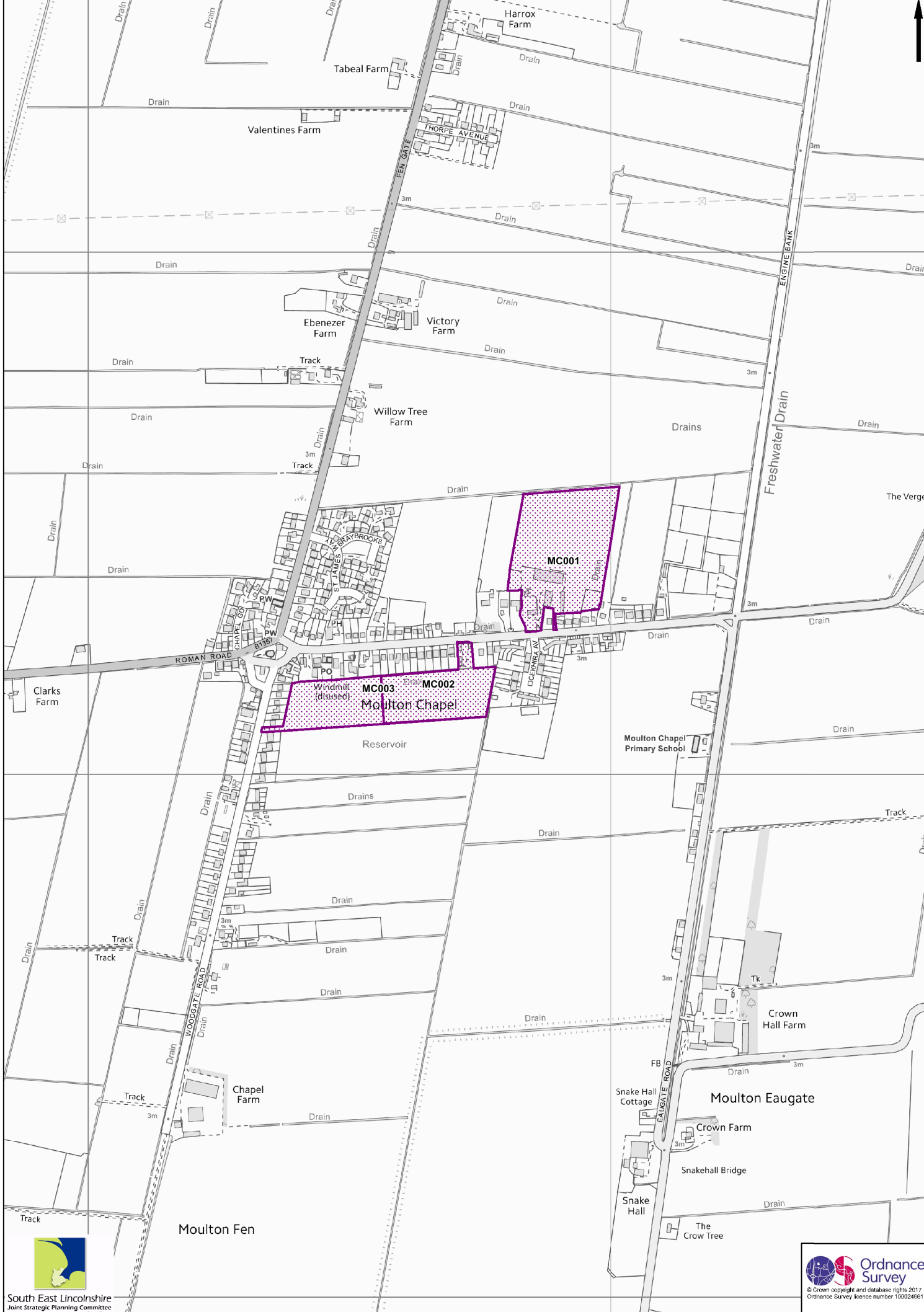


South East Lincolnshire Strategic Employment Land Availability Assessment - Moulton Chapel (March 2017)



Potential Employment Sites

Site Reference	MC001	Settlement	Moulton Chapel
Site Name	K Martin and Son, Roman Road	Site Area (Ha)	4.21
Current use	B2, B8, C3a, agriculture	Available land (ha)	4.21
Proposed employm	B1, B2, B8	Net available land (ha)	3.36
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be moderate (including highways, site clearance and utilities). If it is allocated there is a low prospect that it would be redeveloped.		
Suitability	Unsuitable		
Planning status	No pp or allocation		
Location	Partly within and partly adjacent to Moulton Chapel settlement boundary		
Site Characteristics	The site has some amenity value owing to the majority of the site being open, farmed grade 1 land, with part of the site being previously developed.		
Environmental issues	No national or local environmental designations nearby.		
Heritage issues	No major archaeological issues, further information may be required dependant on development.		
Character	The site would extend the built form into an area of countryside character creating an incongruous form of development in the countryside		
Highways	A dedicated unmade access is provided onto Roman Road, a local road, which appears to provide a one way loop access in and out of the site, although passes between residential properties. The site is 3km from the A16, a major north-south route but vehicles would pass residential areas and the village centre.		
Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.		
Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops adjoin the site. The site is within 3km of the A16. The site is partly within and partly adjacent to the Moulton Chapel built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.		
External environment	A low profile site in a predominantly village location with no frontage. Site in good condition. The site is partly within/adjacent to the Moulton Chapel built-up area so would have access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use.		
Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature trees/ planting border the built footprint. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).		
Market signals	A low profile site, capable of accommodating a mix of B Class development. Site not actively marketed.		
Development opportunities	No known constraints that could render development of the site unviable, as access and utilities provided to the boundary. Access, utilities, water and foul water improvements, surface water drainage would be required for new development. The market potential for development of this site for employment use in this location is considered to be low.		
Developable	Undevelopable	Flood risk	FZ2, no hazard, no hazard

