



Larkfleet Homes
November 2018



Design and Access Statement



Land North of
Roman Road,
Moulton Chapel,
Spalding.

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1.0 Introduction

1.1 Purpose of the Document

1.1.1 This document has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. Article 9 states that a Design and Access Statement must accompany an application for a major development and must detail the design principles and concept, demonstrate steps taken to appraise the context of development and how this has been taken into account, explain any consultation relating to access and explain how specific issues relating to access have been addressed. This documents describes these steps though the Assessment, Evolution and Design chapters. The DAS is one of a suite of documents submitted in support of this planning application.

1.1.2 This DAS has been prepared in support of an outline planning application by Larkfleet Homes for the construction of 99 dwellings on land north of Roam Road, Moulton Chapel, Spalding.

1.1.3 The principle of the proposed development is for 99 dwellings and means of access., appearance, landscaping, layout and scale are to be determined as part of the application.

1.1.4 The document is structured as follows:

Introduction

Assessment: an analysis of local context, character and constraints and opportunities within the site

Evolution: sets out the evolution of the application and masterplan

Design: details the design principles

Summary.

1.1.5 This document should be read alongside the completed forms, application drawings and supporting documents.



1.2 Application Description

1.2.1 The Planning Application is for a residential development comprising of 99 dwellings, with extensive areas of public open space and associated infrastructure.

1.2.2. The Development description is as follows:

"Full planning application for a residential development of 99 dwellings, public open space, SUDS and access."

1.2.3 Within the Assessment and Evaluation chapters the term 'the site' or the 'application site' refers to the land within the red line application boundary, as shown adjacent on figure 1.

1.2.4 The proposal has been developed to form a suitable extension to the existing Moulton Chapel village and contributes to the wider growth of the south east Lincolnshire strategic plan. It will respect local character, help boost economic growth and provide new facilities for residents to enjoy. The proposals include:

- 99 new homes included market homes and a proportion of affordable homes, reflecting local vernacular.
- A mix of 1 to 5 bed properties for families and first time buyers.
- New access off Roman Road
- Children's play area (LAP)
- Pedestrian and cycle links through the development, connecting with the existing wider area
- New areas of landscaping, public open space, providing an attractive area to live and creating a distinctive place, appropriate to the village edge location.
- Retention of existing trees and hedges
- SuDs design that will address surface water drainage, whilst providing flood storage areas that can provide additional open space in dry periods.



Figure 1 - Site Location



2.0 Planning Policy

2.1 National Planning Policy Framework 2

2.1.1 The National Planning Policy Framework 2 (NPPF) came into force on the 24th July 2018 and its guidance supersedes the NPPF adopted on the 27th March 2012. The new NPPF provides the framework for planning policies for England and guides the production of local plans. The core principle of the revised NPPF 2 is its commitment to sustainable development. The NPPF 2 identifies three overarching objectives (environment, social and economic) to achieve sustainable development (Paragraph 8).

2.1.2 One of the key objectives of the NPPF as set out paragraph 59 is “to significantly boost the supply of housing...” The number of minimum homes needed is assessed through local authorities local housing needs assessment.

2.2 The Development Plan

The statutory development plan comprises:

- South Holland Local Plan (July 2006)
- South East Lincolnshire (SEL) Local Plan (June 2017) Not adopted yet.
- South East Lincolnshire Strategic Housing Land Availability Assessment (April 2017)

South Holland Local Plan (July 2006)

2.2.1 South Hollands Local plan was adopted on the 18th July 2006. The plan sets out the policies for development and the use of land within the District. A number of policies are no longer valid as of 18th July 2009.

2.2.2 Policy SG1 requires new developments to be sustainable by: enhancing the quality of life for residents, conserve energy and natural resources without damaging the character or environment of South Holland. The principle of policy HS1 outlines housing requirements for the district. The policy requires the provision of 3170 additional dwellings between 2014-2021. To clarify this further, South Holland are obliged to provide 2730 dwellings in urban and 44 in rural areas. SG1 and HS1 are policies that are no longer valid in the Local Plan. Similar policies are reflected in the emerging South East Lincolnshire (SEL) Local Plan which are yet to be adopted.

2.2.3 In regards to the provision of affordable homes, policy HS8 set out the requirements in South Hollands Local Plan 2006. A minimum of one third of residential units are required to be affordable when the developable site is over 0.1 hectares. Nevertheless, policy 15 in the SEL Local Plan 2017 25% of market housing, in South Holland is required to be affordable.

2.2.4 Policy HS11 instructs the provision of open space within new developments. The gross area of new developments should have a minimum 14% of open space.

