

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

Post_title: 21: Moulton Chapel

ID1: 283 **comment_author:** Longstaffs

comment_content:

Land at Moulton Chapel

☒
We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site Mou 042, as being one of the preferred sites in Moulton Chapel. ☒ has a hedged boundary, and is behind development to the west, (Braybrooks Way) which is set back from the road. We considered that the site fits into the settlement form well. ☒ Additionally, existing footway links to the Primary school, and to all village services add to the suitability of the site for a housing development. ☒ Overall, on behalf of our clients, we very much support the identification of site Mou 042, as a 'Preferred housing site' on the SELLP Inset Map for Moulton Chapel.

Officer Comment:

☒ The support is welcomed.

Officer Recommendation:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. It is in Flood Zone 1 and is thereby sequentially preferable to other settlements. It is considered that reducing Mou042 does not overcome the concerns of residents and could increase the impact of development upon them owing to them living on the sole access to a site. The total site provides the opportunity to produce a better form of development. It is therefore considered Mou042 is a suitable site. Deleting the site is not acceptable as it would leave one site and place "all our eggs in one basket". Also the housing numbers would have to be placed elsewhere in a worse Flood zone.

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ID1: 284 comment_author: Mr M Crafts

comment content:

I am writing in response to the proposed final choices made for the development of Moulton Chapel which are substantially different to those shown as 34 in the original document. Plot 42 actually shows a larger plan and will only result in a creeping urbanisation of what should be and remain a small rural country village.

When the original proposals were put forward earlier in 2016 it was said that comments would be welcomed. Myself along with other interested parties who actually live in the Village along with the Moulton Parish Council who also put forward their take on what was proposed.

In the event the comments offered up appear to have taken no account of the views of the people that these developments will actually affect even the Parish Council view seems to have been ignored. I have no doubt that negative views are immediately marked as Nimbyism which is a term liberally used for people not seeking change. However, much prominence seems to have been given to the views of land owners and their agents who so enthusiastically support further significant development but who don't actually live in the village. Their only benefit will be a financial one but they will not have to live with the consequences of their enthusiasm.

Access and Infrastructure

Much is made of the use of Braybrookes Way as a useful entry point to the new development. This road is narrower than normal and provided to allow people to access their properties on the existing development. A difficult corner exists when turning left into

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Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrookes Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc.

The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements.

If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

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Braybrookes Way from St James Way which means considerable care must be taken when turning in. It is not unknown for two vehicles to have to take avoiding action when using that entrance. I have seen some vehicles having to mount the pavement to steer past vehicles parked on Braybrookes Way. It will be an error to assume it would be suitable to use as a through route to reach a large new development at the end of the road.

There is only one road that serves the village (B1357). For people wishing to visit Spalding they need to go down Roman Road leading to Moulton Chapel Road. To visit Moulton you need to travel down Fengate. These roads are relatively busy with traffic and also HGVs transporting goods as well as Tractors and Farm traffic sen/icing the land. A nightmare to use during heavy weather with mud and spray. A large increase in traffic generated by a large development in the Village will have a significant effect on those who use it at present.

The village is provided with services including two Public Houses, a small shop with PO facilities, a hairdresser and garage.

This is not a brownfield site. At a time where demands for Agricultural land is needed to fulfil the growing UK population I cannot understand why productive, fertile land is being so willingly given up in the name of development.

The nearest GP facilities are some 5 miles away in Moulton. It is a very busy practice already. It has been said that there is capacity at Moulton for additional patients but that will only result in increased demand for services from the dedicated team already there.

backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

Moulton Chapel has a good Primary School for students up to 11 years old. It is quite full as it is and further increase in its size may well lead to a reduction in the education and care it can give.

Government has indicated that future developments will have to take account of those who have to live with the changes to their environment in both terms of visual impact and increased density of population and traffic.

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ID1: 285 comment_author: Mr Andrew Dance

comment content:

As a resident of St James Way I wish to share my concerns with the above proposed development. I'm lead to believe there may be an access point to the development via Braybrooks. If this so special consideration must be made to both the junctions between Braybrooks / St James Way and St James Way onto Fengate, both of which are far from ideal at the moment not taking into consideration any further traffic load.

I hope my concerns will be duly noted

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ID1: 286 comment_author: Mr & Mrs JE Gray

comment content:

We are writing this e-mail with regard to the proposed planning application for 78 dwellings in Moulton Chapel reference code MOU42. We wish to state our strong objection to Braybrooks Way being the entry point for the development as the through traffic will increase by potentially 150 vehicles as most families now have 2 cars (more than the current estate) and the road is not suitable for this as the road is not wide enough and has corners that already cause congestion and near misses. We believe that a more suitable entrance to this estate would be from Roman road which according to the plan there is access currently used as allotments.

Our second concern is as to the development having its own play area as the green in Braybrooks way has a small area but this is not substantial enough to support the further dwellings and has a no ball games policy the additional green space must be compulsory for the dwellings be passed.

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ID1: 287 comment_author: Mr and Mrs Jones

comment content:

Having followed the planning consultation and noting the mou034 proposal, although as a family we had objections (since the rear aspect of our property faces mou034), we felt the allocation of 28 properties with access through Braybrooks Way was reasonable. Our main objection would have been to the impact on wildlife (currently there are nesting owls which use the field as a source of food), and to the future of the Preservation Order on the ancient and quite magnificent sycamore growing in plot 034. Should a buffer zone have been included to protect this beautiful monument, then we would have had little objection.

However, the change from proposal mou034 to mou042 is a more than a significant change (its a complete restructure and outline), and the planned housing allocation is disproportional to the increase in plot area. This leads to the presumption that the housing will move from being in keeping with the surrounding area, to something much more high-density and out of keeping. It is also quite apparent that the Preservation Order is likely to be overturned, which is unacceptable (how can something be worth protecting, and then not, when the question of building is raised?).

This massive increase in housing density will be detrimental to the village. Following other people's concerns, both the access to the estate, and the turn into Braybrooks will not be sufficiently wide enough and safe enough to capably manage the traffic. The concerns raised are true: the corner cannot be navigated by two moving cars - one has to stop and

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yield (hence the lack of junction markings - it is not designed for such frequent use).

This then raises the question of site access for construction vehicles. If the concept is to use the same junctions, then I fear for the safety of my child and other children using the green space as the size and volume of vehicles will send them on to the green space, regardless of who or what is there.

It should also be noted the turn in to Braybrooks is almost blind. Until you are on the turn, you cannot safely see around it.

Presumably, then, there will be a second access to 042 from Roman Road, with the aim of it to take at least 75% of the estate occupant traffic, and 100% of the construction traffic. Roman Road is a straight access road, with clear vision in both directions, and does not impinge on children's play areas.

