

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – MOULTON CHAPEL (JUNE 2016)

1 MOULTON CHAPEL'S PLACE IN THE SPATIAL STRATEGY

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Moulton Chapel as a 'Minor Service Centre'.
- 1.2 **Comments received** - The following comments were received concerning Moulton Chapel's position in the Spatial Strategy:
1. We wish to comment and support the proposed Settlement Spatial strategy Policy 2. We are pleased to note that Moulton Chapel has been designated a Minor Service Centre settlement, and agree that it is a large and important provider of local facilities, so has rightly been categorised in this way. However, we still believe a greater allocation of the housing need, should be distributed to the villages, as will provide a more beneficial spread of diversity to life for the residents of the district area, and further help support the existing Local services, and perhaps provide the opportunity to provide further facilities.
 2. SUPPORT given to Policy 2B - the inclusion of Moulton Chapel as a Minor Service Centre and the village expansion site (Mou030 etc) to the south.
- 1.3 **Responses to the above comments:**
1. The support for Moulton Chapel's position in the Spatial Strategy is welcome.
 2. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

2 MOULTON CHAPEL'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Moulton Chapel to provide for 150 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Moulton Chapel's housing requirements:

1. We consider the proposed Policy 12 , which provides for 150 new housing site allocations for the village, in the plan period 2011-2036, (reduced from 200 to reflect the Peterborough Sub region Strategic Housing market assessment 2015 update, as this report showed housing requirements of 430 dpa (dwellings per annum) for the district (the 2014 SHMA had previously indicated housing numbers of 560 dpa for the South Holland area)), whilst providing a higher and more satisfactory level of growth for the village than the previous Preferred options document, should have a great degree of flexibility in the number of new housing allocations, as we consider if numbers swing by the 25% range as seen above, it may give rise to further allocations being requirement than the existing Objectively assessed Housing need (OAHN) figures show, in another review of the SHMA. We consider current immigration increases in the District and the recently published National survey indicating a need for better integration of immigrants, will, over time, lead to distribution out from the Sub regional centres to the larger village settlements, and therefore housing allocation number increases could be required for the village of Moulton Chapel with its existing good level of village services.
2. Housing provision from the least sustainable Minor Service centre settlements, one listed being Moulton Chapel, should be eliminated so that the total for Holbeach could be increased.
3. Considerations also have to be given to the main route into Moulton Chapel and towards Moulton. At peak times during the day this is already a very busy road with vehicles travelling to and from the bypass at very high speeds through the village. A major accident is just waiting to happen and the risk will only increase with more vehicles coming into the village. Please reconsider the suggested allocation for the village as the proposed amount is far too high.
4. Two residents wrote lengthy letters raising similar issues concerning the impact of a further 150 houses on Moulton Chapel, following the recent 'Braybrook' development:
 - The local school is already full.
 - Roads and footways are already inadequate and an increase in traffic could present a danger to children and pedestrians making their way to school/bus/work.
 - Surface water drainage has major constraints in many areas of Moulton Chapel and requires much upgrading.

- The clean water supply and foul sewerage and water recycling facilities need sympathetic upgrading throughout.
 - Public transport provision is almost non-existent, causing problems accessing GP/health care/dentists, banking, etc, together with connections further afield.
 - P.O. and retail are also minimal in Moulton Chapel and opportunities for local employment almost non-existent.
 - Developer contributions can secure improvements but this has not happened successfully in the past. Our Community hall is in existence through the efforts mainly of local people giving their time and effort to the project and this continues.
 - The impact of all the aforementioned on Moulton Chapel would be immeasurable, destroying the rural aspects of this village and creating a small town without suitable amenities and facilities, adversely affecting the lives of current residents who greatly value the rural status of Moulton Chapel.
5. I feel that inclusion of what will be a significant further development of this area will be detrimental to the character of the Village. This is a rural environment and will not lend itself to any great increase in housing stock which has the effect of bulking out the Village. Limited infilling of suitable locations is preferable to large increases in housing in a concentrated area. In short I support the views of Helen Worth PC Clerk who speaks on behalf of the Parish Council.

