



Moulton

Minor Service Centre

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

Identifying potential housing sites in Moulton

The Requirement - the emerging Local Plan seeks the development of approximately 250 dwellings at Moulton between 2011 and 2036.

Completions - 18 new homes were built in Moulton between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 5 dwellings in Moulton.

Residual requirement - thus, the identification of land to accommodate approximately 227 dwellings is required.

Education – the County Education Department has been consulted and has commented that Moulton has a lack of capacity at primary and secondary levels and constrained site areas.

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

- No Hazard' for Mou023 may not be correct as hazard mapping not undertaken for this settlement. Need to consult South Holland IDB re Moulton Mere drain
- Consult South Holland IDB to ascertain if there is a risk on its drain. Allocation of Mou023 would need info to demonstrate that it can pass the NPPF Exceptions Test.

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 Moulton water recycling centre current capacity only for 353 dwellings. Anglian water has commented that the water recycling centre requires upgrading for all 4 sites. The foul sewage network would require upgrading for 3 of the 4 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 3 of the 4 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Moulton 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
Mou003	1	No Hazard	No Hazard	38	<ul style="list-style-type: none">• Lowest flood risk• Developer involved• Waste water and foul sewage network require upgrading for this site• Oldershaw's may affect the site through noise• Sewers cross the site
Mou016	1	No Hazard	No Hazard	44	<ul style="list-style-type: none">• Lowest flood risk• Oldershaw's may affect the site through noise.• Waste water and foul sewage network require upgrading for this site• Water mains and sewers cross the site• No developer involved
Mou022	1	No Hazard	No Hazard	137	<ul style="list-style-type: none">• Lowest flood risk• Oldershaw's may affect the site through noise.• Waste water and foul sewage network require upgrading for this site• Sewers cross the site• No developer involved
Mou023	3a	No Hazard	No Hazard	10	<ul style="list-style-type: none">• Frontage development to match that opposite or adjacent• Foul sewage network has capacity for this site• Waste water requires upgrading for this site• Worst flood risk• No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 229 dwellings.