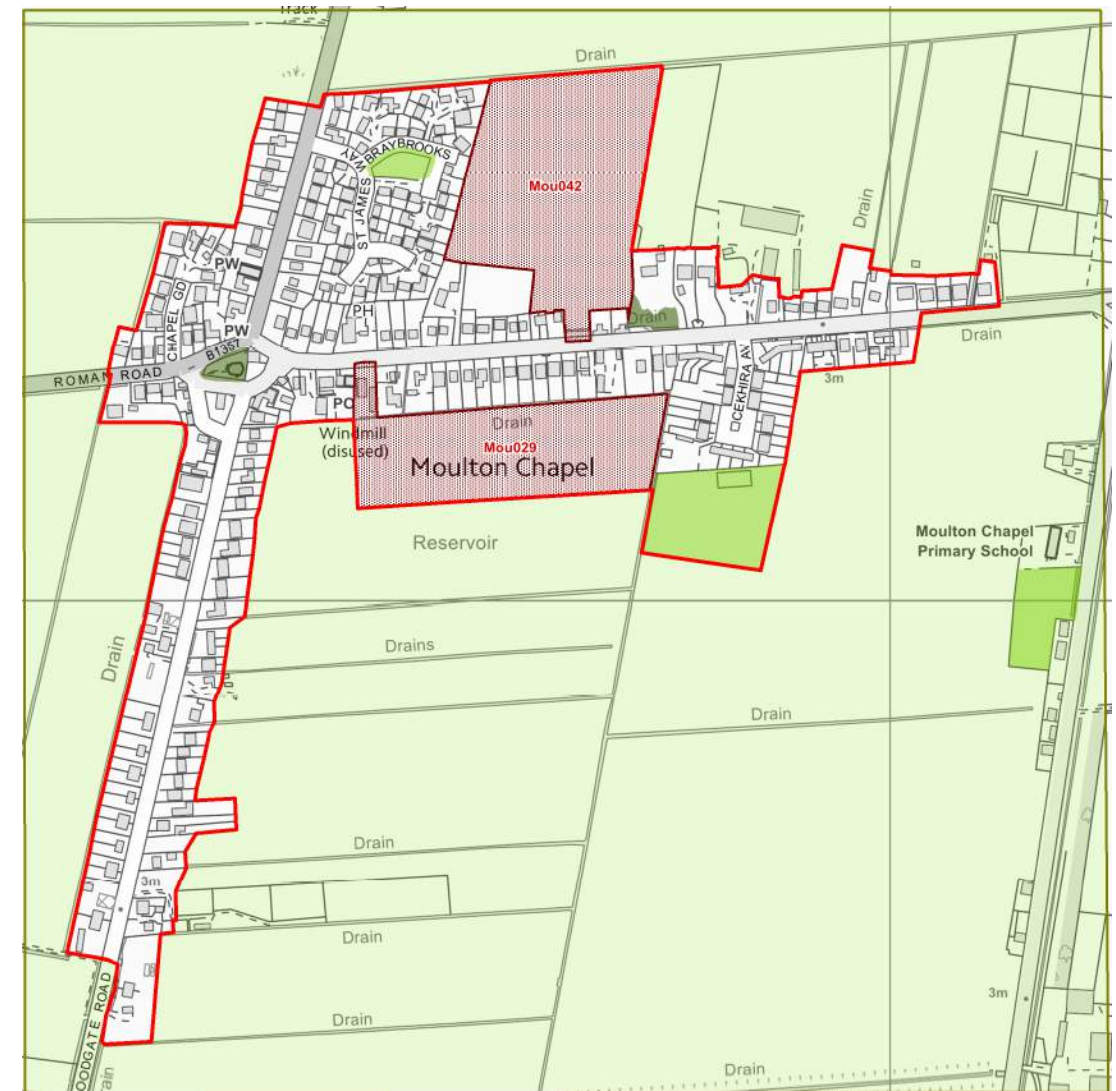


Figure 2 – Moulton Chapel site allocations in the South East Lincolnshire Draft Local Plan

South East Lincolnshire Local Plan (Draft March 2017)

2.2.5 This document has been produced by the joint committee of Boston Borough, South Holland District and Lincolnshire County Councils in order to create a single Local Plan for the South East of Lincolnshire. Although the document has not been formally adopted by the authority, the local plan has progressed into the examination stages.

2.2.6 This document regards Moulton Chapel as a minor service centre of the region, due to its locality to Spalding. The location of the village strengthens its case for it 'to meet the housing needs of the Local Plan area through allocated sites'(paragraph 3.2.12).

2.2.7 Policy 10 identifies the demand for dwellings in the South East Lincolnshire area. In particular, South Holland need to provide 445 dwellings per annum to meet the housing shortage. Policy 11, this figure divided further to suggest 130 dwellings should be distributed in Moulton Chapel (Figure 2). The table in paragraph 5.2.9 allocates the land north of Roman Road (3.90ha) for residential development (Mou042).

2.2.8 Policy 14 sets out requirements for the mixture of housing. South Holland predominantly seek two to three-bedroom homes. South Holland only require a few one bedroom and four or more-bedroom homes.