To follow up on other comments, facilities in the village are limited. The school is already full - as noted from those currently attending. Public transport is practically only for schools use - there are only two other buses per day, so the amount of traffic running through Fengate and Moulton Chapel road would increase greatly. I would be concerned about the level of speeding traffic coming into the village from both ends, which is already commonplace.

I would also be astounded if the macerator on the current estate will cope with a doubling of load (unless a separate system is fitted to the new estate running out to the main sewer in Roman Road.

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Since the 042 proposal is such a big step, it should be built with its own green area, and with consideration to those facing on to 042 with an appropriate buffer between the current estate and the dwellings to be built on 042 (of course, preserving the ancient sycamore).

I hope our thoughts will be considered. We are not against change, however we are amazed that following the evaluation of mou034 and the other plots at the time, that the mou042 can be rated 'more' appropriate. It leads me to question the method of evaluation.

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ID1: 288 comment_author: Simon Ibberson

comment content:

We note with much dismay the continued proposals for significant housing development in the small rural village of Moulton Chapel. In particular the enlargement of proposals (namely MOU042) following the last public consultation (Jan-Feb 2016).

We bring to your attention several points of guidance from the Government's "National Planning Policy Framework" which we would suggest the proposed developments in Moulton Chapel fail to comply with:

1) "Local peoples' views are vital in shaping a local plan, helping determine how their community develops. Development should be consistent with the national planning policy framework." (See ref [1].)

Comments made by local residents during the public consultation which took place in Jan-Feb 2016 appear to have been largely ignored, whilst much prominence is given to comments from landowners (or their agents) which favour the proposals as they stand to gain financially whilst not having to live with the resulting consequences.

The planning process should ensure that comments raised by local residents are properly considered and responded to in full and identify how their concerns will be addressed; the responses to resident's comments thus far are inadequate in our opinion.

2) "Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" (See ref [2], section 17

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If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

Officer Recommendation:

It is not considered that the consultees' comments justify a change to Moulton Chapel's place in the Spatial Strategy, it is considered that it should remain as a 'Minor Service Centre'.

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"Core Planning Principles".)

Moulton Chapel has extremely limited amenities to serve the local community; this has been highlighted numerous times via various comments and reports, but seems to be ignored.

Any suggestion that further housing development would stimulate development of such facilities is unfounded, the recent Braybrooks development in Moulton Chapel serving as an example where an influx of housing has not resulted in improved village amenities.

3) ~~It~~ take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it." (See ref [2], section 17 "Core Planning Principles".)

Moulton Chapel is a small, rural village. Further development in Moulton Chapel will significantly alter the character of the village and as such the proposal fails to "take account of the different roles and character of different areas" and fails in 'recognising the intrinsic character and beauty of the countryside'.

4) ~~It~~ contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;". (See ref [2], section 17 "Core Planning Principles".)

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"encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;". (See ref [2], section 17 "Core Planning Principles".)

"Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land." (See ref [2], section 11 "Conserving and enhancing the natural environment".)

The proposed site MOU042 in Moulton Chapel is currently serving as productive arable farmland; converting this to urban housing will not "contribute to conserving and enhancing the natural environment and reducing pollution"; surely there are more suitable brownfield sites available which are of lesser environmental value.

5) ~~2~~ Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and". (See ref [2], section 17 "Core Planning Principles".)

As many local residents have noted in their comments, and your own findings corroborate (See ref [3], section MOU042, point 3) residents of Moulton Chapel are reliant on their cars for transportation due to the lack of available and reliable public transport to and from the village. As such proposed developments in Moulton Chapel fail to "make the fullest possible use of public transport, walking and cycling".

6) "Where practical, particularly for large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties." (See ref [2], section 4 "Promoting sustainable transport".)

Sites at Moulton Chapel are outside the ideal 7km distance to a large supermarket. (See ref [3], section MOU042, point 3.). Whilst the village has a single local shop this is extremely small, carrying limited stock and with restricted opening hours; it cannot be considered as being able to support the needs of the village community. There is no secondary school in Moulton Chapel and limited scope for expanding the local primary school to cope with increased demand additional housing in the village would bring.

We further bring to your attention the following points from your own report on the suitability of sites in Moulton Chapel (See ref [3], section "MOU042".)

7) "The majority of facilities and services that would help to maintain health and promote healthy lifestyles are outside 1km (600m for a community/village hall), the ideal walking distance from housing development for such facilities."

8) "The closest health centre, community centre/village hall and leisure centre/playing pitches are all outside the ideal walking distances."

9) "It is anticipated that the increase in population - approximately 172 people (2.2 occupants in each of the 78 dwellings) - would place additional pressure on the above existing facilities over the life of the Plan."

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Additional/improved healthcare and sports/recreational facilities near the site could be needed to meet the needs of future residents."

10) Local air and noise pollution is likely to increase with the new development through increased traffic, which together with the impact from other developments elsewhere in the settlement could have a negative impact on physical and mental health".

11) It is likely that new residents will replicate existing patterns of car dependency - ONS 2011 census data (Moulton, Weston and Cowbit) showed that 91.7% of households owned at least one car and 48.4% travelled to work by car/van, above the Lincolnshire average of 82% and 36.9%.

The site is outside the ideal 7km distance to a big supermarket -- the car/van is likely to be the preferred mode of transport for this purpose. However, it is within the ideal 1km walking distance of a local shop being approx. 550m from Ken's Kabin on Roman Road. Consequently, the site would create a development where sustainable modes of travel can be used in order to meet residents' everyday shopping needs. "

Note: The suggestion that the local shop could support the everyday shopping needs of the local residents is mis-guided - the local shop is extremely small, carrying very limited stock and with restricted opening hours; it cannot be considered as being able to support the needs of the village community.

12) The majority of the area's services and facilities as well as public transport links are outside the ideal walking distances meaning that social inclusion may be

difficult to achieve. Furthermore, there is a lack of potential employment opportunities in and around Moulton Chapel."

13) The development would therefore be likely to generate 16 primary pupils and 15 secondary pupils. "

"However, there are no secondary school or post 18 education providers within the ideal walking distance. The car/van is therefore likely to be the preferred mode of transport for these journeys."

"Moulton Chapel currently has a lack of capacity at primary level although the school may have some ability to expand."

14) The proposal would lead to the permanent loss of approx. 3.9ha of grade 1 agricultural land, although some of this greenfield land might be retained within the development as public open space or landscaping. By selecting an entirely greenfield site for development it could make it less likely that previously-developed land elsewhere will be recycled."

