

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – COWBIT (JUNE 2016)

1 COWBIT'S PLACE IN THE SPATIAL STRATEGY

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Cowbit as a 'Minor Service Centre'.
- 1.2 **Comments received** - The following comments were received concerning Cowbit's position in the Spatial Strategy:
 - 1. Cowbit's place in the overall hierarchy as a Minor Service Centre was supported as it accurately reflects the role the settlement plays in a wider catchment at present.
 - 2. We support the identification of Cowbit, Moulton and Weston as Minor Service Centres.
- 1.3 Responses to the above comments:
 - 1. The support for Cowbit's position in the Spatial Strategy is welcome

2 COWBIT'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Cowbit to provide for 80 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Cowbit's housing requirements:
 - 1. because Cowbit is less constrained by flood risk and has some good facilities (School, Village Hall and bus service) and some opportunities for growth in addition to the identified sites, it should be allocated more than 80 new homes;
 - 2. current immigration increases in the District and the recently published National Survey indicating a need for better integration of immigrants, will, over time, lead to distribution out from the Sub regional centres to the larger village settlements, and therefore housing allocation number increases could be required for the village of Cowbit with its very good existing level of village services;
 - 3. housing provision from the least sustainable Minor Service centre settlements, one listed being Cowbit, should be eliminated so that the total for Holbeach could be increased; and

4. where will there be any increase in local facilities (Infrastructure). At the moment one small shop and garage and no pub.

2.3 Responses to the above comments:

1. the scale of housing growth proposed for Cowbit took account of the most up-to-date information on migration rates;
 2. the support for Cowbit's proposed housing requirement of 80 dwellings is welcome;
 3. Cowbit is a well delineated settlement. If it was moved down to the Other Service Centres and Settlements, where no site allocations were made and infill within the settlement boundary was permitted, the number of dwellings provided in Cowbit would be no fewer. This is because most sites are within the built up area and on land which is brown field and cannot be described as countryside. Therefore, moving dwellings to Holbeach would not occur. There would be duplication instead;
 4. the Local Plan will have to demonstrate how arising infrastructure needs will be met.
 5. However, a slight increase in the housing requirement is considered necessary as a result of the discussion below in Sections 5 and 6 to deliver a better form of development on each site and to help deliver the infrastructure necessary to support viable, sustainable development over the plan period.
- 2.4 Owing to these comments it is considered that a change to Cowbit's housing requirements, is required and the Local Plan should identify housing allocations of 120 dwellings between April 2011 and 31st March 2036.

3 COWBIT'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 12 new dwellings were built in Cowbit.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 52 dwellings in Cowbit, and there is no evidence to suggest that this permission will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 56 dwellings is required. ($120 - 12 - 52 = 56$)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has previously commented that there is a lack of local capacity at primary and secondary level and constrained site areas.
- 4.2 **Flood risk** – the Environment Agency has previously 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.
- 4.3 South Holland IDB have previously 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.
- 4.4 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.
- 4.5 **Sewage Treatment** – The Environment Agency has previously commented that the Cowbit Water Recycling Centre (Sewage Treatment Works) has capacity for 307 houses. Anglian Water has previously commented that the Water Recycling Centre requires upgrading and the foul sewage network has some capacity.
- 4.6 **Water Supply** – Anglian Water has previously commented that there is adequate water and capacity in the supply network to serve the proposed development.
- 4.7 **Health** - The CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.

5 COWBIT SITE OPTIONS

- 5.1 Inset Map 13 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Cow004, Cow008, Cow009 and Cow010.

- 5.2 **Comments received** - The following comments were made on site **Cow004** (***Land to the west of Backgate, Cowbit***):

1. A comment was received supporting the allocation of the site as the most obvious location for new development as it is entirely within Flood Zone 1, and lies within the centre of the village, in what is clearly the most suitable location for new development.

5.3 **Responses to the above comments:**

1. The site is in a suitable location being within existing development and adjacent a site with planning permission for residential development.
2. It is not entirely within Flood Zone 1. Parts are Flood Zone 2 and 3. It is mostly Flood Zone 2 or better.
3. Overall the Sustainability Appraisal shows Cow004 and Cow010 have the same number of green, blue, white and red impacts, but flood risk data shows Cow004 has a better flood risk. Two other sites have a better Sustainability Appraisal in that they have more positive (green) impacts.