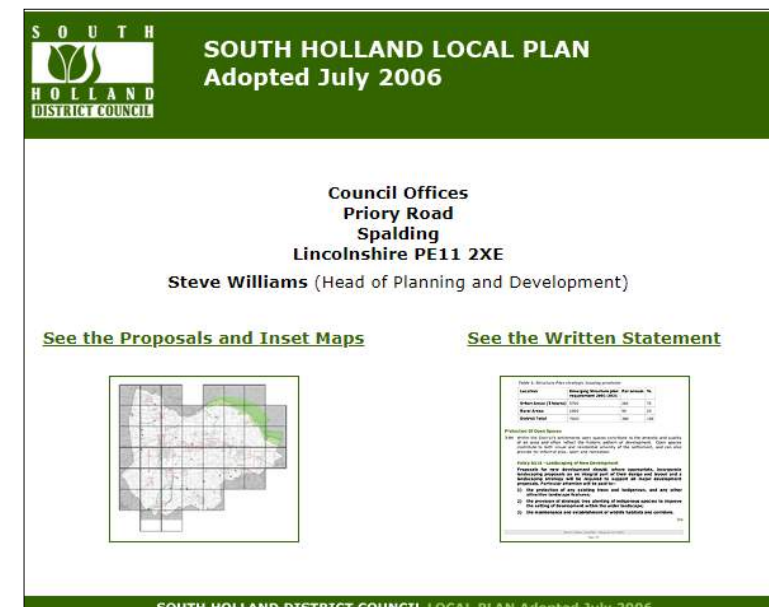
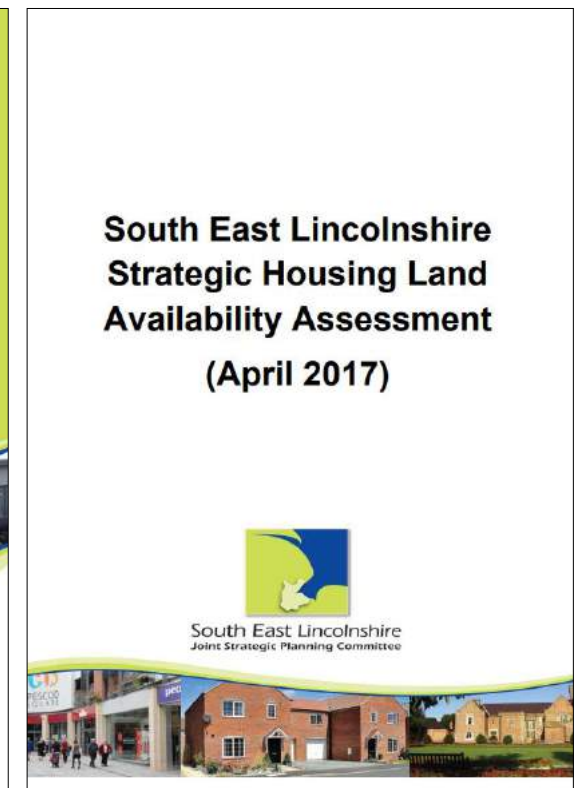
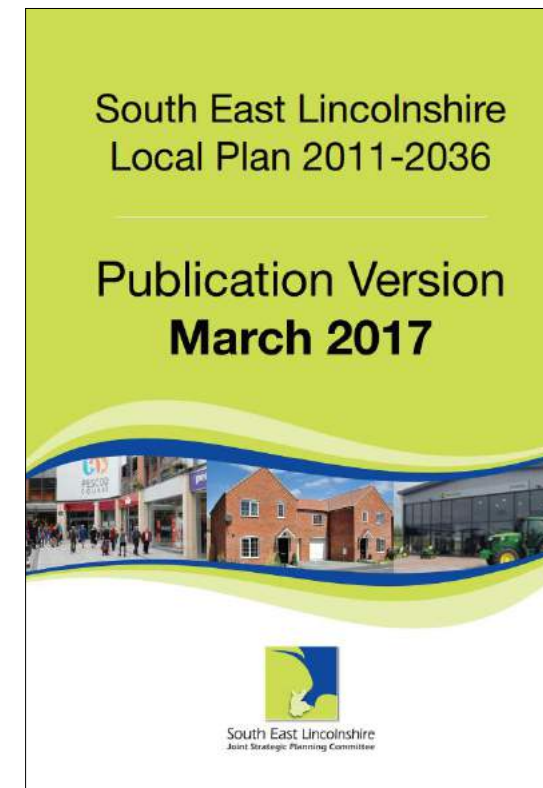
2.2.9 New developments are required to meet affordable housing needs. In South Holland 25% of market housing is required to be affordable (Policy 15). Furthermore, the policy requires sites to have a tenure mix of 70% affordable rented and 30% intermediate housing.

Policy 4 is another relevant policy from within the local plan. This policy requires development proposals to:

- Complement the neighbouring area
- Accessible if multiple modes of travel
- Provide refuse/recycling storage
- Prevent Crime using lighting in public space
- Mitigate the risk of flooding (e.g SUDS)
- Provide landscaping to enhance biodiversity

South East Lincolnshire's Strategic Housing Land Availability Assessment (April 2017)

2.2.10 South East Lincolnshire's Strategic Housing Land Availability Assessment (April 2017) and the South East Lincolnshire's Strategic Housing Land Availability Assessment (SHLAA) identified this site as a potential developable area, suitable for 78 dwellings, referenced as Mou42.



2.2.11 The site is considered achievable and suitable for development. This is because it is unlikely to have adverse impact on the assets, character and appearance for the village. The site additionally has little intrinsic amenity value, other than its use of grade one agricultural land. Mou42 also is accessible to the existing transport services and facilities of Moulton Chapel thus a sustainable location for development.

2.3 Design Guidance

2.3.1 Whilst the NPPF has replaced the Planning Policy Statements the following design guidance documents are still relevant to the creating good design:

- Manual for Streets
- Green Infrastructure Guidance (Natural England) and
- Active Design (Sport England 2015)

2.3.2 In accordance with the national and local government guidance and policy, considerable importance has been placed on achieving a high standard of design on the site. Successful urban design is dependant on achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions. The proposed site has been assessed to identify the constraints and opportunities. The analytics have influenced the site layout to ensure a high quality design that sensitively assimilates with the surrounding area.