15) The majority of the area's facilities and services and public transport links are outside the ideal walking distances from the site meaning that there is less potential to reduce the need to travel by car. As identified in Objective 3 and Objective 4, travel to work use by car and the number of residents with access to a car is higher than for the rest of the county. It is therefore likely that the anticipated increase in 172 people would generate new car journeys and hence carbon emissions."

16) Advice from Western Power Distribution is that

the capacity of the electricity network in this area of South Holland is limited and so it is likely that reinforcement works would be required to release new capacity to cope with new residential development in this area. Furthermore, the National Grid have indicated that there would likely be problems in connecting new sites in Moulton Chapel to their gas network."

17) ~~17~~ Moulton Chapel is a Minor Service Centre - the Local Plan proposes that Minor Service Centre's will act as a local service centre for the surrounding rural area whereby limited new development should support or improve its role as a focus for social and economic activity. However, there is a lack of potential employment opportunities in and around Moulton Chapel which is likely to limit the extent to which more sustainable modes of transport can be used to travel to work."

In relation to comments made by local residents arising from the earlier public consultation in Jan-Feb 2016 and the responses to those comments we make the following observations:

18) ~~18~~ 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." (Comment from landowner/agent.)

We entirely disagree with this comment. How can Moulton Chapel be reasonably described as a "large and important provider of local facilities"?

There are no local health care facilities, no banking facilities, a single very small local shop which provides very limited supplies with restricted opening hours, no secondary school, limited places at the sole primary school. Public transport links are poor which results in higher than average car dependency, and employment opportunities are extremely limited.

19) We would re-iterate the following comments made by local residents which do not appear to have been fully considered / no adequate response has provided. A minor reduction in the housing allocation for this area does not in our opinion address the following very valid comments and concerns that were raised:

a) 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"

b) "The local school is already full."

c) "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."

d) "Surface water drainage has major constraints in many areas of Moulton Chapel and requires much upgrading."

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e) "Public transport provision is almost non-existent, causing problems accessing GP/health care/dentists, banking, etc., together with connections further afield."

f) "P.O. and retail are also minimal in Moulton Chapel and opportunities for local employment almost non-existent."

g) "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."

h) "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."

20) "Comments raised by local residents on site MOU034 were ignored and no responses given on the grounds that MOU034 is within the newly proposed site of MOU042; however, those comments remain valid for the site MOU042 so we raise them again here:

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

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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."

In summary:

We strongly object to the proposed housing allocations in Mouton Chapel, citing numerous points of objection as noted above.

We fully support the objections raised by other members of the local community who share similar concerns.

We further suggest that Moulton Chapel's designation as a "Minor Service Centre" is incorrect and it should be re-classified. Section 3.2.6 of the plan states:

"The approach subsequently taken on determining how sustainable settlements are starts with the premise that to be able to access everyday facilities on foot or by bicycle is preferable. As part of the assessment, access to shops, post offices, bank/cash points, schools, health centres, and community facilities has been evaluated. Access to employment opportunities within 400m of a settlement that might be taken up by the economically active in that settlement and which could sustain local businesses, has similarly been assessed. Account is also taken of access to public transport and frequency of bus services."

Due to no (or at best very limited) shops, banking facilities, schools, health centres, community facilities, a lack of employment opportunities, limited public

transportation and an above average reliance on cars for travel we fail to see how further significant housing development in Moulton Chapel can be regarded as 'sustainable' and thus why Moulton Chapel is classified as a minor service centre.

The proposed developments will undoubtedly significantly change the character of what is and should remain a small rural country village.

Mr Simon Ibberson and Ms Tanya Matheson

References

[1] Government "Local Plans"

<https://www.gov.uk/guidance/local-plans>>

[2] Government "National Planning Policy Framework"

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

[3] South East Lincs Local Plan - Moulton Chapel

<http://www.southeastlincslocalplan.org/wp-content/uploads/2016/07/Moulton-Chapel.pdf>

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ID1: 289 comment_author: Mr and Mrs Harrison

comment content:

I comment and strongly object to the change from MOU034 (28 dwellings) to MOU042 (78 dwellings) on a number of counts. I would appreciate replies to the below questions and comments as believe they are in the best interest of the local community and the understanding of how the decisions have been derived.

- Our property backs on to the proposed development, and whilst accepting of change , how has MOU034 (28 dwellings) so dramatically changed to MOU042 (78 dwellings) in just a few months?
- What is the proposal for the large Sycamore tree, which has a preservation order?
- As per previous comments, and to be very clear, the proposed access route through Braybrooks Way will simply not be able to cope with lorries, and increased levels of vehicle traffic. Clearly wh ver has made that decision has not assessed the road, and it's capabilities. From St.James to Braybrooks and vice versa....the turn is too narrow, the turn is blind, the road is too narrow, requiring you to stop and reverse to let oncoming traffic through.

Please conduct a test...Hire a lorry, drive that into Braybrooks Way, and arrange for a car to drive out of Braybrooks Way at the same time. What will happen will be that the car will have to reverse a good 50 meters, on to Wiles Avenue (likely with small children playing in the cul-de-sac, no need to say more other than that is very dangerous) allowing the lorry to pass. Or of course the lorry has to reverse..dangerous)That is assuming no other cars are parked along Braybrooks. If they are, sorry lorry find another way into the new site. What happens when there are cars parked on Braybrooks Way (which happens a lot)prohibiting

Officer Comment:

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■Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc.

■The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements.

■ the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

Officer Recommendation:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. It is in Flood Zone 1 and is thereby sequentially preferable to other settlements. It is considered that reducing Mou042 does not overcome the concerns of residents and could increase the impact of development upon them owing to them living on the sole access to a site. The total site provides the opportunity to produce a better form of development. It is therefore considered Mou042 is a suitable site. Deleting the site is not acceptable as it would leave one site and place "all our eggs in one basket". Also the housing numbers would have to be placed elsewhere in a worse Flood zone.

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access on a narrow road? What would the lorries do, and how would they access?

How was this ever proposed as a good idea and the best proposed route into the new development?

-There is enough land on MOU 034/042 to allow a buffer of land before development commences. As previously suggested the most sympathetic and pleasing suggestion would be to create a buffer zone encompassing the beautiful preserved Sycamore tree. Do you agree?

- It surely cannot always be about maximising landowners/ agents revenues. OF COURSE they support MOU042, they don't live here, and only have one objective, which is financial gain. Surely some sympathy towards residents, and their quality of life is not unreasonable?

-This forum/consultation invites comments and concerns, which is great. We hope that we are listened to, and is simply not lip service that ticks a box of 'consultation' in the overall development plan? Time will tell if this is the case.

-Many people are saying the same thing, MOU042 is too big, the access road through Braybrooks is totally unsuitable and that a buffer zone should be incorporated into a smaller development.

