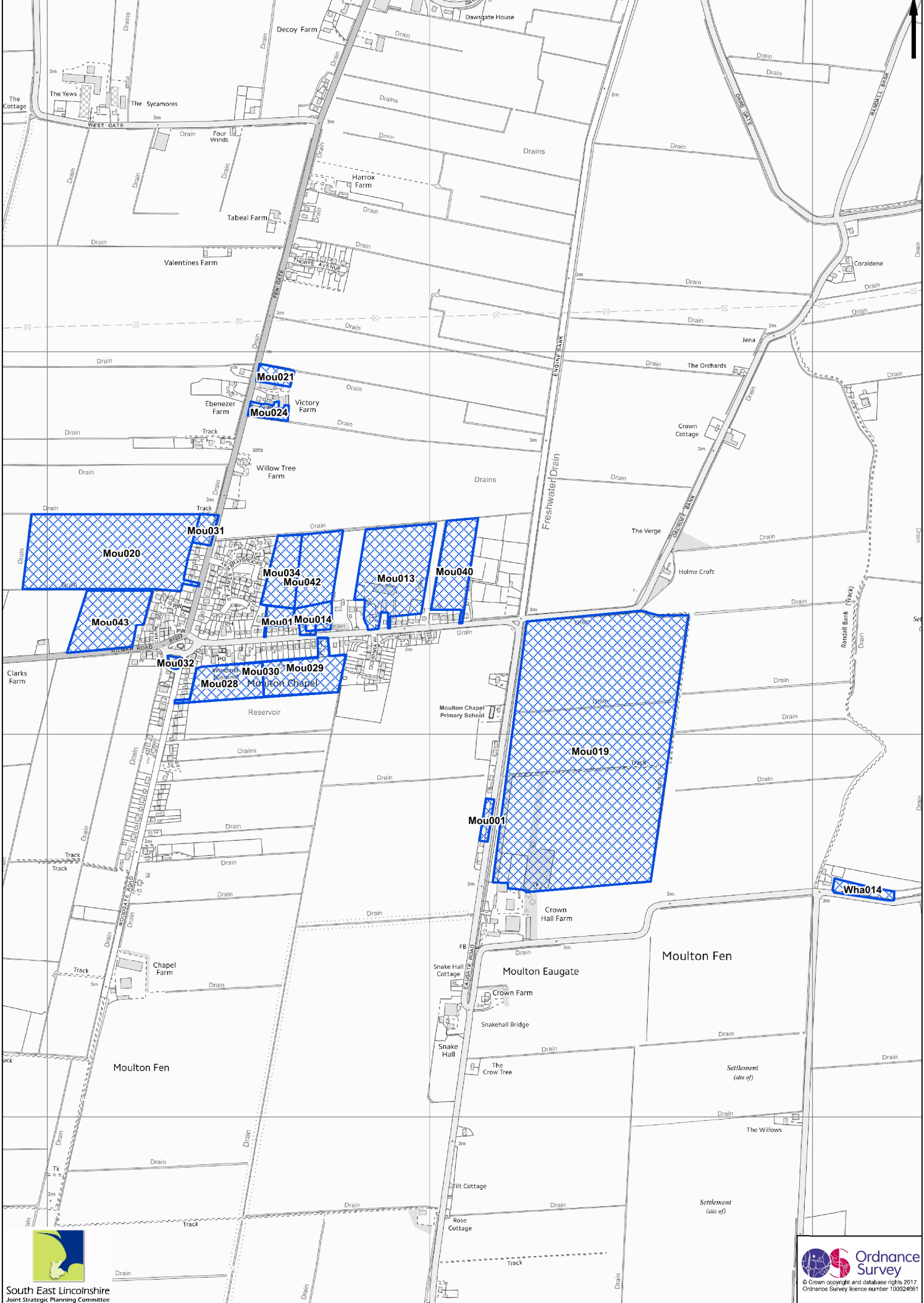


South East Lincolnshire Strategic Housing Land Availability Assessment - Moulton Chapel (April 2017)