2.3.3 The Government now places great importance on the delivery of sustainable and co-ordinated Green Infrastructure, as a key component of its sustainable development agenda.

2.3.4 'Green Infrastructure Guidance' published by Natural England, express their position in relation to GI planning and delivery. This is seen as a key part in adapting to, and mitigating, climate change and to delivering multiple environmental functions. Natural England's guidance recognises the importance of 'multi functional' green infrastructure.

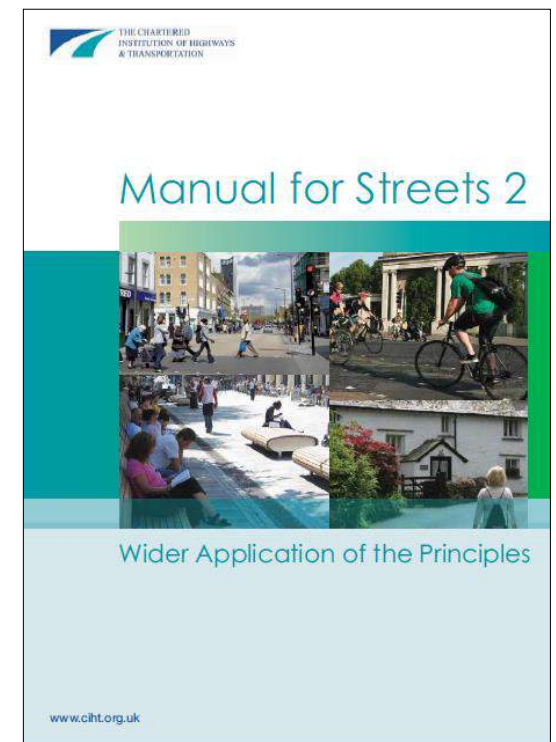
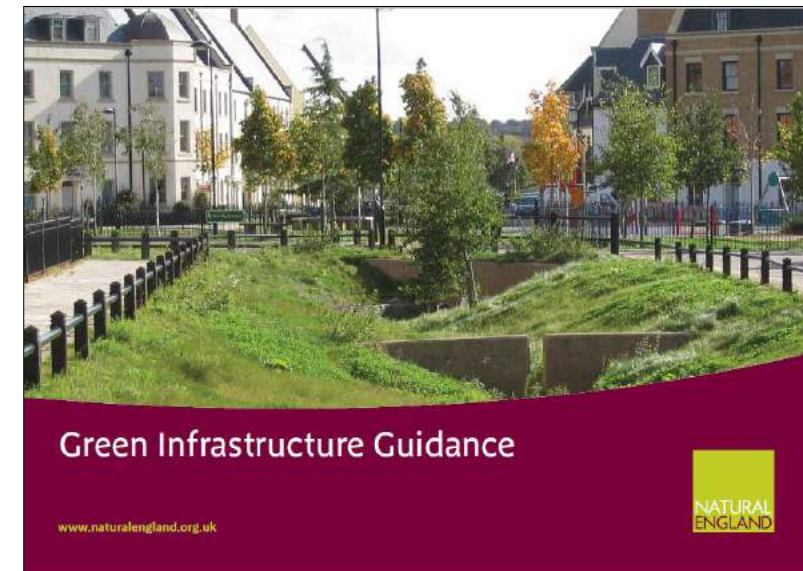
2.3.5 Sport England's 'Active Design' document aims and encourages healthy lifestyles and physical activity through design and layout of our built environment. It also supports the principle of encouraging more active lifestyles. The scheme will be designed in detail to incorporate them.

2.4 Building for Life

2.4.1 An assessment has been carried out to provided a summery of the 12 Building for life questions. The evaluative assessment links evidence of the proposed site to Building for life standards. If the standards are met....then a score of 1 will be applied.

Integrating into the Neighbourhood

- 1) Does the scheme integrate into its surrounding by reinforcing existing connections and creating new ones: whilst also respecting existing buildings and land uses along the boundaries of the development site?



Evaluation : The proposed site layout has been consciously developed to harmonise with the existing settlement of Moulton Chapel. Across the site a new network of footpaths and highways will provide connectivity through the site into the existing village.

SCORE: 1

2) Does the development provide (or is close to) community facilities such as shops schools workplaces, parks, play areas, pubs or cafes?

Evaluation: The development will provide new areas of public open space with local areas of play. The site is within close proximity to other local facilities including: butchers, car garage, post office, pub(s), hair dressers, community centre and church. The sites proximity to existing facilities and services contributes to it highly sustainable location for development.

SCORE: 1

3) Does the scheme have good access to public transport to help reduce car dependency?

Evaluation: Situated close to the new access of the site are two bus stops. Bus services H43S, S138S and S139S run from these stops to central Spalding. Pedestrian routes are designed to be clear and easy to use within the development allowing residents to connect to the surrounding area via bike and foot.

SCORE: 1

4) Does the Development have a mix of housing types and tenures that suit local requirements?

Evaluation: The proposed accommodation will reflect the needs of the local community. Accommodation tenure would mirror public needs by providing a balanced and robust blend. Dwelling size would vary across the site to echo the local housing need.