5.4 **Conclusions on site Cow004** – It is considered that site Cow004 is a suitable Potential Housing Site in Cowbit, and that it should be taken forward as a Preferred Housing Site because:

- It is well located within the built up area of the village,
- It is close to recent development and against a site with planning permission for further development,
- It is mostly Flood Zone 2 or better.

5.5 **Comments received** - The following comments were made on site **Cow008** (*Land to the west of Mill Drove, Cowbit*):

1. The site was compared unfavourably against another site (Cow006), which was not a Potential Site in the January 2016 consultation.

5.6 **Responses to the above comments:**

1. The site is a previously developed site within the built up area of Cowbit and scores the best of all sites in the Sustainability Appraisal. It also has the best flood risk of all the sites.
2. However, the Highways Authority highlights that whilst Mill Drove South is now a cul de sac, it has poor visibility at its junction with Stone Gate and unless this can be improved the Highway Authority would advise against additional development off this road.
3. Since the Highways Authority made these comments more land has been submitted as part of the January 2016 consultation, which makes the site larger. This makes the Highways comments more important.

5.7 **Conclusions on site Cow008** – It is not considered that site Cow008 is a suitable Potential Housing Site in Cowbit, and should not be taken forward as a Preferred Housing Site:

- Although the Sustainability Appraisal gives site Cow008 the best score of any of Cowbit's Potential Housing Sites and it has the best flood risk; the Highway Authority's comments raise some doubt on whether it can be delivered and as such it should not be shown as an allocation. However, the site is within the built up area of Cowbit and therefore a planning application that overcomes the Highway authority's concerns might be successful.

5.8 **Comments received** - The following comments were made on site **Cow009** (***Land to the west of Backgate, Cowbit***):

1. A comment was received supporting the allocation of the site as the most obvious location for new development as it is entirely within Flood Zone 1, and lies within the centre of the village, in what is clearly the most suitable location for new development.

5.9 **Responses to the above comments:**

1. It is well located within the built up area of the village,
2. It is close to recent development and near a site with planning permission for further development,
3. It is mostly Flood Zone 2 or better.

5.10 **Conclusions on site Cow009** – It is considered that site Cow009 is a suitable Potential Housing Sites in Cowbit, and that it should be taken forward as a Preferred Housing Site because:

- It is well located within the built up area of the village,
- It is close to recent development and near a site with planning permission for further development,
- It is mostly Flood Zone 2 or better.

5.11 **Comments received** - No comments were made on site Cow010 (***Land to the west of Mill Drove, Cowbit***):

5.12 **Conclusions on site Cow010** - It is considered that site Cow010 is not one of the more suitable Potential Housing Sites in Cowbit, and that it should not be taken forward as a Preferred Housing Site:

- Although the Sustainability Appraisal scores site Cow010 the same as Cow004 , with 1 positive (green) impact being recorded the flood risk is worse for this site, being Flood Zone 3a.

6 NEW SITES

6.1 The following three new sites were put forward for consideration as Potential Housing Sites:

1. Cow014 -, Cowbit. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as developable. However, it is too small to be shown as an allocation, containing less than 10 dwellings. In addition if it is developed with Cow008 it would also be affected by the County Highway's comments regarding visibility at the junction of Mill Lane and Stone Gate and so should not be shown as an allocation for the combined area.
2. Cow015 -, Cowbit. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts;
3. Cow016 -, Cowbit. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts;

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following sites are taken forward as Preferred Housing Sites: Cow004 and Cow009. These sites have a combined capacity of 54 dwellings, which falls slightly below the residual requirement of 56 dwellings. In addition there are two sites which are within the settlement boundary with an individual capacity less than 10: Cow007 and Cow013. Finally there are the two sites Cow008 and Cow014 referred to above. This could result in 29 more dwellings than the residual requirement.

7.2 These allocations and other development opportunities provide the following trajectory for Cowbit.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	12	0	0	0	0	0	12
Commitments	0	52	0	0	0	0	52
Cow004	0	24	9	0	0	0	33
Cow007	0	8	0	0	0	0	8
Cow008	0	13	0	0	0	0	13
Cow009	0	21	0	0	0	0	21
Cow013	0	2	0	0	0	0	2
Cow014	0	8	0	0	0	0	8
TOTAL	12	128	9	0	0	0	149

N
↑

Cowbit

Scale 1:6,000 @A3