2.3 **Responses to the above comments:**

1. The support for Moulton Chapel's proposed housing requirement of 150 dwellings is noted. We will reconsider housing numbers when we receive updated population data. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures. However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.

2. Five comments all object to the amount of housing being proposed in Moulton Chapel, with one suggesting that it should be reallocated to Holbeach. The village as it currently is resulted from allocations in the 1998 Local Plan. The 2006 Local Plan did not make further allocations. The approach is based on the previous growth the village has accommodated; the facilities it has, which are similar to other minor villages; public transport provision, which scores in the centre of the other settlements; employment, which with six other settlements scores better than all the others for self containment; and flood risk, which is in Flood Zone 1. The Local Plan will be accompanied by an Infrastructure Delivery Plan, which will identify what needs to be improved, by whom and when. However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.
- 2.4 Owing to these comments it is considered that a change to Moulton Chapel's housing requirements is required and the Local Plan should identify housing allocations in Moulton Chapel for 130 dwellings between April 2011 and 31st March 2036.

3 MOULTON CHAPEL 'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 1 new dwellings were built in Moulton Chapel .
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 10 dwellings in Moulton Chapel, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 119 dwellings is required. (130 – 1 – 10 = 119)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has previously commented that Moulton Chapel has both primary and secondary levels full but the Primary may have some ability to grow.
- 4.2 **Flood risk** – the Environment Agency has previously 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.
- 4.3 South Holland IDB have previously 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.

- 4.4 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.5 **Sewage Treatment** – the Environment Agency has previously commented that Cowbit water recycling centre has capacity for 307 dwellings. Anglian water has previously commented that the water recycling centre and the foul sewage network has some capacity but may require upgrading.
- 4.6 **Water Supply** – Anglian Water previously has commented that there is adequate water capacity to meet the proposed development and the supply network does not require upgrading.
- 4.7 **Health** - The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.

5 MOULTON CHAPEL SITE OPTIONS

- 5.1 Inset Map 22 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified seven 'Potential Housing Sites', Mou013, Mou014, Mou017, Mou028, Mou029, Mou030 and Mou034, which all have the same flood zone, hazard and depth.

- 5.2 **Comments received** - The following comments were made on site ***Mou013 (Land to the north of Roman Bank, Moulton Chapel)***:

1. On behalf of our client, we very much support the proposal to include site Mou 013. It completes a development close to the village centre, and its development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services. A phasing of development would be perfectly logical and our clients support this.
2. In our letter dated 4th June 2014 objections were raised in connection with the unsuitability of further development at sites 13, 14, 28 & 34 in Moulton Chapel. These sites are still included in the draft plan which is rather disappointing.
3. I have studied the proposed plan and can see that to use sites 13, 14, 17 and 34 could be a better possibility as there is already some expansion on those sites but too many extra houses in this village would mean:
 - A substantial number of extra places at the village school
 - An upgrade of our public transport (too few buses at the moment) meaning that residents need their own cars etc.

- The nearest medical practice is a journey of four miles
- The nearest dental practice is six miles away.
- The retail situation is also almost non-existent.

5.3 **Responses to the above comments:**

1. The site is a large site towards the edge of the settlement, which would not produce a compact village shape.
2. It scored the worst of all of the sites put forward as Potential Housing Sites in the Sustainability Appraisal. It has no positive, green, impacts.

5.4 **Conclusions on site Mou013** – It is considered that site Mou013 is not a suitable Potential Housing Site in Moulton Chapel, and that it should not be taken forward as a Preferred Housing Site because:

- It is large and located on the edge of the settlement.
- The Sustainability Assessment places the site in last place.

