

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – CROWLAND (JUNE 2016)

1 CROWLAND'S PLACE IN THE SPATIAL STRATEGY

1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Crowland as a 'Main Service Centre'.

1.2 **Comments received** - The following comments were received in support of Crowland's place in the Spatial Strategy:

1. it has been rightly designated as a Main Service Centre because it is a large and important provider of local facilities;
2. welcome the continued identification of Crowland as a Main Service Centre; residential development would support the existing facilities, and given the sustainability credentials and established public transport links of Crowland it is a suitable location to accommodate a significant proportion of new dwellings and enhance the sustainability of the Main Service Centre. Development there will help meet the service needs of other local communities;
3. the hierarchical approach to the classification of settlements will help to ensure that new residential development is delivered in the most sustainable locations where existing amenities and services are provided – so the classification of Crowland (ranked the 5th most sustainable settlement) as a Main Service Centre is supported; and
4. Crowland's place in the hierarchy accurately reflects its wider catchment with a varied range of employment opportunities, local shops and services and improved transport links to Spalding and Peterborough, via the A16.

1.3 Given this support, and the lack of challenge made to Crowland's place in the Spatial Strategy, it is considered that it should remain as a 'Main Service Centre'.

2 CROWLAND'S HOUSING REQUIREMENTS

2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Crowland to provide for 380 dwellings between April 2011 and 31st March 2036.

2.2 **Comments received** - The following comments were received concerning Crowland's housing requirements:

1. further housing development should only be permitted if it can be accommodated on the old A1073 by-pass (now James Road);
2. the housing figure should be flexible, because if the numbers change (by 25% as has happened between Strategic Housing Market Assessments), further allocations may be required - an over allocation, rather than an under allocation should be allowed for;
3. because Crowland has a good sustainability rating and level of facilities, it should be allocated more than 380 new homes (to accommodate current immigration increases and the need for better integration of immigrants);
4. the house building programme in this area will support key workers getting on the housing ladder, that commute out of area for employment;
5. no sites should be discounted until the Level 2 SFRA is complete; the results might indicate that some discounted sites are sequentially preferable, or that the town has land that is sequentially preferable to sites adjacent to other Main Service Centres - greater numbers could be allocated to Crowland as a result;
6. the quantum of growth proposed for Crowland can, and should be increased above 380 - the amount of new housing that is proposed in other less sustainable settlements lacks justification - the housing figures are supposed to be proportionate to existing infrastructure capacity or in locations capable of improvement, which includes Minor Service Centres - this contradicts the position of these settlements in the hierarchy as being 'areas of limited development opportunity';
7. to more accurately reflect the objectively assessed housing need sufficient land should be allocated to meet 380 dwellings as a minimum, rather than the proposed, fixed requirement - housing windfall sites could also be permitted within the settlement boundary to introduce a level of flexibility to the Plan;
8. Crowland can accommodate strategic growth in comprehensive well-planned developments especially once the new A16 link between Peterborough and Spalding is complete;

9. the local infrastructure (schools, doctors, hospital, dentists, local roads, shops, bus services, and sewers) cannot accommodate the demand that will be generated by an additional 380 dwellings; and
10. 380 houses is an appropriate level of development.

2.3 **Responses to the above comments:**

1. the scale of housing growth proposed for Crowland took account of whether the local road network had the capacity to accommodate additional vehicles;
2. the housing figures identified are a minimum requirement – the Plan includes generous provision to ensure that the area's housing needs will be met in a flexible way, namely:
 - it assumes that sites in Crowland will be developed at a density of just 20 dwellings to the hectare, whereas the reality is that most sites will be developed at a higher density;
 - it does not include a windfall allowance; and
 - it seeks to meet the Plan's requirements through allocations in settlements in the top three tiers of the Spatial Strategy – i.e. developments in the Other Service Centres and Settlements will be over and above the requirements;
3. the scale of housing growth proposed for Crowland took account of the most up-to-date information on migration rates;
4. the Peterborough SHMA 2015 identifies that slightly more people commute to work outside the District than commute in. The SHMA indicates that this means that 'the Local Plan should plan for a higher increase in working residents for a given number of jobs than previously, and therefore the number of new homes should aim to provide for that' so it is not accepted that the focus of new homes will be for those working outside the District;
5. the Crowland Housing Paper, January 2016 recognised that 'no hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. Tidal and River Nene sources do not reach the sites but other potential sources (including fluvial) could'. Although the updated SFRA is not available yet, it will be used to inform the selection of allocations in the Publication Draft Local Plan;

