

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

Post_title: 22: Moulton Chapel

ID1: 1554

comment_author: Longstaffs

comment_content:

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.

Officer Comment:

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.

Officer Recommendation:

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.

ID1: 1561

comment_author: Mr AJ & Mrs DH Horsfield

comment_content:

Have submitted a site for consideration. It is to the east of, but does not abut, Mou013 and is behind 94-100 Roman Road.

Officer Comment:

This has been registered as Mou040 in the SHLAA. The SHLAA considers this site as suitable because it has the same impacts as Mou013. However, as Mou013 is not a Preferred Option Housing Allocation, Mou040 cannot be either owing to the impact it would have on the shape of the settlement because of its peripheral position.

Officer Recommendation:

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

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ID1: 1562 comment_author: Moulton Parish Council

comment content:

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 13, 14, 28 & 34 in Moulton Chapel. These sites are still included in the draft plan which is rather disappointing.

Officer Comment:

Mou013.

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.

Mou014

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.

Mou028

1. The site, with Mou030 scores 5th equal in the Sustainability Appraisal.

Mou034

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

Officer Recommendation:

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.

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

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.

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

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ID1: 1563 comment_author: Matrix Planning Ltd.

comment content:

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.

Officer Comment:

Mou028

- 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 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.

Mou029

- 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.

Mou030

- 1.The site, with Mou028 scores 5th equal in the Sustainability Appraisal.

Officer Recommendation:

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.

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.

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.

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.

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.

ID1: 1564 comment_author: Mr M Crafts

comment content:

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.

Officer Comment:

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.

Officer Recommendation:

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.

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ID1:

1565

comment_author: Valerie Newbury

comment content:

As a resident of Moulton Chapel for many years, may I express my concern at the possibility of 150 houses being built in and around the Village. This will bring the size to more than double the original Village turning it into a small town!

The plans may look simple on paper, but in reality will make a significant adverse impact on village life.

For example:

The roads in and around the village are inadequate to take a possible extra 150+ cars owing to their width and drainage problems. The fourteen wheel lorries using the weigh bridge in Woodgate Road and massive dangerous farm machinery take the whole width of the roads which at times cause untold damage over grass verges causing flooding.

Moulton Chapel School is not suitable as it is to accommodate an increase in potential children.

Moulton Medical Centre is the nearest doctors five miles away and would find it difficult to absorb large numbers of incomers and is inaccessible by public transport from Moulton Chapel. Thus additional car use.

The Public Transport system is very thin on the ground making it difficult for those without cars accessing doctors, dentist, health care requirements and banking. There is no employment opportunities locally, making the use of the local roads, already in poor condition, further used to travel out of the village.

Yes, there is a need for more housing to accommodate the ever increasing population, but 150 in a small village such as ours are intolerable. In the past we have already accommodated one Estate comprising 70 + houses. We do not need another 150.

Officer Comment:

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 of the Housing Paper it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.

Officer Recommendation:

Ⓣwing 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.

Another aspect to this, more countryside to be covered in concrete thus less land for food production for the coming generations.

ID1:

1566

comment_author: Rosina Chattell

comment content:

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.

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.

Site 13 access possible to Roman Road (84 houses)

Officer Comment:

Mou014

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 of the Housing paper.

Mou017

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.

Mou028

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 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

Officer Recommendation:

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

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.
 - It is surrounded by Mou042
- However, owing to its size it will not be shown as a preferred housing site.

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.

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.

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.

Mou029

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.

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.

Mou030

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.

Mou034

1. Mou034 is third equal with Mou029 in the

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.

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

Sustainability Appraisal.

2.11 is an extension to Braybooks and with Mou017 fits the development pattern of the village.

ID1:

1567

comment_author: Mrs Mary Mucklin

comment content:

As an elderly resident for the last twenty years of Moulton Chapel I feel 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.

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:

1. A substantial number of extra places at the village school
 2. An upgrade of our public transport (too few buses at the moment) meaning that residents need their own cars etc.
 3. The nearest medical practice is a journey of four miles
 4. The nearest dental practice is six miles away.
 5. The retail situation is also almost non-existent.
- I would also like to take this opportunity to apologise

Officer Comment:

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 of the Housing Paper it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.

Mou013

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.

Mou014

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.

Officer Recommendation:

Due 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.

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.

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

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.
- It is surrounded by Mou042

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

Conclusions on site Mou028 – It is considered that site Mou028 is not a suitable Potential Housing Site in

for not completing the correct forms but wonder if you realise that a lot of elderly people do not have computers and if they have, are not always computer literate sufficiently to understand the intricacies of completing said forms?

I am reasonably sure that my comments will be put down to ramblings but I would respectfully ask you to consider carefully before you spoil and ruin a lovely village, which has some problems, but at this time are accepted but with too much expansion could become intolerable?

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 in paragraph 2.3 of the Housing paper.

Mou017

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.

Mou028

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 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.

Mou029

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

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.

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.

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.

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

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.

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.

Mou030

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.

Mou034

1. Mou034 is third equal with Mou029 in the Sustainability Appraisal.

2. It is an extension to Braybooks and with Mou017 fits the development pattern of the village.

ID1: 1568 comment_author: Angela O'Prey

comment content:

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!

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.

Officer Comment:

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 of the Housing Paper it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.

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Officer Recommendation:

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.

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:

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

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.

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

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

Mou029

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.

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.

Mou030

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Lincolnshire County Council has advised previously that access from Woodgate Road would not be acceptable.

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.

ID1: 1569 comment_author: Historic England

comment content:

There is the potential for impact upon setting of the Grade II* listed Chapel of St James and again, further assessment would be required.

Officer Comment:

Mou028

The site, with Mou030 scores 5th equal in the Sustainability Appraisal.

Historic England is 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.

Mou030

The site, with Mou28 scores 5th equal in the Sustainability Appraisal.

Historic England is 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.

Officer Recommendation:

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:

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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 of:

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

ID1: 1570 comment_author: Longstaffs

comment content:

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.

Officer Comment:

Mou014

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.

Mou034

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

Mou042

The new site has been registered as Mou042 in the SHLAA. 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.

Officer Recommendation:

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site

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 the Housing Paper it is concluded that Mou042 should be taken forward as a Preferred Housing Site.

Mou042

The site should be taken forward as a Preferred Housing Site.

ID1: 1571 comment_author: Longstaffs

comment content:

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.

We do however, wish to ask for consideration to be given to another area of land off Roman Road plan 2, owned by our client, which is adjacent to existing residential development, and has good access to Roman Road, whilst still being very close to the existing village centre and services, as an additional site for consideration as a Potential housing site for the village.

Officer Comment:

Mou028

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 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.

Mou029

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.

Mou030

1. The site, with Mou028 scores 5th equal in the Sustainability Appraisal.

Officer Recommendation:

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.

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.

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.

Mou043

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

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.

The new site has been registered as Mou043 in the SHLAA.

The SHLAA considers the development of this site would harm the character or appearance of the area - the site would extend the village's built-up area into an area of open countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of this site would also be likely to generate pressure for further westward expansion, given that it is not contained by a strong and defensible 'natural' western boundary.
