



Reference	Cow002	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Mil	l Drove, Cowbit		
Site area (Hectares)	3.3 Site capacity at 30 dph:	99 Site capacity at 25 dph:	82 Site capacity at 20 dph:	66 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	- I	ere is a reasonable pros		cture costs are likely to be relatively veloped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 16	
Suitability	Is the site suitable	No No		
Explanation	ENVIRONMENTAL IMP, the site's development relating to the villages INFRASTRUCTURE - It wopen space, green infra LOCATION - It is less ac existing built-up area (c SITE CHARACTERISTICS has residential develop TRANSPORT - Services Consequently, the site	ACTS - It is unlikely to ha would have adverse impoult up area and increase will not lead to the loss of astructure or community cessible to Cowbit's exist defined settlement limit) - The site is a piece of fament opposite. and facilities are potentials considered unsuitable	ve adverse impacts on na pacts on the character of sing the impact on the op f, nor place undue burde of facilities. ting services and facilities armed land on the edge of ally accessible by foot or	ns on, existing infrastructure such as sthan those located within Cowbit's of the village close to the bypass. Its
Classification	Unde	evelopable		
Flood risk  Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow003	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the east of Ba	ckgate, Cowbit		
Site area (Hectares)	11.93 Site capacity at 30 dph:	358 Site capacity at 25 dph:	298 Site capacity at 20 dph:	239 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or alloca	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		there is a reasonable prospe		ure costs are likely to be relatively eloped (assumed to begin in year 9,
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20	5:	50 125 64	
	Delivered in yrs 21-2		_	
Suitability	Is the site suitable	No No		
	relating to the village: INFRASTRUCTURE - It open space, green inf LOCATION - It is less a existing built-up area SITE CHARACTERISTIC Part of the site was fo TRANSPORT - Service	s built up area and increasing will not lead to the loss of, r rastructure or community fa accessible to Cowbit's existin (defined settlement limit)	g the impact on the open or place undue burder icilities. g services and facilities med land on the edge of contaminated.	than those located within Cowbit's f the village close to the bypass.
Classification Flood risk	Unc	levelopable No hazard		No Depth
Z	one 2 Ione 3a Ione3b	Low hazard Danger for son Danger for mo Danger for all		0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow004	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Bac	ckgate, Cowbit		
Site area (Hectares)	1.63 Site capacity at 30 dph:	49 Site capacity at 25 dph:	41 Site capacity at 20 dph:	33 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	owing to education, se be developed but owin	werage and some flood	mitigation costs. There is and recycling centre imp	e costs are likely to be moderate s a reasonable prospect that it would rovements it is assumed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		16 17	
Suitability	Is the site suitable	? Yes		
Explanation	ENVIRONMENTAL IMPA INFRASTRUCTURE - It vopen space, green infra LOCATION - It is access built-up area (defined s SITE CHARACTERISTICS development would ha TRANSPORT - Services	ACTS - It is unlikely to ha will not lead to the loss of estructure or community ible to Cowbit's existing settlement limit) - The site is a piece of fave to few harmful impacts and facilities are potentied in conjunction with C	ve adverse impacts on not, nor place undue burder facilities. services and facilities and the facilities and the facilities and the facilities and upon the character of ar ally accessible by foot, but the facility accessible by foot, but the facilities and the facilities and the facilities and the facilities and the facilities are supported by foot, but the facilities are supported by facili	as seeks to be developed in Cowbit. atural, built and heritage assets, ans on, existing infrastructure such as d is located within Cowbit's existing ilt up area of the village. Its ea. icycle or public transport. The site ears wide enough to accommodate
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	L 2 3a	No hazard Low hazard Danger for a Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow005	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the east of Pea	k Hill, Cowbit		
Site area (Hectares)	1.03 Site capacity at 30 dph:	31 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloo	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	-	easonable prospect that i		e costs are likely to be very low. If it assumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		21	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA the site's development relating to the villages to INFRASTRUCTURE - It woopen space, green infra LOCATION - It is less acc existing built-up area (d SITE CHARACTERISTICS TRANSPORT - Services acc Consequently, the site in	ACTS - It is unlikely to have would have adverse impact out the loss of, istructure or community focessible to Cowbit's existilefined settlement limit) - The site is located within and facilities are not accessible to Cowbit's existile for the site is located within and facilities are not accessible to Cowbit's existile fined settlement limit).	e adverse impacts on naticts on the character of ing the impact on the op- nor place undue burde acilities. Ing services and facilitie	ns on, existing infrastructure such as s than those located within Cowbit's n a rural location.