6. the scale of housing growth proposed for Crowland took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The relatively high level of housing growth proposed in some of the Minor Service Centres stemmed largely from the availability of land without flood hazard in and around those settlements. However the findings of the updated SFRA will help confirm whether the housing requirement for Crowland is appropriate;
7. the housing figures identified are a minimum requirement – the Plan includes generous provision to ensure that the area’s housing needs will be met, namely:
 - it assumes that sites in Crowland will be developed at a density of just 20 dwellings to the hectare, whereas the reality is that most sites will be developed at a higher density;
 - it does not include a windfall allowance; and
 - it seeks to meet the Plan’s requirements through allocations in settlements in the top three tiers of the Spatial Strategy – i.e. developments in the Other Service Centres and Settlements will be over and above the requirements;
8. the scale of housing growth proposed for Crowland took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; the local availability of land at lower risk of flooding; and the capacity of the highways network to accommodate additional vehicle movements generated by new development. It is considered that the A16 link between Peterborough and Spalding is complete;
9. the Local Plan will have to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it;
10. support for 380 dwellings in Crowland is noted.

- 2.4 It is not considered that the comments made by consultees justify a change to Crowland's housing requirements. However a slight increase in the housing requirement is considered necessary 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. Consequently it is considered that a change to Crowland's housing requirements should be made, and that the Local Plan should provide for 500 dwellings between 1st April 2011 and 31st March 2036.

3 CROWLAND'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 50 new dwellings were built in Crowland.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 143 dwellings in Crowland, and there is no evidence to suggest that these permissions will not be implemented during the Plan period.
- 3.3 Residual requirement - Given the above figures, the identification of land to accommodate approximately 307 dwellings is required (500 – 50 – 143 = 307)

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is some capacity at the primary school, and there is capacity to expand, but there is a lack of local capacity at secondary level and, at secondary level, there may be limited capacity to expand.
- 4.2 **Health** - the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.
- 4.3 **Flood risk** – the Environment Agency has commented that 'no hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. Tidal and River Nene sources do not reach the sites but other potential sources (including fluvial could). Level 2 SFRA work should be undertaken for Crowland due to the number of potential allocations looking at the impact from the River Welland and other sources.'
- 4.4 Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). The North Level IDB has commented that 'there is no specific risk for their drainage network 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 to the IDB's watercourses and byelaws will apply.'

- 4.5 **Sewage Treatment** – The Environment Agency has commented that 380 dwellings will use up the available capacity at the Crowland Water Recycling Centre (Sewage Treatment Works). Anglian Water has commented that the Water Recycling Centre has capacity to serve all sites except Cro031. The foul sewerage network would require upgrading for all sites.
- 4.6 **Water Supply** – Anglian Water has commented that water resources are adequate to serve the proposed growth. However the supply network would require upgrading to accommodate all sites.

5 CROWLAND SITE OPTIONS

- 5.1 Inset Map 3 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified nine 'Potential Housing Sites', Cro002, Cro011, Cro017, Cro031, Cro036, Cro038, Cro041, Cro044 and Cro045

- 5.2 **Comments received** - The following comments were made on site *Cro002 (Land to the east of Peterborough Road, Crowland)*:

1. support for this as a potential housing site;

- 5.3 **Responses to the above comments:**

1. support for the potential housing site is noted.

