Land South of Roman Road,
Moulton Chapel, PE12 0XQ

Revised proposal
Proposed development of up to 58 houses with main access from the site of M. Chapel Motors (garage buildings to be removed)

Planning Statement

Applicant: Woodgate Farms Ltd.

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1. Summary

This is a revised application for 58 houses, and is submitted following withdrawal of application H13-1280-16 for 78 houses.

The key difference between the previous application and the present one is the omission of recreational open space behind the listed windmill, and the overall reduction in density of the built element of the site.

As there is no recreational development now proposed at the western end of the site, the previously associated footpath connection to Woodgate Road is also omitted. This is to preserve the agricultural integrity of the remaining land.

The application is still in outline and based on a typical density of 20 houses to the hectare (a local plan standard) up to 58 houses may be accommodated on this 2.93 hectare site.

Open space will be included at the local plan standards of 14% of site area.

All Councils are 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of deliverable housing land, and so the Council's housing policies that define where housing should be located are out-of-date under the terms of national planning policy (paragraph 49 of the NPPF).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 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 heritage assets, nor to the character of the village nor the local and/or wider landscape.

As there is not a five-year supply of deliverable housing land, for the proposal to be resisted it would need to be demonstrated that the effects of granting permission for the proposed scheme significantly outweigh the benefits.

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 by:

- delivering up to 58 much- needed, high-quality, potentially energy efficient family homes (including affordable houses), in a sustainable location with easy access to local services;
- providing a significant boost to the local economy through the attraction of additional spending power to the area, with spin-off benefits for local businesses;
- creating a significant number of jobs at the construction phase and attracting funding through the New Homes Bonus scheme;
- developing in a location which has public transport services to nearby towns and good pedestrian connections to the village;

In overall terms the following key qualities are apparent:

- The development is close to the village centre, and housing will be a logical village extension as has been recognised in the draft emerging South East Lincolnshire Local Plan.

- The principle of a new allocation is sound. This site is part of a settlement where substantial new housing is appropriate. Moulton Chapel is high in the settlement hierarchy for South Holland. It is a Group Centre in the old Local Plan where Policy HS6 already allows some housing development. It is a Minor Service Centre in the emerging new plan where growth is encouraged.

- The site is well located for village facilities. A strategic decision to allow the further expansion of Moulton Chapel southwards recognises the land is better located relative to the centre of the village and services than other sites that may arise. It could readily link the playing field in the east and Village Hall to the west by providing an off-road route (if the District/Parish Council wanted this connection to their open space).

2. The site and its Location

Moulton Chapel is approximately 6km south-east of Spalding. The site is centred at National Grid Reference TF 2947 1815 and its location is shown on the site location plans (Appendices 1 & 2).

It is an area of 2.93 ha (7.24 acres) south of Roman Road, with a new access to be created by demolition of Moulton Chapel Motors. The agricultural part of the site is presently accessed from Woodgate Road to the west. This is not part of the site.

The site of M.Chapel Motors (the new entrance) provides access from Roman Road.

With the exception of the new access the site is outside the present development boundary for the village, being open countryside in agricultural use (Grade 1).

The southern part of the site comprised a field recently (summer 2016) planted with wheat.

The northernmost element of the site of the site contains the operational Moulton Chapel Motors (opened 1960); who wish to relocate. They are a general industrial use and trade as a fuel station, car repair garage, and service workshop.
The garage part of the Garage site is some 1228m2 in size and is mostly concrete surfaced, with a gravelled parking area in the rear south-western part of the site. The garage building is single- storey, with a shop at the front (northern) end, and a workshop to the rear. Another single-storey garage workshop building was also present in the rear south-eastern part of the site. Two fuel pumps are present at the front of the site, with underground diesel and petrol tanks (13,000 litres each) in the north-eastern comer of the site. To the rear of the garage building there is an above ground metal tank used for waste oil storage.

The site as a whole is clear of trees but a few specimens lie outside the site in rear gardens.

The garage site is bounded by a butcher's shop to the north-east and post office to the north-west fronting Roman Road. The field in the rear part of the site is bounded to the north by the rear gardens of houses and bungalows fronting Roman Road or Woodgate Road. A drain lies to the east with houses off Cekhira Avenue further east.

The site stands at an elevation of about 3m 0D on generally level ground. The site is within the Catchment B (Wisemans) area of the South HollandIDB, draining to the south to a pumping station at the South Holland Main Drain 2.Skm distant.

