

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

Post_title: 20: Moulton

ID1: 278 **comment_author:** Longstaffs

comment_content:

Mou023, Land at Moulton

We note from studying the Inset Map - No 20, that site Mou 023 is selected as a 'Preferred housing site'. However the written documentary in the Housing Paper for Moulton appears to be mis-typed, and para 7.1 states Mou 022 as being the preferred site. This does not accord with the detailed information contained at para 5.13. The table at para 7.2 does not state either site, however the mathematics infer the capacity of Mou 023, 10 dwellings, are included in the calculation, and site Mou 023 should have been detailed in this table also. We request that these errors/omissions are amended going forward.

Overall, on behalf of our client, we very much support the identification of site Mou023, as 'Preferred housing site' for Moulton, and are pleased that the site, which fits well with the pattern of development in this central village location, has been selected.

Officer Comment:

The support for Mou023 is welcome. Para 7.1 in "Moulton Housing Paper and Inset Map 20 (June 2016)" does refer to Mou022 instead of Mou023. However the table does refer to Mou023.

Officer Recommendation:

It is considered that site Mou023 is a suitable Preferred Housing Site in Moulton and that it should be taken forward as a Housing Allocation because it is a small frontage site which is opposite and adjacent existing frontage development and rounds off the village in this location.

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ID1:	279	comment_author:	Lincolnshire Wildlife Trust		
comment_content:	<p>Mou001 (Local Employment Site) - adjacent to Moulton Park and River Local Wildlife Site (LWS)</p> <p>It is important that existing and candidate designated sites of nature conservation interest are protected and enhanced. Sites of nature conservation interest and other areas of natural greenspace should be buffered, extended and linked across the landscape to enable species and habitats to adapt to climate change. This would need to be taken into account in the design and development of the above sites should they be allocated for housing or employment in the Local Plan.</p>	Officer Comment:	<p>The comment is acknowledged but it does not justify not allocating the site. The impact on the LWS is a matter for the planning application.</p> <p>It is accepted that the Moulton Park and River Local Wildlife Site (LWS) adjoins the eastern boundary of MO001. Mitigation may be required to offset any potential harm identified but this will depend on implementation and the outcome of site-specific ecological assessments. The SELAA will be amended to reflect the representations made.</p>	Officer Recommendation:	<p>No change to the approach is required.</p> <p>Ensure consistency between SELAA and SA in relation to biodiversity. MO001 High Street is one of the more suitable employment sites in South Holland and should be taken forward as a Preferred Option Established Employment Site.</p>
ID1:	280	comment_author:	Mrs F Smith (GLNP)		
comment_content:	<p>The GLNP highlights that a number of sites identified as preferred sites for housing or employment are adjacent to sites of designated nature conservation value:</p> <p>☐</p> <p>Moulton (Inset Map No 20) MO001 (Local Employment Site) adjacent to Moulton Park and River LWS</p>	Officer Comment:	<p>The comment is acknowledged but it does not justify not allocating the site. The impact on the LWS is a matter for the planning application.</p>	Officer Recommendation:	<p>No change to the approach is required.</p>

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ID1: 281 comment_author: Anglian Water

comment_content:

The proposed housing allocations in this area is expected to require improvements to the existing water supply sewerage networks to enable development to come forward on these sites. Similarly the majority of sites are expected to require improvements to the foul sewerage network to enable the development of these sites. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

Officer Comment:

The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.

Officer Recommendation:

No change to the approach is required.

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ID1: 282 comment_author: Longstaffs

comment content:

Sites Mou 015/016, Land at Moulton
As proposed, site Mou 016 is selected as a 'Preferred housing site', but on a reduced area, with a capacity of 17 dwellings at 20dph. If the original site area (with original capacity (20dph)) of 44 dwellings had been proposed, this would still fall short of the original proposed housing allocation of 190 dwellings. We consider that an adjustment should be made to the proposed allocation to provide for a higher and more satisfactory level of growth for the village, which, with its very good range of services and facilities, needs supporting by new housing for households and families. Overall, on behalf of our client, we very much support the identification of site Mou016, as 'Preferred housing site' for Moulton, but do ask for a reconsideration of the proposed site allocation area, and for it be re-proposed in its original form and capacity. If the whole field is not considered appropriate on re-consideration, please take this comment as being our clients support to the part field being proposed as a 'Preferred site'. If the allocation numbers are increased to their original level and further sites are required, to make up the shortfall, we propose that site Mou 015, with a capacity of 12 dwellings at 20dph, could contribute to there being another smaller site (increasing the variety of sites), which could then be of interest to small developer types and also self-build developers.

Officer Comment:

Mou015

This site is accessed from a very narrow highway and will extend frontage development.

Mou016

Support for Mou016 is welcome. The site has been reduced in size so that it fits better with the shape of the village.

Officer Recommendation:

Mou015

The SHLAA classifies site Mou015 as being undevelopable, and consequently the site was not put forward as a Potential Housing Site in the January 2016 consultation, nor as a Preferred Housing Site in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Mou015 should not be taken forward as a Housing Allocation.

Mou016

It is considered that site Mou016 in its reduced form is a suitable Preferred Option and should be taken forward as a Housing Allocation because in conjunction with Mou003 and Ashby Gardens it fits well with the shape of the village.