

Post_title: **21: Moulton**

ID1: 1543 comment_author: Stewart Theobald

comment content:

I have a number of concerns regarding the plan for Moulton.

- 1 The loss of productive farmland.
- 2 The infrastructure.
- 3 The impact on local services
- 4 The impact on the community.

1 With an increase of population comes an increase in the need to provide for them. It is counter intuitive to develop productive farmland currently used to grow vegetables. Once the land has been build on it cannot be reclaimed. Many local people are employed working on the land. Once this land has been taken there will be an increase in unemployment.

2 The surrounding roads are narrow. Car drivers already need to stop to allow lorries to pass. it is not unusual to see a car, van or lorry that has driven into the ditch. With an increase in traffic the roads will quickly become congested. All the roads will need to be widened, is there a plan in place for this? With the loss of farmland and increase of development comes the greater risk of flooding. Can the current drainage and sewerage system cope?

3 The local school and surgery are almost full to capacity. They will both need to be expanded to cope with the increase in population. Are there plans in place for this?

4 With an increase in population comes a greater need for services such as cleaning and policing. D s the local council have plans in place to cope with this? In summary, I feel it would be a huge mistake to develop productive farmland and much work will be needed to provide the necessary infrastructure to cope with a

Officer Comment:

The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met. The provision of employment land is influenced by employment land studies, which along with other studies to show our “Objectively Assessed Housing Needs” result in agricultural land being developed. The loss is minimised but cannot be avoided in order to meet our needs.

However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 of the Housing Paper it is considered that the Local Plan should seek to reduce the number of dwellings proposed in Moulton.

Due to these comments it is considered that a change to Moulton’s housing requirements is required and the Local Plan should identify housing allocations in Moulton for 90 dwellings between April 2011 and 31st March 2036.

Officer Recommendation:

A change to the Policy is recommended

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

significant increase in population.

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| ID1: | 1544 | comment_author: | Moulton Parish Council | Officer Recommendation: |
| comment_content: | | Officer Comment: | | |
| <p>Following the recent Parish Council meeting and the receipt of the Draft for Public Consultation in relation to the SELLP, I have been asked to contact you with further observations. In our letter dated 4th June 2014 objections were raised in connection with the unsuitability of further development at sites 22 & 23 in Moulton. These sites are still included in the draft plan which is rather disappointing.</p> | | <p>Mou022 has not been taken forward as an option. Mou023 has been taken forward as an option because it is a small frontage site that scored well in the Sustainability appraisal.</p> | | <p>No change to the mapping is required.</p> |
| <p>In addition to the proposed Housing allocation, much discussion was given to Public Open Space. Whilst Moulton Park is designated as 'Countryside' and also forms part of Moulton Conservation Area it was agreed that a recommendation be put forward to ensure that there be no development on the Park as this area of parkland should be protected. It is a significant landmark within the village of Moulton and forms part of the character of the village. It is therefore recommended that Moulton Park be promoted as a Local Green Space in accordance with the provisions of paragraph 77 of the NPPF.</p> | | <p>Retaining Moulton Park as an open site is important for the setting and character of Moulton. To this end the site is located outside the Settlement boundary for Moulton, is within the Moulton Conservation area and shown as a Local Wildlife Site.</p> | | |
| | | <p>In other instances sites that are LWSs are not shown as Public Open Space.</p> | | |

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1545 comment_author: G R Merchant

comment content:

has resubmitted a site for housing in Moulton. It was previously submitted to the Strategic Housing Land Assessment and given the reference Mou008.

Officer Comment:

This has been registered as Mou008 in the SHLAA. The SHLAA says the site is not related to the existing village and its development would create an incongruous and isolated group of dwellings in the open countryside.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1547 comment_author: Catherine Theobald

comment content:

I would like to comment on the Local Plan for South East Lincolnshire and particularly in regards to Moulton Village. As you say in your foreward the plan seeks to enhance the things that make South East Lincolnshire distinctive such as its attractive villages and areas of open countryside. My concerns are that building more houses will not enhance will the area. In Moulton there are not enough amenities - overstretched school (not only Primary schools but Secondary schools (which are not being helped by the extra houses proposed in Moulton and the 6,000 extra houses in Spalding where there is already a lack of good schools and places. The Doctor's surgery is also overstretched with people from Holbeach using the surgery. There is a lack of employment in the area- a good example is the continued non-use of the Gardman site in Moulton now standing empty for over 18months. The closure of Lloyd Loom and job losses at Morrisons. The road systems not suitable for the extra cars and lorries and there is no near future plans to upgrade to Peterborough road to a dual carriageway. Beggars Bush Lane and Broad Lane into Moulton are unsuitable as they are underdeveloped, slippery (there is a sign to say so)are dark and dangerous at night and especially worse in the Winter months. There is also not enough width in the road to allow lorries to pass one another without negotiation (cars have to stop to allow the lorries to pass)and the road has not been repaired since a lorry went down the ditch (on both side of a narrow road). Sewerage and drainage capacity would be compromised with the amount of houses proposed.

Officer Comment:

The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met. The provision of employment land is influenced by employment land studies, which along with other studies to show our "Objectively Assessed Housing Needs" result in agricultural land being developed. The loss is minimised but cannot be avoided in order to meet our needs. However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 of the Housing Paper it is considered that the Local Plan should seek to reduce the number of dwellings proposed in Moulton. Dwing to these comments it is considered that a change to Moulton's housing requirements is required and the Local Plan should identify housing allocations in Moulton for 90 dwellings between April 2011 and 31st March 2036.

Officer Recommendation:

A change to the Policy is recommended

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The permanent loss of arable land not only reduces our capacity to produce our own food for future generations but also restricts the growth of jobs in the food industry.

There is also the lasting impact of the beauty of the area. Moulton is a beautiful, unique village which would be lost forever by these developments and I think that would be a very sad day.

If housing has to come to the area then it should be restricted to Brownfield sites when this would cause less disruption and make good use of otherwise underused sites. I hope you find my comments useful .

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| ID1: | 1548 | comment_author: | Mrs Dorothy Morrison |
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| comment content: | Officer Comment: | Officer Recommendation: |
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I am concerned regarding Moulton Park which has been under consideration for some time regarding housing and a play area for the children of the village. Following several meetings in the village it is noted that everyone wishes to retain the area for free use and a special area for a children's playground.

Retaining this open site is important for the setting and character of Moulton. To this end the site is located outside the Settlement boundary for Moulton, is within the Moulton Conservation area and shown as a Local Wildlife Site.

In other instances sites that are LWSs are not shown as Public Open Space.

No change to the mapping is required.

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1549 comment_author: G R Merchant

comment content:

has resubmitted a site for housing in Moulton. It was previously submitted to the Strategic Housing Land Assessment and given the reference Mou006, but it is now increased in size to adjoin Mou022.

Officer Comment:

This has been registered as Mou041 in the SHLAA. The SHLAA advises the site is not in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton. Its development would have adverse impacts upon the character and appearance of the area - the site is large in size, visually exposed, and poorly related to the existing village, & its development would create a significant intrusion into the countryside. Although services and facilities are potentially accessible by foot, bicycle or public transport, there is no obvious point for the provision of vehicular access. Therefore, it is considered that site Mou041 is not a suitable Potential Housing Site in Moulton.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1551 comment_author: Richard Tearle

comment content:

I would like to comment on the Local Plan for South East Lincolnshire particularly in regards to the developments for Moulton Village. Whilst I appreciate the need for additional housing within the area, I find it incongruous that the majority of the development is concentrated around the south west corner of Moulton. This despite a number of other areas within Moulton for development under the South East Lincolnshire Strategic Housing Land Availability Assessment. I feel that these developments, in particular Mou016 and Mou022, will place too much strain on the local roads, namely Begger's Bush Lane, Broad Lane and West Cob Gate, especially when taken in conjunction with the proposed developments in the adjacent village of Weston, some of which are also along the same road (Wsn010). I can only echo the comments previously made by Stewart Theobald and Catherine Theobald with respect to these roads.

Officer Comment:

Mou016

The four sites that are shown on the plan as Potential Housing Sites are considered the most appropriate.