Along Roman Road to the north of the site is a former drainage and reclamation feature, named New Fen Dyke (1186-89). The site is between drainage and reclamation features including; Randall Bank to the east; Goldyke and Asgar Dyke (1205) to the south; and an unnamed bank to the west, on the eastern side of New River.

3. History

- The site has always comprised fields with drainage ditches and an access track bisecting it east-west. The northern part of the site was developed with a garage (Moulton Chapel Motors) by 1960, and a workshop was added in the 1990s.
- The garage is operational, and fuel pumps and covers for underground fuel tanks (one petrol and one diesel) are evident.
- A drainage ditch crossing the field part of the site had by 1950 been infilled.
- A listed windmill is shown off-site to the north-west, and has been converted for residential use.
- A reservoir was built off-site adjacent the south of the site in the 1990s, but was no longer required by the 2010s. A sewage works was shown off-site to the east in the 1970s, the site of which had been converted to a pumping station by the 1990s.

4. Proposed development.

The proposal is for a new residential development, with all matters reserved apart from access from Roman Road as shown.

The density of the scheme is 20 dwellings per hectare. Some 58 houses may be accommodated, with a minimum of 14 % open space.

It is proposed to create a new vehicular access at the site of Moulton Chapel Motors. They wish to relocate their services.

The form of the application.

This application is about securing approval to the principle of housing development with access in the manner shown.

All layout and design matters will be subsequently submitted as reserved matters.

Main parameters for development.

The main parameters for this development are:

- Vehicular access from Roman road at the garage site.
- A minimum 14 % open space,
- Housing facing onto public areas to maximise natural surveillance.
- A mix of house types to meet local needs, including affordable housing at 33%.
- Surface water management to be in accordance with the submitted Drainage Strategy.
- Contamination on the garage site to be addressed by further investigation.
- The development to be carried out in accordance wit the Flood risk assessment.
- An archeological investigation will be carried out prior to development starting.

These requirements may be reflected in appropriate planning conditions.

5. Evaluation

SG1 General Sustainable	
SG2 Distribution of Development	
SG3 Settlement Hierarchy	
SG4 Development in the Countryside	
SG6 Community Infrastructure and Impact Assessment	
SG11 Sustainable Urban Drainage Systems (SUDS) Policy	
SG12 Sewerage and Development	
SG13 Pollution and Contamination	
SG14 Design and Layout of New Development	
SG15 New Development: Facilities For Road Users, Pedestrians And Cyclists	
SG16 Parking Standards in New Development	
SG17 Protection of Residential Amenity	
SG18 Landscaping of New Development	
HS7 – new housing in the countryside.	
HS8 Affordable Housing	
HS11 Open Space in New Residential Developments	

The structure of the following appraisal is informed by the Planning Policy principles shown here from the South Holland Local Plan 2006, as modified by the more up to date polices expressed in the National Planning Policy Framework.

a. The acceptability of the principle of development

The site is located outside of, but adjacent to, the defined settlement limit of Moulton Chapel, as outlined in Local Plan, 2006. In this instance, the relevant policy context would usually be Policy HS7, (New Housing in the Open Countryside). In that context, as the proposal is neither for rural exceptions affordable housing, nor essential to meet the needs of agricultural workers, the application would not normally be supported.

However, the National Planning Policy Framework, 2012 (NPPF), is quite clear in its aim to significantly boost the supply of housing and, as outlined in Paragraph 47 of that document, local planning authorities are required to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Furthermore, they are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5%, to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%, to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

The balance of reasoning is tilted in favour of the development unless it can be demonstrated that adverse impacts outweigh the advantages.

The Council cannot currently demonstrate a 5-year supply of deliverable sites, as per the provisions of NPPF. In the context of the objectively assessed need identified in the Councils Strategic Housing Market Area Assessment (SHMA), and including a 20% buffer by virtue of a persistent under delivery of housing, the Council can only currently demonstrate a 2.9 year supply of deliverable sites, (as of 31/1/16). The Council's Local Plan polices relevant to the supply of housing are considered out-of-date, and the presumption in favour of sustainable development applies.

Moulton Chapel is defined as a 'Group Centre' in the 2006 Local Plan (Policy SG2) and, as such, is defined as a sustainable settlement offering localised services and acting as a focal point for the rural community. It follows that land immediately adjacent attracts the same advantages provided there is no other evidential harm. Policy HS6 therefore applies; as with the NPPF provisions, this allows for restricted growth on brownfield sites within the settlement limits. As part of the site is brownfield, this is a positive measure.