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone3	a	No hazard Low hazard Danger for so Danger for mo	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Cow006	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the south of Mo	oulton Chapel Road, Cowb	it	
Site area (Hectares)	0.81 Site capacity at 30 dph:	24 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		perillissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	-	sonable prospect that it w	- '	e costs are likely to be low. If it is ssumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 4	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA it will increase the visual bypass. INFRASTRUCTURE - It wopen space, green infra LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS would extend the vilage TRANSPORT - Services a	ACTS - It is unlikely to have all impact and perceived in will not lead to the loss of, structure or community fable to Cowbit's existing selefined settlement limit) - The site is a piece of lance towards the roundabout	adverse impacts on repact of the villages but nor place undue burde acilities. rvices and facilities but that is hedged on so on the bypass.	n seeks to be developed in Cowbit. natural, built and heritage assets, but uilt up area when viewed from the ens on, existing infrastructure such as ut is located on the edge of Cowbit's uthern and easten boundaries. It nicycle or public transport.
Classification	Unde	velopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Cow007	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Back	kgate, Cowbit		
Site area (Hectares)	0.38 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation		nning permission or alloc oper advises the site could		wn legal or ownership problems. lings
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it w		costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It wopen space, green infrast LOCATION - It is accessibuilt-up area (defined seasonable CHARACTERISTICS - would have few harmfu TRANSPORT - Services a	ill not lead to the loss of, structure or community for the community for the community for the community is a place of land a limpacts upon the charact of facilities are potentially in makes it suitable for a second facilities.	nor place undue burde ocilities.  rvices and facilities and within the built up are ter of area.  y accessible by foot, bi	atural, built and heritage assets, ins on, existing infrastructure such as it is located within Cowbit's existing ea of the village. Its development cycle or public transport. The
Classification Flood risk Zone	e 1	<b>opable (06-10)</b> No hazard  Low hazard		No Depth 0m to 0.25m
Zone	e 3a	Danger for sor Danger for mo Danger for all		0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow008	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Mil	l Drove, Cowbit		
Site area (Hectares)	0.65 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		s a reasonable prospect th		costs are likely to be relatively low. ed (assumed to begin in year 7, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 1	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA INFRASTRUCTURE - It w open space, green infra LOCATION - It is accessi built-up area (defined s SITE CHARACTERISTICS railway land and maybe character of area. TRANSPORT - Services a can accommodate a su South is now a cul de sa improved the Highway Consequently, the site in	ACTS - It is unlikely to have will not lead to the loss of, istructure or community failed to Cowbit's existing se ettlement limit)  - The site is a piece of lance contaminated. Its develoand facilities are potentiall itable access. A frontage for, it has poor visibility at i Authority would advise agos considered suitable.	adverse impacts on na nor place undue burder acilities. rvices and facilities and d within the built up are pment would have few y accessible by foot, bis potpath would be requests junction with Stone (	seeks to be developed in Cowbit. atural, built and heritage assets, as on, existing infrastructure such as d is located within Cowbit's existing ea of the village that was formerly a harmful impacts upon the cycle or public transport. The site ired. However, whilst Mill Drove Gate and unless this can be pment off this road.
Classification	Deve	lopable (11-15)		
Flood risk  Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Cow009	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Bac	ckgate, Cowbit		
Site area (Hectares)	1.03 Site capacity at 30 dph:	31 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	owing to education, se be developed but owin	werage and some flood	mitigation costs. There is and recycling centre imp	e costs are likely to be moderate s a reasonable prospect that it would rovements it is assumed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		16 5	
Suitability	Is the site suitable	Yes		
Explanation	ENVIRONMENTAL IMP, INFRASTRUCTURE - It v open space, green infra LOCATION - It is access built-up area (defined s SITE CHARACTERISTICS development would ha TRANSPORT - Services	ACTS - It is unlikely to ha will not lead to the loss of astructure or community ible to Cowbit's existing settlement limit)  - The site is a piece of fave few harmful impacts and facilities are potentian extension to Curlew I	ve adverse impacts on n f, nor place undue burde facilities. services and facilities an armed land within the bu upon the character of ar ally accessible by foot, b	as seeks to be developed in Cowbit. atural, built and heritage assets, ens on, existing infrastructure such as d is located within Cowbit's existing wilt up area of the village. Its rea. icycle or public transport. The site developed in conjunction with
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	L 2 3a	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow010	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Mil	l Drove, Cowbit		
Site area (Hectares)	0.75 Site capacity at 30 dph:	22 Site capacity at 25 dph:	19 Site capacity at 20 dph:	15 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or all	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	· ·	sonable prospect that it		re costs are likely to be low. If it is ssumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3	
Suitability	Is the site suitable?	Yes		
	intensifying the built up INFRASTRUCTURE - It wopen space, green infra LOCATION - It is accessive area (defined settlements) SITE CHARACTERISTICS has residential develop TRANSPORT - Services as be required. However,	o area when viewed fror vill not lead to the loss of structure or community ible to Cowbit's existing nt limit)  - The site is a horticulturent opposite. and facilities are potenti whilst Mill Drove South this can be improved the load.	n the north. f, nor place undue burd r facilities. services and facilities an ral nursery on the edge ally accessible by foot o is now a cul de sac, it ha	ens on, existing infrastructure such as and adjoins Cowbit's existing built-up of the village close to the bypass. It is bicycle. A frontage footpath would as poor visibiltyat its junction with uld advise against additional
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for s Danger for a Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow013	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the rear of 55 E	Backgate, Cowbit		
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity 2 from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Planning permission (Hownership problems.	01-0807-12) for two dwell	ings has now lapsed, b	ut there are no known legal or
Achievability	Is the site achieval	Yes		
Explanation	Planning permission is		reasonable prospect t	tructure costs are likely to be low. hat development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - It wopen space, green infra LOCATION - It is accessibuilt-up area (defined sSITE CHARACTERISTICS would have few harmfu	will not lead to the loss of, instructure or community faither to Cowbit's existing selectlement limit)  The site is a piece of landul impacts upon the characterists are potentially	nor place undue burde acilities. rvices and facilities an I within the built up ar ter of area.	atural, built and heritage assets, ens on, existing infrastructure such as d is located within Cowbit's existing ea of the village. Its development icycle or public transport.