5.5 **Comments received** - The following comments were made on site ***Mou014 (Land to the north of Roman Bank, Moulton Chapel)***:

1. In our letter dated 4th June 2014 objections were raised in connection with the unsuitability of further development at sites 13, 14, 28 & 34 in Moulton Chapel. These sites are still included in the draft plan which is rather disappointing.
2. Overall, on behalf of our clients, we very much support the proposal to include sites Mou 014, and Mou 034. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services. Interest has been forthcoming from a developer for the development of housing for this land. We do however, wish to ask for consideration to be given to the area of site Mou 014 to be de-drawn, to include the area of Mou 034, and the additional eastern area of land previously included in its representation of 2011, but then removed from the representation in 2014, as it was suggested to us at that time, that the larger site would be too large a site for the village housing requirement. Clearly it is now evident that another site, further to the east has been suggested as a suitable housing site, and it would be logical for the original site area to be included as Potential housing sites for the village.

3. I have studied the proposed plan and can see that to use sites 13, 14, 17 and 34 could be a better possibility as there is already some expansion on those sites but too many extra houses in this village would mean:
 - A substantial number of extra places at the village school
 - An upgrade of our public transport (too few buses at the moment) meaning that residents need their own cars etc.
 - The nearest medical practice is a journey of four miles
 - The nearest dental practice is six miles away.
 - The retail situation is also almost non-existent.
4. Sites 34, 17, 14 These sites have access to each other and to existing Braybrook site and have a potential for easy links to services and shared access to Fengate and/or Roman Road.

5.6 **Responses to the above comments:**

1. The site is a small site between Mou017, which has a hedged boundary, and development to the east, which is set back from the road. It is considered that the site fits into the settlement form.
2. It has the second best score in the Sustainability Appraisal, having 3 positive impacts.
3. The agents for this site have submitted a larger site, Mou042, which includes Mou014 and Mou034.
4. The concerns about the impact on services and facilities have been considered above in paragraph 2.3.

5.7 **Conclusions on site Mou014** – It is considered that site Mou014 is not a suitable Potential Housing Site in Moulton Chapel, because it lies entirely within the boundaries of Mou042 and, in 6.1 of this Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Option Housing Allocation.

5.8 **Comments received** - The following comments were made on site ***Mou017 (Land to the north of Roman Road, Moulton Chapel)***:

1. I have studied the proposed plan and can see that to use sites 13, 14, 17 and 34 could be a better possibility as there is already some expansion on those sites but too many extra houses in this village would mean:
 - A substantial number of extra places at the village school

- An upgrade of our public transport (too few buses at the moment) meaning that residents need their own cars etc.
 - The nearest medical practice is a journey of four miles
 - The nearest dental practice is six miles away.
 - The retail situation is also almost non-existent.
2. Sites 34, 17, 14 These sites have access to each other and to existing Braybrook site and have a potential for easy links to services and shared access to Fengate and/or Roman Road.

5.9 Responses to the above comments:

1. The site is a small site with a hedged boundary, and development to the west and south. It is considered that the site fits into the settlement form.
2. It scores the best in the Sustainability Appraisal scoring the most positive, green, impacts and the least negative, red, impacts.
3. The access on to Roman Road is poor and therefore the site should be accessed from the adjacent site.

5.10 Conclusions on site Mou017 – It is considered that site Mou017 is a suitable Potential Housing Site in Moulton Chapel because:

- It fits in well with the settlement form and scores well in the Sustainability Assessment.
- Is surrounded by Mou042

5.11 However, owing to its size it will not be shown as a preferred housing site.

5.12 Comments received - The following comments were made on site ***Mou028 (Land to the east of Roman Road, Moulton Chapel)***:

1. In our letter dated 4th June 2014 objections were raised in connection with the unsuitability of further development at sites 13, 14, 28 & 34 in Moulton Chapel. These sites are still included in the draft plan which is rather disappointing.
2. Overall, on behalf of our clients, we very much support the proposal to include sites Mou 028, 029 and 030, our client owning the area of land providing access to these sites. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services.

3. There is the potential for impact upon setting of the Grade II* listed Chapel of St James and further assessment would be required.
4. Inset map 22 SUPPORT given to the inclusion of Mou028 , Mou029, (and the combined site known as Mou 030) on behalf of the owners of this site, the Ravell family.

- THE VILLAGE HAS GROWTH POTENTIAL.

