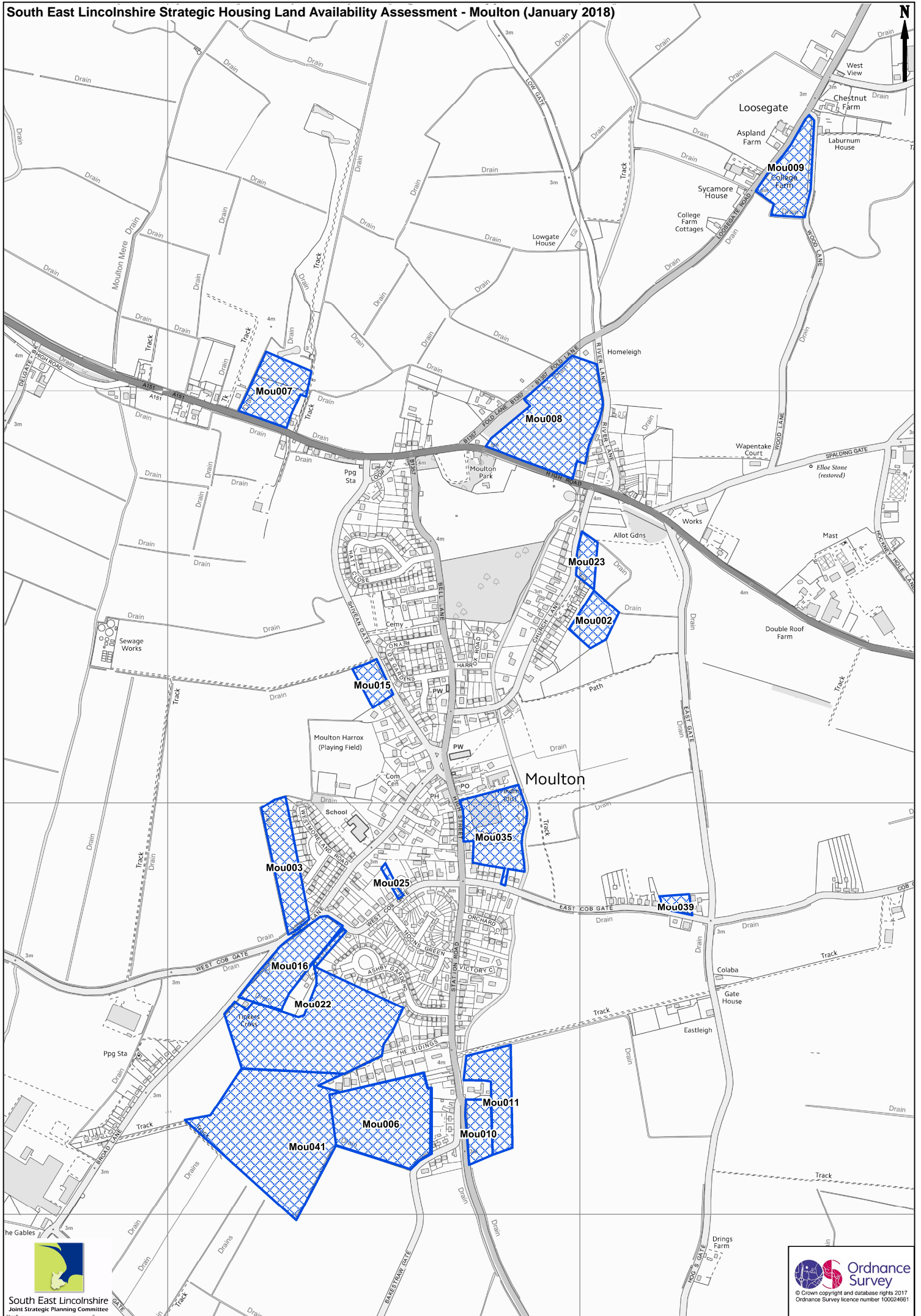


# South East Lincolnshire Strategic Housing Land Availability Assessment - Moulton (January 2018)



<b>Reference</b>	<b>Mou002</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the south-east of Church Lane, Moulton				
<b>Site area (Hectares)</b>	0.92	<b>Site capacity at 30 dph:</b>	28	<b>Site capacity at 25 dph:</b>	23
		<b>Site capacity at 20 dph:</b>	18	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>				
	Yes				
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b>				
	Yes				
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>				
	No				
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is located behind frontage development and would be incongruous in relation to the frontage development on Church Lane.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

