



# Crowland

## Main Service Centre



- Proposed Settlement Boundary
- Existing Main Employment Area
- Proposed Main Employment Area
- Local Employment Site
- Town Centre Boundary
- Primary Shopping Area
- Specific Occupier Site
- New Specific Occupier Site
- Potential Housing Site
- Housing Commitment
- Recreational Open Space
- Green Infrastructure





## **Identifying potential housing sites in Crowland**

**The Requirement** - the emerging Local Plan seeks the development of approximately 500 dwellings at Crowland between 2011 and 2036.

**Completions** - 49 new homes were built in Crowland between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015.

**Commitments** – as at 31<sup>st</sup> March 2015, planning permission was outstanding for the construction of 55 dwellings in Crowland, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Cro010          Peterborough Road          50 dwellings

There is no evidence to suggest that these dwellings will not be built during the Plan period.

**Residual requirement** - thus, the identification of land to accommodate approximately 396 dwellings is required.

**Education**– the County Education Department has been consulted and has commented that Crowland has a lack of capacity at primary and secondary but the primary school does have potential to grow. Secondary places are found at a variety of schools but they all have limited ability to expand.

**Flood Risk**– the Environment Agency has been consulted in relation to the submitted sites for Crowland and has made the following comments:

- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. Tidal and R.Nene sources do not reach site but other potential sources (including fluvial) could.
- Level 2 SFRA work should be undertaken for this settlement due to the potential number of allocations, looking at impact from R.Welland and other sources.

The North Level IDB advise there is no specific risk for their drainage network which requires highlighting for Crowland. If new developments follow government guidelines and SUDs are used, then there will be no impact on the drainage network. If surface water run-off rates increase as a result of development these should be addressed at the application stage with improvements funded by the developer. Some of the sites are adjacent the Boards watercourses and the byelaws will apply.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

**Sewage Treatment** - the Environment Agency has commented that the proposed housing numbers will use up the available headroom in the Crowland water recycling centre. Anglian Water has commented that the water recycling centre has capacity for all but one site and the foul sewage network would require upgrading for 8 of the 9 sites.

**Water Supply** – Anglian Water has commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading for all sites.

### ***Deliverable and developable sites***

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Crowland which:

- Do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- Are assessed as deliverable or developable, or are undevelopable only as a consequence of availability issues; and
- Will deliver 10 or more dwellings.

### ***Sequentially preferable sites***

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Cro036	2	No Hazard	No Hazard	30	<ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• Plank Drove provides a good boundary against further development to the west</li> <li>• The site is on the edge of the built up area of Crowland on Low Road. There is some depth development adjacent the site and this site would therefore be in character with that development</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Water mains cross the site</li> <li>• No developer involved</li> </ul>
Cro044	2	No Hazard	No Hazard	29	<ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• The site is between two sites. One fronts Peterborough Road and the other fronts St James Road. Either could provide access to the site</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Part of the site is shown to be affected by a road haulage use on the SHDC contaminated land register</li> <li>• No developer involved</li> </ul>
Cro002	3a	No Hazard	No Hazard	37	<ul style="list-style-type: none"> <li>• The site lies between St James Road and the built up area of Crowland</li> <li>• Waste water has sufficient capacity</li> </ul>

					<p>for this site</p> <ul style="list-style-type: none"> <li>• It could be accessed from St James Road or Harrington Drive</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• There is some filled land and an old factory use on the site from the SHDC contaminated land register</li> <li>• Sewers and water mains cross the site and a pumping station is nearby</li> <li>• No developer involved</li> <li>• Worst flood risk</li> </ul>
Cro011	3a	No Hazard	No Hazard	31	<ul style="list-style-type: none"> <li>• The site is next to St James Road, which might provide an access instead of Barbers Drove. Alternatively there are two sites to the north of it, that would provide an access to Peterborough Road</li> <li>• Developer involved</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Sewers and water mains cross the site</li> <li>• Worst flood risk</li> </ul>
Cro017	3a	No Hazard	No Hazard	35	<ul style="list-style-type: none"> <li>• Considered on its own the site relates poorly to the existing town because it is not located against the built up area. However, in conjunction with Cro010, which has planning permission for 50 dwellings it has a better relationship with Crowland</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Water mains cross the site</li> <li>• The ribbon of development would extend to Alderlands, which is used for caravan and camping and a bus depot</li> <li>• No developer involved</li> <li>• Worst flood risk</li> </ul>
Cro031	3a	No Hazard	No Hazard	168	<ul style="list-style-type: none"> <li>• Waste water and foul network capacity requires upgrading for this site</li> <li>• The site wraps around Normanton Road and will extend the settlement into the countryside to the north and in fills between Normanton Road and</li> </ul>

					an employment use to the east <ul style="list-style-type: none"> <li>No developer involved</li> <li>Worst flood risk</li> </ul>
Cro038	3a	No Hazard	No Hazard	78	<ul style="list-style-type: none"> <li>The eastern boundary has some tree screening which will help prevent the site protruding into open countryside</li> <li>Waste water has sufficient capacity for this site</li> <li>Foul sewage network requires upgrading for this site</li> <li>The site is on the edge of the built up area of Crowland. The SHDC contaminated land register shows some filled ground on the site.</li> <li>No developer involved</li> <li>Worst flood risk</li> </ul>
Cro041	3a	No Hazard	No Hazard	84	<ul style="list-style-type: none"> <li>The northern boundary has some tree screening which will help prevent the site protruding into open countryside</li> <li>Waste water has sufficient capacity for this site</li> <li>Foul sewage network requires upgrading for this site</li> <li>The site is on the edge of the built up area of Crowland.</li> <li>No developer involved</li> <li>Worst flood risk</li> </ul>
Cro045	3a	No Hazard	No Hazard	102	<ul style="list-style-type: none"> <li>Waste water has sufficient capacity for this site</li> <li>Foul sewage network requires upgrading for this site</li> <li>The site will extend the settlement into the countryside to the north from Foreman Way and beyond the school</li> <li>The Crowland Washes are to the west behind an embankment. Worst flood risk</li> <li>Sewers cross the site and a pumping station is nearby</li> <li>No developer involved</li> <li>Worst flood risk</li> </ul>

### **Options**

The inclusion of all the sites as potential options would seem appropriate. Collectively they would accommodate some 594