Twelve other sites submitted to the SHLAA were considered unsuitable owing to:

- Being incongruous with, or isolated from, the settlement
- Having an unsuitable access
- Possible noise disturbance
- Its impact on listed buildings, TPO's and rural character.

Mou022

The four sites that are shown on the plan as Potential Housing Sites are considered the most appropriate.

Twelve other sites submitted to the SHLAA were considered unsuitable owing to:

- Being incongruous with, or isolated from, the settlement
- Having an unsuitable access
- Possible noise disturbance
- Its impact on listed buildings, TPO's and rural character.

This site scored the worst of all 4 sites in the Sustainability assessment. It received no positive impacts. It is a very large site which would accommodate nearly all of the residual requirement and have a significant impact on the character and appearance of this part of Moulton. The existing highway access is unsuitable and an access on to Broad Lane is isolated. An access through Mou016 would place greater burdens on Broad Lane where there are already reported difficulties.

Officer Recommendation:

Mou016

Conclusions on site Mou016 – It is considered that site Mou016 is an unsuitable Potential Housing Site in Moulton, in its current form, but if it is reduced in size it should be taken forward as a Preferred Housing Site because:

- The Sustainability Assessment shows the site is the third best site. However, the Drainage Board and the County Highway Department have concerns about the site. In addition it protrudes into the countryside, which will harm the character of the area because it does not round off the village. Reducing the size of the site will ameliorate these issues.

Mou022

Conclusions on site Mou022 – It is considered that site Mou022 is not a suitable Potential Housing Site in Moulton, and that it should not be taken forward as a Preferred Housing Site because:

- It is too large and has a significant impact on the character and appearance of Moulton.

Wsn010

Conclusions on site Wsn010 – It is considered that site Wsn010 is not a suitable Potential Housing Site in Weston, and that it should not be taken forward as a Preferred Housing Site because:

- Of its peripherality, drainage and access issues and consequent poor sustainability score.

Wsn010

1. This site scores the worst in the Sustainability Appraisal owing to its open boundaries and peripherality. However, despite being in flood zone 3a it has one of the better flood risks because it has 'no hazard' for flood hazard or flood depth.
 2. There is no evidence on the scale of improvements that are required for the drainage network and how they will raise the costs of developing this site. It is not clear if this site is more deliverable than those sites currently subject to planning applications.
 3. The number of dwellings being proposed in Moulton is less than originally proposed and so the traffic impact should be reduced. However, Lincolnshire County Highways have advised that an access on any highway fronting the site would require improvements, and the access into Baytree Nurseries may cause some conflict. In addition one access location would be separated from the highway network.
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South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

ID1: 1552 comment_author: Dr E Stewart

comment content:

Having viewed the plan as it relates to my own area, Spalding, Weston, Weston Hills and Moulton, I think most of the residential developments are well situated, with the notable exceptions to which I am adding comments on the Planning website for each application. Unfortunately, although many locations are good, in some areas it seems as though the density in a number of the applications is too high, both for the attractiveness of the villages and for the ability of the local infrastructure to cope. Infrastructure for essential services should be considered alongside the new housing, as otherwise our villages will not be able to cope. Our doctors' surgeries are at bursting point and we desperately need new facilities even with current numbers. I cannot see any indication that this problem has been considered, or possible new locations for these surgeries suggested. Traffic is also a problem in the villages, and thought must be given to decreasing the density of some applications so that it does not become severe. Traffic fatalities must not be allowed to occur because of flaws in the planning procedures. Water run-off and sewage problems must also be addressed, because already there are problems in these areas. Without such details, and going from housing plans and businesses alone, it is very difficult to see what the overall effect on our communities is going to be. Finally, has anyone given any thought to who will provide the funds for the additional surgeries, schools, road improvements and other vital services such as care homes and day centres? Again, all of this needs to be taken into account before these plans are finally approved or rejected.

Officer Comment:

The Local Plan will be supported by an Infrastructure delivery Plan which will demonstrate how arising infrastructure needs will be met. The provision of employment land is influenced by employment land studies, which along with other studies to show our "Objectively Assessed Housing Needs" result in agricultural land being developed. The loss is minimised but cannot be avoided in order to meet our needs.

