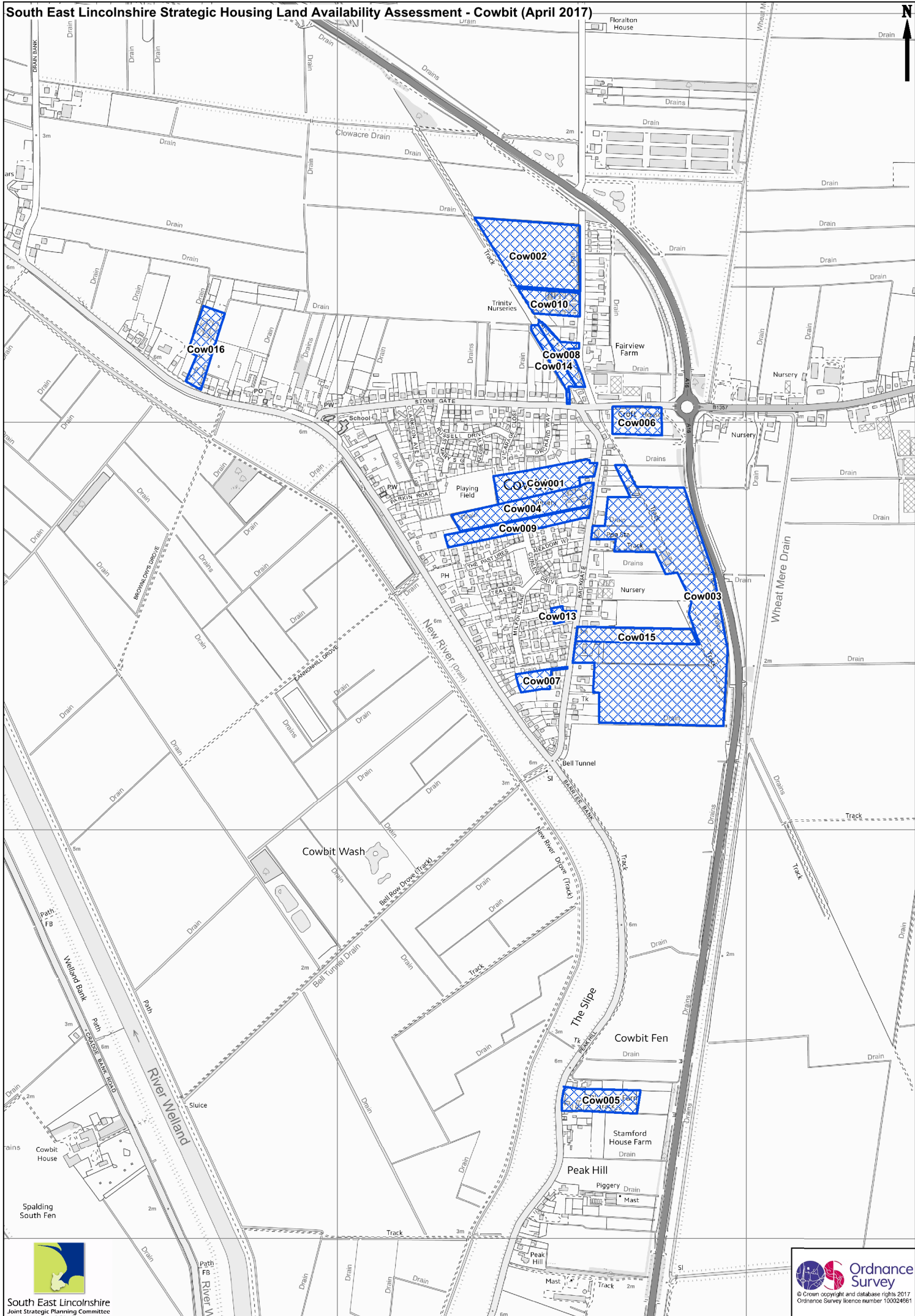


South East Lincolnshire Strategic Housing Land Availability Assessment - Cowbit (April 2017)



Reference Cow001 Settlement: Cowbit Phase two SHLAA sites

Address Land to the west of Backgate, Cowbit

Site area (Hectares) 1.53 Site capacity at 30 dph: 46 Site capacity at 25 dph: 38 Site capacity at 20 dph: 31 Site capacity from planning permissions: 37

Availability Is the site available? Yes

Explanation The site has planning permission for 37 dwellings (H01-0776-14)

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. There is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 13
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

Explanation
The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.
ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets, although the site's development could have adverse impacts on built and heritage assets (a nearby listed building), any such impacts can be prevented by careful design and layout.
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a piece of farmed land within the built up area of the village. Its development would have few harmful impacts upon the character of area. The site has planning permission but would be best developed in conjunction with Cow004 and 009.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk

Zone 1	No hazard	No Depth
Zone 2	Low hazard	0m to 0.25m
Zone 3a	Danger for some	0.25m to 0.50m
Zone 3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference	Cow002	Settlement:	Cowbit	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Mill 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: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 16 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, although the site's development would have adverse impacts on the character of the location owing to it poorly relating to the villages built up area and increasing the impact on the open rural surroundings.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is less accessible to Cowbit's existing services and facilities than those located within Cowbit's existing built-up area (defined settlement limit)</p> <p>SITE CHARACTERISTICS - The site is a piece of farmed land on the edge of the village close to the bypass. Its has residential development opposite.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot or bicycle.</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m 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 Backgate, 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 permissions:

Availability Is the site available? Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).

Assumed delivery rate
Delivered in yrs 1-5: 50
Delivered in yrs 6-10: 125
Delivered in yrs 11-15: 64
Delivered in yrs 16-20: 64
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site is not in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit because it provides over twice this requirement.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, although the site's development would have adverse impacts on the character of the location owing to it poorly relating to the villages built up area and increasing the impact on the open rural surroundings.
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is less accessible to Cowbit's existing services and facilities than those located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is an area of farmed land on the edge of the village close to the bypass. Part of the site was formerly a railway and maybe contaminated.
TRANSPORT - Services and facilities are potentially accessible by foot or bicycle.
Consequently, the site is considered unsuitable.

Classification Undevelopable

Flood risk
Zone 1 No hazard
Zone 2 Low hazard
Zone 3a Danger for some
Zone 3b Danger for most
Danger for all
No Depth
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 <input type="checkbox"/>				
Address	Land to the west of Backgate, 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: <input type="checkbox"/>
Availability	Is the site available?		Yes					
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.							
Achievability	Is the site achievable?		Yes					
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to education, sewerage and some flood mitigation costs. There is a reasonable prospect that it would be developed but owing to sewerage network and recycling centre improvements it is assumed development will begin in year 9, and be completed before year 15.							
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10:		16					
	Delivered in yrs 11-15:		17					
	Delivered in yrs 16-20:							
	Delivered in yrs 21-25:							
Suitability	Is the site suitable?		Yes					
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built and heritage assets,</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)</p> <p>SITE CHARACTERISTICS - The site is a piece of farmed land within the built up area of the village. Its development would have few harmful impacts upon the character of area.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The site would be best developed in conjunction with Cow001 and 009, but appears wide enough to accommodate a suitable access.</p> <p>Consequently, the site is considered suitable.</p>							
Classification	Developable (11-15)							
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m 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 <input type="checkbox"/>					
Address	Land to the east of Peak 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:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:				Delivered in yrs 6-10:		21		
	Delivered in yrs 11-15:				Delivered in yrs 16-20:				
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, although the site's development would have adverse impacts on the character of the location owing to it poorly relating to the villages built up area and increasing the impact on the open rural surroundings.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is less accessible to Cowbit's existing services and facilities than those located within Cowbit's existing built-up area (defined settlement limit)</p> <p>SITE CHARACTERISTICS - The site is located within a group of dwellings in a rural location.</p> <p>TRANSPORT - Services and facilities are not accessible by foot or bicycle.</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for some Danger for most Danger for all			No Depth 0m 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 <input type="checkbox"/>					
Address	Land to the south of Moulton Chapel Road, Cowbit								
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:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. 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:		12		
	Delivered in yrs 11-15:				Delivered in yrs 16-20:		4		
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built and heritage assets, but it will increase the visual impact and perceived impact of the villages built up area when viewed from the bypass.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Cowbit's existing services and facilities but is located on the edge of Cowbit's existing built-up area (defined settlement limit)</p> <p>SITE CHARACTERISTICS - The site is a piece of land that is hedged on southern and eastern boundaries. It would extend the vilage towards the roundabout on the bypass.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.</p> <p>Consequently, the site is considered unsuitable.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference Cow007 Settlement: Cowbit Phase two SHLAA sites

Address Land to the west of Backgate, Cowbit

Site area (Hectares) 0.38 Site capacity at 30 dph: 11 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 planning permission or allocation, there are no known legal or ownership problems. The agent for the developer advises the site could accommodate 4 dwellings

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. 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 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

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, built and heritage assets,
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a piece of land within the built up area of the village. Its development would have few harmful impacts upon the character of area.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The narrowness of the access makes it suitable for a single dwelling.
Consequently, the site is considered suitable.

Classification Developable (06-10)

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
			>2.0m

Reference Cow008 Settlement: Cowbit Phase two SHLAA sites

Address Land to the west of Mill 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

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. 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: 12
Delivered in yrs 11-15: 1
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

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, built and heritage assets,
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a piece of land within the built up area of the village that was formerly railway land and maybe contaminated. Its development would have few harmful impacts upon the character of area.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The site can accommodate a suitable access. A frontage footpath would be required. However, 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.