SCORE: 1

Creating a Place

5) Does the scheme create a place with locally inspired or otherwise distinctive character?

Evaluation: The proposed scheme was designed in consideration to the local character of the village. The proposed layout and green infrastructure will also provide distinct character within the site. Detailed design information, will provide key characteristic features to develop local distinctiveness.

SCORE:1

6) Does the scheme take advantage of existing topography, landscape features (including water courses), wild life habitats, site orientation and microclimates?

Evaluation: The scheme enhances the existing landscape and topography of the site to maximise its potential.

SCORE: 1

7) Are the buildings designed and positioned within the landscaping to define and enhance streets and spaces; and are building designed to turn street corners?

Evaluation: Pocket parks and areas of public open space will clearly define the characterisation between private and public realm. Dwellings will have outlook onto POS using key elevations. The relationship between dwellings and the landscape will be introduced through the design of interlocking development blocks.

SCORE: 1

8) Is the scheme designed to make it easy to find your way around?

Evaluation: The site layout is designed with interlocking development blocks. The flow between these blocks allows residents and visitors to easily navigate around using the simple logic of road hierarchy. Furthermore, the sites relationship with green infrastructure (pathways and cycle ways) will allow for easy orientation.

SCORE: 1

Street and Home

9) Are the streets deigned in a way that encourages low vehicular speeds and allows then to function as a social spaces?

Evaluation: Consideration has taken place during the design of the street layouts to reduce the dominance of car parking and highways across the site. Where main pedestrian routes cross, street levels would be raised to give pedestrians priority and to also assist with calming traffic.

SCORE: 1

10) Is the resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking provisions are integrated into the overall layout and detailed design. A range of car parking options would be utilised including the use of properties curtilage, to the front, side and rear of dwellings.

SCORE 1

11) Will public and private spaces be clearly defined and design to be attractive, well managed and safe?

Evaluation: The streets and public spaces will all be overlooked by adjacent dwellings, allowing for informal/formal surveillance and safe routes.

SCORE: 1

12) Is there adequate external storage space for bins and recycling as well and vehicles and cycles?

Evaluation: Adequate external storage space will be provided. Details of individual plot provision will be noted in the layout.

SCORE: 1

3.0 Assessment

3.1 Site Location

3.1.1 Moulton Chapel is a village located approximately four miles south of the village of Moulton. The smaller village of Moulton Chapel, has a population of 1,050 and consists roughly of 443 dwellings (2011 Census). The village is predominantly situated along Roman Road, Fen Gate and Woodgate Road.

3.1.2 Central to the village is an octagonal shaped church erected in 1722. Today the church of St James is a grade II* listed focal point of the village. Additionally, the village hosts another grade II* listed building along Roman Road. The red-brick tower windmill is another historical icon of the area.

3.1.3 The village has a number of facilities which makes it a highly sustainable location for development. Facilities within the village include a Post Office, primary school, village hall, a Church of England Church and a Methodist Chapel. There are also a number of businesses within the village comprising of a local shop/newsagent, two food serving pubs and a garage with a petrol pump (Figure 4).

3.1.4 Moulton Chapel also has a primary school for children aged 4-11. Moulton Chapel Primary School has approximately 61 students enrolled and a capacity to teach 70 children.

3.1.5 Moulton Chapel is a part of the combined Moulton's Parish. The Parish represents the villages of Moulton, Moulton Chapel, Moulton Eaughte, Moulton Seas End and Moulton Marsh. Furthermore, the parish is situated in the south of Lincolnshire and borders closely with Cambridgeshire and Norfolk.

3.2 Existing Land uses

3.2.1 The site is currently in use for agriculture and is used for the production of a variety of cereals, on a rotational basis. The South East Lincolnshire Strategic Land Availability Assessment (2017) identified the site as grade 1 agricultural land.

3.2.2 Further North of the site the land use of the surrounding area is mostly used for agriculture. To the East the land has been used as development land for residential dwellings. Residential dwellings are sparser to the West as the majority of the area is used for agriculture.

3.3 Local Movement Network

3.3.1 The site is situated on Roman Road and in the wider context approximately 400m from the B1357, which connects to the larger village of Moulton and the A16. The towns of Spalding and Crowland and accessible from the A16. Further afield, the cities of Boston and Peterborough are accessible via the A16 in a half an hour drive. The proposed development is to be accessed via a new junction onto Roman Road.

3.3.2 Moulton Chapel have a number of regular bus services predominantly running to Spalding (Figure 3). Services H43S, S138S and the S139S stop approximately 150m from the proposed site access, opposite Cekhira Avenue.

3.3.3 The transport assessment identified sufficient visibility can be achieved at the sites proposed access off Roman Road.

3.3.4 The location of the proposed site provides opportunity for sustainable travel, proportionate to the scale and location of the development. Roman Road has a footpath along its edge, providing access to the village centre and local services. Safe and suitable travel can be achieved by all modes of travel and the proposed development would not result in severe impact.

