

Online Comment

Application H02-0448-18
Location Former South View Primary School Albion Street Crowland PE6 0EB
Proposal Erection of 22 dwellings - outline approval H02-0405-17

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Date Submitted 12-06-18
For/Against Comments

The proposed development borders the Crowland Conservation Area on two sides at the northern part of the site along Reform Street. Both inside and outside the Conservation Area Reform Street is made up of short terraces or semidetached dwellings of 18th or 19th century date, which front directly on to the street or slightly set back from it. This includes terraced cottages at 12, 14 & 16 Reform Street, and the house at 18a which have been identified by SHDC as being of particular architectural or historical value by inclusion in the Local List. All four buildings will be opposite the northern section of the proposed development where it borders the conservation area on both sides.

Indicative plans submitted at outline stage showed houses fronting the street in this part of the site, albeit set back from Reform Street in order to retain the hedge around the school playing field. The current plans no longer retain this hedge and instead propose a terrace of houses set back and at 90 degrees to Reform Street facing semi-detached houses across a cul-de-sac. This would be inward looking, contributing nothing to the conservation area around it or the wider street scene of Reform Street, with only gable ends, back garden fences and communal car parking proposed here.

This arrangement disregards the prevailing historic character and form of Reform Street both within and beyond the conservation area, and would suburbanise the appearance to this part of Crowland's historic town centre. In so doing it would harm the setting of the conservation area and the setting of the four locally listed non-designated heritage assets negatively affecting their significance, contrary to national planning policies 132 135 & 137 (NPPF Section 12).

It is suggested that plans could be revised and this part of the site better utilised, if the existing hedge is no longer to be retained, by providing terraces and semidetached houses fronting Reform Street, with parking to the rear still accessed from Albion Street. This would also better integrate the development into the surrounding streets with benefits for community cohesion as well Crowland's historic environment.