- 5.4 **Conclusions on site Cro002** – It is considered that site Cro002 is one of the most suitable Potential Housing Sites in Crowland, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Cro002 well with three/13 positive (green) impacts being recorded relating to housing delivery, inclusive communities and access to employment, and a further four (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the site is partly brownfield land in the settlement boundary which may see less greenfield land lost on the edge of the settlement;
- the site is within 1km of Crowland town centre and public transport so is well-related to local amenities;
- the Highways Authority identifies that 'services and facilities are accessible by foot, bicycle and public transport. The access could be onto Peterborough Road or Harrington Drive. Access onto James Road may be technically feasible but it is subject to a 50mph speed limit,' it appears that it a satisfactory, straightforward vehicular access could be provided to this site;

- the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard' one of the most sequentially preferable sites in Crowland;
- the SHLAA indicates that 'opening up 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 8, and be completed before year 10) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites.

5.5 **Comments received** - The following comments were made on site **Cro011 (Land to the north of Barbers Drove North, Crowland), Cro020 (Land to the east of Peterborough Road) and Cro044 (Land to the rear of 11 Barbers Drove North Crowland)**:

1. support for this as a potential housing site;

5.6 Responses to the above comments:

1. support for the potential housing site is noted.

5.7 **Conclusions on site Cro011, Cro020 and Cro044** – It is considered that site Cro011, Cro020 and Cro044 (known as Cro011) are some of the most suitable Potential Housing Sites in Crowland, and that they should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores:
 - site Cro011 well with two positive (green) impacts being recorded relating to housing delivery and landscape character;
 - site Cro020 very well with six positive impacts being recorded relating to housing delivery, access to community facilities and employment opportunities, landscape character and flood risk;
 - site Cro044 very well, with five positive impacts being recorded relating to housing delivery, access to community facilities and employment opportunities and landscape character;
 - additionally up to nine (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the site is partly brownfield land, in the settlement boundary which may see less greenfield land lost on the edge of the settlement;
- the site is within 695m of Crowland town centre and public transport so is well-related to local amenities;

- the Highways Authority identifies that ‘services and facilities are accessible by foot, bicycle and public transport. Access from Peterborough Road is good. James Road is subject to a 50mph speed limit. Owing to the reduction in traffic the ghost right turn lane for Thorney Road may be less needed now. The footway would need to be extended to the site,’ it appears that it a satisfactory, straightforward vehicular access could be provided to this site;
- site Cro020 is within Flood Zone 2, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’ one of the most sequentially preferable sites in Crowland, although the majority of the site is within Flood Zone 3a, flood hazard in 2115 is classified as ‘no hazard’, and flood depth in 2115 is classified as ‘no hazard’;
- the SHLAA indicates that ‘opening up 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) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council’s five year supply of available housing sites.
- no objections to the site’s allocation were made.

5.8 **Comments received** - The following comments were made on site **Cro017** (***Land to the west of James Road, Crowland***):

1. support for this potential housing site;
2. this site is an extension of an adjoining residential development that is being constructed, (the SHLAA states that Cro017 is only suitable if the adjacent Cro010 is developed, as this would physically link it to the town);
3. the site has a similar level of flood risk to several other sites in Crowland;
4. a suitable highway access has been constructed to Site Cro010 with sufficient capacity to accommodate the additional development, estimated at 45 dwellings;
5. SuDS techniques within Cro010 could also be used on Site Cro017;
6. the site can provide for public open space, private gardens, a quality public realm and a mix of market and affordable housing; and
7. this site is developable and deliverable; with developer interest in progressing a planning application.

5.9 **Responses to the above comments:**

1. support for this potential housing site is noted;
2. Site Cro010 adjoining the site to the east is being built out and would help integrate Site Cro017 with the Crowland built area;
3. the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', similar to all but two potential housing sites;
4. the Highways Authority identifies that 'services and facilities are accessible by foot, bicycle and public transport. Access from Cro010 or James Road would be suitable';
5. the Lead Local Flood Authority will need to determine whether surface water run off from Cro017 can be adequately accommodated within the SudS provided within Cro010;
6. the size of the site indicates that a good design can provide for recreational open space as well as a mix of housing types and tenures;
7. confirmation of availability and deliverability is welcome.