Further support may be taken from the NPPF that supports development that is

'sustainable'. Although a generalised term, the matters was addressed by the emerging South East Lincolnshire Local Plan, (Draft for Public Consultation July 2016). Taking into account Moulton Chapel's level of services and facilities, this document identified the village as a *Minor Service Centre,* with a residual housing allocation of x119 houses between 2011 and 2036). The present site can accommodate up to 58 houses so is well within that figure.

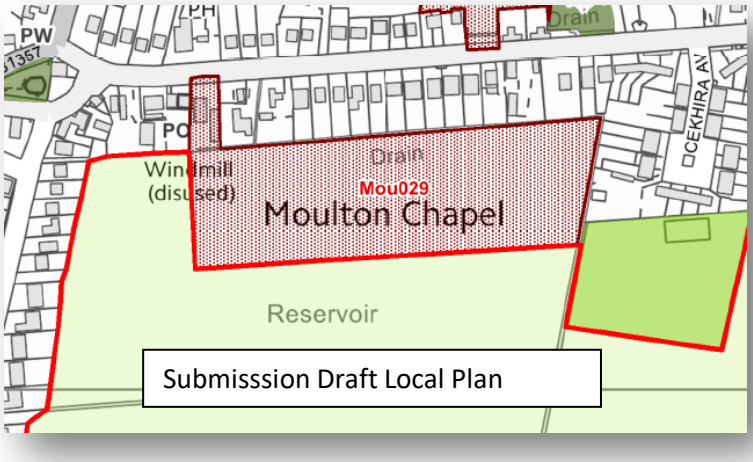
To conclude on the broad principles, the absence of adequate housing land supply means that the present development boundaries have effectively become a very low weight consideration. Such boundaries act to restrict the supply of housing and that is now not a supportable approach. The development is partly brownfield. The development is sustainable, and permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

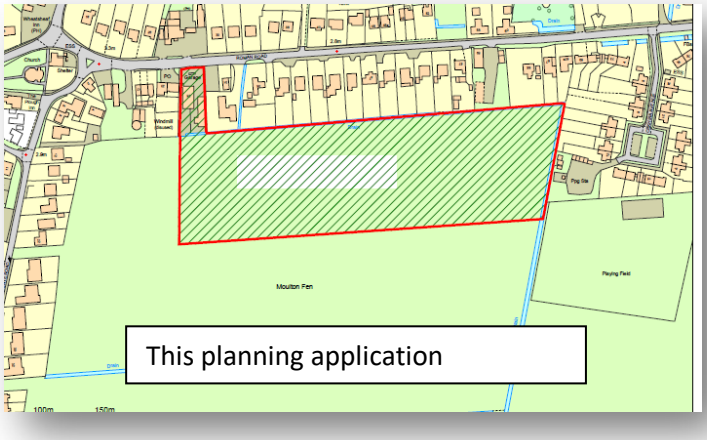
It therefore remains to be determined if any adverse impacts of granting permission for housing dwellings in this location would significantly and demonstrably outweigh the dis- benefits of housing development in this particular location.

b. Assessment against the provisions of the emerging Local Plan

The new local plan provides the most up to date strategic assessment of the capability of various settlements to grow. The Plan has now been submitted to the Secretary of State, so it may be given a fair amount of weight in decision making.

Moulton Chapel is still defined as a location for growth. The present application site exactly matches the Local Plan submission shown below.





c. Loss of high-grade agricultural land

Concern may be raised about the loss of high-quality agricultural land to housing. This site is Grade 1. Most land within the district is either Grade 1 or Grade 2. To deliver the Council's required housing need it is inevitable that some high-grade agricultural land will be lost. Given this context, it is not considered that the loss of this amount of agricultural land (2.93ha) in this location, is an issue that would significantly outweigh the benefits of housing development.

d. Surface water management.

A surface water management strategy is submitted separately. It was written for a larger development but may be scaled down to suit the present application. Its key points are as follows:

The following methods of disposal of the surface water are:
a) The surface water from the roofs of the houses will discharge into a surface water system which will outfall directly into a storage dyke to be formed on the southern boundary of the development
b) It is proposed to construct on the site with impermeable asphalt surfacing. The roads immediately surrounding the public spaces will be cambered towards either a French drain or swales which will discharge into two storage facilities constructed with plastic modular cells. These storage facilities will discharge through pipework into the storage dyke on the southern boundary.

e. Flood risk

A Flood Risk Assessment is submitted separately.