As I began would appreciate some honest replies to the above, many thanks.

backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

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ID1: 290 comment_author: Mr Garry Edwards

comment content:

Mou042:

With regards to the proposed revision to the Local Development Plan for the Moulton Chapel village, we would like to strongly object to the further expansion of residential development at the above mentioned site, for the following reasons:-

1. Both the roads and footpaths leading in and out of the village are inadequate and efficiently maintained to suitable standards for the existing users.
2. Vehicles currently drive through the village at high speeds, causing safety hazards and therefore additional traffic is inconsiderable.
3. There is only one footpath leading in to the village from St James Way, to the Post Office, Garage and Butchers and this is generally in a poor condition.
4. The Parish Council have recently been involved in discussions with residents and parents relating to the inadequate footpaths and provisions for school collection and drop offs. This has resulted in the bus company and school complaining to the parish council about the safety conditions. The Parish Council have agreed with residents, parents and schools to move the school collection and drop off to a more safe place. This has resulted in some children having to walk further on inadequate footpaths.
5. The street lighting in the village is already inadequate along with insufficient utility provisions.

Officer Comment:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs. Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc. The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements. If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

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6. Braybrooks Way/St James Way is currently a quiet residential development and many of its residents are retired and elderly having moved to this rural area for a quiet lifestyle. This view is strongly supported by ourselves and therefore we would strongly object to this quiet residential area being doubled in size when there are other Towns and Villages that have better amenities, capacity and services to accommodate such a development.

7. The public transport is already non-existent, requiring a bus to be ordered 48 hours in advance of your trip in to a larger town.

8. No funding has been spent on the village in many years with other surrounding villages and towns benefiting from Council investment and therefore, many of the surrounding villages are in a better position to accommodate further development.

9. The medical Centres and Dentists in the larger towns are full to capacity, this is problematic in arranging an appointment to see a Doctor/Dentist for an emergency appointment, this requires people to attend the local A&E minor injuries unit for less important illnesses. By having a further 78 dwellings in the village will cause severe capacity issues for these services.

10. The local school in the village already has capacity issues and would not be able to accommodate further children.

11. The emergency service response is very poor within this area, and the Parish Council has had to raise money with local residents to fund a defibrillator for the village.

backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

12. One of the reasons that we moved to this village was due to the agreed local plan being established with no further developments proposed adjacent to our property.

13. The village currently does not have any issues with anti social behaviour and by increasing the housing this may cause issues and high levels of police involvement, as a large proportion of the development will be affordable housing.

14. We strongly support the views of the Parish Council in that the fresh water supply is insufficient with serious upgrades required in that our drinking water is often dirty and contains large amounts of sediment to the extent that we do not drink this water.

We are appalled that these changes are being considered and that we have had no consultation from South Holland District Council in respect of these proposals, and if it wasn't for a local residents informing people via a leaflet drop we would not be aware of these proposals.

We have sent this email to our Local MP John Hayes, District Councillors and Parish Councillors for them to respond to our concerns also.

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ID1: 291 comment_author: Longstaffs

comment_content:

Mou 029 (part), Land at Roman Road, Moulton Chapel

We write on behalf of our above named client. We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of our clients part of site Mou 029, as being one of the preferred Housing sites in Moulton Chapel.

It is understood that the site is being considered suitable to be taken forward as a Preferred Housing site for the village, with access being from the more suitable location off Roman Road, than the alternative off Woodgate Road. We agree and support these findings.

We fully support the allocation at this location, and being at the centre of the village, is a logical and appropriate location for residential development.

Officer Comment:

1. The support is welcomed.

Officer Recommendation:

It is not considered that the four comments received call into question the site's suitability for allocation. Consequently, it is considered that site Mou029 should be slightly increased and taken forward as a Housing Allocation.

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ID1: 292 comment_author: Liam Sisson

comment content:

Ref: South East Lincolnshire Plan (SELP) Moulton Chapel Residential Development Site MOU042

I would like to put on record my objection to the above proposed change of use of the Moulton Chapel Residential Development Site MOU042 from agricultural to residential.

The reasoning behind my objection is set out in the following points:

1. Proposed access "It is my understanding that the intended access to the above proposed development will be via existing estate roads (St James Way / Braybrooks Way) from Fengate, Moulton Chapel. This will significantly increase the number of vehicle movements through the existing quiet residential estate roads. I believe the existing estate roads were not originally designed for the additional number of vehicle movements that would result from the proposed residential development. What more, many existing properties along Braybrooks Way do not have provision for off road turning of vehicles, leading to vehicles reversing out onto the road. Should Braybrooks Way was to be used as a primary access to the proposed development site, the associated increased volume of through traffic will significantly increase the risk of potential road traffic accidents due to this situation.

2. Proposed access adjacent existing childrens' play area "There is an existing, well used, children's play area, directly bounded by Braybrooks Way. With an

Officer Comment:

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Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc.

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increased number of vehicles using Braybrooks Way to access the proposed residential development, comes the increased risk to the safety of children using this existing amenity.

3. Insufficient availability of local school places

“ Moulton Chapel Primary School is small and currently at, or very close to, capacity at present; as is nearby Moulton Primary School. The other local school, Weston Hills Primary School, is currently oversubscribed and unable to meet local demand. Due to the lack of spaces at Moulton Chapel Primary School, should the above proposed residential development be approved, the additional number of residents in the village will be forced to put their children in schools outside of walking distance. This will result in further additional vehicular movements which will exacerbate the issues raised in points 1 and 2 above.

backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

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ID1: 293 comment_author: Mrs S A Lockie

comment content:

Ref South East Lincolnshire Plan (SELP)
Moulton Chapel Residential Development Site MOU42

I would like to put on record a very strong objection to the above.

The proposed plans show how little the people putting them together think of the residents already living there and it's very clear that they don't live in the village.

As has already been said to consider Braybrooks Way as access is beyond belief. It couldn't possibly be used for the potential 156 plus vehicle that 78 houses would generate never mind the construction traffic.

There is a green field with a small toddler park that children use at present - with the number of proposed vehicles they wouldn't be able to use this facility.

Why do any new houses have to be 'in filled' so everybody is on top of each other? Why if the need is there can there not be a small, number of houses spread through the village?

The doctors is not big enough for the houses proposed in the areas it services.

Moulton Chapel school already has portacabin for a classroom.

The amount of vehicles that would be using the village roads would be unbelievable as the bus service is not

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reliable..

Perhaps these things need looking at first before more houses are built.

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ID1: 294 comment_author: Victoria Fowler

comment content:

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2. Proposed access adjacent existing childrens' play area - There is an existing, well used, children's play area, directly bounded by Braybrooks Way. With an

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increased number of vehicles using Braybrooks Way to access the proposed residential development, comes the increased risk to the safety of children using this existing amenity.

