

South East Lincolnshire Local Plan 2011-2036 Draft for Consultation January 2016

Post_title: 13: Cowbit

ID1: 1458

comment_author: Longstaffs

comment_content:

Submits land to the south west of Cow008.

Officer Comment:

This has been registered as Cow014 in the SHLAA. The 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.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1459

comment_author: Longstaffs

comment_content:

we have not previously submitted a site for our clients, but enclose herewith a plan of their land off Backgate, adjacent to other land that has already been put forward. We consider that if the site is combined with site Cow 003, and they are developed together, being to the west of the A16, they form a suitable potential housing site for the village. The site is approximately 1.0 hectare.

Officer Comment:

This has been registered as Cow015 in the SHLAA. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts.

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

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ID1:

1460

comment_author:

Hume Planning Consultancy Ltd

comment_content:

The following site is capable of providing additional dwellings as follows: Cowbit, Backgate - A site of 8 dwellings

Officer Comment:

The site is within the settlement boundary and currently does not have planning permission.

Officer Recommendation:

Development of the site is acceptable in principle but it will not be shown as an allocation owing to it having a capacity of less than 10.

ID1:

1461

comment_author:

Mr R Barker

comment_content:

We would like to ask that the parcel of land hatched in blue on the attached 'Site Location Plan' (document ASHLP/001) be considered for designation as a 'Potential Housing Site' within the Local Plan. This land is currently wholly occupied by Ash Tree Nursery, and as such we believe it to be 'brownfield' land, and abutts the current boundary of the Local Plan. The site already has good safe access from the roadway via the existing layby. I note several similar nursery sites within the Plan already designated as 'Potential Housing Sites', vis: Stm 009 Cow 010 Pin 061 Pin 053 We believe that including this parcel of land within the Local Plan would further able the Authority to meet it's obligations in respect of assessed housing requirement for the settlement of Cowbit without the need for use of farmland, and without being to the detriment of the amenity of existing households.

Officer Comment:

This has been registered as Cow016 in the SHLAA. The SHLAA identifies this site as being undevelopable because it would have adverse environmental impacts

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1:

1462

comment_author:

Robert Doughty Consultancy Ltd

comment content:

Our client's site has been promoted through the SHLAA (Cow006) as it represents a small area of former farmland that has effectively been left over following the construction of the new A16. There is existing development to the north and west and the new A16 and roundabout lies to the east. The southern boundary of the site has been planted with a native hedgerow and there is a field ditch beyond. Accordingly, the land is both physically and visually separate from the open farmland/countryside to the south. There is a footway around the roundabout to the west that stops short of the site, however, there is sufficient land available to extend this footway along to Stonegate. The site was discounted in the SHLAA as it was considered that the development of the site would 'extend the village towards the roundabout on the bypass'. We would make the point that there is already development to the north of Moulton Chapel Road that both physically and visually links the settlement with the roundabout and the A16. In order to characterise the impact of the proposed development, we have carried out a landscape review of the site and this accompanies this representation. The review concludes that Cow006 is a very discrete parcel of land that is visible from a very limited section of the A16 to the east. The development of the site would not alter the character of the view of the settlement and there would be no impression that the settlement had been extended in the manner set out in the text accompanying the SHLAA conclusion. Cow006 lies with Flood Zone 2 as shown on the Environment Agency's Indicative Flood Zone Maps and is, therefore, sequentially preferable to Cow009 (Zone

Officer Comment:

Cow004 and Cow009 are located in the centre of the village as defined by Barrier Bank, Back Gate and Stone Gate. They are better located than Cow006. They were submitted by different owners but the same developer, who also has permission to the north, has supported their allocation.

Cow008 is not being put forward as an allocation owing to access issues, despite it being brown field land and being Flood Zone 1. 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.

Cow010 has not been put forward as an allocation owing to it being Flood Zone 3.

Officer Recommendation:

No change to the approach is required.

2) and Cow10 (Zone 3). The site should, therefore, be considered suitable for development having regard to the fact that the land is available, achievable and is better located to the village than Cow010 and Cow008 by virtue of it being on the southern side of Moulton Chapel Road which connects with Stonegate, south of which lies the body of the village.

