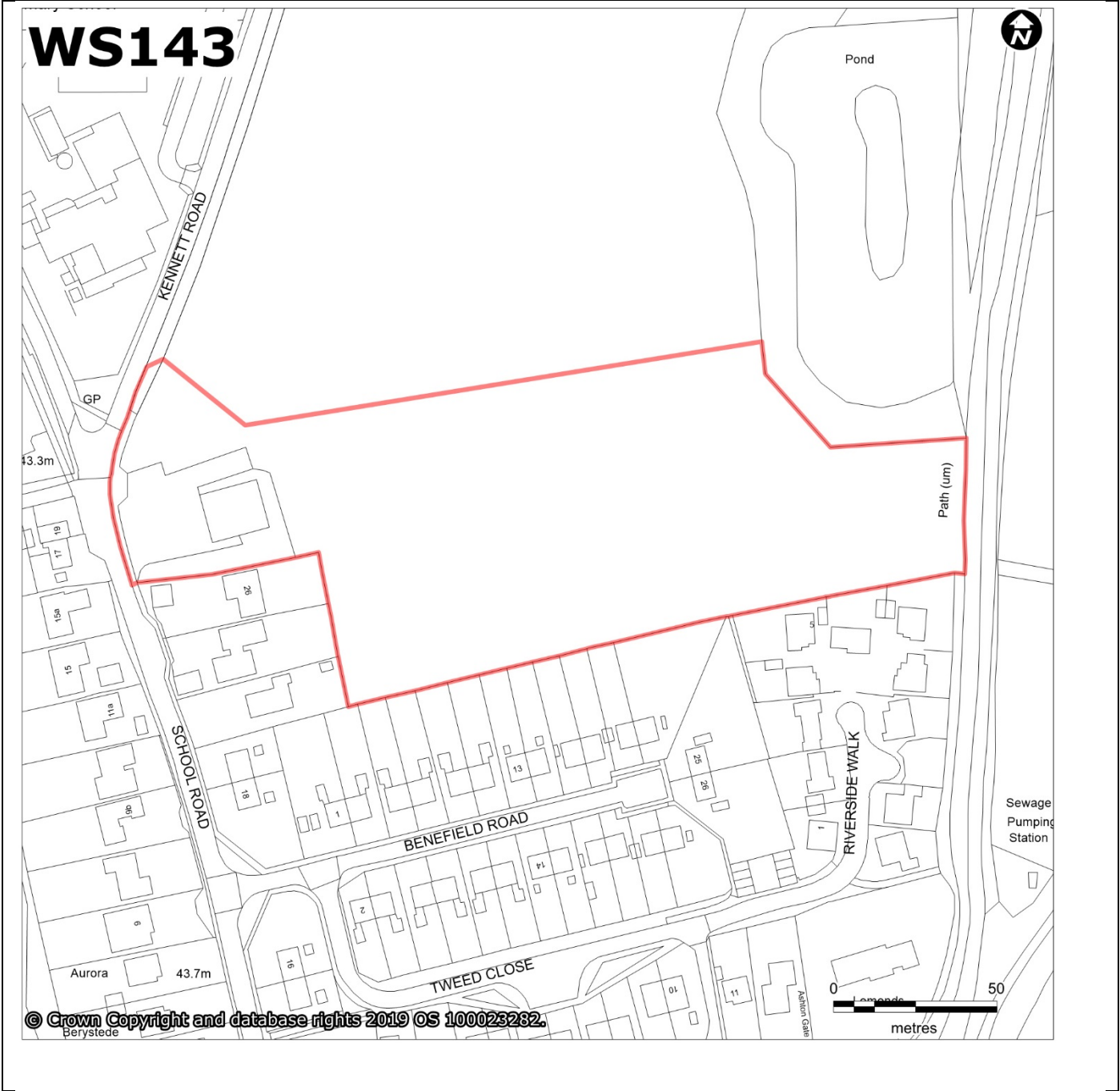


Reference (2020)	WS143	Previous references	
Settlement	Moulton		
Site name	Land to the east of Chippenham Road, Moulton		
Status:	N/A		