The site is in mainly within Flood Zone 1 as shown on the Environment Agency's Flood Zone map. This site is probably one of the best sites in the area if flood risk is taken as the main consideration.

A key recommendation is that the ground floor level of the proposed dwellings should be 2.90m OD which is approximately 300mm above the existing ground level of the site. It is also recommended that road levels should not exceed 2.70m OD and the public open space should be lowered by 150mm to a level of 2.45m OD.

f. Archaeology

The submitted assessment has highlighted that the site is of overall low to moderate archaeological potential for features of low significance for all periods. This is except for the Romano-British period where the potential is high for potential archaeological features of moderate significance. Finds or features relating to Romano-British date are of moderate-high significance, while agricultural remains dating from the Medieval to Post-medieval period may be considered to be of generally low or low-moderate significance.
Although there has been no previous investigation within the site, the evidence from extant crop-marks and investigations within the wider study area supports the need for field evaluation to establish the presence or otherwise of archaeological features within the proposed development area. This will be secured by a field evaluation carried out prior to the approval of any layout plans.

g. Transport issues and Highway matters

i. Walking and cycling.

The site is central to the village, and is accessible to village services by foot.

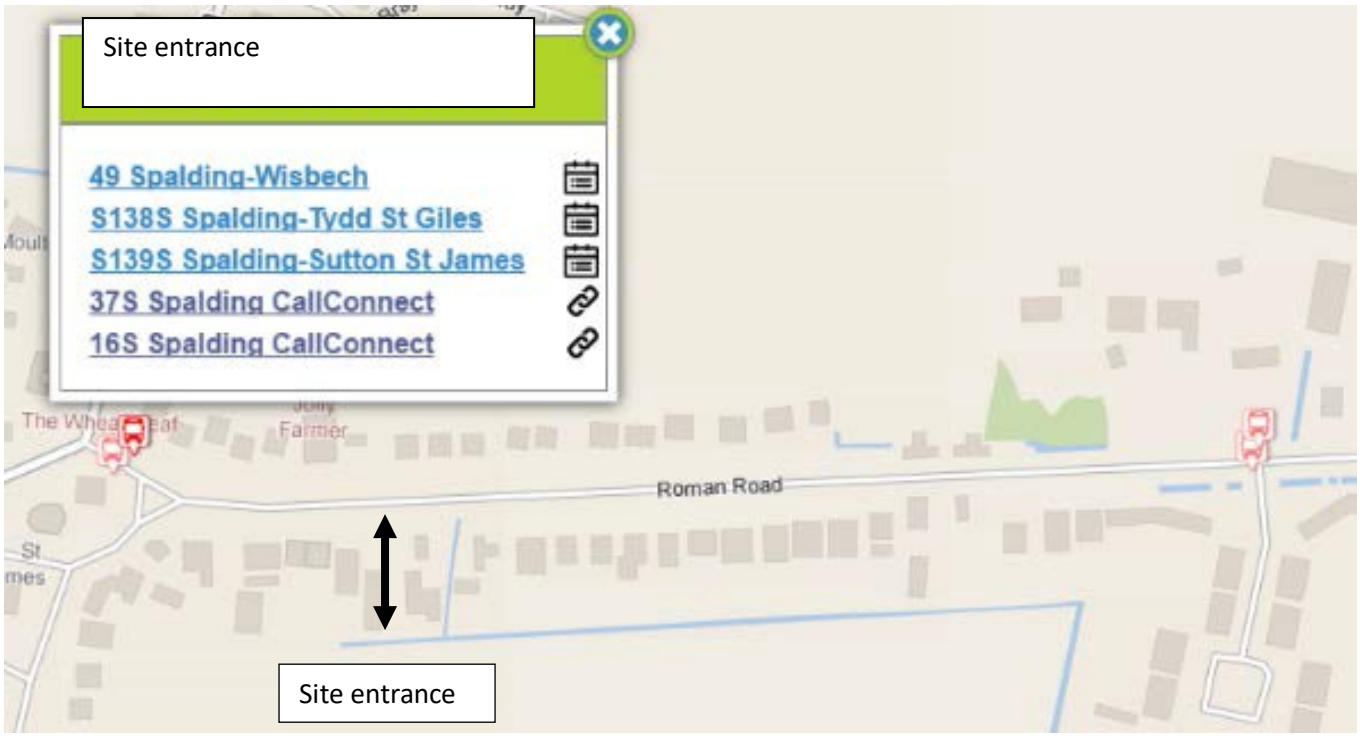
ii. Vehicular access

The access from Roman Road presents optimal visibility with sightlines meeting standards for 30mph roads.

