



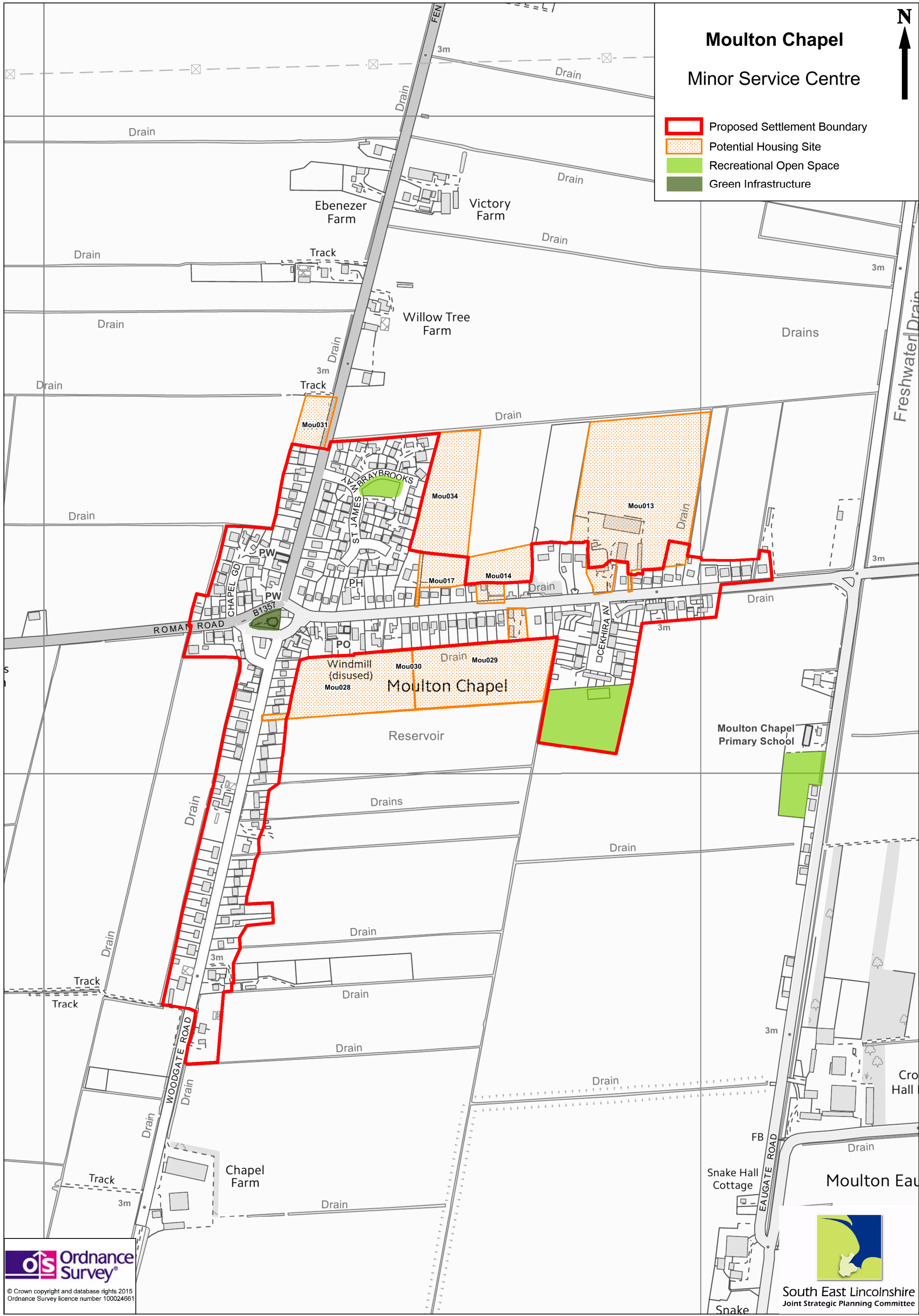


Moulton Chapel

Minor Service Centre

-  Proposed Settlement Boundary
-  Potential Housing Site
-  Recreational Open Space
-  Green Infrastructure



Identifying potential housing sites in Moulton Chapel

The Requirement - the emerging Local Plan seeks the development of approximately 200 dwellings at Moulton Chapel between 2011 and 2036.

Completions - Two new homes were built in Moulton Chapel between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 10 dwellings in Moulton Chapel.

Residual requirement - thus, the identification of land to accommodate approximately 188 dwellings is required.

Education – the County Education Department has been consulted and has commented that Moulton Chapel has both primary and secondary levels full but the primary may have some ability to grow.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Moulton Chapel and has made the following comments:

- Their does not appear to be any potential flood sources nearby that could impact on the settlement.

South Holland IDB have advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

Sewage Treatment – the Environment Agency has commented that Cowbit water recycling centre has capacity for 307 dwellings. Anglian water has commented that the water recycling centre has capacity for 2 sites, 3 sites require upgrading and 2 have major constraints. The foul sewage network would require upgrading for 5 of the 7 sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading for 2 of the 7 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Moulton Chapel which:

- Do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- Are assessed as deliverable or developable, or are undevelopable only as a consequence of availability issues; and
- Will deliver 10 or more dwellings.

Sequentially preferable sites

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Mou014	1	No Hazard	No Hazard	12	<ul style="list-style-type: none"> • Lowest flood risk • The site is behind frontage development and in conjunction with adjacent sites is a suitable extension to the settlement • Waste water and foul sewage network have sufficient capacity for this site • No developer involved
Mou017	1	No Hazard	No Hazard	7	<ul style="list-style-type: none"> • Lowest flood risk • The site is behind frontage development and in conjunction with adjacent sites is a suitable extension to the settlement • Waste water and foul sewage network have sufficient capacity for this site • No developer involved
Mou029	1	No Hazard	No Hazard	41	<ul style="list-style-type: none"> • Lowest flood risk • The site is behind frontage development • Waste water and foul sewage network require upgrading for this site • Sewers cross the site and a pumping station is nearby • No developer involved
Mou030	1	No Hazard	No Hazard	76	<ul style="list-style-type: none"> • Lowest flood risk • The site is behind frontage development • Foul sewage network requires upgrading for this site • Sewers cross the site and a pumping station is nearby • Waste water has major constraints for this site • No developer involved
Mou034	1	No	No	28	<ul style="list-style-type: none"> • Lowest flood risk

		Hazard	Hazard		<ul style="list-style-type: none"> • The site is adjacent recent development • Waste water and foul sewage network require upgrading for this site • No developer involved
Mou013	2	No Hazard	No Hazard	84	<ul style="list-style-type: none"> • Low flood risk • The site is behind frontage development but is separated from the centre of the settlement • Foul sewage network requires upgrading for this site • Waste water has major constraints for this site • No developer involved
Mou028	2	No Hazard	No Hazard	34	<ul style="list-style-type: none"> • Low flood risk • The site is behind frontage development • Waste water and foul sewage network require upgrading for this site • No developer involved

Options

Mou028 and Mou029 also form Mou030. The inclusion of all the sites, without double counting, as potential options would seem appropriate, although they would collectively accommodate some 207 dwellings.