

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

Post_title: 14: Cowbit

ID1: 243 **comment_author:** Graham Warren Ltd

comment_content:

This small backland site (Cow007) is illustrated on the attached plan [provided by email] and can support four dwellings. Cowbit is a settlement that can readily support a small development of this nature and the site shown on the plan should be allocated for development. The dwellings proposed are of a type needed in the district to attract managerial employees to reinforce existing and create new employment opportunities. A shortage of this type of accommodation has been highlighted in various economic reports produced for Lincolnshire.

Officer Comment:

The support is welcomed. It is shown in the trajectory because it is inside the development boundary for Cowbit but is not allocated owing to it being less than 10 dwellings.

Officer Recommendation:

No change to the approach is required.

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ID1: 244 comment_author: Environment Agency

comment content:

(Cow004, Cow008 & Cow009)

Comment - we are disappointed to note that the number of dwellings to be allocated to this settlement has increased from 80 to 120 as Cowbit is at a high risk of flooding from the tidal River Welland and associated washlands.

The following comments are based on the draft outputs of the updated Strategic Flood Risk Assessment, which have not yet been ratified. However, we would recommend that you now use this data to review your Sequential Test evidence for the site allocations. Cow004 and Cow009 lie within an area where potential flood depths of 0.25 - 1m towards the washlands are predicted within the draft Strategic Flood Risk Assessments hazard mapping. The new draft SFRA information should now be used inform the mitigation requirements, and therefore the sustainability and viability of, your preferred site allocations.

Cow008 shows in the trajectory table but text says that it should not to be taken forward as a Preferred Housing Site" - it is unclear if this site is being taken forward? Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Waste Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied may be required in order to avoid environmental harm.

Officer Comment:

The Environment Agency question the housing figure for Cowbit and also make other comments that are reproduced below under each site. Cowbit is a well delineated settlement with suitable sites available to develop. To prevent their development would require Cowbit being allocated as countryside, which given its size would be inconsistent with the settlement hierarchy. If it was moved down to the Other Service Centres and Settlements, where no site allocations were made and infill within the settlement boundary is permitted, the number of dwellings provided in Cowbit would be no fewer than currently proposed. This is because the two proposed sites are within the built up area and there is other land which is brown field and cannot be described as countryside, which although not allocated for access reasons, could come forward if the access issues are overcome.

Cow004

The site is in a suitable location being within existing development and adjacent a site with planning permission for residential development. The flood depth for the site ranges from 0.25m to 1.0m near Barrier Bank. This is a range that can be accommodated with land raising or positioning of open space, which would adjoin the playing field. Sequentially the site is not as good as Cow006, which was not put forward as a Preferred Site for Development owing to it being more peripheral.

Cow008

Cow008 has not been allocated owing to potential access issues making it uncertain whether it would come

Officer Recommendation:

It is considered that the Local Plan should continue to seek to identify housing allocations of 120 dwellings between April 2011 and 31st March 2036 because it reflects the capacity available from unrestricted sites.

Cow004

It is considered that site Cow004 is a suitable Preferred Housing Site in Cowbit, and that it should be taken forward as a Housing Allocation because:

- It is well located within the built up area of the village and is unlikely to have adverse impacts on natural, built or heritage assets,,
- It is close to recent development and against a site with planning permission for further development,

Cow008

No change to the approach is required.

Cow009

It is considered that site Cow009 is a suitable Preferred Housing Site in Cowbit, and that it should be taken forward as a Housing Allocation because:

- It is well located within the built up area of the village and is unlikely to have adverse impacts on natural, built or heritage assets,,
- It is close to recent development and near a site with planning permission for further development,

forward. It is shown in the trajectory because it is inside the development boundary for Cowbit because the land is not countryside in character.

Cow009

The site is in a suitable location being within existing development and near a site with planning permission for residential development. The flood depth for the site ranges from 0.25m to 1.0m near Barrier Bank. This is a range that can be accommodated with land raising or positioning of open space, which could join the playing field, depending how Cow004 is developed. Sequentially the site is not as good as Cow006, which was not put forward as a Preferred Site for Development owing to it being more peripheral.

ID1:	245	comment_author:	Anglian Water
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comment_content:	Officer Comment:	Officer Recommendation:
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All of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage network to enable development to come forward on these sites. Similarly a number of the proposed housing allocation sites are expected to require improvements to the existing water supply network. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.

No change to the approach is required.

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ID1:

246

comment_author:

Robert Doughty Consultancy

comment_content:

Cow006
 Section 3 of the current consultation document sets out the comments made regarding housing sites in Cowbit and the Local Planning Authorities' response to those comments. Our comments regarding Cow006 (which were acknowledged by letter from your office on 7th March 2016) do not appear to have been taken into account. This implies that we had made no comments to the January 2016 consultation draft. We did, however, submit comments, and more importantly, a Landscape Review that specifically considered the concerns expressed in the January draft about the visual impact of developing the site. The review of the SHLAA also appears to omit any reference to our representation.
 It appears, therefore, that comments submitted to a previous consultation have not been taken into account or been given due consideration. This is a procedural failure and if it is a common phenomenon, could result in the plan being found unsound. Accordingly, we have repeated the comments in respect of Cow006, and the comparison with the other potential housing sites made in January 2016 (see below) and attached the Landscape Review. We hope that these comments can now be properly considered.

