



# m a t r i x

## p l a n n i n g

Phil Norman  
South Holland District council  
Planning Department

08 September 2017

Dear Sir,

**Land south of Roman Road, Moulton Chapel, PE12 0XQ**

**Revised scheme:**

**Proposed development of up to 58 houses with access from the site of M. Chapel Motors (with garage buildings at No 25 Roman Road to be removed).**

***Applicant: Woodgate Farms***

This revised proposal is made in outline with all matters reserved apart from vehicular access from Roman Road. There is capacity for up to 58 houses at a typical local density of 20 houses per hectare, with details of design and layout to be agreed at subsequent stage.

A previous application (H13-1280-16) for up to 78 houses on a larger site has been withdrawn.

The application comprises the following drawings and documents

- a - Revised site plan September 2017
- b - Site survey - prints at A0 size
- c - Proposed Roman Road access 2721 - 02B - A3
- d1 - Cover letter 08.09.17
- d2 - Planning Statement - Sept 2017
- e - FRA Roman Road Moulton Chapel
- f - Drainage Strategy, Roman Road, M.Chapel
- g - Archaeological Review Moulton Chapel DBA
- h - Part 1 of 4 -Ground investigations Report -Main Rpt
- i - Part 2 of 4- Ground investigations Report - Appendix 1
- j - Part 3 of 4- Ground investigations Report, Roman Road, -Appendices
- k - Part 4 of 4 - Ground investigations Report, Roman Road - Appendices

### **Outline of the case.**

Our broad case to support the development is that it is needed as an important element of housing land supply. All Councils are now obliged to ensure they have an adequate supply of housing land. South Holland District Council does not have anywhere close to the required five-year supply of deliverable housing land. Consequently, the Council's housing policies that define where housing should be located are out-of-date under the terms of national planning policy (paragraph 49 of the National Planning Policy framework or NPPF).

In these circumstances, paragraph 14 of the NPPF tilts the balance in favour of development and advises that planning permission should be granted, unless *'any adverse impacts of*

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*doing so would significantly and demonstrably outweigh the benefits, when assessed in this Framework taken as a whole' or where specified policies indicate that development should be restricted. We show that the development would not be harmful to the character of the village nor the local and/or wider landscape.*

The proposals are shown to constitute sustainable development in terms of the NPPF taken as a whole. It accords with all the dimensions of sustainability in paragraph 7 of the NPPF in that it performs a beneficial economic, social and environmental role.

In overall terms the following key qualities are apparent:

The development is close to the village centre, and housing here will be a logical village extension (*as show with images at the bottom of this letter, an exactly identical site has already been recognised as suitable for development in the Submission draft of the emerging South East Lincolnshire Local Plan*).

Moulton Chapel is high in the present settlement hierarchy for South Holland. It is a Group Centre in the old Local Plan where Policy HS6 already allows some housing development. It is a Minor Service Centre in the emerging new plan where growth is encouraged. It has already been demonstrated to be a sustainable location.

The site is well located for village facilities. A strategic decision to allow the further expansion of Moulton Chapel southwards recognises the land is better located relative to the centre of the village and services than other sites that may arise.

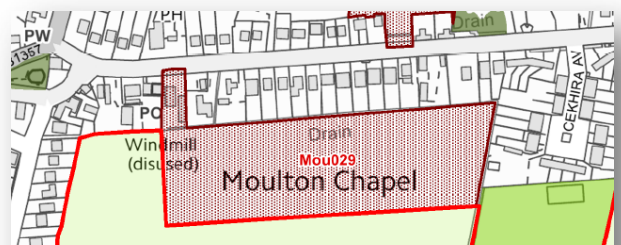
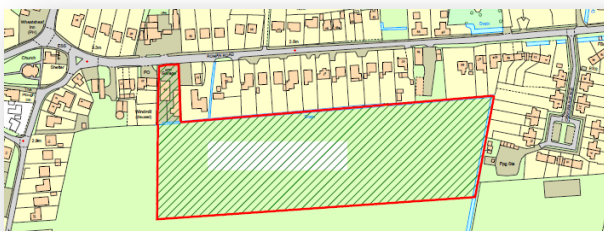
### **S106 provisions**

The development will require a planning legal agreement to ensure in accordance with the Council's policies that affordable housing is provided (1/3 of the housing will be a mixture of rented, shared ownership or starter homes).

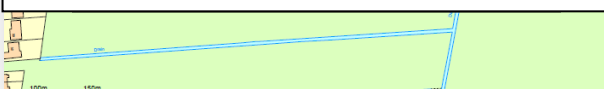
The applicant's legal representative is: [david.hicken@maplessolicitors.com](mailto:david.hicken@maplessolicitors.com)  
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Yours sincerely,

Gordon Smith, MRTPI



Images above show the application site compares to the Emerging local Plan site allocation.



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