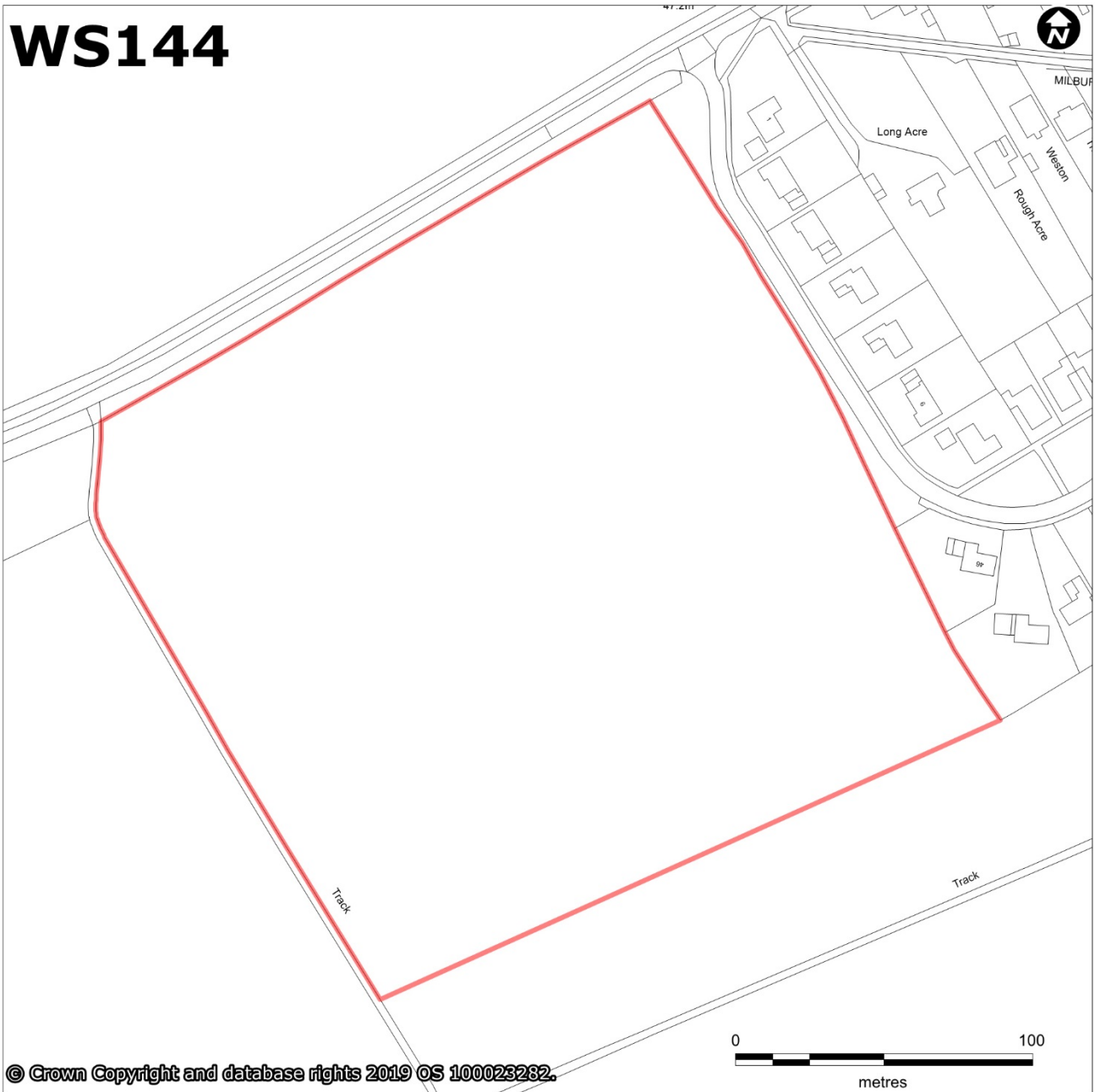


Existing use	Agricultural	Proposed use	Residential
Area	1.70	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
34	51	68	85
Availability	The site was confirmed in the December 2018 call for sites		

<p>Suitability</p>	<p>The eastern edge of the site, fronting the highway is in flood zones 2 and 3 area. Fluvial flood zone 3, 30 year surface water and 100 year surface water area risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>There is a public right of way running along the eastern edge of the site which would need to be retained.</p> <p>The site includes trees protected by a tree preservation order. Further tree assessment would be required.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
<p>Achievability</p>	<p>The site is under single ownership.</p>	
<p>Timescale</p>	<p>1-5 years</p>	<p>10</p>
	<p>6-10 years</p>	
	<p>11-15 years</p>	
<p>Summary</p>	<p>The site is located partially adjacent to the settlement boundary of Moulton which is designated as a secondary village within the former Forest Heath area Core Strategy 2010.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size settlements in the former St Edmundsbury area (as set out in the Core Strategy). There is no evidence to suggest any delay to the delivery of the site.</p>	

Reference (2020)	WS144	Previous references	
Settlement	Moulton		
Site name	Land off Newmarket Road, Moulton		
Status:	N/A		

WS144



Existing use	Agricultural	Proposed use	Residential
Area	5.44	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
109	163	218	272
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>There is a public right of way on the north-east edge of the site which would need to be retained.</p>	
Achievability	The site is under single ownership	
Timescale	1-5 years	10
	6-10 years	
	11-15 years	
Summary	<p>The site is located partially adjacent to the settlement boundary of Moulton which is designated as a secondary village within the former Forest Heath area Core Strategy 2010.</p> <p>For the purposes of the SHELAA, the yield for the site is capped at 10 dwellings to be consistent with guidance for similar sized size settlements in the former St Edmundsbury area (as set out in the Core Strategy). There is no evidence to suggest any delay to the delivery of the site.</p>	