Inset Map 13 Cowbit

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

Officer Comment:

Cow006
 1. Cow006 is located to the south of Moulton Chapel Road between the current edge of the village and the new A16 roundabout. It is screened to the south by a hedge and has immature tree and shrub planting to the east, with a grassland buffer to the A16. There is development to the north of Moulton Chapel Road and also more development to both sides of Moulton Chapel Road, to the east of the A16.
 2. It is our opinion that the development of the site would reinforce the existing development form and extend the village to the A16. The allocation of the site would raise the possibility of also placing the farmyard and farm house, to the north of Moulton Chapel Road, inside the settlement boundary, providing the opportunity to reinforce the amount of development in this location, further increasing the appearance and impact of Cowbit when viewed from the A16.
 Cow008
 Cow008 has not been allocated owing to potential access issues making it uncertain whether it would come forward. It is shown in the trajectory because it is inside the development boundary for Cowbit because the land is not countryside in character.
 Cow004 and Cow009
 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, supported their allocation during the January consultation.

Officer Recommendation:

Cow006
 Cowbit has two sites, Cow004 and Cow009, located within the centre of the village. These are better located than Cow006, although they are sequentially not quite as good as Cow006 is shown as having No Hazard and No Depth in the draft SFRA. Cow004 and Cow009 have areas of Danger to Most, Danger to Some and Low Hazard and a depth of 0.25-1.0m. There is also an area of brown field land that has Cow008 and Cow014 submitted upon it. These have not been suggested as preferred sites owing to access concerns, but clearly are not countryside, and are consequently inside the settlement boundary. If access concerns can be overcome this land could be developed.
 The establishing landscaping softens the appearance of the site from the A16 but it is a peripheral site, whose development would reinforce the existing development near to the A16. Cowbit can contain a significant amount of development, and the Cow006 is not required as it is more peripheral than the Housing Allocations.
 Cow004
 It is considered that site Cow004 is a suitable Preferred Housing Site in Cowbit, and that it should be taken forward as a Housing Allocation 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
 Cow008
 No change to the approach is required.

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 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.

Cow010

Cow010 was suggested as an option in the January consultation but was not put forward as a Housing Allocation in the July consultation.

Cow009

It is considered that site Cow009 is a suitable Preferred Housing Site in Cowbit, and that it should be taken forward as a Housing Allocation 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,

Cow010

No change to the approach is required.

SHLAA 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.

SHLAA Cow008

We object to the suitability of this site for development. The land is possibly constrained by contamination and despite the fact that it is located within the settlement boundary in the adopted Local Plan, the site has never come forward for development. In addition, the visibility at the junction with Stonegate is poor and the Highway Authority has confirmed that junction improvements would be necessary. It is not known whether these improvements can be achieved either within land owned by the land owner of Cow008 or land maintained at public expense. Accordingly, the inclusion of Cow008 within the achievable housing numbers across the plan period would appear unrealistic.

SHLAA Cow010

We object to the suitability of this site for development. The site would appear to be occupied by an existing commercial business. The Highway Authority has objected to further development off Mill Drove South and there is no guarantee that the landowner of Cow010 has the necessary land to achieve this. It would therefore appear that Cow010 is not achievable.

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ID1: 247 comment_author: Longstaffs

comment content:

Land at Cowbit.

Overall, on behalf of our clients, we very much support the identification of sites Cow004/008, as 'Preferred housing sites' for Cowbit, within the Housing Paper. If additional sites are required, we do ask that consideration be given to the site Cow 003 which has previously been put forward but has not presently been considered the most suitable for the present Local plan period.

Officer Comment:

Cow004

The support for the site is welcome.

Cow008

The support for the site is welcomed. Cow008 has not been allocated owing to potential access issues making it uncertain whether it would come forward. It is shown in the trajectory because it is inside the development boundary for Cowbit because the land is not countryside in character.

Cow003

Cow003 is a very large site located between Backgate and the A16. The SHLAA comments that it does not relate well to the existing form of the village and would provide far in excess of the villages needs.

Officer Recommendation:

It is considered that site Cow004 is a suitable Preferred Housing Site in Cowbit, and that it should be taken forward as a Housing Allocation 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.

Cow008

No change to the approach is required.

Cow003

The SHLAA classifies the site as being undevelopable and consequently the site was not put forward as a Potential Housing Site in January 2016 consultation, nor as a Preferred Housing Site in the July 2016 consultation. The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Cow003 should not be taken forward as a Housing Allocation