3. Insufficient availability of local school places - Moulton Chapel Primary School is small and currently at, or very close to, capacity at present; as is nearby Moulton Primary School. The other local school, Weston Hills Primary School, is currently oversubscribed and unable to meet local demand. Due to the lack of spaces at Moulton Chapel Primary School, should the above proposed residential development be approved, the additional number of residents in the village will be forced to put their children in schools outside of walking distance. This will result in further additional vehicular movements which will exacerbate the issues raised in points 1 and 2 above.

4. Insufficient local GP practice places - With no GP surgery in the village, the nearest surgery is in Moulton, some 3-4 miles away. I myself am a patient at Moulton Surgery and I already have difficulties in obtaining a GP appointment, in most cases having to wait up to 2 weeks to get an appointment. I believe this is a sign of the surgery being overstretched in terms of GP to patient ratio. I do not believe the above development should be authorised while there are insufficient GP patient places in the area at present. An increase in population would only exacerbate the issues faced by existing residents / patients.

5. Insufficient existing bus service to village - the existing bus service is limited and would not be practical for any resident on the proposed residential development to use as a way of commuting to and

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Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

from work for a typical 9am-5pm job. This would again promote a reliance on car journeys, increasing still further vehicle movements through the village and in particular Braybrooks Way / St James Way roads - issues relating to which are outlined in points 1 and 2. This also raises questions with respect to the sustainability credentials of any development on the proposed residential site, due to the dependence on car journeys.

6. Insufficient local amenities within Moulton Chapel - currently there is a small grocery shop and small butchers within the village. The small grocery shop only stocks limited, essential, provisions. The present facilities in Moulton Chapel in respect to provisions, are not sufficient for residents to do a weekly shop. Presently residents of Moulton Chapel have to travel 8 miles to either Holbeach or Spalding to do a supermarket shop. Due to this situation and dependence on car journeys, an increase in population due to the proposed residential development will increase vehicular movements further both in the village and through Braybrooks Way / St James Way. Again, this also raises questions in respect to the sustainability credentials of any development on the proposed residential site due to the dependence on car journeys.

7. Construction Access - Should access for construction vehicles for any development on the proposed development site be via the existing estate roads (Braybrooks Way / St James Way), I feel the level of disruption to residents of the existing estate would be of an unacceptable level, given that any proposed development would be undertaken over a matter of years rather than months. Once more, heavy

construction traffic and delivery vehicles would have to pass directly adjacent existing children's play area and would have exactly the same issues as those outlined in points 1 and 2 above.

8. On road parking and access - Currently along Braybrooks Way and St James Way on road / pavement parking is common place due to lack of provision for visitor spaces and second or even third cars for existing properties. This has led to safety issues with regards to pedestrian and road user safety in the present situation. However, should the proposed residential development be approved and Braybrooks Way / St James Way be used as access both during construction and for the residents of the finished development, the issue of on road parking will exacerbate the safety issues raised relating to increased traffic flow in points 1, 2 and 7 above.

9. Emergency vehicle access - furthermore to point 8 above, should the proposed development be accessed solely via the existing Braybrooks Way / St James Way estate roads, on road parking / poor parking that currently exists on may very well pose an obstruction to large emergency vehicle access. Should there be no alternative access point this situation could, at its extreme, endanger lives.

10. Insufficient capacity of existing utilities - Should the connections for utilities to the proposed development site be via those currently in use within the existing estate (St James Way / Braybrooks Way). I do not believe these have been installed in such a way to cope with the additional demand of the proposed residential development. Should the existing utilities (foul and surface water drainage in particular) within Braybrooks

Way / St James Way require upgrading, this would result in an unreasonable level of disruption to residents on the existing estate / Moulton Chapel.

11. Lack of mains gas supply - Moulton Chapel does not have a mains gas supply. Given the overarching trend of increased energy prices over recent history, it does not seem sustainable or sensible to potentially place a development of this scale in a village where any resident of which would not have the full range of energy forms available to them. A lack of choice in available energy forms would result in the best value tariffs potentially being unobtainable to new residents. Given this issue I feel it would be more sensible for development of this scale to be located in towns / villages that have a mains gas supply.

12. Consumption of green belt / rural landscape - While I acknowledge the need for the provision of housing in the South East Lincolnshire Area, I feel that the village of Moulton Chapel is a rural / agricultural community that benefits from the open areas and agricultural landscape within which it lies. Rural landscape and green belt land is precious and once gone, it is gone forever and I feel there are better suited towns and villages in the area that can provide the necessary sites for housing without there being such a significant impact on the rural landscape that the scale of the proposed development would have on a small village such as Moulton Chapel.

13. Ecological impact associated with loss of agricultural land - I understand that in terms of the scale of the South East Lincolnshire area, the loss of a single agricultural field will not have a significant ecological impact, but within the proposed development site, I

have observed ever increasing activity from Buzzards and smaller birds of prey such as kestrels and barn owls. The proposed residential development could well have a negative impact on this and other forms of nature, both during construction and in its final state. Considering this potential for impact on current ecological activity, it must be logical that more built up areas which currently do not benefit from significant ecological activity at present, are better suited for residential development.

14. Loss of views to rural landscape to existing properties - A significant number of existing properties along Roman Road, Braybrooks Way and Wiles Avenue currently benefit from views over open fields. Whilst I understand that within land law and planning regulations there is no right to a view, I feel that the enjoyment of existing views to such a significant number of properties provides an important residential amenity to those properties. Therefore given the potential adverse impact on such a number of properties that stand to lose this amenity, should the proposed residential development site be approved, the loss of the rural view is not necessarily irrelevant to the planning decision and should be taken into consideration.

In summary, as the particular residential development site in question, was not approved in the last long term planning development review, I do not believe that amenities within the village of Moulton Chapel have developed or increased in capacity significantly and in many cases, such as school places and GP practice places, will have actually reduced in capacity over this period. Therefore unless planning regulations / parameters have altered significantly since the last time

the proposed development site was not approved, I do not see how it can be approved this time.

I trust that the above points will prove pertinent and be given close consideration. I look forward to a fair and just decision being reached.

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ID1: 295 comment_author: Matrix Planning Ltd.

comment content:

OBJECTION is raised to the exclusion of Mou 28 from this development site. (This objection should be read in conjunction with the support given to the inclusion of land to the east - Mou29)

Drawings to show satisfactory and sustainable development are sent separately by email .

The site is suitable for development - access from Woodgate Road is no longer relied on as the owner has recently secured control of the garage site (25 Roman Road) now offering access onto Roman Road. A new shop/commercial unit will replace the garage.