A full topographical survey of Roman Road and Woodgate Road has informed the decision to take an access at the Moulton Chapel Motors.

iii. Public transport.

A regular bus service exists, as shown below. Whilst not presenting the frequency of service that would be preferred, such limitation is common to most rural villages. The Call Connect service helpfully compensates with its flexible service.



h. Impact on Local Character and Appearance

Whilst greenfield development in this location will undoubtedly alter the character of the surrounding area, it is not considered that this impact would be to a degree that would significantly and demonstrably outweigh the benefits of delivering housing in this location.

The character of the scheme is not considered to be contrary to that of the wider village. Although the design of houses is not for a decision at this stage, it will provides for a mixture of dwellings in terms of size, tenure and design and include sufficient open space and off- street parking. The density of the scheme is 20 dwellings per hectare – this is a 'normal' to low suburban or village standard.

Full landscaping details will be secured via condition.

Views of site from the south are remote and those reviews that do exist are not of any recognised landscape value. In the circumstances of the district's low housing supply, it is not possible to protect countryside for its own sake.

i. Amenity

The level of amenity will be appropriate for future occupants. All dwellings will have sufficient levels of amenity space, including rear gardens. In addition, a policy- compliant level of public open space is to be provided within the site, to include a local area of play.

It is accepted that development in this location will alter the appearance of the surrounding area for those residents adjacent to the site. However, there is no right to a view and the development is acceptable in terms of its relationship with the existing built edge of Moulton Chapel.

j. Infrastructure

Concerns may arise from local residents relating to the provision, and strain on existing, infrastructure, (utilities, services and facilities). However, in the emerging new South East Lincolnshire Local Plan there have been no fundamental objections from infrastructure providers to the village expansion options presented there. The emerging South East Lincolnshire Local Plan will be required to plan fully for the provision of all types of infrastructure, to support the future growth of the District.

6. Conclusion: a planning balance

Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 then sets out three dimensions to sustainable development as follows:

An economic role *– contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and inn*ovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

The proposed development will provide some temporary employment during the construction of the properties. New residents are also likely to support existing local services and businesses.

Funding would be attracted from the Government's New Homes Bonus. Although not unique to this case it is a financial benefit.

The majority of employment for the future residents may be located in the district.

Other benefits claimed for the scheme are further support for the local shops, pubs, churches and the primary school. Any risk of decline or closure will be reduced as additional business will be generated.

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

In social terms the development would provide much needed housing, some of which would be affordable, and this would help meet the local needs. There is little reason to doubt that it could be delivered speedily, and it would contribute toward the required 5-year supply of housing land. In the present context this is considerable value.

