



PEAK DEPTHS SITE COMPARISON

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Approved and allocated development sites within Crowland. Comparisons to Residual Peak Depth Extent of Fluvial and Tidal Domination – Year 2115.

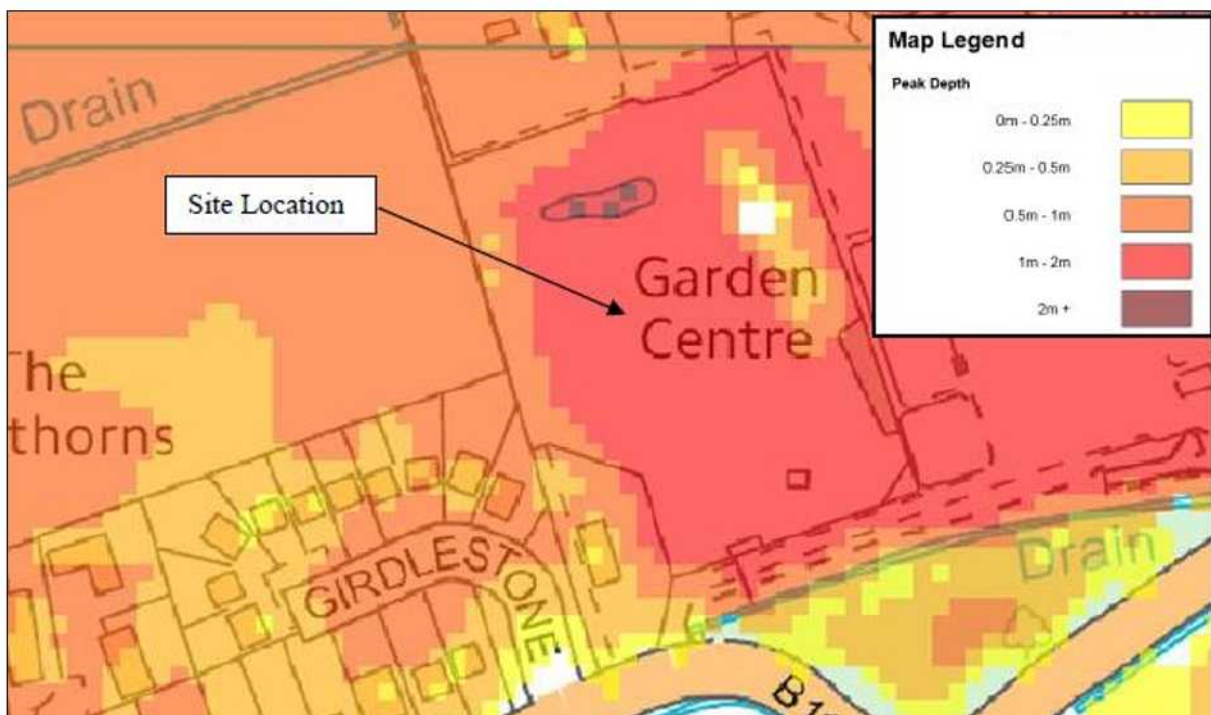
Application Site Comparison:

Existing Peak Depth across majority of the site is 1m - 2m with areas to the Western boundary of the Application site showing peak depths of 0.5m - 1m and the bunds on the site showing 0m – 0.25m Peak Depth.

Within the design we propose to raise the site levels so that the ground levels match that of the Western Boundary of the Application Site this will raise the site to then sit within the 0.5m – 1m peak depth category.

With the proposed raised ground levels, this brings the application site levels to be within the same peak depth category as the following Housing Allocation sites which for the majority of the sites sit within the 0.25m – 0.5m Peak Depth; Cro003, Cro007, Cro011, Cro036, Cro044, Cro050.

The following Housing Allocation sites show noticeable areas of these sites with peak depths of 1m - 2m; Allot Gdns, Cro001, Cro050.



Cro011:

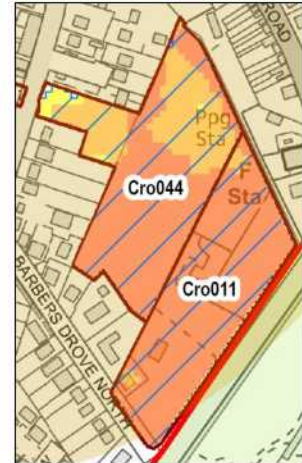
H02-0696-22

17 Barbers Drive North Crowland Peterborough, Residential Development of 41 dwellings.

This is Seagate Homes development which has been approved and is built now.