However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 of the Housing Paper it is considered that the Local Plan should seek to reduce the number of dwellings proposed in Moulton.

Due to these comments it is considered that a change to Moulton's housing requirements is required and the Local Plan should identify housing allocations in Moulton for 90 dwellings between April 2011 and 31st March 2036.

Officer Recommendation:

A change to the Policy is recommended

ID1: 1553 comment_author: South Holland IDB

comment content:

As you are aware, the Board have in recent years undertaken a programme of hydrological modelling across the whole of its district. We have drainage concerns at the following locations within the local plan: Sites Mou003, 016, 022 this area has no Board's watercourses in the vicinity and as such some improvement in the drainage system may be required if it is to be developed.

Officer Comment:

Mou003
 The site is in Flood Zone 1 and is one of the best sites in Moulton. It also does not appear to be affected by surface water flooding. The planning application, if granted will require a drainage strategy to be approved.

Mou016
 Support for Mou016 is welcome. The Sustainability Assessment shows the site is the third best site with 2 positive, 1 neutral, 7 uncertain and 3 negative impacts. However, the site extends beyond Ashby Gardens into the countryside and appears incongruous, despite the isolated single dwelling adjacent the site. The drainage board are concerned about the drainage facilities in the location for this site as well as Mou003 and Mou022. The County Highways department have also advised that Broad Lane is wide enough to accommodate vehicle movements associated with the development of this site, but would increase vehicle movements past the school, where parental parking has been the cause of objections to the planning application on Mou003. Access to Mou003 will influence the position of the access to this site as access onto Broad Lane beyond the western West Cobb Gate junction would not be acceptable owing to remoteness. Also the land is higher than the road, requiring some substantial engineering works and there is no footway. It is, therefore, considered that the site should be reduced in size so that it extends no further than Ashby Gardens. This will reduce the amount of traffic using Broad Lane past the school and the drainage volumes. The access would need to be on West Cob Gate to the north of the site.

Officer Recommendation:

Mou003
 Conclusions on site Mou003 – It is considered that site Mou003 is a suitable Potential Housing Site in Moulton, and that it should be taken forward as a Preferred Housing Site because:

- The site is adjacent existing development and is a reasonable extension to the settlement that will have limited impact on the character of the area. The sustainability appraisal shows the site has 3 positive, 1 neutral, 7 uncertain and 2 negative impacts and places it second of the 4 sites in Moulton.

Mou016
 Conclusions on site Mou016 – It is considered that site Mou016 is an unsuitable Potential Housing Site in Moulton, in its current form, but if it is reduced in size it should be taken forward as a Preferred Housing Site because:

- The Sustainability Assessment shows the site is the third best site. However, the Drainage Board and the County Highway Department have concerns about the site. In addition it protrudes into the countryside, which will harm the character of the area because it does not round off the village. Reducing the size of the site will ameliorate these issues.

Mou022
 Conclusions on site Mou022 – It is considered that site Mou022 is not a suitable Potential Housing Site in Moulton, and that it should not be taken forward as a Preferred Housing Site because:

- It is too large, has highway issues and has a significant impact on the character and appearance on this part of

Mou022

Moulton.

This site scored the worst of all 4 sites in the Sustainability assessment. It received no positive impacts. It is a very large site which would accommodate nearly the entire residual requirement and have a significant impact on the character and appearance of this part of Moulton. The existing highway access is unsuitable and an access on to Broad Lane is isolated. An access through Mou016 would place greater burdens on Broad Lane where there are already reported difficulties.

ID1: 1555 comment_author: Longstaffs

comment content:
 Overall, on behalf of our client, we very much support the proposal to include the site Mou 023. It completes a form of development close to the village centre, and its development for housing will be a logical infill of the road frontage and in keeping with development already in the location, and as routinely seen in rural villages, following which, the home occupiers will be able to further support local services.

Officer Comment:
 The support for Mou023 is welcome.

Officer Recommendation:
 Conclusions on site Mou023 – It is considered that site Mou023 is a suitable Potential Housing Site in Moulton and that it should be taken forward as a Preferred Housing Site because:
 • It is a small frontage site which scored the most positive impacts in the Sustainability Assessment. It, however, has the worst flood risk, being in Flood Zone 3a.

