



Identifying potential housing sites in Cowbit

The Requirement - the emerging Local Plan seeks the development of approximately 100 dwellings at Cowbit between 2011 and 2036.

Completions - 6 new homes were built in Cowbit between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 53 dwellings in Cowbit, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Cow001 Backgate 37 dwellings

There is no evidence to suggest that these dwellings will not be built during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 41 dwellings is required.

Education - the County Education Department has been consulted and has commented that Cowbit has a lack of capacity at primary and secondary level and constrained site areas.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Cowbit and has made the following comments:

- No level 2 SFRA undertaken for Cowbit. 'No hazard' may not be correct. Consult Welland & Deepings IDB + South Holland IDB. Also whole of Cowbit is shown to be at risk on EA Reservoir flood maps, due to presence of Cowbit washlands.
- Check with IDB's to ascertain if there is any risk from their drains. Cow010 would need to demonstrate NPPF Sequential and Exceptions Test compliance before allocation.

South Holland IDB have advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

Sewage Treatment - the Environment Agency has commented that Cowbit water recycling centre has capacity for 307 dwellings. Anglian Water has commented that on the whole the water recycling centre and the foul sewage network have capacity to serve the proposed development, although there are a few sites where upgrades would be required.

Water Supply – Anglian Water has commented that there is adequate water and capacity in the supply network to meet the proposed development.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Cowbit which:

- Do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- Are assessed as deliverable or developable, or are undevelopable only as a consequence of availability issues; and
- Will deliver 10 or more dwellings.

Sequentially preferable sites

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Cow008	1	No Hazard	No Hazard	10	<ul style="list-style-type: none"> • Lowest flood hazard • Within existing built up area and unused railway land • Waste water and foul network has sufficient capacity for this site • Adjacent a pumping station • The land may be contaminated • No developer involved
Cow004	2	No Hazard	No Hazard	33	<ul style="list-style-type: none"> • Low flood hazard • Within existing built up area • Waste water and foul network capacity require upgrading for this site • Sewers cross the site • No developer involved
Cow009	2	No Hazard	No Hazard	21	<ul style="list-style-type: none"> • Low flood hazard • Within existing built up area • Foul sewage Network has capacity for this site • Waste water requires upgrading for this site • Sewers cross the site • No developer involved
Cow010	3a	No Hazard	No Hazard	15	<ul style="list-style-type: none"> • Waste water and foul network has sufficient capacity for this site • The settlement is extended beyond its current form and therefore this site has more impact than the other sites on the settlement's form • Worst Flood Hazard • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 79 dwellings.