Impact on a listed Mill to the rear of the properties on Roman Bank, whose setting might be impacted by development, is addressed by a layout that introduces open space in close proximity to the Mill . New public access to this land creates a new aspect, a view hitherto unseen.

The further development of Mou028 will allow for:
Connection between the community centre and the Park (subject to Parish Council agreement)
The completion of a linear route on the south side of the village.

Officer Comment:

The housing figure for Moulton Chapel was reduced from 150 to 130 for the July consultation owing to the dwelling capacity of the sites available, and the site specific issues discussed in the report.

If this site is included the housing total will be more than the original 150 at 171. Mou028 has already been slightly included as a consequence of increasing Mou029 to the new access.

The site is to the rear of Moulton Chapel Mill a grade II* listed building. The site is a large open field with open Fen beyond. The site contributes to the wider setting of the mill. Its urbanisation would impact on that setting. Any development proposal would need to be informed by a Heritage Impact Assessment which would need to assess its impact on the wider setting of the mill and how the proposal would seek to address this.

Officer Recommendation:

There are public objections to the scale of the development proposed in Moulton Chapel and it is not therefore considered reasonable to increase the number to accommodate this site.

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

ID1: 296 comment_author: Matrix Planning Ltd.

comment content:

SUPPORT is given to the inclusion of Mou 029 . This support should be read in conjunction with the objection above to the exclusion of land to the west - Mou28.

The inclusion of both sites will give rise to a more comprehensive development with clear local benefits. However, please note that the previously proposed access has changed. The owner now has control of a new access via the present Mouton Chapel Motors site at 25 Roman Road, and it is requested that you now reflect this alternative access in a revised site boundary. The new development will allow for a replacement shop/commercial unit, as well as this new access.

It is also noted that your development phases are in years 6-10 of the plan. However, the first phases of implementation are more likely to occur earlier in the plan period (years 2-5).

These comments are made is on behalf of the owners of this site, and are supported by preliminary drawings sent to the Council.

Officer Comment:

This site was submitted with an access onto Roman Road through a small farm yard. The agent is now advising the access has changed to a commercial site further to the west and requests the site is extended westwards to join this new access point. The agent also refers to Mou028, which was not put forward as a Preferred Site for Development owing to possible impacts on the listed mill and having a poor sustainability appraisal score. There were also public concerns about access onto Woodgate Road, which the Lincolnshire County Highways had advised would be unacceptable. Extending Mou029 westwards would include part of Mou028 as together they extend from Cekhira Ave to Woodgate Road. The preliminary drawings indicate 46 dwellings on the extended Mou029, and a possible footpath between the playing field behind Cekhira Ave and Woodgate Road, where the village hall is located. Public open space is also shown around the listed mill, to protect its setting.

Officer Recommendation:

It is not considered that the four comments received call into question the site's suitability for allocation. Consequently, it is considered that site Mou029 should be slightly increased and taken forward as a Housing Allocation.

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ID1: 297 comment_author: Julia Beasley

comment content:

I would like to object to the planned development of new houses in the Local Plan for Moulton Chapel and raise my concerns.

The revised Local Plan for 130 dwellings is still a large amount, considering the size of the village and considering there will still be new builds in following years that these plans don't take into account.

This is a rural village and most residents would say they live here because of this, they want a 'village way of life'. The impact this size of development will cause is considerable. The amount of vehicles these developments will bring into the village will make the roads busier and alter the dynamics all round. With 130 new dwellings this will probably be an extra 200 plus cars in the village, has this been taken into account and the impact this will have? The village would be used as a commuter belt for city workers which would have a detrimental impact on its character and alter the lives of the existing residents and put extra demand on services. Would the existing village primary school cope with more pupils? Can the GPs surgery 6 miles away and dealing with surrounding areas be able to take on more patients? Dentists are also about 6 miles away, if they have places. The bus service is almost non-existent.

Where is the access road for the site MOU 29? Woodgate Road is unable to cope with two-way traffic now. The road is already badly deteriorated, subsidence, pot holes and floods every time it rains, the road becomes a lake. It is already heavily developed

Officer Comment:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. The access for Mou029 will be off Roman Road. The utility and other service providers have been contacted to provide evidence for the Infrastructure Delivery Plan which will accompany the Local Plan. Developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs.

Officer Recommendation:

It is not considered that the four comments received call into question the site's suitability for allocation. Consequently, it is considered that site Mou029 should be slightly increased and taken forward as a Housing Allocation.

and further properties filling in any empty spaces are currently underway. Already four new properties on Woodgate Road around The Plough public house and two under construction on The Plough site there is no room left to build, indeed most of Woodgate Road is built on and additional developments are under construction further along Woodgate Road.

With the continual urgency of building on every available area it makes living conditions for existing residents more trying and inconvenienced. Just this week while trying to visit a property in Moulton Chapel I couldn't get to park on their drive, which by the way is an ample drive for visitors and residents to park on, because the entrance was blocked by a neighbour's visitor because their property doesn't have anywhere for visitors to park. This is happening more frequently and more thought should be given to the part vehicles play in today's living as there are more and more vehicles, most houses have at least two, yet these new builds/developments barely allow parking for one vehicle consequently the roadsides are becoming clogged up and blocked by on-street parking and is a danger to both other road users and pedestrians. Woodgate Road is a prime example of this and would therefore cause more problems if this was to be used to access a new development. Roman Road has the same problem and is also a busy road for an access road to come off it, with several businesses on this road, also again with on-street parking.

The speeds vehicles enter the village is in excess of the 30 mph speed limit now, there are also works traffic, lorries etc. Planning and developers who don't live in the village need to know what happens here.

Has any thought been given to the wildlife and environment of this area? These are open fields, agricultural land, that will then be built upon.

Will traffic be monitored?

Are there plans to treat and re-surface the roads?

Any plans for how the drains and fowl sewerage works will cope?

Will there be any traffic calming measures put in place?

Will primary school places be increased?

Has the GP's been consulted?

Will the environmental impact be monitored?

Whilst understanding the new Local Plan dictates we have to have more new houses in quantity rather than the minimal infill, I think this amount is too many.

What beneficial contribution will all these new houses make to the village community and what impact on the existing residents? It will no longer be the rural village and village life that existing residents enjoy and know and why they live here.

