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South Holland District council
Planning Department

12 December 2016

Dear Sir/Madam

Land south of Roman Road, Moulton Chapel, PE12 0XQ
Proposed development of up to 78 houses with access from the site of M. Chapel Motors (with garage buildings at No 25 Roman Road to be removed). *Applicant: Woodgate Farms*

The proposal is made in outline with all matters reserved apart from vehicular access from Roman Road. A pedestrian-only access is to be created from Woodgate Road. Capacity for up to 78 houses is demonstrated with an illustrative plan that also sets out some key parameters to guide future detailed designs. *Pre-application discussion has occurred with Mr P Norman.*

A planning fee of £11,137 has been paid (based on a site area of just under 3.9ha).
The application content is:

a. Site location plan 2721 - 01C
b. Site survey - prints at A0 size
c. Proposed Roman Road access 2721 - 02B -
d. Illustrative layout. Block Plan - 2721 - 03C -
e. Cover letter and EIA screening opinion request 12.12.16
f. Planning Design Tranport Access Statement - Roman Road, M. Chapel Dec 2016
g. Heritage Impact Assessment - Roman Road, MChapel, Dec 2016
h. FRA Roman Road Moulton Chapel
i. Drainage Strategy, Roman Road, M.Chapel
j. Ground investigations Report, Roman Road, MChapel

An additional archaeological assessment will follow under separate cover.

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 Consequently, the Council's housing policies that define where housing should be located are out-of-date under the terms of national planning policy (paragraph 49 of the National Planning Policy framework or NPPF).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 doing so would significantly and demonstrably outweigh the benefits, when assessed in this*

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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.

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 has already been recognised in the draft 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. It wanted, it could readily link the playing field in the east and Village Hall to the west by providing an off-road route.

EIA screening request.
The proposed development is development identified in Schedule 2, category 10(b) of the Town and Country Planning (Environmental Impact Assessment,) Regulations 2011, (the EIA Regulations), as the site area covered by the proposal exceeds the 0.5 hectare size threshold.
A screening opinion is necessary. The proposal is well below the indicative thresholds outlined in the Planning Practice Guidance, which are used to help determine whether significant effects are likely, (i.e. it is less than 1,000 dwellings). Therefore, it is not considered that the proposal is of more than local importance, will significantly affect an environmentally sensitive location, or result in complex or hazardous effects and, therefore, it is unlikely to have significant effects on the environment, by virtue of factors such as its size, nature or location. As such, there would be no impacts upon the wider environment and it may be agreed the development is not EIA development.

S106 provisions
The development will require a planning legal agreement to ensure in accordance with the Council's policies the following:

- affordable housing is provided (1/3 of the housing will be a mixture of rented, shared ownership or starter homes), and
- education contributions in accordance with a formula relating to the housing mix

The applicant's legal representative is: david.hicken@maplessolicitors.com
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Yours sincerely,



Gordon Smith, MRTPI