Site Reference	MC002	Settlement	Moulton Chapel
Site Name	Land to the south of Roman Road	Site Area (Ha)	2.07
Current use	B8, agriculture	Available land (ha)	2.07
Proposed employm	B1, B2, B8	Net available land (ha)	1.65
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, utilities and site clearance). If it is allocated there is a low prospect that it would be developed starting 2022-2036.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Moulton Chapel settlement boundary	
	Site Characteristics	The site has some amenity value owing to the majority of the site being open, farmed grade 1 land and a small part being previously developed.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	No major archaeological issues, further information may be required dependant on development.	
	Character	Development would extend the built form of Moulton Chapel south but it would be broadly in line with existing development to the east therefore it not would adversely impact upon the character of the area.	
	Highways	Direct unmade access is provided onto Roman Road, a local road, which would need upgrading to accomodate employment use. Existing buildings on the frontage would need demolishing to provide appropriate access to the majority of the site. The site is 2.8km from the A16, a major north-south route but vehicles would pass residential areas and the village centre.	
	Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 114m of the site. The site is 2.8km from the A16. The site is within the Moulton Chapel built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A low profile site in a village location to rear of residential properties. Site is in good condition. The site is within the Moulton Chapel built-up area so would have access to amenities. Residential properties adjoin the site so could be affected by noise, odour and light - the likely impact would depend upon the proposed use.	
	Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development. Mature trees are evident on the north/north-east boundaries. Space for manoeuvring/servicing and parking would need to be provided to accommodate a specific use(s).	
	Market signals	A low profile site in a predominantly residential area, capable of accommodating a mix of B Class development. Site not actively marketed.	
	Development opportunities	No known constraints that could render development of the site unviable, as access & utilities provided to the boundary. Access, utilities, water & foul water & surface water drainage would be required. Site clearance would also be required. The market potential for development of this site for employment use is considered to be low.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard

Site Reference	MC003	Settlement	Moulton Chapel
Site Name	Land to the south of Roman Road	Site Area (Ha)	3.77
Current use	B8, agriculture	Available land (ha)	3.77
Proposed employm	B1, B2, B8	Net available land (ha)	3.01
Availability	There are no known legal or ownership issues.		
Achievability	Low achievability for employment use. Values are likely to be low, and opening-up infrastructure costs are likely to be high (including highways, utilities and site clearance). If it is allocated there is a low prospect that it would be developed starting 2022-2036.		
Suitability	Suitable		
	Planning status	No pp or allocation	
	Location	Within Moulton Chapel settlement boundary	
	Site Characteristics	The site has some amenity value owing to the majority of the site being open, farmed grade 1 land and part being previously developed.	
	Environmental issues	No national or local environmental designations nearby.	
	Heritage issues	A Grade II listed building adjoins the northern boundary & can be viewed from Roman Road at the end of a private drive. The windmill is flanked by 20th century development with a garden setting. Viewed from Roman Road, the open agricultural setting to the mill has gone. The critical impact on the heritage asset are the views from the mill across open farmland to the rear. Mitigation is limited - would require that the land to the rear of the Windmill kept open. No major archaeological issues.	
	Character	Development would extend the built form of Moulton Chapel south but it would be broadly in line with existing development to the east and contained by development to the west therefore it would not adversely impact upon the character of the area.	
	Highways	Direct unmade access is provided onto Roman Road, a local road, which would need upgrading to accomodate employment use. Existing buildings on the frontage would need demolishing to provide appropriate access to the majority of the site. The site is 2.8km from the A16, a major north-south route and vehicles would pass residential areas and the village centre.	
	Infrastructure	It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.	
	Access for employees	Services, facilities and homes are potentially accessible by cycle and by foot. Bus stops are within 114m of the site. The site is 2.8km from the A16. The site is within the Moulton Chapel built-up area (settlement boundary). The site has the potential to be accessible by a range of employees.	
	External environment	A low profile site in a predominantly village location with no frontage. Site in good condition. The site is within the Moulton Chapel built-up area so would have access to amenities. Residential properties could be affected by noise, odour and light - impact would depend upon the use.	
	Internal environment	A relatively flat rectangular shaped site. It is anticipated that infrastructure will need upgrading to accommodate development on site. Mature trees are evident on the north, north-east & north-west boundaries. Space for manoeuvring/servicing & parking would need to be provided to accommodate a specific use(s).	
	Market signals	A low profile site in a predominantly residential area, capable of accommodating a mix of B Class development. Site not actively marketed.	
	Development opportunities	No known constraints that could render development of the site unviable, but heritage issues could significantly reduce the extent of the site. Access, utilities, water & foul water, surface water drainage would be required. Site clearance would also be required. The market potential for development of this site for employment use is considered to be low.	
Developable	Developable	Flood risk	FZ1, no hazard, no hazard