- The principle of this new allocation is sound. This site is part of a settlement where substantial new housing is appropriate. Moulton Chapel is high in the settlement hierarchy for South Holland. It is a Group Centre in the old Local plan where Policy HS6 already allows some housing development. It is a Minor Service Centre in this new plan where growth is encouraged. Expansion of the village meets present sustainability criteria.

- THE SITE IS WELL LOCATED FOR VILLAGE FACILITIES.

- A strategic decision to allow the further expansion of Moulton Chapel southwards recognises the land is better located relative to the centre of the village and services than other sites that may arise. It could readily link the playing field in the east and Village Hall to the west by providing an off-road route.

- COMMUNITY, SAFETY AND OPEN SPACE.

- The sites may be developed either individually or in combination. The line between the two sites may alter. The development of Mou029 will allow for: increased natural surveillance of the Local park (this is presently absent) an expansion of the local park a trim trail/linear route The further development of Mou028 will allow for: connection between the community centre and the Park the completion of a linear route on the south side of the village.

- FLOOD RISK.

- There is no flood risk as evidenced by maps from the Environment Agency.

- MIXED HOUSING.

- An element of truly affordable housing will be provided as starter homes as part of a mix to be agreed with the Council

- ACCESS FROM ROMAN ROAD.

- No adverse issues arise.

- ACCESS FROM WOODGATE ROAD

- is possible but will be restricted given the width of Woodgate Road. House numbers will be limited by agreement with the highways authority.

5. I echo all the above concerns in relation to such an explosion of new houses for the village. Whilst I appreciate the need for new housing stock to be made available over the coming years, this however should be made with full consideration in order to enhance the village with sensitivity towards the residents who already reside here. I understand that the owner of sites 28, 29 & 30 feel that the proposed 75 dwellings for this area would benefit the village. I wonder if they would have the same opinion if the land was available next to their family home - I think not!
6. I have to forward my comments regarding the plans to build 75 dwellings on the field bordering Roman Road and Woodgate Road (sites 28, 29 and 30). Woodgate Road is quite unsuitable to carry more traffic. There is already a steady flow of large articulated goods vehicles using this road and when I moved here a lorry and car could pass but now two cars cannot pass each other on some sections of the road. A heavy rain storm results in water completely covering the road and some homes experience a considerable flooding problem down their drives and into their garages. There are no drains after Number 50 and the lorries plough over the grass verges spreading mud over the road which means new grass takes root which accounts for the road narrowing. A further problem, I believe, is the entrance to Woodgate Road which is very narrow making it dangerous for a lorry to round the corner at the time other traffic is exiting.
7. Sites 28 & 29 (30) Potential 76 houses Existing access to Woodgate Road being narrow and restricted, and the condition of the entire road surface, renders it unsuitable for an increase in traffic. 10+ dwellings are already under construction - potentially a further 20 cars impacting on the surface and the use by pedestrians as well as the restricted access. There is also a lack of footway or water surface drainage on the majority of the road. After rain the road can have several 'lakes' across the entire width, causing problems for pedestrians, especially the young and the elderly. Improvements throughout are required.

5.13 **Responses to the above comments:**

1. The site, with Mou030 scores 5th equal in the Sustainability Appraisal.
2. The public objection is most concerned about the impact of the development on Woodgate Road. Lincolnshire County Council has advised previously that access from Woodgate Road would not be acceptable.

3. Historic England is also concerned about the impact on the Chapel of St James. Owing to frontage development on Roman Bank and Woodgate Road this concern is not understood as there is no view between the two. However, there is a listed mill to the rear of the properties on Roman Bank whose setting could be impacted by development on this site.

5.14 **Conclusions on site Mou028** – It is considered that site Mou028 is not a suitable Potential Housing Site in Moulton Chapel and that it should not be taken forward as a Preferred Housing Site because:

- It scores badly in the Sustainability Appraisal and there could be some impact on the setting of the Grade 2 listed mill.