Peak Depth 0.5m – 1m

Application site with raised ground levels will be within same Peak Depths as this site



Cro007:

Peak Depth 0.5m – 1m

Application site with raised ground levels will be within same Peak Depths as this site



H02-0167-22:

Land Off Peterborough Road And Harrington Drive Crowland, The erection of 5 dwellings with associated garages.

Planning Permission Granted

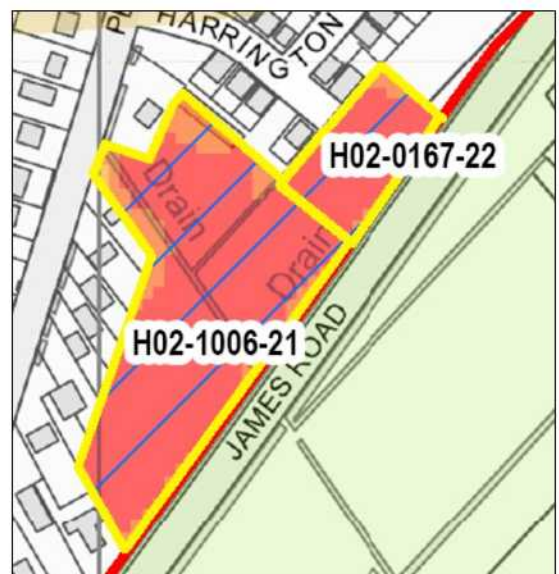
Peak Depths 1m – 2m

H02-1006-21:

Land To South West Of Harrington Drive Crowland, Erection of 42 dwellings.

Planning Permission Granted

Peak Depths 1m – 2m



H02-0285-23

Land Off James Road Crowland

Erection of 6 dwellings and associated works - outline approval H02-0669-19

Planning Permission Granted

Peak Depths 1m – 2m

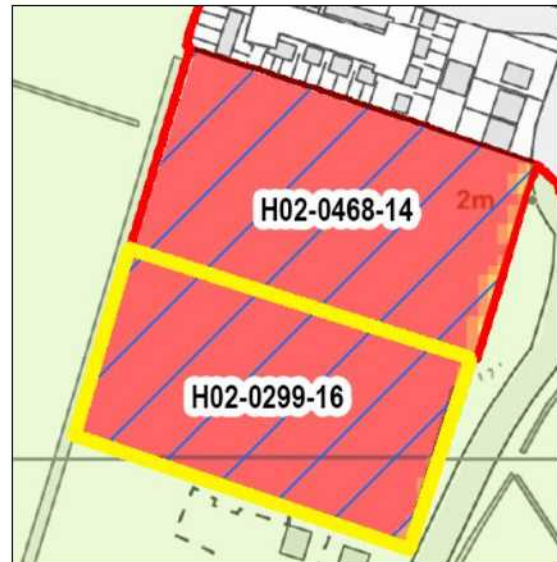


H02-0468-14

Proposed residential development of 50 dwellings

Permission granted

Built with Peak Depths 1m – 2m.



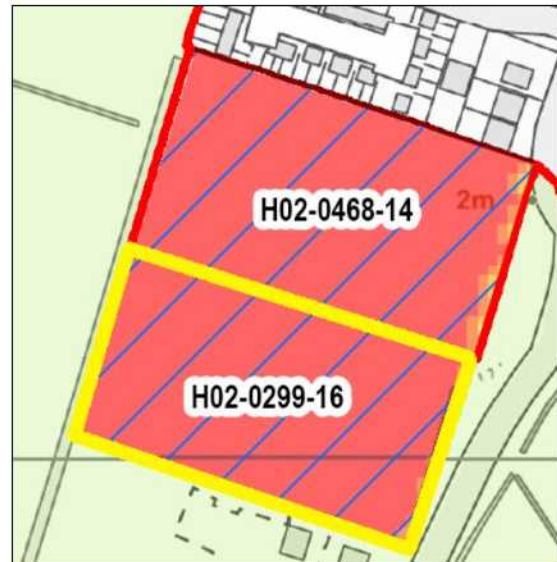
H02-0299-16

Proposed residential development of 52 dwellings

Outside of settlement boundary

Permission granted

Built with Peak Depths 1m – 2m.