ID1: 1556 comment_author: Longstaffs

comment content:

On behalf of our client, we very much support the proposal to include the site Mou 016. It completes a form of 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. We do however, wish to ask for re-consideration to be given to an area of frontage land - Mou 015, off Shivean Gate, also owned by our client, which is adjacent and opposite to existing residential development, and has road frontage to Shivean Gate. It is very close to the existing village centre and services. We consider it would be a very suitable additional site for consideration as a Potential housing site for the village.

Officer Comment:

Support for Mou016 is welcome. The Sustainability Assessment shows the site is the third best site with 2 positive, 1 neutral, 7 uncertain and 3 negative impacts. However, the site extends beyond Ashby Gardens into the countryside and appears incongruous, despite the isolated single dwelling adjacent the site. The drainage board are concerned about the drainage facilities in the location for this site as well as Mou003 and Mou022. The County Highways department have also advised that Broad Lane is wide enough to accommodate vehicle movements associated with the development of this site, but would increase vehicle movements past the school, where parental parking has been the cause of objections to the planning application on Mou003. Access to Mou003 will influence the position of the access to this site as access onto Broad Lane beyond the western West Cobb Gate junction would not be acceptable owing to remoteness. Also the land is higher than the road, requiring some substantial engineering works and there is no footway. It is, therefore, considered that the site should be reduced in size so that it extends no further than Ashby Gardens. This will reduce the amount of traffic using Broad Lane past the school and the drainage volumes. The access would need to be on West Cob Gate to the north of the site.

Officer Recommendation:

Conclusions on site Mou016 – It is considered that site Mou016 is an unsuitable Potential Housing Site in Moulton, in its current form, but if it is reduced in size it should be taken forward as a Preferred Housing Site because:

- The Sustainability Assessment shows the site is the third best site. However, the Drainage Board and the County Highway Department have concerns about the site. In addition it protrudes into the countryside, which will harm the character of the area because it does not round off the village. Reducing the size of the site will ameliorate these issues.

ID1: 1557 comment_author: Phil Lawrence

comment content:

All the following comments refer to Moulton and also to an existing application by a developer to build on agricultural land identified in the South East Lincolnshire Local Plan as being a potential site outside of existing defined boundaries for such projects. On the map 21 for Moulton this is identified as area MOU003. The planning application reference is H13-0013-15. Site MOU003 should not be included in the plan. Observation only: Moulton Harrox Playing field is privately owned and not available to the general public. Objection: No evidence that building on MOU003 will achieve this in any way at all. In fact the developers expert report from "JB Planning Associates" admit this. 2b "Within the settlement boundaries of the Minor Service Centres development will be permitted that supports their role as service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities." 2d "The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside. In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits." Site MOU003 is outside of the current settlement boundary. Objection: High Flood Risk This is a point that all agencies are agreed upon. Even the developers own expert (Flood Risk Assessment - August 2014, Geof Beel Consultancy) agrees that there

Officer Comment:

This is a very detailed consultation response.

- Residential development does support local facilities.
- The reference to Policy 2d is incorrect because the purpose of this plan is to consider changing the site's current status as countryside to an allocated housing site.
- The site is in Flood Zone 1 and is one of the best sites in Moulton. It also does not appear to be affected by surface water flooding. The planning application, if granted will require a drainage strategy to be approved.
- Local Authorities are required to meet their "Objectively Assessed housing needs" and therefore we are required to allocate land for housing.
- Waste water and foul sewerage network does require upgrading and this will be a matter for the developer and the relevant authorities.
- Some of the items listed as missing evidence are too specific for this strategic level and relate to the planning application. Some will be dealt with at a strategic level through the Infrastructure Delivery Plan.
- The Sustainability Assessment indicates this site does not score as well as Mou023 for transport but overall the site is the second best.
- Building on agricultural land is unavoidable. The planning system seeks to minimise the amount lost.
- The Infrastructure delivery plan will tackle some of the issues raised. Others will be addressed by the developer.
- The proposal includes open space.

