



Additional Supporting Information for the Sequential and Exception Tests within the Flood Risk Assessment

Proposed Residential Development at
Postland Road, Crowland.

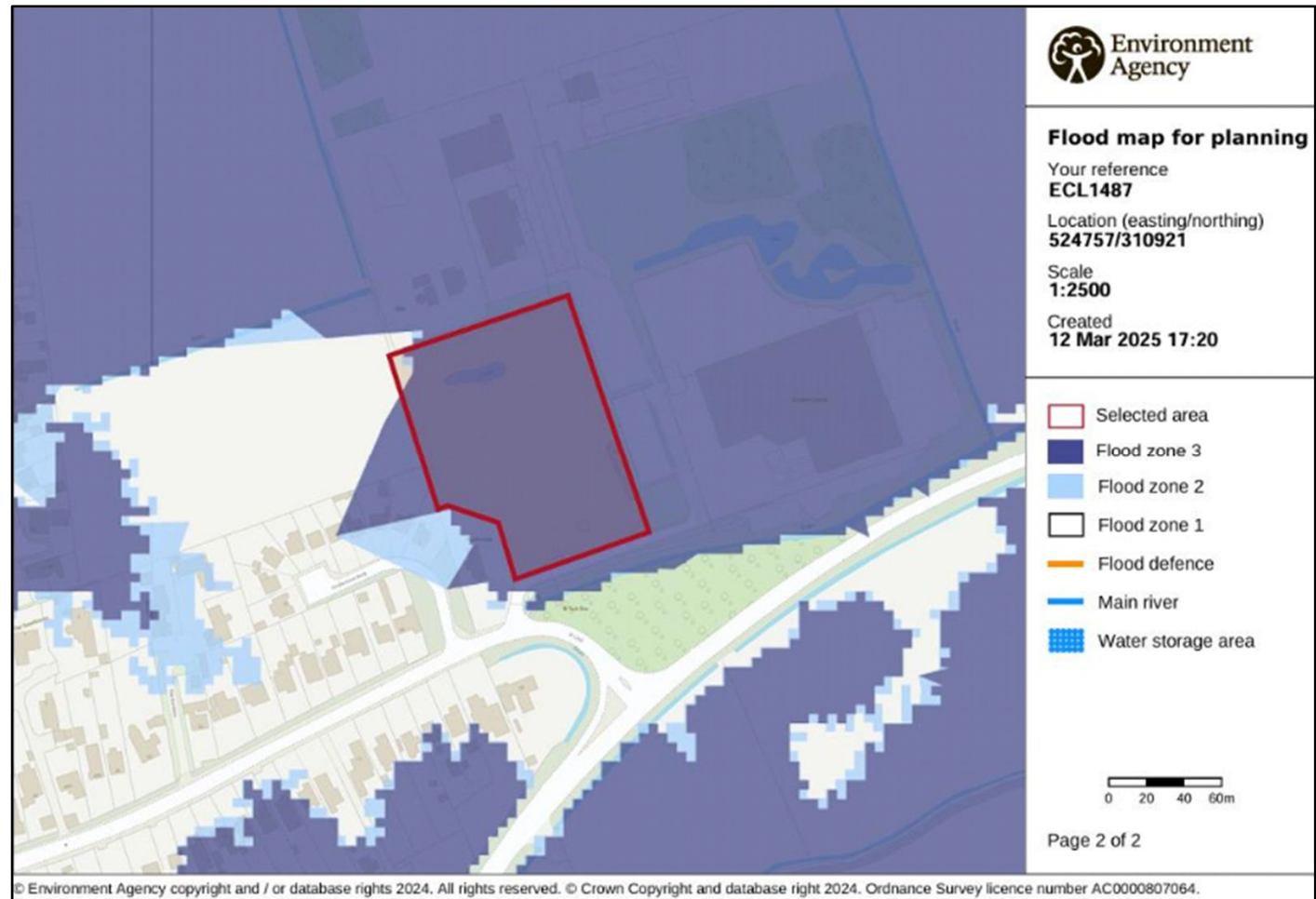
December 2025

1.0 Introduction

This document supports the submitted Flood Risk Assessment (FRA) 'ECL1487c/SEAGATE HOMES' for the proposed development at Postland Road, Crowland.

The report demonstrates that the development is appropriately located with respect to flood risk, that no reasonably available sites exist in areas of lower flood probability, and that the proposal will remain safe throughout its lifetime without increasing flood risk elsewhere.

Supporting evidence and drawings are also provided to illustrate the site's flood mitigation measures and to substantiate the conclusions of the FRA.



Extract from the Environment Agency Flood Map for Planning showing the site located mostly within Flood Zone 3.

