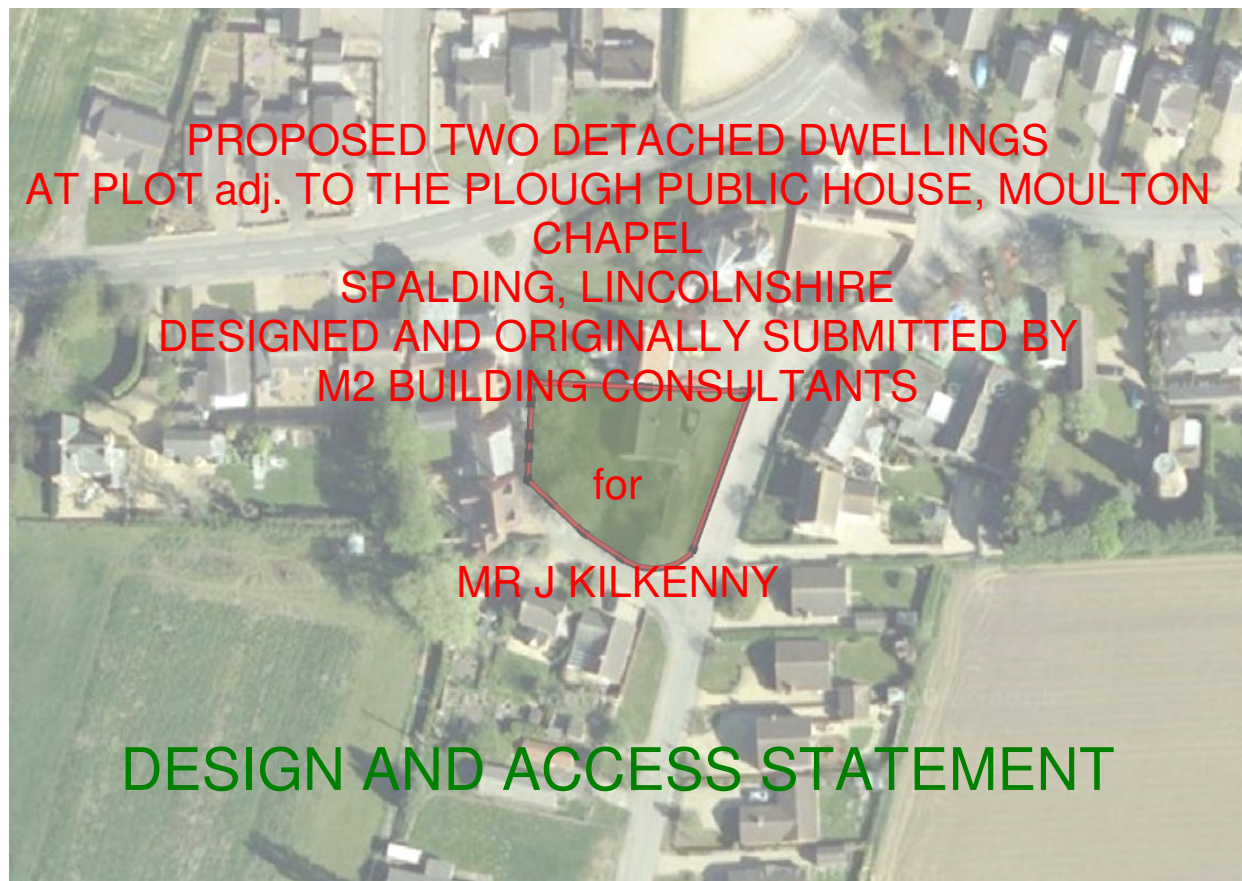




1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located within curtilage to the south of The Plough Public House, Moulton Chapel, Spalding, along the already established developed section of Woodgate Road.
- 1.2. The site had the benefit of planning permission H13-0994-08. However this expired February 2015. Hence the reason for this resubmission of the scheme.

2. SITE ASSESSMENT

- 2.1. The site sits within an established row of mixed single storey and two storey dwellings at the northern end of Woodgate Road, adjacent to the Plough Public House, which is no longer trading and has planning permission to convert into residential use.
- 2.2. The site is in a residential area and occupies a prominent position within the village. There is a Grade 2* listed Chapel of ST James to the North and the Grade 2* listed

old mill close by to the East. The quality of the design and materials specified reflects this.

The site is overgrown and the property has not been well maintained since the closure of the public house some ten years ago, which is having a detrimental impact to The visual amenity of The immediate area.

2.3. North of the site Woodgate Road meets Roman Road and the village centre. Where again we see a mix of single storey and two storey dwellings as well as some commercial properties.

2.4. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.5. According to the Environment Agency Flood Maps, the site sits within Flood Zone 1 and therefore there is deemed to be no risk of flooding

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the previous Approval

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design is as previously approved in Approval H13-0994-08

4.2. The design of the proposed dwellings which are the subject of this application is intended to reflect and reinforce the traditional buildings seen in the area and will enhance the housing stock of the District.

4.3. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with a general store, butchers, place of worship and public houses within less than a few minutes' walk. The village also has thriving community facility.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. Moulton Chapel is defined as a 'Group Centre' where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.

5.4. A bus service operates along Roman Road, with bus stops very close to the junction with Woodgate Road, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally.

6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Moulton Chapel.