<b>Reference</b>	<b>Mou003</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Broad Lane, Moulton			
<b>Site area (Hectares)</b>	1.89 <b>Site capacity at 30 dph:</b>	57 <b>Site capacity at 25 dph:</b>	47 <b>Site capacity at 20 dph:</b>	38 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Planning permission (H13-0013-15) has been granted subject to a legal agreement, which is currently outstanding.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		14	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is located to the west of the settlement on a comparatively narrow field. Aldershaws is further to the west and might be a noise source. Suitable screening, layout, dwelling choice and orientation will be required to ameliorate this issue.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport. Access from Broad Lane is technically possible. Parked cars at beginning and end of the school day can restrict traffic but can be avoided by using West Cobb Gate.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Mou006</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the north of Bakestraw Gate, Moulton								
<b>Site area (Hectares)</b>	4.36	<b>Site capacity at 30 dph:</b>	131	<b>Site capacity at 25 dph:</b>	109	<b>Site capacity at 20 dph:</b>	87	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		37						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is located to the south of the settlement. Aldershaws is further to the west and might be a noise source. Suitable screening, layout, dwelling choice and orientation will be required to ameliorate this issue. Some former railway land runs along the northern boundary of the site and has been developed for housing.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport. However, Bakestraw Gate is unlikely to be capable of serving development of this scale, and would be difficult to improve to the required standard.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	<b>Zone 1</b>		<b>No hazard</b>			<b>No Depth</b>			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Mou007</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of High Road, Moulton			
<b>Site area (Hectares)</b>	1.89 <b>Site capacity at 30 dph:</b>	57 <b>Site capacity at 25 dph:</b>	47 <b>Site capacity at 20 dph:</b>	38 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 14 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is not located adjacent to Moulton's existing built-up area (defined settlement limit) owing to being to the north of High Road;</p> <p><b>SITE CHARACTERISTICS</b> - The site is not related to the existing village and its development would create an incongruous and isolated group of dwellings in the open countryside.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Mou008</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the north of High Road, Moulton								
<b>Site area (Hectares)</b>	4.66	<b>Site capacity at 30 dph:</b>	140	<b>Site capacity at 25 dph:</b>	116	<b>Site capacity at 20 dph:</b>	93	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		43						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural or built assets. However, the site faces Moulton Park, a large area of open land that is a significant component of the Conservation Area and its significance as a heritage asset. High Road separates the site from the Park and Conservation Area. Any development proposal would need to be informed by a Heritage Impact Assessment which would need to assess its impact on the wider setting of the park and conservation area at this location.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is not located adjacent to Moulton's existing built-up area (defined settlement limit) owing to being to the north of High Road;</p> <p><b>SITE CHARACTERISTICS</b> - The site is not related to the existing village and its development would create an incongruous and isolated group of dwellings in the open countryside.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	<b>Zone 1</b>		<b>No hazard</b>			<b>No Depth</b>			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Mou009</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of Loosegate Road, Moulton Seas End								
<b>Site area (Hectares)</b>	1.92	<b>Site capacity at 30 dph:</b>	58	<b>Site capacity at 25 dph:</b>	48	<b>Site capacity at 20 dph:</b>	38	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		24						
	<b>Delivered in yrs 11-15:</b>		14						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is not as accessible to Moulton's existing services and facilities as sites nearer to Moulton as it is not located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is not related to the existing village and its development would create an incongruous and isolated group of dwellings in the open countryside. Part of the site is a filled pond.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	<b>Zone 1</b>		<b>No hazard</b>			<b>No Depth</b>			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			



<b>Reference</b>	<b>Mou010</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Hall Gate, Moulton			
<b>Site area (Hectares)</b>	0.9 <b>Site capacity at 30 dph:</b>	27 <b>Site capacity at 25 dph:</b>	22 <b>Site capacity at 20 dph:</b>	18 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will have adverse impacts on natural assets because the trees are the subject of a TPO. It would also have impacts on built or heritage assets because the dwelling is Grade II listed and development will affect its setting.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has a countryside character because of the preserved trees, which helps the setting of the listed dwelling. There are dwellings opposite, which face onto another road and as a result are set back from Hall Gate, which contributes to the rural character. The proposal would round off the development boundary but would significantly increase the perceived extent of the village's built up area and change the character of the area.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	