5.15 **Comments received** - The following comments were made on site ***Mou029 (Land to the south of Roman Road, Moulton Chapel)***

1. Overall, on behalf of our clients, we very much support the proposal to include sites Mou 028, 029 and 030, our client owning the area of land providing access to these sites. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services.
2. Inset map 22 SUPPORT given to the inclusion of Mou028 , Mou029, (and the combined site known as Mou 030) on behalf of the owners of this site, the Ravell family.
 - THE VILLAGE HAS GROWTH POTENTIAL.
 - The principle of this new allocation is sound. This site is part of a settlement where substantial new housing is appropriate. Moulton Chapel is high in the settlement hierarchy for South Holland. It is a Group Centre in the old Local plan where Policy HS6 already allows some housing development. It is a Minor Service Centre in this new plan where growth is encouraged. Expansion of the village meets present sustainability criteria.
 - THE SITE IS WELL LOCATED FOR VILLAGE FACILITIES.
 - A strategic decision to allow the further expansion of Moulton Chapel southwards recognises the land is better located relative to the centre of the village and services than other sites that may arise. It could readily link the playing field in the east and Village Hall to the west by providing an off-road route.
 - COMMUNITY, SAFETY AND OPEN SPACE.

- The sites may be developed either individually or in combination. The line between the two sites may alter. The development of Mou029 will allow for: increased natural surveillance of the Local park (this is presently absent) an expansion of the local park a trim trail/linear route The further development of Mou028 will allow for: connection between the community centre and the Park the completion of a linear route on the south side of the village.
 - FLOOD RISK.
 - There is no flood risk as evidenced by maps from the Environment Agency.
 - MIXED HOUSING.
 - An element of truly affordable housing will be provided as starter homes as part of a mix to be agreed with the Council
 - ACCESS FROM ROMAN ROAD.
 - No adverse issues arise.
 - ACCESS FROM WOODGATE ROAD
 - is possible but will be restricted given the width of Woodgate Road. House numbers will be limited by agreement with the highways authority.
3. I echo all the above concerns in relation to such an explosion of new houses for the village. Whilst I appreciate the need for new housing stock to be made available over the coming years, this however should be made with full consideration in order to enhance the village with sensitivity towards the residents who already reside here. I understand that the owner of sites 28, 29 & 30 feel that the proposed 75 dwellings for this area would benefit the village. I wonder if they would have the same opinion if the land was available next to their family home - I think not!

4. I have to forward my comments regarding the plans to build 75 dwellings on the field bordering Roman Road and Woodgate Road (sites 28, 29 and 30). Woodgate Road is quite unsuitable to carry more traffic. There is already a steady flow of large articulated goods vehicles using this road and when I moved here a lorry and car could pass but now two cars cannot pass each other on some sections of the road. A heavy rain storm results in water completely covering the road and some homes experience a considerable flooding problem down their drives and into their garages. There are no drains after Number 50 and the lorries plough over the grass verges spreading mud over the road which means new grass takes root which accounts for the road narrowing. A further problem, I believe, is the entrance to Woodgate Road which is very narrow making it dangerous for a lorry to round the corner at the time other traffic is exiting.
5. Sites 28 & 29 (30) Potential 76 houses Existing access to Woodgate Road being narrow and restricted, and the condition of the entire road surface, renders it unsuitable for an increase in traffic. 10+ dwellings are already under construction - potentially a further 20 cars impacting on the surface and the use by pedestrians as well as the restricted access. There is also a lack of footway or water surface drainage on the majority of the road. After rain the road can have several 'lakes' across the entire width, causing problems for pedestrians, especially the young and the elderly. Improvements throughout are required.

5.16 Responses to the above comments:

1. The support for Mou029 is welcome.
2. The site, with Mou034, scores 3rd equal in the Sustainability Appraisal. It scores better than Mou028 and the combined site, Mou030, because it had one less uncertain impact and one more neutral impact. This relates to "To conserve, enhance, and promote SE Lincs distinctive urban and rural historic and built environment and cultural heritage" and is because it is not adjacent the listed mill.
3. The public objection is most concerned about the impact of development on to Woodgate Road. Mou029 is accessed from Roman Road and so this concern is resolved.