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ID1: 298 comment_author: James Conroy

comment content:

I wish to raise objection to the proposals contained within the South East Lincolnshire Plan relating to Moulton Chapel in general and in particular to those relating to the re-designation of Agricultural Land to Residential as outlined for Residential Development site MOU42 and MOU29 as follows:-

HOUSING:

Planning permissions have been granted for the development of over 2000 new homes at Spalding Common which is within 2/3 miles of Moulton Chapel. In addition, there are new housing developments at Cowbit and Moulton where planning permissions have been granted and which will provide 78 new homes within 2 miles of Moulton Chapel. These planned developments, some of which are already under construction, will meet the foreseeable needs of the area for the next ten years

Previous submissions have stated that within a 10 mile radius of Spalding there are 1073 houses (excluding bungalows or flats/apartment) for sale and that volume has remained unchanged for two years. This would tend to indicate that demand for housing within the area is low. Additional new homes is likely to lead to an excess against demand/need.

INFRASTRUCTURE:

Education the County Education Department has previously commented that there is a lack of local capacity at primary and secondary level. Local demand for places at Moulton Chapel is not being met despite the recent use of temporary classrooms which has led

Officer Comment:

Mou029

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. Developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. The preliminary drawings indicate a new shop unit adjacent the new vehicular access to the site on what is currently Moulton Chapel motors. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs.

Mou042

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs. Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to

Officer Recommendation:

Mou029

It is not considered that the four comments received call into question the site's suitability for allocation. Consequently, it is considered that site Mou029 should be slightly increased and taken forward as a Housing Allocation.

Mou042

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. It is in Flood Zone 1 and is thereby sequentially preferable to other settlements. It is considered that reducing Mou042 does not overcome the concerns of residents and could increase the impact of development upon them owing to them living on the sole access to a site. The total site provides the opportunity to produce a better form of development. It is therefore considered Mou042 is a suitable site. Deleting the site is not acceptable as it would leave one site and place "all our eggs in one basket". Also the housing numbers would have to be placed elsewhere in a worse Flood zone.

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to the building of new classrooms. Further development at the school is constrained by similar demand within Lincolnshire for school places which will limit further funding locally; lack of room for further buildings; lack of qualified and experienced staff.

Health: It has been commented in the response to by the planning authority that the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients. This is a generalised response and does not specifically relate to the communities of Cowbit, Moulton Chapel, Moulton, Weston and those surrounding. It is acknowledged that the local GP's surgery in Moulton is already near to capacity, with two of the four partners planning for their retirements in the near future and certainly within the lifetime of this development plan. The need to recruit replacement GP's is apparent and this can only further impact adversely on existing provision. As has been stated in these papers: county wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase, as is indicated by the actions of the Lincolnshire Health Authority in reducing the opening hours of the A&E department at Grantham Hospital.

Transport - Public Transport is inadequate and with continued budget cuts by South Holland Council, it is unlikely to improve. This will only lead to an increase in the need for private car journeys.

Roads Single carriageway roads have seen a marked increase in use by heavy goods vehicles since the

have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc.

The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements.

If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining

opening of the new A16 road between Spalding and Peterborough, an unforeseen consequence of satnav and an improvement to the regional road infrastructure. In addition, there has also been an increase in local traffic as a result of the development at St. James Way, where approximately 50 new homes were provided 15 years ago. The roads and pavements are in a poor state of repair: the roads are narrow and parked vehicles restrict a safe passage. These problems will be exacerbated with the introduction of almost 100 new homes, many of the owners of which will have two cars. The risk to other road users and pedestrians, especially young children walking on to school will be increased.

Flood Risk: Sewage I would reiterate the many objections that have been raised by other respondents in regard to flood risk and sewerage.

Land Use: It would be short sighted at this time to allow valuable agricultural land to be lost when the effects of our exit from the European Union on or future food production needs is unknown. Once lost it cannot be replaced.

Local Amenity Moulton Chapel boasts a small butcher; a garage with repair workshops; a small sub-post office providing newspapers and a very limited range of groceries; and two public houses. Whilst we are well provided for with liquid refreshments the local grocery store/sub post office is inadequate for the existing needs of the village and will not meet the needs of an enlarged community which will rise to increased rise in road use as local residents travel to Spalding or Peterborough for their household requirements.

agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

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ID1: 299 comment_author: Claire Gambier

comment content:

I have moved into Moulton Chapel 3 months ago to be told by a neighbour there may be further development adjacent to the estate we live on. It does seem to all of us living in the UK that Government will not be happy until every blade of grass has been built on. What is completely unacceptable at Moulton Chapel is the total disregard being shown to the impact on the existing community. Instead of developing in a sensitive way the proposal is for another 78 buildings which is double the existing development. Not only is the proposal riding rough shod over the community, there is no proposal for increased infrastructure of even putting in the correct level of access. 78 new houses is at least another 156 vehicles using the same tiny roads creating noise and traffic pollution in an established residential area, clearly this is not acceptable to anybody and new access from the main thoroughfare is obviously what is required. The idea that planners can approve 'just using the road through the other estate' is completely irresponsible. Correct and safe access needs to be provided for any new development and that should be the first consideration. I would have thought you would all know about that. Incidentally don't you think the appalling brown field sites in Spalding, which are a complete eyesore, should be developed before areas in the countryside?

Officer Comment:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs. Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc. The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements. If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

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There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

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ID1: 300 comment_author: Mrs J Carter

comment content:

On recently hearing about the draft consultation local plans for South East Lincolnshire to be submitted by the 12 August I have looked at the proposals and maps for Moulton Chapel and surrounding areas and have the following concerns and objections to make about the above. Any new developments should not be to the detriment of the village residents and should improve the infrastructure, businesses and community. How important is agricultural land when it is important for growing crops?

Agricultural land is very important for growing crops to help feed the ever increasing population. Why should excellent agricultural land be considered for a change of use when there has been planning permission granted in the local area for at least 2000 houses to be built, previous to 2016, on Spalding Common (2 miles away), in Cowbit and Crowland.

Land stability: Are the roads in and around Moulton Chapel strong enough to cope with the extra load bearing vehicles used over a long period of time? Due to subsidence some of the footpaths and roads flood causing water spray from passing motorists. Roads, pavements and grass verges are not normally maintained during construction and could cause greater subsidence, slippery surfaces and localised flooding which is not acceptable.

Safe Roads, Junctions and Proper Visibility is paramount: More traffic will cause more congestion especially as the roads in and around Moulton Chapel are used by a variety of traffic including, horse and trap, cyclists, agricultural, 40 ton HGVs, pedestrians etc. Can congestion of narrow roads by the contractors' vehicles be avoided to allow vehicles to pass in safety? The line

Officer Comment:

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of sight (visibility splay) from a car will be affected when driving from parking areas and children and pedestrians could be put at risk without appropriate crossing places.

In some areas of Moulton Chapel lighting and visibility is poor especially when there is low lying fog.

Braybrooks Way Moulton Chapel: Extra traffic along Braybrooks Way and by the childrens parkway is not acceptable and a public footpath would be better. The dead end road that goes to a field could be an infrastructure that could be improved over time.

