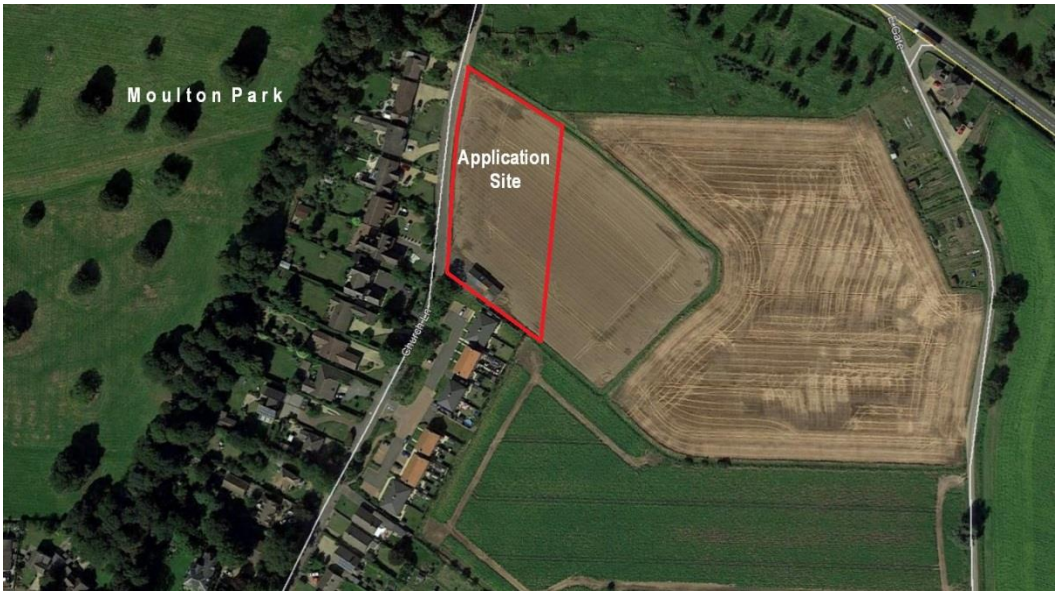
PROPOSED RESIDENTIAL DEVELOPMENT

Church Lane Moulton

PE12 6NP



PLANNING STATEMENT

mlp Moulton Land and Planning

nov 2017

The Proposal

This application seeks Outline Planning Consent for a residential development consisting of up to 6 individual plots with direct frontage to Church Lane, Moulton.
The application is accompanied by an indicative site layout to demonstrate how the site can be developed in a satisfactory manner and in compliance with all relevant current and emerging Planning Policies.

Application Site

The application site has an area of 1.33 acres (0.54 hectares) and is located to the north-east of the village centre.

The site has direct frontage onto Church Lane. The site is currently in agricultural use with a former agricultural building and hardstanding located to the southern edge of the application site.



View south with former agricultural building in foreground – recent affordable housing scheme beyond.

There are existing residential properties located immediately to the south and also to the west of the site, on the opposite side of Church Lane.
The rear of the site is open onto agricultural land. Shallow field drains define the northern and southern boundaries.
The frontage of the site has a grass verge and a footpath is located on the opposite side of the highway. There is street lighting located along this adopted highway.

Application Site / cont….



Looking north along site frontage

The Settlement

Moulton is classified as a Minor Service Centre in the emerging SE Lincs Local Plan Settlement Hierarchy and, by definition, benefits from an appropriate level of services and amenities. Local facilities include a Medical Centre, Pre-School & Primary School, Community Centre / Village Hall, Church, Public House, Post Office and Convenience Store, Butchers and Hairdressers. There is also a Sports and Social Club. A Retirement Home is located in the centre of the village behind the Moulton Mill.
The village is also on a public transport route.

Planning History

The most recent planning activity relating to the application site concerns the existing agricultural building on the site. In October 2015 Planning Permission was granted by the LPA for the conversion of this building to create a residential dwelling (ref H13-0729-15). That consent has yet to be implemented and will become superseded by this current application if successful.

Prior to that the application site was included within the Settlement Boundary for the village but an over-allocation of housing land back in 2000 resulted in many such potential sites losing any status for housing potential.

The housing development immediately to the south of the application site was allowed on Appeal in 2010 as an Affordable Housing scheme and this is now an established part of the street scene.

The Scheme

This application seeks to establish Outline Planning Permission for a scheme of up to 6 dwellings. Although the accompanying plan is only an indicative layout there is a conscious intent to create an attractive development appropriate to the location.