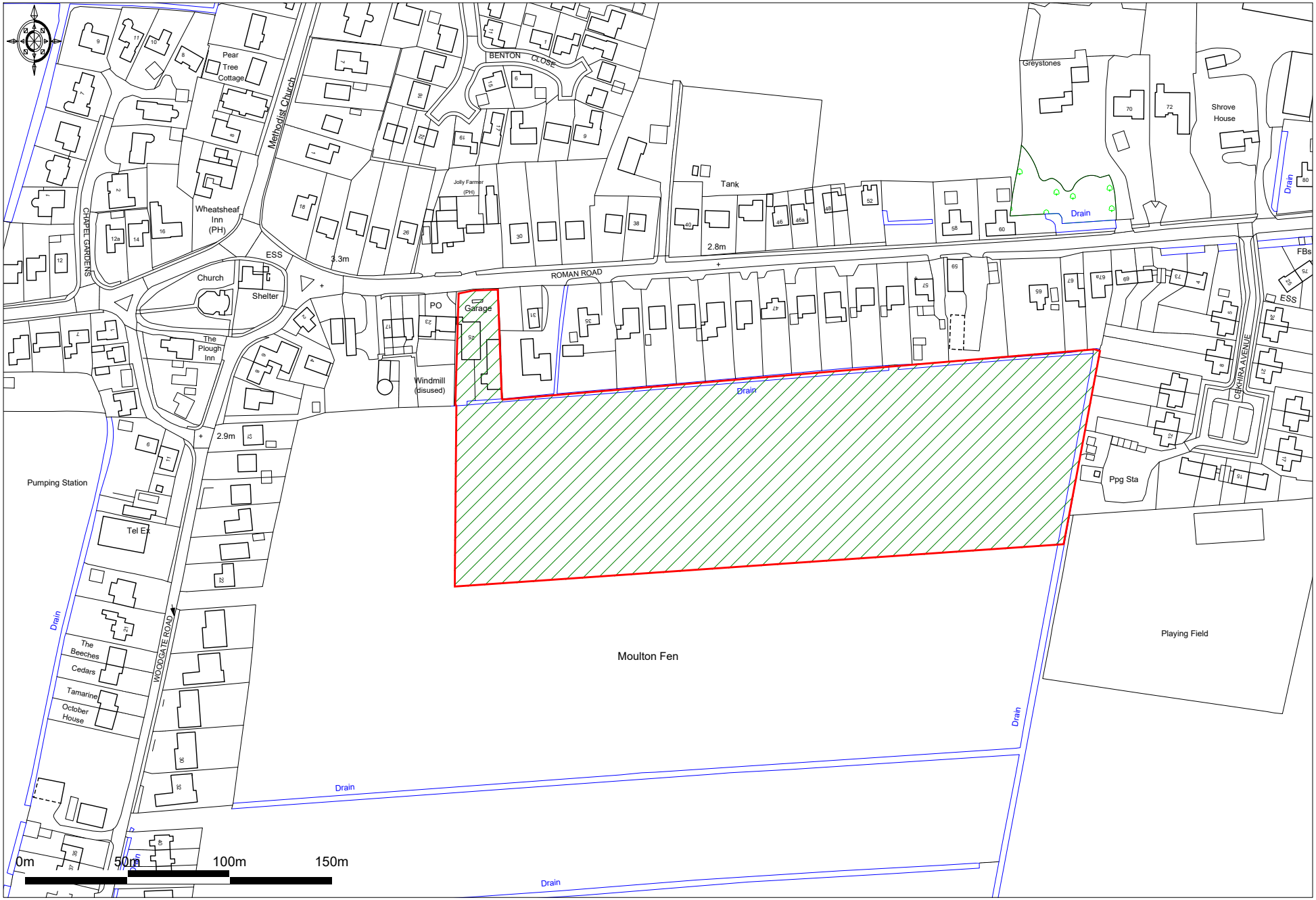
An environmental role – the development will contribute to enhancing the natural, built and historic environment. This will be apparent at the reserved matters stage when designs are presented.