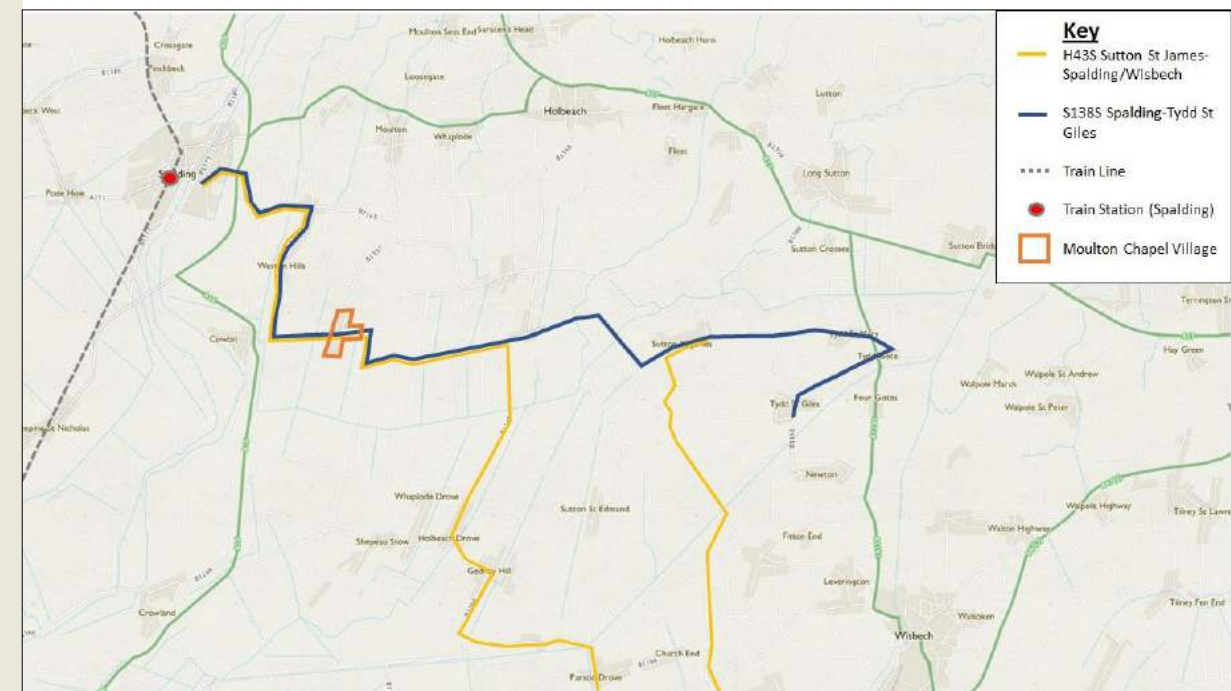


Figure 3- Bus services running through Moulton Chapel

3.4 Existing Residential Density

3.4.1 Due consideration has been given to the local residential typologies surrounding the site to help inform the proposed layout. The surrounding areas of the site vary in size and scale. Adjacent to the site low density bungalows are situated next to two story dwellings. The development to the west of the site accommodate a variety of detached 3-5 bed properties.

3.5 Moulton Chapel - existing amenities.



Figure 4 – Amenities in Moulton Chapel



3.9 Landscape and Visibility

3.9.1 At the district level the site lies within the 'Fens' National Character Area. This area has been described as expansive, flat, open, low-lying wetland that provides a sense of rural remoteness and tranquillity. The rich, fertile soil of the fens means the character of the landscape is predominantly used as arable land. Agricultural land in the fens is bound by a net work of drains with a geomantic landscape pattern.

3.9.2 Built form in the fens are situated on 'modestly elevated geological islands'. Moulton Chapel follows similarities in character with the rest of the 'Fens' as the village disperses along main arterial routes. Within the Fens, architecture comprises of later Georgian-style brick homes and 20th century bungalows.

3.10 Archaeology

3.10.1 The Archaeology report, submitted alongside this planning application, is a desk based research document. The report concluded that the site in Moulton Chapel does not contain any designated heritage assets. Additionally, a geophysical survey of the site was conducted and there was very little evidence to suggest archaeological assets within the site.

3.10.2 It is suggested that the proposed development has the moderate potential for Iron Age or Roam field boundaries.

3.11 Ecology

3.11.1 The submitted ecology report states "the development proposals have been informed by a phase 1 habitat survey and specialist surveys for protected species including bats, badgers, reptiles and great crested newts".

3.11.2 This survey indicated that the site is of limited ecological interest with no rise given to any significant adverse effects. A landscape strategy plan will support this application in order to maintain and promote biodiversity. Areas of public open space and shrub planting will contribute to biodiversity. The retention of existing hedgerow boundaries will offer foraging, breeding and sheltering opportunities for wildlife.

3.12 Arboriculture

3.12.1 The Agricultural report supporting this application identified very limited significant tree cover within the site. The trees within the site are primarily located to the boundaries of the site. The central area of the site contains nothing but harvested arable land.

3.12.2 There is a significant mature Sycamore tree situated along the western boundary. This tree has strong long term prospect and would be suitable for retention within any future development.

3.13 Drainage Strategy

3.13.1 The site has been assessed for the possibility of flooding. The Environment Agencies flood mapping, identifies the site to have a 1 in 1000 years probability of from river or sea flooding (Flood Zone 1). Therefore, a flood risk assessment will support this planning application for the proposed site.

3.13.2 The concluding statement from the flood risk assessment suggests the proposed site 'will not be at risk from existing sources of flooding and will not result in an increase in flooding downstream'.