<b>Reference</b>	<b>Mou001</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of Eaugate Road, Moulton Chapel								
<b>Site area (Hectares)</b>	0.24	<b>Site capacity at 30 dph:</b>	7	<b>Site capacity at 25 dph:</b>	6	<b>Site capacity at 20 dph:</b>	5	<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.								
<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 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>		5	
	<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>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - 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>LOCATION - it is not located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is unrelated to the existing village, and would intensify a scattered group of buildings in the countryside, to the detriment of the area's character.</p> <p>TRANSPORT- the site is not as accessible to Moulton Chapel's existing services and facilities, as sites closer to the centre of the village. They are potentially accessible by bicycle and by public transport for those located further afield.</p> <p>Consequently, the site is considered unsuitable.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1 <input type="checkbox"/>		No hazard <input type="checkbox"/>			No Depth <input type="checkbox"/>			
	Zone 2 <input type="checkbox"/>		Low hazard <input type="checkbox"/>			0m to 0.25m <input type="checkbox"/>			
	Zone 3a <input type="checkbox"/>		Danger for some <input type="checkbox"/>			0.25m to 0.50m <input type="checkbox"/>			
	Zone3b <input type="checkbox"/>		Danger for most <input type="checkbox"/>			0.50m to 1.0m <input type="checkbox"/>			
			Danger for all <input type="checkbox"/>			1.0m to 2.0m <input type="checkbox"/>			
						>2.0m <input type="checkbox"/>			

**Reference** Mou013 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Roman Bank, Moulton Chapel

**Site area (Hectares)** 4.18 **Site capacity at 30 dph:** 125 **Site capacity at 25 dph:** 104 **Site capacity at 20 dph:** 84 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 34  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings and also contains some agricultural buildings. If developed for its full depth it would be visually dominant from the east and be unacceptable but a reduced area would be more acceptable.  
TRANSPORT- the site is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield. The access is opposite Cikhira Avenue which is not ideal, but the current use would generate the movement of vehicles that are larger than private cars, so on balance the proposal would be acceptable. The road is good and the access is wide enough to accommodate an adoptable estate road with adequate visibility. There is a frontage footway to the rest of the settlement. The second access would be suitable for a footway access.  
  
Consequently, a reduced site area is considered suitable.

**Classification** **Developable (11-15)**

<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

**Reference** Mou014 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Roman Bank, Moulton Chapel

**Site area (Hectares)** 0.62 **Site capacity at 30 dph:** 19 **Site capacity at 25 dph:** 16 **Site capacity at 20 dph:** 12 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 12  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation** The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions.  
TRANSPORT- the site is suitable and it is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield. The access is wide enough to provide an adoptable estate road with adequate visibility. There is a frontage footway. The site could be extended onto Mou017 and Mou034 to provide a more comprehensive development.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

<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
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

**Reference** Mou017 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Roman Road, Moulton Chapel

**Site area (Hectares)** 0.37 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 7  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions and together with them the allocation would be suitable.  
TRANSPORT- the site access is poor and would be best used as a footpath link to Roman Road with vehicular access via adjacent sites. It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.  
Consequently, the site is considered suitable.

**Classification** **Developable (06-10)**

**Flood risk**

Zone 1	No hazard	No Depth
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

**Reference**

**Mou019**

Settlement:

Moulton Chapel

Phase two SHLAA sites

**Address**

Land to the east of Eaugate Road, Moulton Eaugate

**Site area (Hectares)**

29.45	Site capacity at 30 dph:	884	Site capacity at 25 dph:	736	Site capacity at 20 dph:	589	Site capacity from planning permissions:	<input type="checkbox"/>
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**Availability**

Is the site available?

Yes

**Explanation**

Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability**

Is the site achievable?

Yes

**Explanation**

Moderate achievability. Values are relatively high, but opening-up infrastructure costs are also likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 25).

**Assumed delivery rate**

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	250
Delivered in yrs 16-20:	250
Delivered in yrs 21-25:	39

**Suitability**

Is the site suitable?

No

**Explanation**

The site is not in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel as it provides almost two and a half times this figure.

ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.

INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.

LOCATION - it is not located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).

SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is unrelated to the existing village, and would intensify a scattered group of buildings in the countryside, equivalent to a new settlement to the detriment of the area's character.

TRANSPORT- the site is not as accessible to Moulton Chapel's existing services and facilities, as sites closer to the centre of the village. They are potentially accessible by bicycle and by public transport for those located further afield.

Consequently, the site is considered unsuitable.