Appendices

1. **Site Plan**
2. **Location and local services**
3. **Site Photographs**

1. Site Plan

Land South of Roman Road, Moulton Chapel, PE12 0XQ



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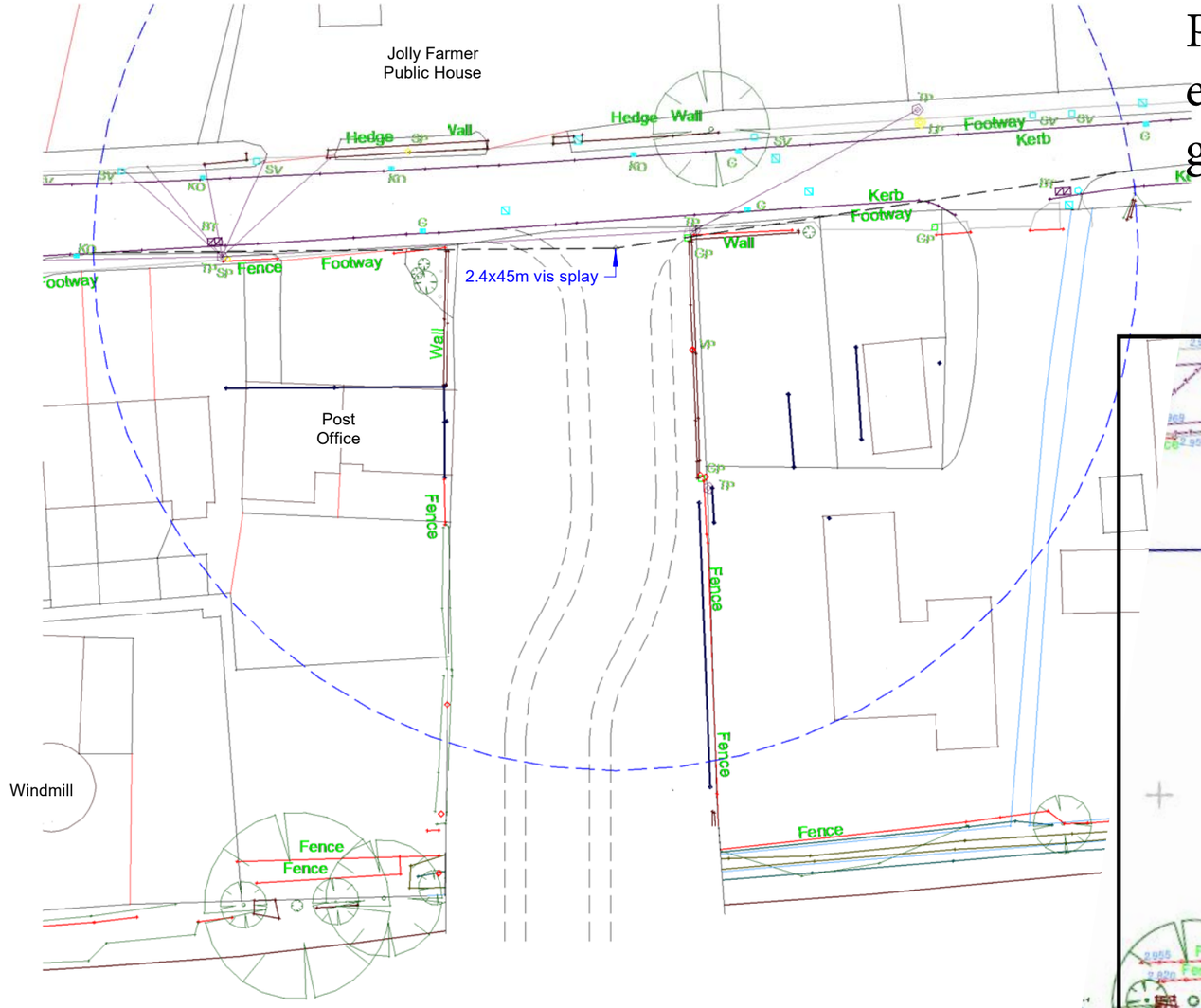
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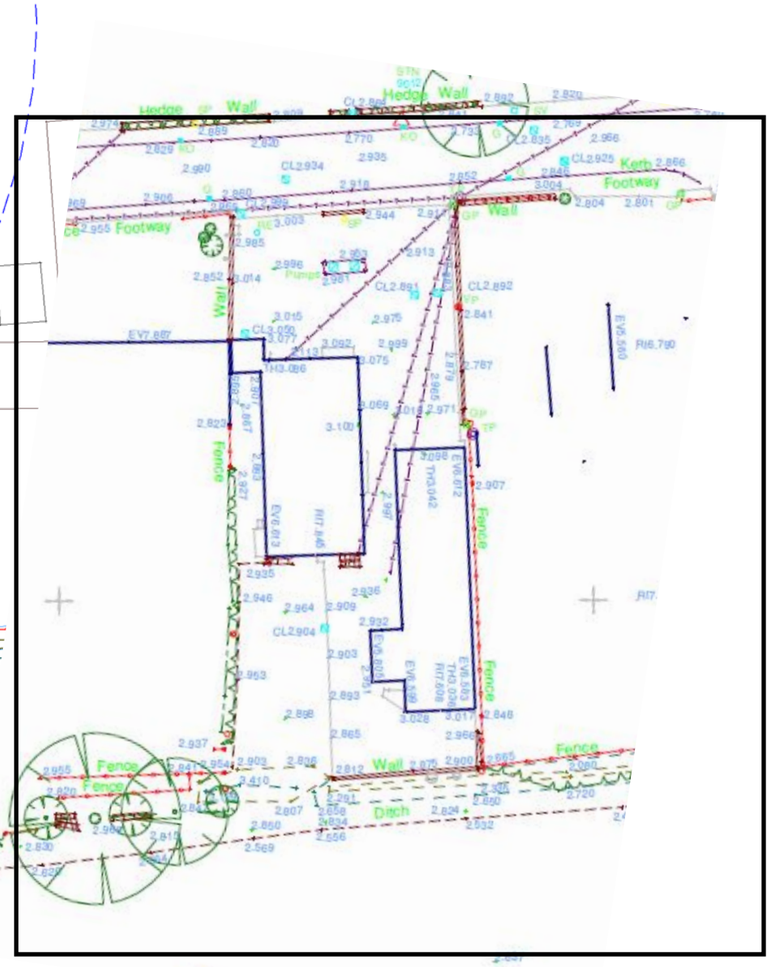
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matrix planning

Contractors are responsible for checking all dimensions on site prior to work commencing.Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials. Remway Design accepts no responsibility for the accuracy of these material schedules.