Classification  Flood risk  Zone 3 Zone 3	1 2 3a	No hazard Low hazard Danger for sor Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow014	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the west of Mil	l Drove South, Cowbit		
Site area (Hectares)	0.38 Site capacity at 30 dph:	Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	is the site available	Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	-	sonable prospect that it		e costs are likely to be low. If it is sumed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8	
Suitability	Is the site suitable	Yes		
Explanation	ENVIRONMENTAL IMPA development would no relates well to the villag INFRASTRUCTURE - It w LOCATION - it is accessi built-up area (defined s SITE CHARACTERISTICS uses, & it is not in agric TRANSPORT - Services a site is likely to be devel	ACTS - It is unlikely to have thave adverse impacts use's built-up area, and to will not lead to the loss of ble to Cowbit's existing settlement limit);  - The site has little intrinultural use. However, the	ve adverse impacts on nupon the character and a site Cow008 which adjoin, or place undue burder services and facilities, are sic amenity value, and the land is not previously cally accessible by foot, bor exacerbating traffic property of the compact of the land is not previously cally accessible by foot, bor exacerbating traffic property in the land is not previously cally accessible by foot, bor exacerbating traffic property in the land is not previously cally accessible by foot, bor exacerbating traffic property in the land is not previously cally accessible by foot, bor exacerbating traffic property in the land is not previously cally accessible by foot, bor exacerbating traffic property in the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally accessible by foot, but the land is not previously cally	ns on, existing infrastructure. Indis located within Cowbit's existing where are no nearby 'bad neighbour' developed. icycle and public transport, & the roblems.
Classification	Deve	lopable (06-10)		
Flood risk Zone Zone Zone Zone3	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cow015	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the east of Bac	kgate, Cowbit		
Site area (Hectares)	1.08 Site capacity at 30 dph:	32 Site capacity at 25 dph:	27 Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	ition, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low/moderate. Noneth	ues are moderate, and ope eless, if it is allocated, ther ar 8, and be completed be	e is a reasonable pros	costs are likely to be pect that it would be developed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		22	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA site's development wou considered in isolation, with site Cow003, it wo scale with the existing to INFRASTRUCTURE - It w LOCATION - It is accessi adjacent to Cowbit's ex SITE CHARACTERISTICS might interfere with the agricultural land, & is no TRANSPORT - Services a site is likely to be devel	ACTS - It is unlikely to have ald have adverse impacts upon the site relates very poorly uld provide a site that is faillage, and which would have all not lead to the loss of, could be to Cowbit's existing seriesting built-up area (define a The site has little intrinsice amenities of dwellings at the previously developed.	adverse impacts on na upon the character and y to the existing village or larger than the village we significant adverse or place undue burden vices and facilities, an d settlement limit); c amenity value. Howe the site's eastern end, y accessible by foot, bi exacerbating traffic pr	e. If it is considered in conjunction e's needs, which would be out-of-visual impacts. s on, existing infrastructure. d is located partly within and partly ver, it abuts the A16 road, which it is best and most versatile cycle and public transport, & the
Flood risk  Zone 2 Zone 3 Zone 3	1 2 3a	No hazard Low hazard Danger for son Danger for all		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m
		<u> </u>		

Reference	Cow016	Settlement:	Cowbit	Phase two SHLAA sites
Address	Land to the north of Barrier Bank, Cowbit			
Site area (Hectares)	0.97 Site capacity at 30 dph:	29 Site capacity at 25 dph:	24 Site capacity at 20 dph:	19 Site capacity from planning permissions:
Availability	Is the site available?			
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be merate (including site clearance costs. Nonethless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 7	
Suitability	Is the site suitable	No		
Explanation	The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit. ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - although Cowbit contains estate developments, the part of the village where this site is located consists of frontage development only, & the introduction of depth development would appear incongruous. INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure. LOCATION - It is accessible to Cowbit's existing services and facilities, and is located partly within and partly adjacent to Cowbit's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & the majority of the site is not previously developed. TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport, & the site is likely to be developable without causing or exacerbating traffic problems.  Unsuitable, due to adverse environmental impacts.			
Classification  Flood risk  Zone 2	l	No hazard Low hazard		No Depth 0m to 0.25m
Zone 3 Zone 3	За	Danger for so Danger for n Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m