**Classification**

**Undevelopable**

**Flood risk**

Zone 1	<input type="checkbox"/>
Zone 2	<input type="checkbox"/>
Zone 3a	<input type="checkbox"/>
Zone3b	<input 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 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	<input type="checkbox"/>

**Reference**

**Mou020**

**Settlement:**

Moulton Chapel

**Phase two SHLAA sites**

**Address**

Land to the west of Fen Gate, Moulton Chapel

**Site area (Hectares)**

8.69	<b>Site capacity at 30 dph:</b>	261	<b>Site capacity at 25 dph:</b>	217	<b>Site capacity at 20 dph:</b>	174	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
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**Availability**

**Is the site available?**

Yes

**Explanation**

Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability**

**Is the site achievable?**

Yes

**Explanation**

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).

**Assumed delivery rate**

<b>Delivered in yrs 1-5:</b>	
<b>Delivered in yrs 6-10:</b>	50
<b>Delivered in yrs 11-15:</b>	124
<b>Delivered in yrs 16-20:</b>	
<b>Delivered in yrs 21-25:</b>	

**Suitability**

**Is the site suitable?**

No

**Explanation**

The site is not in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.

**ENVIRONMENTAL IMPACTS** - it is unlikely to have adverse impacts on natural, built or heritage assets.

**INFRASTRUCTURE** - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.

**LOCATION** - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).

**SITE CHARACTERISTICS** - the land is grade 1 agricultural land. It is mostly adjacent to existing development but is poorly related to the existing village, and would be an incongruous extension to the detriment of the area's character.

**TRANSPORT**- the site is accessible to Moulton Chapel's existing services and facilities that are is potentially accessible by foot, bicycle and public transport to further afield.

Consequently, the site is considered unsuitable.

**Classification**

**Undevelopable**

**Flood risk**

Zone 1	<input type="checkbox"/>
Zone 2	<input checked="" type="checkbox"/>
Zone 3a	<input type="checkbox"/>
Zone3b	<input type="checkbox"/>

No hazard	<input checked="" type="checkbox"/>
Low hazard	<input type="checkbox"/>
Danger for some	<input type="checkbox"/>
Danger for most	<input type="checkbox"/>
Danger for all	<input type="checkbox"/>

No Depth	<input checked="" 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	<input type="checkbox"/>

**Reference** Mou021 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the east of Fen Gate, Moulton Chapel

**Site area (Hectares)** 0.41 **Site capacity at 30 dph:** 12 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 8  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is not located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is unrelated to the existing village, and would intensify a scattered group of buildings in the countryside, to the detriment of the area's character.  
TRANSPORT- the site is not as accessible to Moulton Chapel's existing services as sites closer to the centre of the village and facilities are potentially accessible by bicycle and public transport further afield.  
Consequently, the site is considered unsuitable.

**Classification** Undevelopable

**Flood risk** Zone 1 No hazard No Depth  
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  
1.0m to 2.0m  
>2.0m



**Reference** Mou024 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the east of Fen Gate, Moulton Chapel

**Site area (Hectares)** 0.38 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 8  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is not located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is unrelated to the existing village, and would intensify a scattered group of buildings in the countryside, to the detriment of the area's character.  
TRANSPORT- the site is not as accessible to Moulton Chapel's existing services as sites closer to the centre of the village and facilities are potentially accessible by bicycle and public transport further afield.  
Consequently, the site is considered unsuitable.

**Classification** **Undevelopable**

<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	

**Reference** Mou028 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the east of Roman Road, Moulton Chapel

**Site area (Hectares)** 1.68 **Site capacity at 30 dph:** 50 **Site capacity at 25 dph:** 42 **Site capacity at 20 dph:** 34 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems. (An application H13-1280-16 was submitted on 16-12-16)

**Achievability** **Is the site achievable?** Yes

**Explanation** 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 8, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 24  
Delivered in yrs 11-15: 10  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is to the rear of Moulton Chapel Mill a grade II\* listed building. The site is a large open field with open Fen beyond. The site contributes to the wider setting of the mill. Its urbanisation would impact on that setting. 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 mill and how the proposal would seek to address this.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions.  
TRANSPORT- the access to the site from Woodgate Road is narrow and unsuitable. The site would need to be accessed from Mou029. It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.  
Consequently, the site is considered suitable if developed with Mou029 with an access from Roman Road.