<b>Reference</b>	<b>Mou011</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Hall Gate, Moulton			
<b>Site area (Hectares)</b>	1.65 <b>Site capacity at 30 dph:</b>	50 <b>Site capacity at 25 dph:</b>	41 <b>Site capacity at 20 dph:</b>	33 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		9	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will have adverse impacts on natural assets because the trees are the subject of a TPO. It would also have impacts on built or heritage assets because the dwelling is Grade II listed and development will affect its setting.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has a countryside character because of the preserved trees, which helps the setting of the listed dwelling. There are dwellings opposite, which face onto another road and as a result are set back from Hall Gate, which contributes to the rural character. The proposal would push out into the countryside to the east and infill between the listed dwelling and the existing built up area. This part of the site has preserved trees on the western boundary with a drain. There is a triangle of land between the drain and the road. The site would significantly increase the perceived extent of the village's built up area and change the character of the area.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1	<b>No hazard</b>	<b>No Depth</b>	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Mou015</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Shivean Gate, Moulton			
<b>Site area (Hectares)</b>	0.61 <b>Site capacity at 30 dph:</b>	18 <b>Site capacity at 25 dph:</b>	15 <b>Site capacity at 20 dph:</b>	12 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site will extend frontage development.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport, but the road is very narrow.</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Mou016</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Broad Lane, Moulton			
<b>Site area (Hectares)</b>	2.2 <b>Site capacity at 30 dph:</b>	66 <b>Site capacity at 25 dph:</b>	55 <b>Site capacity at 20 dph:</b>	44 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. The water and sewerage networks require improvements and a contribution for a new secondary school is required. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 20 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is located to the south west of the settlement. Aldershaws is further to the south west and might be a noise source. It is considered the site should be reduced in size to fit the shape of the village and would hold about 17 dwellings.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport. Broad Lane is wide enough to accommodate vehicle movements associated with the development of this site, but would increase vehicle movements past the school, where parental parking has been the cause of objections to the planning application on Mou003. Access to Mou003 will influence the position of the access to this site as access to the west of the western West Cobb Gate junction would not be acceptable owing to remoteness. Also the land is higher than the road, requiring some substantial engineering works and there is no footway.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	<b>Zone 1</b> <b>Zone 2</b> <b>Zone 3a</b> <b>Zone3b</b>	<b>No hazard</b> <b>Low hazard</b> <b>Danger for some</b> <b>Danger for most</b> <b>Danger for all</b>	<b>No Depth</b> <b>0m to 0.25m</b> <b>0.25m to 0.50m</b> <b>0.50m to 1.0m</b> <b>1.0m to 2.0m</b> <b>&gt;2.0m</b>	

<b>Reference</b>	<b>Mou022</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Broad Lane, Moulton			
<b>Site area (Hectares)</b>	6.84 <b>Site capacity at 30 dph:</b>	205 <b>Site capacity at 25 dph:</b>	171 <b>Site capacity at 20 dph:</b>	137 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 87 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on historical or natural assets, but its development would have adverse impacts upon the character and appearance of the area. The site is large in size, visually exposed, and poorly related to the existing village, &amp; its development would create a significant intrusion into the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is located to the south west of the settlement and will constitute a major extension to the village altering significantly the character of it and the countryside. Aldershaws is further to the south west and might be a noise source.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport. The existing access to West Cobb Gate does not appear to be wide enough to accommodate an adoptable estate road and suitable visibility. There is no footway from this point to the village network. The site fronts Broad Lane but is too remote for a standalone access and there is no access from Ashby Gardens and the Sidings. Access could be via Mou016 but would place greater burdens on Broad Lane where there are already reported difficulties.</p> <p>Consequently, the site is considered to be unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<b>Zone 1</b> <b>Zone 2</b> <b>Zone 3a</b> <b>Zone 3b</b>	<b>No hazard</b> <b>Low hazard</b> <b>Danger for some</b> <b>Danger for most</b> <b>Danger for all</b>	<b>No Depth</b> <b>0m to 0.25m</b> <b>0.25m to 0.50m</b> <b>0.50m to 1.0m</b> <b>1.0m to 2.0m</b> <b>&gt;2.0m</b>	