5.17 Conclusions on site Mou029 – It is considered that site Mou029 is a suitable Potential Housing Site in Moulton Chapel, and that it should be taken forward as a Preferred Housing Site because:

- The site scores third equal in the Sustainability Appraisal.
- Access is from Roman Road.

- The listed mill will not be affected.

5.18 **Comments received** - The following comments were made on site ***Mou030 (Land to the south of Roman Road, Moulton Chapel)***

1. Overall, on behalf of our clients, we very much support the proposal to include sites Mou 028, 029 and 030, our client owning the area of land (plan 1) providing access to these sites. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services.
 2. There is the potential for impact upon setting of the Grade II* listed Chapel of St James and further assessment would be required.
 3. Inset map 22 SUPPORT given to the inclusion of Mou028 , Mou029, (and the combined site known as Mou 030) on behalf of the owners of this site, the Ravell family.
- THE VILLAGE HAS GROWTH POTENTIAL.
 - The principle of this new allocation is sound. This site is part of a settlement where substantial new housing is appropriate. Moulton Chapel is high in the settlement hierarchy for South Holland. It is a Group Centre in the old Local plan where Policy HS6 already allows some housing development. It is a Minor Service Centre in this new plan where growth is encouraged. Expansion of the village meets present sustainability criteria.
 - THE SITE IS WELL LOCATED FOR VILLAGE FACILITIES.
 - A strategic decision to allow the further expansion of Moulton Chapel southwards recognises the land is better located relative to the centre of the village and services than other sites that may arise. It could readily link the playing field in the east and Village Hall to the west by providing an off-road route.
 - COMMUNITY, SAFETY AND OPEN SPACE.
 - The sites may be developed either individually or in combination. The line between the two sites may alter. The development of Mou029 will allow for: increased natural surveillance of the Local park (this is presently absent) an expansion of the local park a trim trail/linear route The further development of Mou028 will allow for: connection between the community centre and the Park the completion of a linear route on the south side of the village.
 - FLOOD RISK.

- There is no flood risk as evidenced by maps from the Environment Agency.
 - MIXED HOUSING.
 - An element of truly affordable housing will be provided as starter homes as part of a mix to be agreed with the Council
 - ACCESS FROM ROMAN ROAD.
 - No adverse issues arise.
 - ACCESS FROM WOODGATE ROAD
 - is possible but will be restricted given the width of Woodgate Road. House numbers will be limited by agreement with the highways authority.
4. I echo all the above concerns in relation to such an explosion of new houses for the village. Whilst I appreciate the need for new housing stock to be made available over the coming years, this however should be made with full consideration in order to enhance the village with sensitivity towards the residents who already reside here. I understand that the owner of sites 28,29 & 30 feel that the proposed 75 dwellings for this area would benefit the village. I wonder if they would have the same opinion if the land was available next to their family home - I think not!
5. I have to forward my comments regarding the plans to build 75 dwellings on the field bordering Roman Road and Woodgate Road (sites 28, 29 and 30). Woodgate Road is quite unsuitable to carry more traffic. There is already a steady flow of large articulated goods vehicles using this road and when I moved here a lorry and car could pass but now two cars cannot pass each other on some sections of the road. A heavy rain storm results in water completely covering the road and some homes experience a considerable flooding problem down their drives and into their garages. There are no drains after Number 50 and the lorries plough over the grass verges spreading mud over the road which means new grass takes root which accounts for the road narrowing. A further problem, I believe, is the entrance to Woodgate Road with is very narrow making it dangerous for a lorry to round the corner at the time other traffic is exiting.

6. Sites 28 & 29 (30) Potential 76 houses Existing access to Woodgate Road being narrow and restricted, and the condition of the entire road surface, renders it unsuitable for an increase in traffic. 10+ dwellings are already under construction - potentially a further 20 cars impacting on the surface and the use by pedestrians as well as the restricted access. There is also a lack of footway or water surface drainage on the majority of the road. After rain the road can have several 'lakes' across the entire width, causing problems for pedestrians, especially the young and the elderly. Improvements throughout are required.