5.10 **Conclusions on site Cro017** - It is considered that site Cro017 is one of the more suitable Potential Housing Sites in Crowland, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Cro017 well as some others, in particular no positive (green) impacts were recorded, although the appraisal took place prior to the development of the adjoining Cro010;
- the SHLAA indicates that 'opening up 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 8, and be completed before year 10) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites.
- no objections to the site's allocation were made.

5.11 **Comments received** - The following comments were made on site **Cro031** (***Land off Clout Drove, Crowland***):

1. the site would have a major impact on the landscape, when viewed from the surrounding countryside;

5.12 **Responses to the above comments:**

1. it is not agreed that the site's development would have a major impact upon the landscape, but it is accepted that this site's visual impacts will be greater than some other potential housing sites.

5.13 **Conclusions on site Cro031** - It is considered that site Cro031 is not one of the more suitable Potential Housing Sites in Crowland, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Cro031 as well as some other sites, in particular no positive (green) impacts were recorded, but three very negative (red) impacts were recorded relating to education facilities, landscape character and soil, air and water quality;
- the Highways Authority identifies that 'access from Cloot Drove would require the carriageway to be widened and upgraded and the footway extended up to the site entrance. There appear to be opportunities to extend the roads on the development to the south but there appear to be ransom strips.' Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward;
- part of the site lies within a Sand and Gravel Minerals Safeguarding Zone, although mitigation could address any issues identified, this is an issue which does not affect most other sites;
- this site would have greater impacts upon the character and appearance of its surroundings than alternatives.

5.14 **Comments received** - The following comments were made on site **Cro036** (***Land at 18 Low Road, Crowland***):

1. support for this site;
2. the site benefits from an existing mains gas and electricity supply to an uninhabitable dwelling on site, adjacent to the derelict farm buildings;
3. development would re-use disused buildings and lead to an enhancement of the immediate setting.

5.15 **Responses to the above comments:**

1. support for this site is noted;

2. provision of electricity and gas to part of the site is advantageous, although an upgrade may be required to accommodate additional housing;
3. development would lead to the re-use of redundant brownfield land which with an appropriate design could enhance the local setting.

5.16 **Conclusions on site Cro036** - It is considered that site Cro036 is one of the more suitable Potential Housing Sites in Crowland, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Cro036 with three positive (green) impacts being recorded relating to housing delivery, flood risk and access to employment opportunities, but a further eight (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the site is partly brownfield land, adjacent to the settlement boundary which may see less greenfield land lost elsewhere;
- the site is within Flood Zone 2, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', sequentially preferable than seven other potential housing sites;
- the SHLAA indicates that 'opening up 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 8, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites.
- no objections to the site's allocation were made.

5.17 **Comments received** - The following comments were made on site **Cro038** (***Crowland Garden Centre, Postland Road, Crowland***):

1. the agent confirms that the site will be made available over the plan period if it is allocated;
2. the site is partially within the settlement boundary so could help meet the town's housing needs without encroaching into the countryside;
3. the site's flood risk it is equivalent to all other sites except Cro036 and Cro044 which are preferable, and offers an opportunity to reduce the cause and impact of flood risk in the local area by potentially reducing impermeable surfacing;

4. the site would make good use of brownfield land so minimises the use of land of higher environmental value;
5. suitable access arrangements are in place which could also facilitate access to other sites to the north or east;
6. existing trees on the eastern boundary would minimise visual impact; and
7. this site should remain in commercial use for employment purposes.

5.18 Responses to the above comments:

1. confirmation of availability is welcome;
1. the site is within the proposed Crowland settlement boundary and the SHLAA identifies that '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 15) so it is accepted that the site could contribute to the town's housing requirement;
2. the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', similar to all but two potential housing sites, any opportunities to reduce the flood risk should be taken, but that is the same for all other sites;
3. the site is predominantly brownfield, and it is accepted that this site's use will have less environmental impact than for some other potential housing sites;
4. the Highways Authority identifies that 'services and facilities are accessible by foot, bicycle and public transport. Access via the existing garden centre and caravan site would be geometrically feasible although the culvert carrying the road over the water course would need to be investigated to see if it suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. This might be extended into Cro031 but not as a sole means of access.' Although it appears that a satisfactory access could be provided to this site, arrangements for other, alternative sites will be more straight-forward;
5. the SHLAA identifies that 'the eastern boundary has some tree screening which will help prevent the site protruding into the countryside', indicating that visual impacts may be less than for some other sites; and
6. the loss of a local employer is recorded by the Sustainability Appraisal as having a very negative (red) impact, an issue which does not affect most other sites.