<b>Reference</b>	<b>Mou023</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of Church Lane, Moulton								
<b>Site area (Hectares)</b>	0.51	<b>Site capacity at 30 dph:</b>	15	<b>Site capacity at 25 dph:</b>	13	<b>Site capacity at 20 dph:</b>	10	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. The water and sewerage networks require improvements and a contribution for a new secondary school is required. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		9						
	<b>Delivered in yrs 11-15:</b>		1						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site extends frontage development which has recently be added to. Frontage development is on the opposite side of the road.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport. Frontage development with individual drives with turning facilities or a service road, like the existing affordable housing scheme, would be suitable. There is no frontage footway but there is one on the opposite side of Church Lane.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1			<b>No hazard</b>			<b>No Depth</b>		
	Zone 2			Low hazard			0m to 0.25m		
	Zone 3a			Danger for some			0.25m to 0.50m		
	Zone3b			Danger for most			0.50m to 1.0m		
				Danger for all			1.0m to 2.0m		
							>2.0m		

<b>Reference</b>	<b>Mou025</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	15 West Cobgate, Moulton								
<b>Site area (Hectares)</b>	0.11	<b>Site capacity at 30 dph:</b>	3	<b>Site capacity at 25 dph:</b>	3	<b>Site capacity at 20 dph:</b>	2	<b>Site capacity from planning permissions:</b>	
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>					<b>Delivered in yrs 6-10:</b>		2	
	<b>Delivered in yrs 11-15:</b>					<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		No						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is to the rear of an existing dwelling and the development of the site would create a form of development at odds with the predominant local character. A planning application has been refused and dismissed on appeal.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Mou035</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Former Gardman Premises, High Street, Moulton								
<b>Site area (Hectares)</b>	2.58	<b>Site capacity at 30 dph:</b>	77	<b>Site capacity at 25 dph:</b>	64	<b>Site capacity at 20 dph:</b>	52	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are relatively high, but opening-up infrastructure costs are likely to be higher owing to site clearance being needed. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		2						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural or built assets. The windmill to the north of the site is Grade 1 listed and also the Conservation area boundary runs between the two sites. The existing light industrial use has a detrimental impact on the wider setting of Moulton Mill and Mulberry House. There is the opportunity presented by its redevelopment for the site to contribute positively to their setting. Any development proposal would need to be informed by a Heritage Impact Assessment which would should explore the opportunity for the development to have a positive impact on the setting of Moulton Mill and Mulberry House.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities and is located within Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is an unused employment site and its appropriate development will benefit the character of the village. The land is filled in places and is a former factory and so there may be some contamination.</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	<b>Zone 1</b>		<b>No hazard</b>			<b>No Depth</b>			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			



<b>Reference</b>	<b>Mou039</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land at East Cobgate Moulton Spalding PE12 6QJ			
<b>Site area (Hectares)</b>	0.3 <b>Site capacity at 30 dph:</b>	9 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	6 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		6	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Moulton's existing services and facilities but is not located adjacent to Moulton's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is between existing development and has dwellings opposite but is not related to the existing village. Its development would reinforce an incongruous and isolated group of dwellings in the open countryside..</p> <p><b>TRANSPORT</b> - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Mou041</b>	<b>Settlement:</b>	Moulton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north-west of Bakestraw Gate, Moulton			
<b>Site area (Hectares)</b>	12.12 <b>Site capacity at 30 dph:</b>	364 <b>Site capacity at 25 dph:</b>	303 <b>Site capacity at 20 dph:</b>	242 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate/high. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		192	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is not in scale with the 190 dwellings which the emerging Local Plan seeks to be developed in Moulton.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on heritage or natural assets, but its development would have adverse impacts upon the character and appearance of the area - the site is large in size, visually exposed, and poorly related to the existing village, &amp; its development would create a significant intrusion into the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Moulton's existing services &amp; facilities, &amp; is located adjacent to Moulton's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, and the site has no particular amenity value. However, it is best and most versatile agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT - although services and facilities are potentially accessible by foot, bicycle or public transport, there is no obvious point for the provision of vehicular access.</p> <p>Unsuitable, due to conflict with the Plan's locational strategy, adverse environmental impacts, and the lack of a suitable vehicular access</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<b>Zone 1</b> Zone 2 Zone 3a Zone 3b	<b>No hazard</b> Low hazard Danger for some Danger for most Danger for all	<b>No Depth</b> 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	