Officer Recommendation:

Conclusions on site Mou003 – It is considered that site Mou003 is a suitable Potential Housing Site in Moulton, and that it should be taken forward as a Preferred Housing Site because:

- The site is adjacent existing development and is a reasonable extension to the settlement that will have limited impact on the character of the area. The sustainability appraisal shows the site has 3 positive, 1 neutral, 7 uncertain and 2 negative impacts and places it second of the 4 sites in Moulton.

is a high risk of flooding. Anglian Water have confirmed in writing that the existing soak away waterways are unable to support application H13-0013-15 without substantial and expensive modification. Westmoreland Road already has flooding at peak rainfall times, adding adjacent properties will exacerbate this issue. The developer has not proposed any viable sustainable solutions nor have any percolation tests BRE365 been done as a risk assessment to provide a basis of providing solutions.

Permeable paving as in 3.3.14 is not sustainable. Brand new it has an efficiency of 50% and after ten years only 20%.

Objection: there is no Local need

There is no demonstrable need. New housing built in Holbeach in 2015 remains unoccupied. Within a 10 mile radius of Spalding there are 1073 houses for sale and that volume has remained unchanged for the two years I have been monitoring it. That does not include bungalows or flats/apartment. In addition to this there is also a consistent supply of rental property. (source: Right Move website)

Of the fourteen new properties built in Moulton in 2009 as a development on the edge of the village based on "local need" only one property was occupied by a family from the South Holland area. The remainder came from outside the region. No local need then either.

This policy wording needs to be tightened up to be precise about what exactly local need is rather than national need.

Objection: Insufficient capacity for Sewerage "Moulton effluent is taken by pipe-work to a local processing plant on the edge of the village.

1. The nearest access point for MOU003 is at the edge of the site but it is not known if the dimensions of the

pipe-work can take the quantities that would be required by the number of proposed houses. The indications are that it will not.

2. The local processing plant is already beyond capacity and is having to use tanker lorries to take effluent away that it cannot process. Adding any further development is just going to compound this problem. There is a health issue involved here not just one of capacity.

Objection: Insufficient data to make a properly thought out plan
Objection: Proposals are unsupported with factual evidence. Missing:

1. Up to date Local housing needs survey
2. Utilities Assessment - potable water, power, gas, telecommunications, waste disposal.
3. Waste water disposal approvals from drainage authority
4. Visual Amenity Survey
5. Local authority Highways and transportation approval
6. Tree protection and removal assessment.
7. South Holland District Council's intention to adopt responsibility for the new roads.
8. Light pollution impact assessment
9. Economic benefit assessment
10. Land pollution and chemical contamination risk assessments
11. Percolation Tests BRE365
12. Geotechnical Report

While these are more specific to the planning application H13-0013-15 and are therefore at a far more detailed level than the South East Lincolnshire Plan they raise some important points which should be considered. Economic benefit for example is far too generalised. Bringing employment to the area is often only true to the extent that workers come in to do the construction and once gone there is no economic benefit other than to the developer who makes a profit

on the buildings and do not live where the construction took place.

Objection: Public Transport is inadequate and fails to comply with national guidelines.

The only public transport is a bus service which does not run as frequently as it is scheduled, with nothing in the evenings, and the nearest bus stop that is in regular use more than 480 meters away in the village centre. There is one at West Cob Gate but it is infrequently stopped at by buses and that is 325 meters away (measured from the Broad Lane edge of the development; residents would have to walk further than this from their dwellings). The other bus stop is outside of the village on the main A151, two miles away.

All of these are outside the Regional Development Design Standard for the UK, specifically

No resident has to walk more than 400m from their home to the bus stop; (when you include the walking that has to be done to get off of the development site as well, even the nearest bus stop fails this requirement

The majority of residents have no more than 200m to walk between their homes and the bus stop;

In the case of residences designed specifically for the elderly and mobility impaired, there should be not more than 100m between the development and the bus stop; and,

Where there are gradients, the suggested walking distances should be reduced by 10m for every 1m rise or fall.

The official bus timetable on the internet says that there should be a 505 bus six times a day to the village at the following times 0808, 0821, 0922, 1247, 1502 and 1745 but these have been cut to just three in practice. To catch the more regular service that goes along the A151 to the North of the village is a two mile walk.