Proposed and existing garage site (below)





Site Block Plan Roman Rd

1 : 500

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ a3

Land South of Roman Road | Moulton Chapel

roman road access

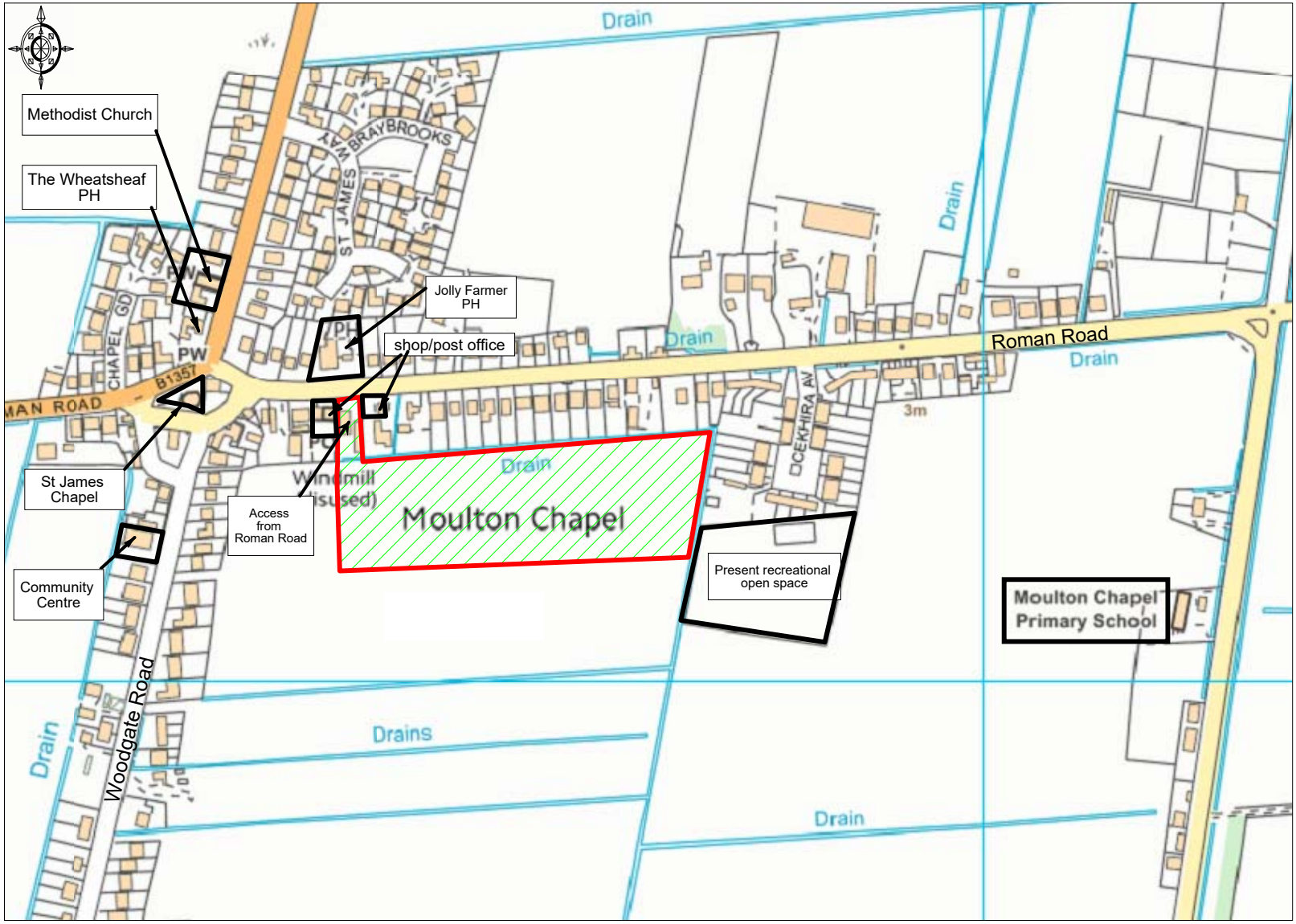
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2. Location and local services

Land South of Roman Road - Moulton Chapel, PE12 0XQ
- Context



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Local facilities and services

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3. Site Photographs





The new site entrance is the garage.

Local services shown





The new site entrance will be created by removal of the garage buildings

Above : front

Below: rear



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