lincoln.



## Acknowledgements

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The residents of Welton

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	-	Anglian Water
	-	Planning Aid
	-	Locality and Zero Carbon Trust
	-	Lincolnshire Co-Operative Society
	-	Welton Village Library

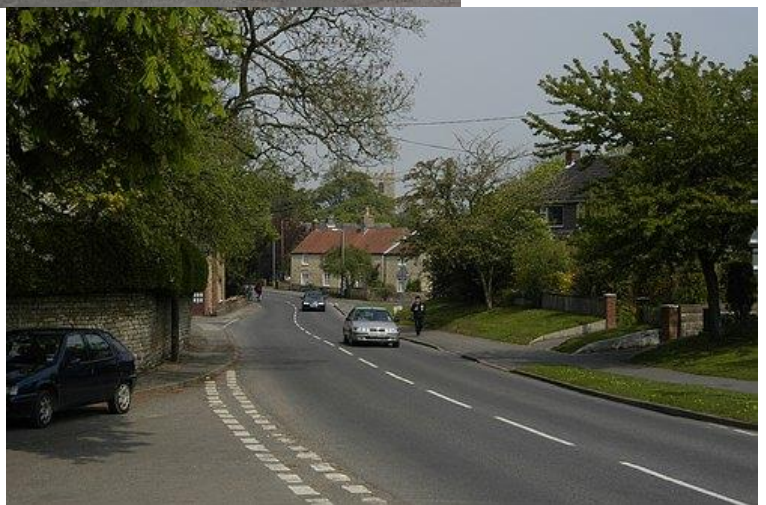
Photographs courtesy of:

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The Welton-by-Lincoln Neighbourhood Plan was developed, compiled and written by  
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## WELTON-by-LINCOLN NEIGHBOURHOOD PLAN 2015 - 2035



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