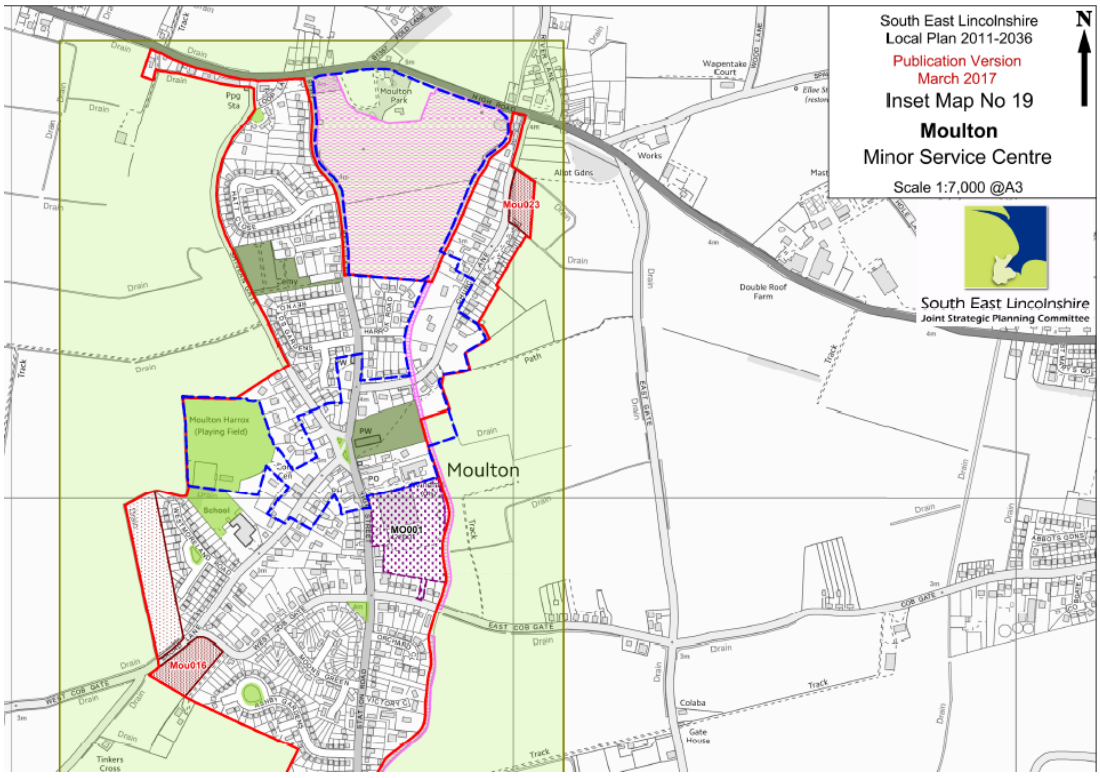
Whilst the site frontage is featureless the depth of the proposed plots allows the dwellings to be set back from the highway thereby maintaining the rural feel of the frontage with its grass verge and any appropriate frontage boundaries formed by native species hedgerow and tree planting. This will very much reflect the prevailing character of Church Lane with large deep plots which accommodate an interesting variety of dwelling types.

The rear boundary of the application site is currently open onto farmland and this aspect is visible at some distance from the A151. Again the generous depths of the plots will enable native species planting including trees to soften any potential impact onto the open countryside with any screen fencing becoming a secondary element for privacy and security of residents.

Planning Policy

The South East Lincs Local Plan has been considering the future provision of housing within the region and has now reached the 'Examination Stage'.

As mentioned earlier Moulton is classified as a Minor Service Centre and as such presents development opportunity in a limited form. This is reflected in the proposal map for the village where this application site is identified as a suitable site for development (site ref Mou023)



Extract from SE Lincs Inset Map (Publication Version)

The application site was considered suitable "…*a small frontage site opposite and adjacent to existing frontage development and rounds off the village in this location*…" and is one of only two sites identified in the latest version of the Settlement Boundary plan for the village.

The application site is outside the designated Conservation Area and there are no Listed Buildings or monuments in the vicinity of the proposed development.

Technical Considerations

Topographical Survey

Although only an Outline Application, a detailed electronic survey of the site and its surroundings has been undertaken to provide accurate information of all relevant features including levels.

Highways

The application site fronts directly onto Church Lane which has a 30mph speed limit. There is a footpath located on the opposite side of the carriageway along with street lighting. The proposal is that the dwellings will have individual driveways which will provide sufficient parking for residents and visitors as well as turning facility to enable vehicles to leave the site in forward gear.

Flood Risk & Drainage

It has been established that the application site is located within Flood Zone 3 and therefore a Flood Risk Assessment has been commissioned to accompany the application. The resulting recommendation is that finished floor levels to the dwellings should be at 300mm above the existing site levels. This is compatible with neighbouring dwellings and does not create any inappropriate issues either visually or technically.

Foul Drainage

There is an existing Anglian Water foul sewer located along Church Lane which will serve the proposed dwellings.

Surface Water Drainage

There are existing gullies located along the frontage verge to this section of Church Lane. Any new driveways will be carefully located to avoid any conflict with the current arrangement of highways drainage.

There is no highway construction to require surface water disposal and the private driveways will be constructed in permeable materials. Roof water from the dwellings will be directed to suitably sized and located soakaways using proprietary engineered crate systems. This method was satisfactorily carried out on the adjacent development and there is no reason to think that the ground conditions will not be consistent.

Conclusion

This Outline Application is in accord with the emerging SE Lincs Local Plan in that it delivers the right sort of housing in the right location. The proposal is in keeping with the existing frontage character of Church Lane and can be easily delivered with no technical or environmental issues.

Moulton is one of the larger, more popular villages in the District and has a very good level of amenities to serve its residents and nearby smaller settlements and this modest scale of development will only serve to sustain that level of amenity and provide quality choice of new energy efficient housing within the village.

Alan J Finch

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