**Classification** **Developable (11-15)**

<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
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

<b>Reference</b>	<b>Mou029</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of Roman Road, Moulton Chapel								
<b>Site area (Hectares)</b>	2.05	<b>Site capacity at 30 dph:</b>	61	<b>Site capacity at 25 dph:</b>	51	<b>Site capacity at 20 dph:</b>	41	<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. (An application H13-1280-16 was submitted on 16-12-16)								
<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. 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 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>		16						
	<b>Delivered in yrs 11-15:</b>		30						
	<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 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is to the rear of Moulton Chapel Mill a grade II* listed building. The site is a large open field with open Fen beyond. The site contributes to the wider setting of the mill. Its urbanisation would impact on that setting. 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 mill and how the proposal would seek to address this.</p> <p>INFRASTRUCTURE - 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>LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions.</p> <p>TRANSPORT- the access to the site is through an existing farm entrance. Roman Road is wide enough here. There is no footway on the south side of Roman Road but it should be safe enough for residents to cross the road and use the one on the north side of Roman Road. It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</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				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Mou030</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Roman Road, Moulton Chapel			
<b>Site area (Hectares)</b>	3.8 <b>Site capacity at 30 dph:</b>	114 <b>Site capacity at 25 dph:</b>	95 <b>Site capacity at 20 dph:</b>	76 <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. (An application H13-1280-16 was submitted on 16-12-16)			
<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> 26 <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 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it is unlikely to have adverse impacts on natural or built assets. The site is to the rear of Moulton Chapel Mill a grade II* listed building. The site is a large open field with open Fen beyond. The site contributes to the wider setting of the mill. Its urbanisation would impact on that setting. 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 mill and how the proposal would seek to address this.</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 located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions.</p> <p><b>TRANSPORT</b>- the access to the site is through an existing farm entrance. Roman Road is wide enough here. There is no footway on the south side of Roman Road but it should be safe enough for residents to cross the road and use the one on the north side of Roman Road. Access from Woodgate Road would not be acceptable. It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.</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>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>	

**Reference** Mou031 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land off Fengate Road, Moulton Chapel

**Site area (Hectares)** 0.37 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are acting together.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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 7, and be completed before year 10).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 7  
Delivered in yrs 11-15:  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation** The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located beside existing dwellings. It is also connected to other submissions. If Mou020 is not allocated 1 plot on this site would round off the village with the frontage development on the opposite side of the road.  
TRANSPORT- It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield. Frontage plots would be suitable with a new frontage footway, adequate drainage and turning facilities.  
  
Consequently, the site is considered suitable for 1 plot.

**Classification** **Developable (06-10)**

<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
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m >2.0m

<b>Reference</b>	<b>Mou032</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	The Plough Public House, Woodgate Road, Moulton Chapel								
<b>Site area (Hectares)</b>	0.1	<b>Site capacity at 30 dph:</b>	3	<b>Site capacity at 25 dph:</b>	2	<b>Site capacity at 20 dph:</b>	2	<b>Site capacity from planning permissions:</b>	2
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Full planning permission (reference H13-0994-08) is outstanding for the construction of 2 dwellings and (H13-0714-12) for change of use and alterations to a single dwelling.								
<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. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, 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>		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>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. The site is located opposite the Grade II* listed Chapel of St. James. The design of the site should take this into consideration in order to avoid any adverse impact on this designated heritage asset.</p> <p>INFRASTRUCTURE - 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>LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the land is a disused pub with two planning permissions for residential use.</p> <p>TRANSPORT- It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.</p> <p>Consequently, the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</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			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Mou034</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Braybrooks Way, Moulton Chapel			
<b>Site area (Hectares)</b>	1.41 <b>Site capacity at 30 dph:</b>	42 <b>Site capacity at 25 dph:</b>	35 <b>Site capacity at 20 dph:</b>	28 <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>	<p>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 8, and be completed before year 15).</p> <p>Possible 'ransom strip' from Braybrooks Way may impact on viability.</p>			
<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>		4	
	<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 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - 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>LOCATION - it is located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the land is grade 1 agricultural land. It is located to the rear of existing dwellings. It is also connected to other submissions.</p> <p>TRANSPORT- the access to the site could be through Braybrook Way if there is no ransom strip and could be combined with Mou017 and Mou014. It is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield.</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 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	