What is the purpose of the proposed housing development? Is it to create affordable housing or a dormitory town for somewhere else? A dormitory town for a small quiet village could destroy the community ethos, traditions and rural farming way of life. It is pointless to provide housing for people if they cannot afford them or have access to jobs. Why provide cheaper housing for landlords to buy and then rent? How frustrating for many first time buyers who already pay high rents, save for a substantial deposit and live. Houses are expensive including ones that come under the term 'affordable'. How affordable are houses when there is no mains gas, services available from some mobile networks are not good and transport mobility is more convenient owning a car. Is the infrastructure of Moulton Chapel sufficient to meet the needs of an expanding population: Few public bus services run through the village to transport people to jobs, schools, shops, dentist and medical services. The recent OFSTED report states that Moulton Chapel only has a small rural primary school, possibly places could be limited so rather than walking to school car ownership is needed.

Primary schools in the surrounding villages like at

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Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.

Weston Hills and Moulton could already be full so the council may need to think about building extra schools. There are no senior schools in Moulton Chapel so pupils travel on school buses. Would the council and schools be able to provide the extra transport if needed?

One could assume that a new residential estate would boost trade for the Moulton Chapel quality butcher, friendly shop and post office, efficient motor garage, only about 10 % of the current residents support these traders so how much more trade would a new residential site generate and would the traders be able to cope with the extra demands if trade was increased? What can be done to help the small traders in Moulton Chapel? The one part time hairdresser is popular by demand with a long waiting list, two delightful chapels seat in the region of 40 and St James all being well is to be renovated but they really only meet the needs of a small community.

Nature: What will happen to existing trees located on the boundaries? How will existing trees and any new trees be maintained? Will they be pruned to allow visibility and root balls checked for instability and overcrowding of ground space. If trees are cut down how will this affect the habitat and lives of existing wild life such as birds, (herons, barn owls, haw finches) insects (dragon flies like the rare hawk) and reptiles as in frogs maybe even the pool frog. Other concerns: Would the sewerage be adequate if extra housing is built and when would the updating if needed take place?

The reasons why a change of use of any agricultural land to a residential development should be carefully considered as the conceptual proposal can have a great impact on the locality. The quiet way of life is what a lot of residents have moved here for and although extra

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activities are needed to help improve and maintain the social community a larger dormitory community is not always the answer for Moulton Chapel. Certainly for quite a few of us the views across the fields are outstanding and once the land is built upon farmers no longer can generate any income. The infrastructure of a small village needs to be researched and improved, small traders helped to identify their needs prior to building a lot of new homes.

A small petition was also included with this letter containing 8 names from 6 addresses in Benton Cl and St James Way

ID1:	301	comment_author:	Environment Agency
comment_content:	Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied may be required in order to avoid environmental harm.	Officer Comment:	Anglian Water have been consulted and have commented.
		Officer Recommendation:	No change to the approach is required.

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ID1: 302 comment_author: Anglian Water

comment_content:

All of the proposed housing allocations in this area are expected to require improvements to the existing water supply and foul sewerage networks to enable development to come forward on 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.

ID1: 303 comment_author: Mr A Louis

comment_content:

With reference to the above application, we wish it to be known that the original application, made by a third party on our behalf, should have been revised. We wished to make the application for the area of existing farm buildings, plus entrances, in the southern section of area Mou13. The area is currently in use as farm buildings, but we feel it is likely that they will become redundant during the period 2016-2035. Consequently we would request that this area be included for future brown field development. The brown field area represents approximately 20% of the area of the original application Mou13.

Officer Comment:

The site is on the edge of the village, away from where more centrally located development sites are being allocated. The emerging policies in the local plan would support conversion to other business uses but not necessarily residential.

Officer Recommendation:

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 Mou013 should not be taken forward as a Housing Allocation.

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ID1: 304 comment_author: Mr & Mrs P Koczka

comment content:

We strongly object to the above, especially the intention to access this new housing development through our existing estate. Also the fact of possibly thirty plus cars using the above access into what has become a very busy and dangerous road, regardless of a thirty mile limit.

Officer Comment:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. In meeting the identified growth proposed the Local Plan will have to demonstrate how additional infrastructure needs can be met and how site specific considerations will be assessed. Development of agricultural land is a reality where few brownfield sites are available to help meet arising housing needs. Mou042 comprises two other sites, Mou014 and Mou034, which were submitted to the SHLAA first, and extra land. They are all submitted by the same agent and have a common owner. Mou017 is also surrounded by these sites and has a different owner. It would be preferable for the sites to be developed comprehensively using access points onto Braybrooks Way and Roman Bank. It would be necessary for it to have its own open space, in accordance with local plan policy and developers will be required to improve infrastructure where their impact upon it justifies improvement. Normal maintenance is the responsibility of the infrastructure provider. Many of the concerns raised are not peculiar to Moulton Chapel such as: developing agricultural land, Dr's and School capacity etc. The public objections generally consider Mou042 as too large. Some do not like Mou034 but see it as preferable, which indicates the scale of development proposed in Moulton Chapel is an issue and this links with section 2 above. However, Moulton Chapel is in Flood Zone 1, which is sequentially preferable to other settlements. If the Preferred Housing Site, Mou042, was reduced to Mou014 and Mou034 the visual impact for residents

Officer Recommendation:

Moulton Chapel has a relatively high score in terms of sustainable facilities which is comparable with other Minor Service Centres. It is in Flood Zone 1 and is thereby sequentially preferable to other settlements. It is considered that reducing Mou042 does not overcome the concerns of residents and could increase the impact of development upon them owing to them living on the sole access to a site. The total site provides the opportunity to produce a better form of development. It is therefore considered Mou042 is a suitable site. Deleting the site is not acceptable as it would leave one site and place "all our eggs in one basket". Also the housing numbers would have to be placed elsewhere in a worse Flood zone.

backing onto the site from the St James Way development would not change from that viewed if Mou042 was developed. However, they cannot be developed together without Mou017, which has a different owner. To prevent this being a ransom strip the Preferred Housing Site would need to be modified so that vehicular access can be linked through to Roman Bank from Braybrooks Way.

There is a gap between the end of Braybrooks Way and the edge of the site, but we are advised there is not a ransom strip. Developing Mou34 would have more impact on the residents of St James Way / Braybrooks Way because it would be the sole access for construction and the eventual residents. The objectors are concerned about highway width and geometry but Lincolnshire County Highways are satisfied with this as an access road.

Mou014 can be developed from Roman Bank but if Mou042 is reduced in size to it, the remaining agricultural land would need to be accessed through it, as it is the shortest route to a main highway.