If the weather is bad, for example there is a covering of snow, the buses do not come into the village at all.

Health and safety gone mad, especially when it is on these occasions it is important that the residents of Moulton are able to get out for supplies.

Objection: building on grade one agricultural land.

"The Countryside of South East Lincolnshire is a precious resource, mainly in its role for agriculture but for recreation."

So do not build on MU003.

Objection: local services insufficient to support including MU003

1. School over subscribed
2. Surgery at capacity
3. No energy infrastructure to the site
4. Sewerage already at over capacity
5. Surface water drainage at capacity (source: Anglian Water)
6. Public transport is infrequent and too far from the site
7. There are no cycle routes
8. There are no direct footpaths to the site.

Objection: Current planning application fulfils none of these points. Changes in legislation will change these policies.

Policy 6 Point 1 is about to be superseded with new legislation. Affordable housing of at least one third of the site is to be replaced by section 106 of the new Housing and Planning Act 2015. "Discounted Starter Homes" is the new and very different approach.

The current H13-0013-15 planning application complies with neither piece of legislation.

Objection: Moulton is to have 190 new houses!

Moulton cannot cope with 39 new houses being currently planned let alone 190. The infrastructure is simply not capable of supporting that many.

Observation: A very laudable policy.

It is a shame that the developer proposing to build on MOU003 has not observed these aspirations in his planning application.

Objection: Moulton has no public recreational open space.

The John Harrox playing field is privately owned and "The Park" is protected conservation land not open to the public either. The new owners of The Park, "South Holland District Council", may find a way to rectify this but currently this is the state of play.

There is very small village green dissected by a busy road in constant use. Some residential areas have a small island of green grass but insufficient for recreational use. Any new development in the village would either have to create recreational space for the whole population or Policy 30 would be compromised. In doing that your proposed use of MOU001 to MOU004 and the other sites for building, would have to have a much lower density of property than the currently proposed 190 units.

ID1: 1560 comment_author: Waller Planning

comment content:

Within Moulton, site Mou003 is one of the most suitable locations for new development. It is located entirely within Flood Zone 1, and so we understand why it is one of only a few potential housing sites which the Councils have shortlisted for inclusion within the draft Local Plan. The site is entirely deliverable. Ashley King Developments have commissioned a full suite of technical documents, which demonstrate the following:

- A suitable highway access can be constructed for the site, directly on to Broad Lane. This access can be delivered within land controlled by Ashley King Developments and highway land, and it would provide sufficient capacity to serve the 39 dwellings which are proposed on the site.
- The site would also be served by Sustainable Drainage Systems (SuDS). Rain water would be attenuated within the site and then released to the adjacent water courses at a similar rate to the existing greenfield runoff rate.
- The site can accommodate a layout of up to 39 dwellings, whilst complying with all of the Council's policies, and providing an area of public open space, and a Local Area for Play for young children, generous private garden areas, and a high quality public realm. The proposed development would provide a mix of both market and affordable housing.
- This site is entirely developable and deliverable, and is backed by Ashwood Homes, who intend to construct the above mentioned residential development.

We also note that the Councils have already concluded, through their SHLAA 2016 update, that the site is suitable for development, and that:

The site's development would not have any

Officer Comment:

The support for Mou003 is welcome.

Officer Recommendation:

Conclusions on site Mou003 – It is considered that site Mou003 is a suitable Potential Housing Site in Moulton, and that it should be taken forward as a Preferred Housing Site because:

- The site is adjacent existing development and is a reasonable extension to the settlement that will have limited impact on the character of the area. The sustainability appraisal shows the site has 3 positive, 1 neutral, 7 uncertain and 2 negative impacts and places it second of the 4 sites in Moulton.

unacceptable adverse impacts on natural or historic assets.

The site is in a sustainable location, accessible to existing services and facilities.

A full planning application (H-13-0013-15) has already been submitted for a residential development of 39 dwellings, and it is due to be determined by South Holland District Council in the coming months. We believe that the proposed development is entirely acceptable in planning terms, and we believe that it should be granted planning permission. Given the suitability of this site, and the lack of any constraints, we believe that it should be identified on the Local Plan Proposals Map as a Housing Commitment.