5.19 **Responses to the above comments:**

1. The site, with Mou028 scores 5th equal in the Sustainability Appraisal.
2. The public objection is most concerned about the impact of the development on to Woodgate Road. Lincolnshire County Council has advised previously that access from Woodgate Road would not be acceptable.
3. Historic England is also concerned about the impact on the Chapel of St James. Owing to frontage development on Roman Bank and Woodgate Road this concern is not understood as there is no view between the two. However, there is a listed mill to the rear of the properties on Roman Bank whose setting could be impacted by development on this site.

5.20 **Conclusions on site Mou030** - It is considered that site Mou030 is not one of the more suitable Potential Housing Sites in Moulton Chapel, and that it should not be taken forward as a Preferred Housing Site because:

- It scores badly in the Sustainability Appraisal and there could be some impact on the setting of the Grade 2 listed mill.

5.21 **Comments received** - The following comments were made on site ***Mou034 (Land to the east of Braybrooks Way, Moulton Chapel)***

1. In our letter dated 4th June 2014 objections were raised in connection with the unsuitability of further development at sites 13, 14, 28 & 34 in Moulton Chapel. These sites are still included in the draft plan which is rather disappointing.

2. Overall, on behalf of our clients, we very much support the proposal to include sites Mou 014, and Mou 034. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services. Interest has been forthcoming from a developer for the development of housing for this land. We do however, wish to ask for consideration to be given to the area of site Mou 014 to be de-drawn, to include the area of Mou 034, and the additional eastern area of land previously included in its representation of 2011, but then removed from the representation in 2014, as it was suggested to us at that time, that the larger site would be too large a site for the village housing requirement. Clearly it is now evident that another site, further to the east has been suggested as a suitable housing site, and it would be logical for the original site area to be included as Potential housing sites for the village.
3. I have studied the proposed plan and can see that to use sites 13, 14, 17 and 34 could be a better possibility as there is already some expansion on those sites but too many extra houses in this village would mean:
 - A substantial number of extra places at the village school
 - An upgrade of our public transport (too few buses at the moment) meaning that residents need their own cars etc.
 - The nearest medical practice is a journey of four miles
 - The nearest dental practice is six miles away.
 - The retail situation is also almost non-existent.
4. Sites 34, 17, 14 These sites have access to each other and to existing Braybrook site and have a potential for easy links to services and shared access to Fengate and/or Roman Road.

5.22 **Responses to the above comments:**

1. Mou034 is third equal with Mou029 in the Sustainability Appraisal.
2. It is an extension to Braybrooks Way and with Mou017 fits the development pattern of the village.

5.23 **Conclusions on site Mou034** - It is considered that site Mou034 is not a suitable Potential Housing Site in Moulton Chapel, because it lies entirely within the boundaries of Mou042 and, in 6.1 of this Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Option Housing Allocation.

6 NEW SITES

- 6.1 The following four new sites were put forward for consideration as Potential Housing Sites:
1. Mou 040 – Moulton Chapel. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable due to transport issues.
 2. Mou 042 – Moulton Chapel. The SHLAA considers this site to be suitable because it relates well to the village and has relatively limited visual impacts. It also scores the same as Mou014, which is the second best site. For these reasons it is considered that site Mou042 is a suitable Potential Housing Site in Moulton Chapel and should be taken forward as a Preferred Option Housing Allocation.
 3. Mou 043 – Moulton Chapel. The SHLAA identifies this site as undevelopable due to adverse environmental impacts.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Mou029, and Mou042. These sites have a combined capacity of 119 dwellings, which equals the residual requirement of 119 dwellings. In addition Mou017 provides a further 7 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Moulton Chapel.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	1	0	0	0	0	0	1
Commitments	0	10	0	0	0	0	10
Mou017	0	7	0	0	0	0	7
Mou029	0	24	17	0	0	0	41
Mou042	0	50	28	0	0	0	78
TOTAL	1	91	45	0	0	0	137

N
↑

Moulton Chapel

Scale 1:5,000 @A3