H02-0079-20

Erection of 41 dwellings

Outside of settlement boundary

Permission granted

Built with Peak Depths 0m – 2m.

H02-0673-18

Erection of 47 dwellings

Outside of settlement boundary

Permission granted

Built with Peak Depths 1m – 2m.

H02-1006-20

Erection of 47 dwellings

Outside of settlement boundary

Permission granted

Built with Peak Depths 1m – 2m.

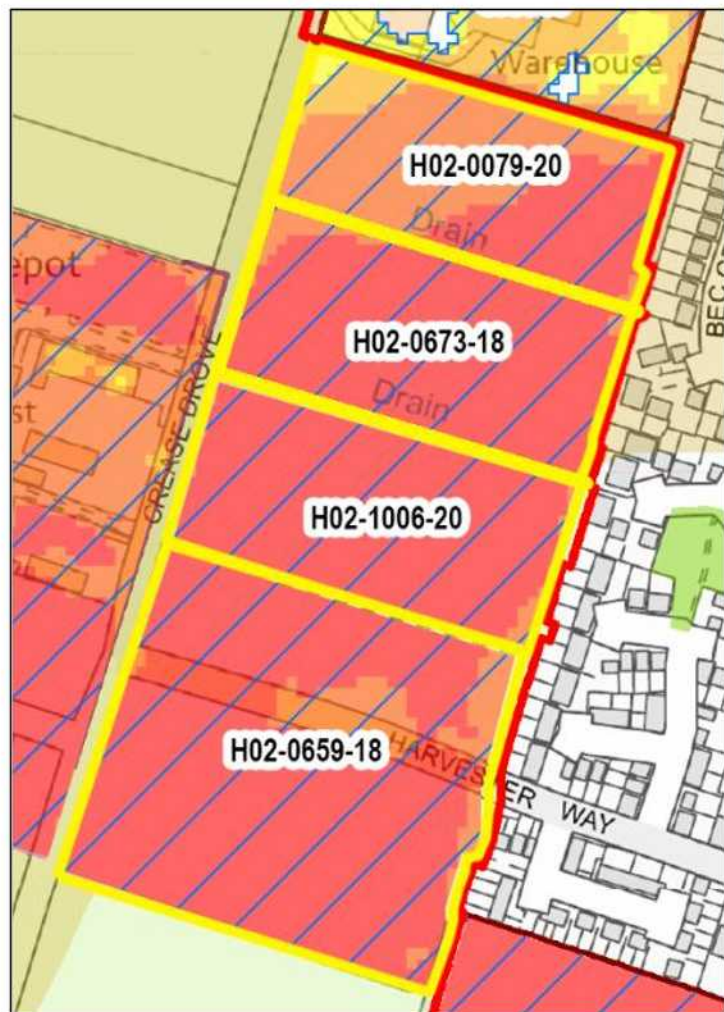
H02-0659-18

Erection of 100 dwellings

Outside of settlement boundary

Permission granted

Built with Peak Depths 1m – 2m.



Conclusion

In conclusion, the application site clearly aligns with established planning precedents and, in flood risk terms, represents a more favourable development opportunity than many schemes already approved. Multiple sites—both within and outside the settlement boundary—have been granted permission with peak depths identical to the existing ground levels here, yet the proposed raised levels on this site would further reduce any residual risk. Approvals have also been issued for comparable unallocated sites and for allocated housing sites outside the settlement boundary, despite similar or greater depths. Unlike schemes that have extended the settlement edge, such as H02-0299-16, this proposal delivers a logical infill between the town and neighbouring garden center and residential developments to the Eastern edge of Crowland.

APPENDIX

The following drawing overlays the allocated sites from the Local Plan 2011 – 2036 alongside non housing allocated sites granted planning permission on top of the Residual Peak Depth Extent of Fluvial and Tidal Domination – Year 2115. This demonstrates the flood risk on approved sites within and around Crowland.