Cow009 - We object to the suitability of this site for development. The land has a constrained due to the long and narrow shape of the site (approximately 350m long and 25m wide) making it difficult and possibly unviable to develop without inclusion as part of Cow004, of which there is no guarantee. The ability to achieve the housing numbers across the plan period may well, therefore, be constrained by the inclusion of a site Cow009.

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ID1: 1463 comment_author: Longstaffs

comment content:

Overall, on behalf of our client, we very much support the proposal to include the sites Cow 004 and Cow 008 as 'Potential Housing sites'. They complete a form of development close to the village centre, and their development for housing will be a logical infill to the development already in the location, as routinely seen in rural villages, following which, the new housing and families will be able to further support local services. We do however, wish to ask for re-consideration to be given to an area of land Cow 003, which lies within the newly formed settlement boundary (the A16 Bypass line), and has frontage to Backgate, if further housing land is required above the amount required for the suggested 80 new housing allocations. The site is very close to the existing village centre and services, and we consider it would be a very suitable additional site for consideration. We look forward to receiving an acknowledgment of this response, and to receiving a copy of any revisions to the Settlement proposals in due course.

Officer Comment:

Officer Recommendation:

Conclusions on site Cow004 – It is considered that site Cow004 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 against a site with planning permission for further development,
- It is mostly Flood Zone 2 or better.

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.

Conclusions on Cow003 are unchanged from those in the SHLAA issued in January 2016

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ID1: 1464 comment_author: Mr S Robinson

comment content:

The village, soon to become a small town, (looking at the proposed building of new homes), where will there be any increase in local facilities (Infrastructure). At the moment one small shop and garage and no pub thanks to the negative point blank response from SHDC planning dept and our own parish council, despite more than half of the village residents signing a petition to keep the Olde Dun Cow pub. Some Consultation!?

Three properties in The Pastures are over looked by these cramped and appalling properties on the Dun Cow site - did anyone from SHDC or our own parish council come to consult (speak) with us? No! No doubt this is the way that SHDC planning department has always behaved and will carry on consulting and listening to the lay person!

Officer Comment:

The Local Plan will have to demonstrate how arising infrastructure needs will be met.

However, a slight increase in the housing requirement is considered necessary as a result of the discussion in Sections 5 and 6 of the Housing Paper 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.

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.

Officer Recommendation:

A change to the Policy is recommended.

ID1:

1465

comment_author: Waller Planning

comment content:

Within Cowbit, sites Cow004 and Cow009 are the most obvious locations for new development. They are located entirely within Flood Zone 1, and they lie within the centre of the village, in what is clearly the most suitable location for new development. The sites are farmed land within the existing built up area of the village. Their development would not be likely to lead to any unacceptable adverse impacts. Planning permission (H01-0776-14) has already been granted for a development of 37 dwellings on the land immediately to the north of sites Cow004 and Cow009. Similar principles are expected to inform the development of these sites, to the south, including the following:

A suitable highway access can be constructed for the site, directly on to Backgate. This access can be delivered within land controlled by Ashley King Developments and highway land, and it would provide sufficient capacity to serve the approximately 60 dwellings which are proposed on the site.

The site would also be served by Sustainable Drainage Systems (SuDS), such as open balancing ponds. Rain water would be attenuated within the site and then released to the adjacent field drain at a similar rate to the existing greenfield runoff rate.

We understand that the site can accommodate a layout of around 60 dwellings whilst complying with all of the Councils policies, and providing an area of public open space, generous private garden areas, and a high quality public realm. The proposed development would also be likely to provide a mix of both market and affordable housing.

This site is entirely developable and deliverable, and is backed by Ashwood Homes, who intend to construct

Officer Comment:

Cow004

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.

Cow009

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.

Officer Recommendation:

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.

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

the above mentioned residential development. We also note that the Councils have already concluded, through their SHLAA 2016 update, that the site is suitable for development, and that:

The sites development would not have any unacceptable adverse impacts on natural, built or historic assets, or the character and appearance of the area.

The sites are in a sustainable location, accessible to existing services and facilities. Given the suitability of these sites, the lack of constraints to their delivery, the fact that a house builder is prepared to deliver housing on them in the near future, and their location at the heart of the village, we believe that they should be identified on the Local Plan Proposals Map as Housing Commitments.