3.13.3 It is proposed surface water drainage system will incorporate SUDS and shall comprise of two attenuation basins within the site. Surface water will be drained via private permeable driveways and shared surfaces. To ensure peak discharges from the developed land is not increased from baseline rates a SUDS management drain will be incorporated.

3.14 Urban Setting

Architecture and Materials and Local Character

3.14.1 The local building materials are a mixture of the old historic vernacular and a mixture of the new built village form. The 20th Century build is of traditional red or buff brick, render, painted brick and slate or grey tiled roofs. The architecture and materials used across the village are mixed.

3.14.2 The scale of the surrounding properties are predominantly of one and two-story dwellings.

Existing Residential Density

3.14.3 Consideration has been given to the local residential typologies surrounding the site, to help inform the Master Plan. There is a degree of variety within the surrounding area in terms of house types, however the dwellings adjacent to the proposed development are of a lower density, reflecting the narration of changes in planning and construction over time.

Local Character

3.14.4 The site is located on the edge of Moulton Chapel village, which mostly 20th Century in construction age, dating from pre 1900's to present day. The historic village was first situated at the cross point of Roman Road and Woodgate road. Today, the village has spread further along these roads and to the east and west.

3.14.5 The building scale is a varied mixture ranging from single storey to 2 storey dwellings across the village. The properties are typically detached with some semi-detached dwellings.

3.14.6 The materials used in the construction of village properties are mixed. The materials differ from range of: red brick, cream brick, grey brick. Some of the properties use white render and stone detailing to individualise the property. The village has a varying style of roof types by a prominence of open gable roofing can be seen in the adjacent images. Slate, red and brown roof tiles are all materials identified across the village. Fenestration is typically in the form of uPVC casement windows with very little ornamentation.



4.Evaluation.

4.1 Constraints and Opportunities

4.1.1 The application proposals comprise a residential development of dwellings and incorporates a mix of 1, 2, 3, 4 and 5-bedroom house types. There is no proposal for any on-site facilities as it is expected that new residents will use the local centre facilities, which can be found approximately 100m from the site access.

4.2 The principal access to the development is to be taken from a new junction which will be constructed onto Roman Road. The specific details are shown in the accompanying details.

4.3 The site will deliver a policy compliant on-site public open space requirement of 14% including Local Areas of Play (LAP) in accordance with the District Council's Local Plan standards. It is anticipated that a Management Company will be created to maintain and future manage the POS and green spaces, although the accompanying s106 will be flexible and allow for an alternative option were the Council or Parish Council be agreeable to future maintenance.

4.4 The submitted planning layout shows the arrangement of open space within the central core of the site.

4.5 The site is not deemed suitable for soakaway drainage and thus surface water will be managed on site in a surface water attenuation pond. A limited proportion of the public open space area within the site will also perform a storm attenuation function. A detailed drainage strategy and design accompanies this application.

4.2 Design Concept and Development Principles

4.2.1 The design concept is a response to the site's opportunities and constraints and underpins the planning layout. The principal aim is to successfully manage the interface between existing and proposed development - along principally, the western edge of the site - and the transition between the site and the area of open countryside to the North and East.

4.2.2 The concept sets out how a layout based on the retention of existing landscape features and the creation of a new access from Roman Road has been formed.



5.0 Development Design and Access

5.1 Introduction

5.1.1 This section sets out the proposals for the site and explains their rationale, which is a direct result of the Assessment. The proposals are communicated through the design concept and development principles, illustrative layout, a character matrix (giving details of suggested building materials) and photographic precedents from elsewhere in the town/ locality which show how the appearance of development might look.

5.2 Use and Amount

5.2.1 The proposals are for a residential development comprising of 99 no. dwellings with associated access, infrastructure, public open space and local area of play.

5.2.2 The development will have a mix of accommodation types, of different size and arrangements, including detached, semi-detached and terraced properties, which represents the wider context and provides the opportunity for variety across the scheme.

5.2.3 The scheme will provide modern homes with a range of house types, which will help meet local housing requirements and contribute towards national objectives of creating mixed communities.

5.3 Layout

5.3.1 The layout of the site has been designed to make efficient use of the land whilst ensuring that high standards of urban design are created.

5.3.2 The sites existing features have been an important determinant of the layout, including the retention of existing trees and hedgerows. The landscape impact of the scheme has also played a significant role in the development of the Planning Layout.

5.3.3 The public and private spaces within the site are clearly distinguished through the effective use of hard and soft landscaping.

5.3.4 Perimeters have been defined with active uses on the ground floor in the form of habitable rooms and active frontages. This form of development promotes safety, security and surveillance and minimises the opportunity for crime and anti-social behaviour within the public realm, whilst creating a positive urban space.





Proposed Planning Layout



5.4 Scale

5.4.1 The scale and massing of buildings within the layout and plans, form an integral part in the creation of a quality development. Buildings are formative elements of the public realm and their scale and massing should reinforce the street scape.

5.4.2 The scale of development proposed has been designed to sit comfortably within its setting, which will be predominantly 2 storey in character. A desire was expressed for the inclusion of some bungalows and has been accommodated within the planning layout.

5.4.3 By varying building heights and roof profiles, at key locations a rich urban form will be created. The strategy to vary building scale promotes the creation of character throughout the site and allows the scale of buildings to define and enclose key routes, frontages, gateways and spaces effectively.