5.19 **Conclusions on site Cro038** – It is considered that site Cro038 is not one of the more suitable Potential Housing Sites in Crowland, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Cro038 as well as some others, in particular with only one positive (green) impact being recorded relating to housing delivery, but five negative/very negative (orange/red) impacts being recorded including access to community facilities and loss of an employment use;
- part of the site lies within a Sand and Gravel Minerals Safeguarding Zone, although mitigation could address any issues identified, this is an issue which does not affect most other sites;
- although the site attracted few objections, there are several issues raised that are particular to this site.

5.20 **Comments received** - The following comments were made on site **Cro041** (*Land to the north of Postland Road, Crowland*):

1. this site should remain in commercial use for employment purposes;
2. it would have a major impact on the landscape, when viewed from the surrounding countryside.

5.21 **Response to the above comments:**

1. the loss of a local employer is recorded by the Sustainability Appraisal as having a very negative (red) impact, an issue which does not affect most other sites;
2. it is not agreed that the site's development would have a major impact upon the landscape, particularly if the existing tree belts are retained, but it is accepted that this site's visual impacts will be greater than some other potential housing sites.

5.22 **Conclusions on site Cro041** – It is considered that site Cro041 is not one of the more suitable Potential Housing Sites in Crowland, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal does not score site Cro041 well, with no positive (green) impacts being recorded, but eight negative (orange/red) impacts being recorded relating to the detached location of the site and its more limited access to local shops, services and community facilities;
- part of the site lies within a Sand and Gravel Minerals Safeguarding Zone, although mitigation could address any issues identified, this is an issue which does not affect most other sites;

- the Highways Authority identifies that ‘services and facilities are accessible by foot, bicycle and public transport. Access via the existing garden centre and caravan site would be geometrically feasible although the culvert carrying the road over the water course would need to be investigated to see if it suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. This might be extended into Cro031 but not as a sole means of access.’ Although it appears that a satisfactory access could be provided to this site, arrangements for other, alternative sites will be more straight-forward;
- although the site attracted few objections, there are several issues raised that are particular to this site.

5.23 **Comments received** - The following comments were made on site **Cro045** (***Land West of Clout Drove Crowland***):

1. this site would be better used to expand educational facilities because, as South Holland grows, there will be a requirement for a secondary school which could be developed on this site;
2. the site can deliver a variety of houses, tenure and affordability to help address the housing need;
3. the site can deliver public open space which would also be within the catchment area of the adjoining residential parcels;
4. the site falls within Flood Zone 3a - surveys conclude that mitigation would reduce the risk of flooding to the development and nearby residential parcels. The strategy has been discussed with the IDB and Lincolnshire County Council;
5. preliminary investigations conclude that the site is of low ecological value. Development could enhance biodiversity value and habitat connectivity, through the use of new green infrastructure;
6. the site would have a major impact on the landscape, when viewed from the surrounding countryside;
7. landscaping along the northern edge will help integrate the site with the existing urban edge, filtering views from the north;
8. the site is approximately 600 metres from the local centre, is close to a bus stop and design would improve pedestrian connectivity between Clout Drove and the public rights of way to the west potentially reducing the need to rely on the private vehicle;

9. there are no designated or non-designated archaeological or heritage assets on the site and surrounding land is of low archaeological significance;
10. a developer is Masterplanning the site and development can be achieved early within the plan period;