**Reference** Mou040 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Roman Bank, Moulton Chapel

**Site area (Hectares)** 1.98 **Site capacity at 30 dph:** 59 **Site capacity at 25 dph:** 50 **Site capacity at 20 dph:** 40 **Site capacity from planning permissions:**

**Availability** **Is the site available?**

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?**

**Explanation** 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 8, and be completed before year 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 24  
Delivered in yrs 11-15: 16  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?**

**Explanation**  
The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, nor the character or appearance of the area, although it is visually exposed from the east.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.  
LOCATION - it is located adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site has little amenity value, & there are no nearby 'bad neighbour' uses. However, it is Grade 1 agricultural land, & is not previously developed.  
TRANSPORT- it is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield. The Highway Authority comments that the existing field gate opening here is not wide enough to be able to accommodate the required carriageway and footway widths, the junction radii and the visibility splays required for an adoptable estate road to serve the suggested 40 dwellings.  
  
Unsuitable, due to transport issues.

**Classification** **Undevelopable**

**Flood risk**  
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>Mou042</b>	<b>Settlement:</b>	Moulton Chapel	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the north of Roman Road, Moulton Chapel			
<b>Site area (Hectares)</b>	3.9 <b>Site capacity at 30 dph:</b>	117 <b>Site capacity at 25 dph:</b>	98 <b>Site capacity at 20 dph:</b>	78 <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 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 10, 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> 25 <b>Delivered in yrs 11-15:</b> 53 <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 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, nor the character or appearance of the area - the site relates well to the existing village, and would have relatively limited visual impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is located adjacent to Moulton Chapel's existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is Grade 1 agricultural land, &amp; is not previously developed.</p> <p>TRANSPORT- it is accessible to Moulton Chapel's existing services and facilities by bicycle, foot and public transport to further afield. The Highway Authority comments that the existing gap in the frontage between numbers 52 and 58 Roman Rd is wide enough to accommodate the required carriageway, footways, junction radii and visibility splays to serve the suggested 78 dwellings - although the red outline does not actually appear to include a direct frontage to Roman Road. Braybrooks Way, the estate road on the west side of the site, is not adopted all the way to the site boundary so there may be a ransom strip situation there. It would be desirable for there to be a connection to Braybrooks Way.</p> <p>Despite the issues with site characteristics, 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	

**Reference** Mou043 **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Roman Road, Moulton Chapel

**Site area (Hectares)** 2.64 **Site capacity at 30 dph:** 79 **Site capacity at 25 dph:** 66 **Site capacity at 20 dph:** 53 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 3  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - although it is unlikely to have adverse impacts on natural or heritage assets, its development would harm the character or appearance of the area - the site would extend the village's built-up area into an area of open countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of this site would also be likely to generate pressure for further westward expansion, given that it is not contained by a strong and defensible 'natural' western boundary.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.  
LOCATION - it is located adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is best & most versatile agricultural land, & is not previously developed.  
TRANSPORT- it is unlikely to create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to adverse environmental impacts.

**Classification** **Undevelopable**

<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	

**Reference** **Wha014** **Settlement:** Moulton Chapel **Phase two SHLAA sites**

**Address** Land to the north of Jekils Bank, Moulton Chapel

**Site area (Hectares)** 0.47 **Site capacity at 30 dph:** 14 **Site capacity at 25 dph:** 12 **Site capacity at 20 dph:** 9 **Site capacity from planning permissions:**

**Availability** **Is the site available?** Yes

**Explanation** Although there is no planning permission or allocation, there are no known legal or ownership problems.

**Achievability** **Is the site achievable?** Yes

**Explanation** 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).

**Assumed delivery rate** Delivered in yrs 1-5:  
Delivered in yrs 6-10: 9  
Delivered in yrs 11-15:  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation** The site is in scale with the 130 dwellings which the emerging local plan seeks to be developed in Moulton Chapel.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets.  
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.  
LOCATION - it is not located within or adjacent to Moulton Chapel's existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the land is grade 1 and 2 agricultural land. It is unrelated to the existing village, and would create an incongruous group of dwellings in the countryside to the detriment of the area's character.  
TRANSPORT- the site is not as accessible to Moulton Chapel's existing services and facilities, as sites closer to the centre of the village. They are potentially accessible by bicycle but not public transport for those located further afield.  
Consequently, the site is considered unsuitable.

**Classification** **Undevelopable**

<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	