5.4.4 The table below shows the parameters for development up to a maximum of 2 storeys in height:

Parameter	Upper Limit
Height	9.0m
Width	12.5m
Length	12.5m

5.5 Appearance

5.5.1 The dwellings will be designed to provide active frontages which address the street, public spaces and footpaths. The dwellings have front doors and at least one active habitable room on the ground floor.

5.5.2 The built form parameters have been designed in a manner consistent with good quality urban design. The built form provides a sense of unity, with consistent use of simple materials and details, as seen widely in the surrounding area.

5.5.3 A mix of different building types are proposed to be utilised across the site. The mix of dwellings has been used to create variety and interest to the street scene and public areas.

House types



5.6 Materials

5.6.1 New dwellings will adopt designs of a traditional vernacular. The proposed materials for construction will reflect the appearance of the existing settlement. External elevations are to be constructed using red and buff brick, stone and render, with slate or red coloured roof tiles.

5.6.2 The house types are broadly similar in design yet, will use subtle and simple details to individualise the properties. Some properties will use corbeled eaves and simple porches to contribute to a visually pleasing aesthetic.

5.6.3 A small mixture of materials will provide individuality to each dwelling, while also providing a coherent theme across the site. The images below specify some of the materials considered for the construction of dwellings. The indicative images, to the right, show how the character of the site will be influenced by changes to the range of materials used.

5.7 Landscaping

5.7.1 The proposed landscaping will use a variety of materials to differentiate public and private space. Landscaping will also define areas reserved for parking and /or servicing. Such differentiation and the use of tactile surfaces will further ensure that access arrangements are inclusive for all.

5.7.2 Various materials are proposed to form the treatment of boundaries around dwellings and contribute to the urban design concept. Given its location and interaction with the countryside – a rustic approach will be taken on this site. Moderate amounts of metal and estate railings surround the POS and play areas will form part of the hard landscaping.

5.7.3 Open space provided a key element for the sites landscaping strategy. Multi-functional, public open space will help to break up the built form and create opportunities for informal recreation, drainage and biodiversity.

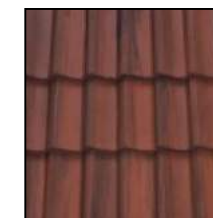
5.7.4 The provision of a LAP (local area of play), constructed with play equipment and natural features, will be overlooked by residential dwellings. The use of dynamic natural materials and planting will provide visual interest for children, while enhancing opportunity for learning.

5.7.5 Two SUDS attenuation basins are proposed on site. One central to the site and another located south of the site toward Roman Road. The SUDS basins are designed to be multifunctional and also provide the opportunity for recreation and play.

Examples of dwelling materials proposed for Moulton Chapel



Sample materials - brick and tile



Sample materials - boundary treatments



5.8 Access and Movement

5.8.1 The proposed site will be accessible from Roman Road to serve the development. The primary spine of the site will run south to north and then fork to the east and west of the site. Secondary routes spread further across the site to access each dwelling by car. Where roads on the site become cul-de-sac's shared surfaces are used to evenly balance the relationship between cars, built form and landscaping.

5.8.2 Other means of movement, by bike and foot, are accessible thorough the site. The primary road on site will provide footpaths to move across the site safely. Additionally, to the western edge of the site, a footpath has been provided to allow a means of entry onto the site or externally way from the site onto Braybrooks Way.

5.8.3 The application is accompanied by a Travel Plan and Transport Assessment Document which identifies the access scheme, the traffic flows and modes. This report concluded that no mitigation is required on the external highway network. Additionally, the report summarised the development to be well connected to the surrounding urban area.

Access details



Access point off Roman Road



5.9 Sustainability

5.9.1 Sustainable construction methods and energy efficiency will be incorporated into the proposed site. This will promote high standards of construction throughout the development.

5.9.2 Best practice sustainability will be embraced, which will fully allow for exploration of techniques such as sustainable drainage and buildings that are resource and energy efficient.

5.9.3 Fabric efficient and building service standards will be included in the design and in construction of new dwellings in Moulton Chapel. The aim is to achieve zero maintenance for dwelling owners by:

- Ensuring that buildings can be easily adapted to suit different occupiers needs, through the use of non structural internal walling;
- The preference for using environmentally friendly and more sustainable building materials and products such as timber frames;
- Low carbon lighting and energy controls;
- Double and triple glazing and improved insulation;
- Conservation of natural resources such as the sites existing hedgerows and tree's;
- The planting and setting out of grassland and native tree's shrub and hedgerow species that will encourage wildlife and sustainable drainage;
- Plots to provide suitable facilities and storage for recycling and waste bins.
- Electric car charging points subject to the buyers choice;
- The provision of solar panels on dwellings with optimum sun exposure.



6.0 Conclusions

6.1 The development of the site has been carefully considered in light of its location within Moulton Chapel and its allocation. The scheme will strive for a high quality design on all levels with great attention to detail, in relation to the site layout, landscaping and building positioning, and consideration of the appropriate local vernacular.

6.2 The proposal meets all the criteria for a residential development site, being located on the edge of a sustainable settlement. The eventual residential mix will bring housing to those who are in need, local people, those purchasing a home for the first time and will compliment the market homes and existing housing stock in this part of Lincolnshire.

6.4 Given the information and details contained within this application, we invite the Council to demonstrate their support for the application and recommend approval for this development.





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