5.24 Response to the above comments:

1. the County Education Authority comment that there are no plans to provide a secondary school on Cro045, and consider that the existing secondary schools have capacity to expand within their current boundaries;
2. the size of the site indicates that a good design should be able to provide a mix of housing types and tenures;
3. the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'no hazard', and flood depth in 2115 is classified as 'no hazard', similar to all but two potential housing sites. A Flood Risk Assessment will need to be approved by the Environment Agency, the Lead Local Flood Authority and IDB to determine whether flood risk can be appropriately managed;
4. the SHLAA identifies that there are no known biodiversity designations nearby. The proposal to enhance the biodiversity value of the site and the wider area is welcome;
5. it is not agreed that the site's development would have a major impact upon the landscape, but it is accepted that this site's visual impacts will be greater than some other potential housing sites;
6. the SHLAA identifies that 'the site will extend the settlement into the countryside to the north from Foreman Way and beyond the school' (although impacts can be reduced by site layout, landscaping and use of green infrastructure);
7. the site is within 670m of a local shop and the Highways Authority identifies that 'services and facilities are accessible by foot, bicycle and public transport';
8. the SHLAA identifies that there are no national or locally designated heritage assets on the site or nearby, and the site will not have any adverse impact upon the setting of any heritage assets; and
9. confirmation of availability and deliverability is welcome;

5.25 Conclusions on site Cro045 – It is considered that site Cro045 is one of the more suitable Potential Housing Sites in Crowland, and that it should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Cro045 with one positive (green) impact being recorded for housing delivery, but a further six (blue) impacts could deliver positive impacts by securing meaningful infrastructure to meet the needs of future residents such as open space and school places;
- the Highways Authority identifies that ‘a suitable access can be achieved from Foreman Way and Clout Drove, but this would require the extension of the footway up to and across the site frontage and require the crossing of a substantial watercourse. A through route from Foreman Way and Clout Drove would benefit circulation, permeability and refuse collection but could increase non residential traffic movements.’ It appears that a satisfactory access solution can be achieved;
- the SHLAA identifies that ‘opening up infrastructure costs are likely to be low. Nonetheless if allocated there is a reasonable prospect that it would be developed 9 assumed to begin in year 10 and be completed before year 15), [the plan is in year 6] so the site could contribute to the Council’s five year supply of available housing land.

6 NEW SITES

6.1 The following three new sites were put forward for consideration as Potential Housing Sites:

1. Cro043 – Land to the east of Crease Drove, Crowland. The Strategic Housing Land Availability Assessment (SHLAA) previously identified this site as unsuitable because of proximity to employment land. SHDC’s Environmental Health identifies that ‘residential development would be suitable on this site as long as prior to development, acoustic assessments are carried out to determine the potential noise impact on proposed residential properties. Any potential noise impact should be taken into account in the design and construction of properties.’ This site is now considered to be developable;
2. Cro046 - South View Community Primary School, Broadway, Crowland. The SHLAA identifies this site as developable. The Highways Authority identifies that ‘this site is large enough to accommodate the proposed 14 dwellings with a variety of access options available – either directly as individual dwellings or as adoptable or private roads off any of the three roads onto which the site has frontages. Sufficient off-street parking for residents and visitors would therefore be required on the site;’

3. Cro047 - Playing field, east of Chapel Street, Crowland. The SHLAA identifies this site as being undevelopable because it would lead to the loss of a playing field and does not have highways access;

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 The following sites are taken forward as Preferred Options Housing Allocations: Cro002; Cro011; Cro017; Cro036, Cro043, Cro045 and Cro046. These seven sites have a combined capacity of 311 dwellings, which is very slightly higher than the residual requirement of 307 dwellings.
- 7.2 These allocations and other development opportunities provide the following trajectory for Crowland. [The capacity of the sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some sites are likely to accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	50	-	-	-	-	-	50
Commitments	0	123	20	-	-	-	143
Cro002	0	24	13	0	0	0	37
Cro011	0	24	27	11	0	0	62
Cro017	0	24	11	0	0	0	35
Cro036	0	24	6	0	0	0	30
Cro043	0	24	7	0	0	0	31
Cro045	0	50	52	0	0	0	102
Cro046	-	12	2	0	0	0	14
TOTAL	50	305	138	11	0	0	504