Consequently, the site is considered suitable.

Classification Developable (11-15)

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference Cow009 Settlement: Cowbit Phase two SHLAA sites

Address Land to the west of Backgate, 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

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate owing to education, sewerage and some flood mitigation costs. There is a reasonable prospect that it would be developed but owing to sewerage network and recycling centre improvements it is assumed development will begin in year 9, and be completed before year 11.

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 16
Delivered in yrs 11-15: 5
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

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, built and heritage assets,
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a piece of farmed land within the built up area of the village. Its development would have few harmful impacts upon the character of area.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport. The site could be developed as an extension to Curlew Drive. Ideally it should be developed in conjunction with Cow001 and 004.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk
Zone 1
Zone 2
Zone 3a
Zone3b
No hazard
Low hazard
Danger for some
Danger for most
Danger for all
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 Mill 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 permissions:

Availability Is the site available? Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. 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: 12
Delivered in yrs 11-15: 3
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

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, built and heritage assets, although the site's development would have some impacts on the character of the location owing to it intensifying the built up area when viewed from the north.
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and adjoins Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a horticultural nursery on the edge of the village close to the bypass. It has residential development opposite.
TRANSPORT - Services and facilities are potentially accessible by foot or bicycle. A frontage footpath would be required. However, 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.

Consequently, the site is considered suitable.

Classification **Developable (11-15)**

Flood risk
Zone 1
Zone 2
Zone 3a
Zone 3b

No hazard
Low hazard
Danger for some
Danger for most
Danger for all

No Depth
0m 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 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 from planning permissions: 2

Availability Is the site available? Yes

Explanation Planning permission (H01-0807-12) for two dwellings has now lapsed, but there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Moderate achievability. Values are relatively low and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 8, and be completed before year 10)

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? Yes

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, built and heritage assets,
INFRASTRUCTURE - It will not lead to the loss of, nor place undue burdens on, existing infrastructure such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Cowbit's existing services and facilities and is located within Cowbit's existing built-up area (defined settlement limit)
SITE CHARACTERISTICS - The site is a piece of land within the built up area of the village. Its development would have few harmful impacts upon the character of area.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle or public transport.

Consequently, the site is considered suitable.

Classification Developable (06-10)

Flood risk

Zone 1	No hazard	No Depth
Zone 2	Low hazard	0m to 0.25m
Zone 3a	Danger for some	0.25m to 0.50m
Zone3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference	Cow014	Settlement:	Cowbit	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Mill Drove South, Cowbit			
Site area (Hectares)	0.38	Site capacity at 30 dph:	11	Site capacity at 25 dph:
			10	Site capacity at 20 dph:
			8	Site capacity from planning permissions:
Availability	Is the site available?			
Explanation	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?			
Explanation	Yes			
	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. 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 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 8 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
Explanation	Yes			
	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, & the site's development would not have adverse impacts upon the character and appearance of the area - the site relates well to the village's built-up area, and to site Cow008 which adjoins.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Cowbit's existing services and facilities, and is located within Cowbit's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses, & it is not in agricultural use. However, the land is not previously developed.</p> <p>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.</p> <p>Despite the issues with site characteristics, the site is considered suitable</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m 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 <input checked="" type="checkbox"/>					
Address	Land to the east of Backgate, Cowbit								
Site area (Hectares)	1.08	Site capacity at 30 dph:	32	Site capacity at 25 dph:	27	Site capacity at 20 dph:	22	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low/moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		22						
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>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 - considered in isolation, the site relates very poorly to the existing village. If it is considered in conjunction with site Cow003, it would provide a site that is far larger than the village's needs, which would be out-of-scale with the existing village, and which would have significant adverse visual impacts.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>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);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value. However, it abuts the A16 road, which might interfere with the amenities of dwellings at the site's eastern end, it is best and most versatile agricultural land, & is not previously developed.</p> <p>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.</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 <input type="checkbox"/> Zone 2 <input checked="" type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b <input type="checkbox"/>		No hazard <input checked="" type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all <input type="checkbox"/>			No Depth <input checked="" type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m <input type="checkbox"/>			

Reference	Cow016	Settlement:	Cowbit	Phase two SHLAA sites <input checked="" type="checkbox"/>					
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:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be merate (including site clearance costs. Nonetheless, 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:		12						
	Delivered in yrs 11-15:		7						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 120 dwellings which the emerging Local Plan seeks to be developed in Cowbit.</p> <p>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.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>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);</p> <p>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.</p> <p>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.</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for some Danger for most Danger for all			No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			