2.0 Sequential Test

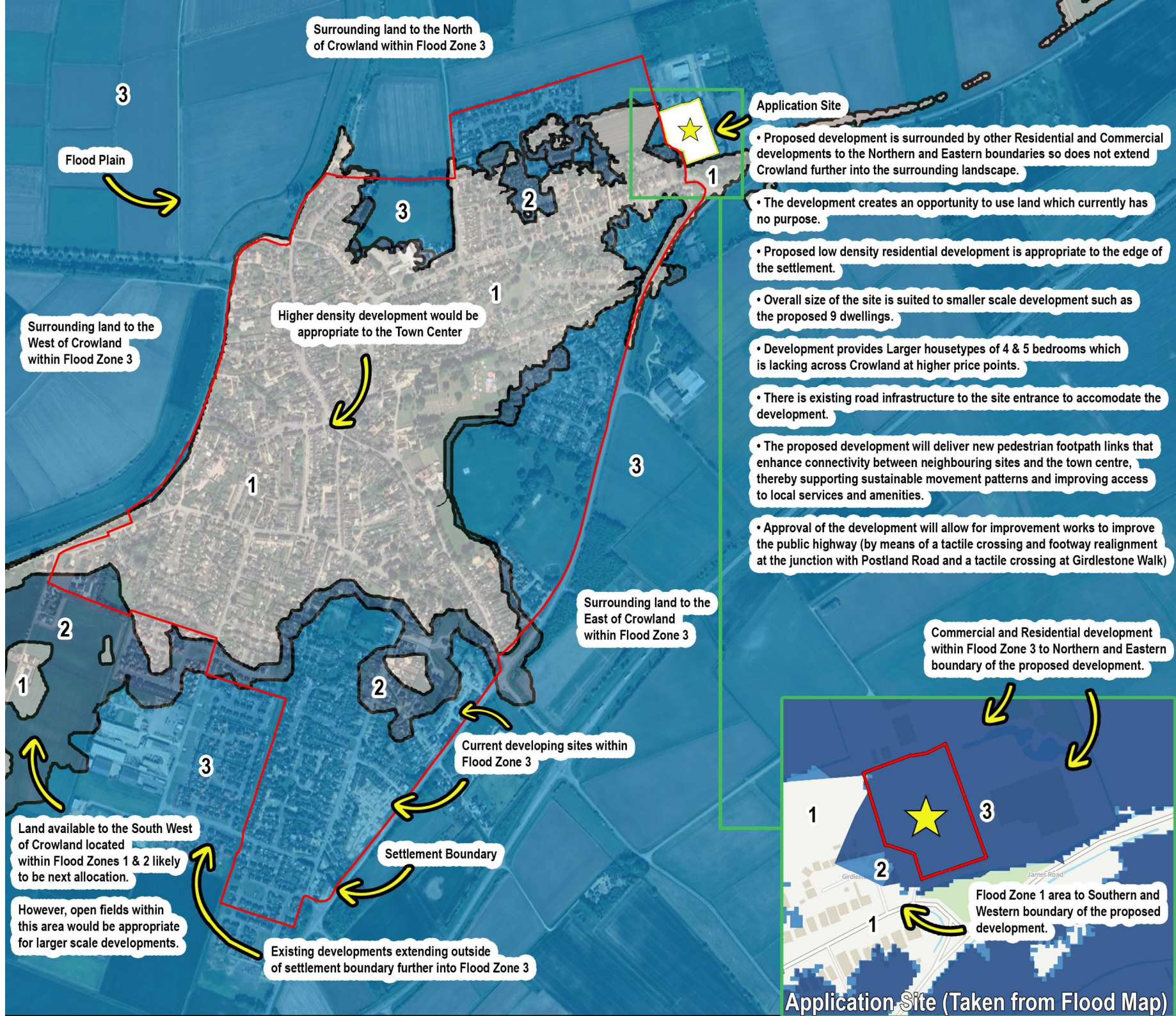
The map shown on the following page shows the entirety of Crowland and the Flood Zone mapping of the area (noted with numbers for the flood zoning). As shown, there are very few areas of land not within Flood Zone 3 available for development.

It is also noted that there are already approved developments which are situated outside of Crowlands settlement boundary to the South which look to extend further into Flood Zone 3.

The proposed development at Postland Road annotated by the star symbol does also sit within Flood Zone 3 however it does not extend Crowland further into Flood Zone 3 but is instead an in-fill development between the town and the garden center and other residential developments which surround it's boundaries.

Land is available to the Southwest of Crowland within Flood Zones 1 and 2 which would be suitable for development. However, sites within this area would be more appropriate for larger scale developments of higher density similar to that of other developments South of Crowlands settlement boundary as this area of land is a large open agricultural field abutting other recent high-density housing which is very different to the unique established site at Postland Road, the proposed site is the only available site for a higher end type development.

Crowland Flood Zone Area & Site Evaluation












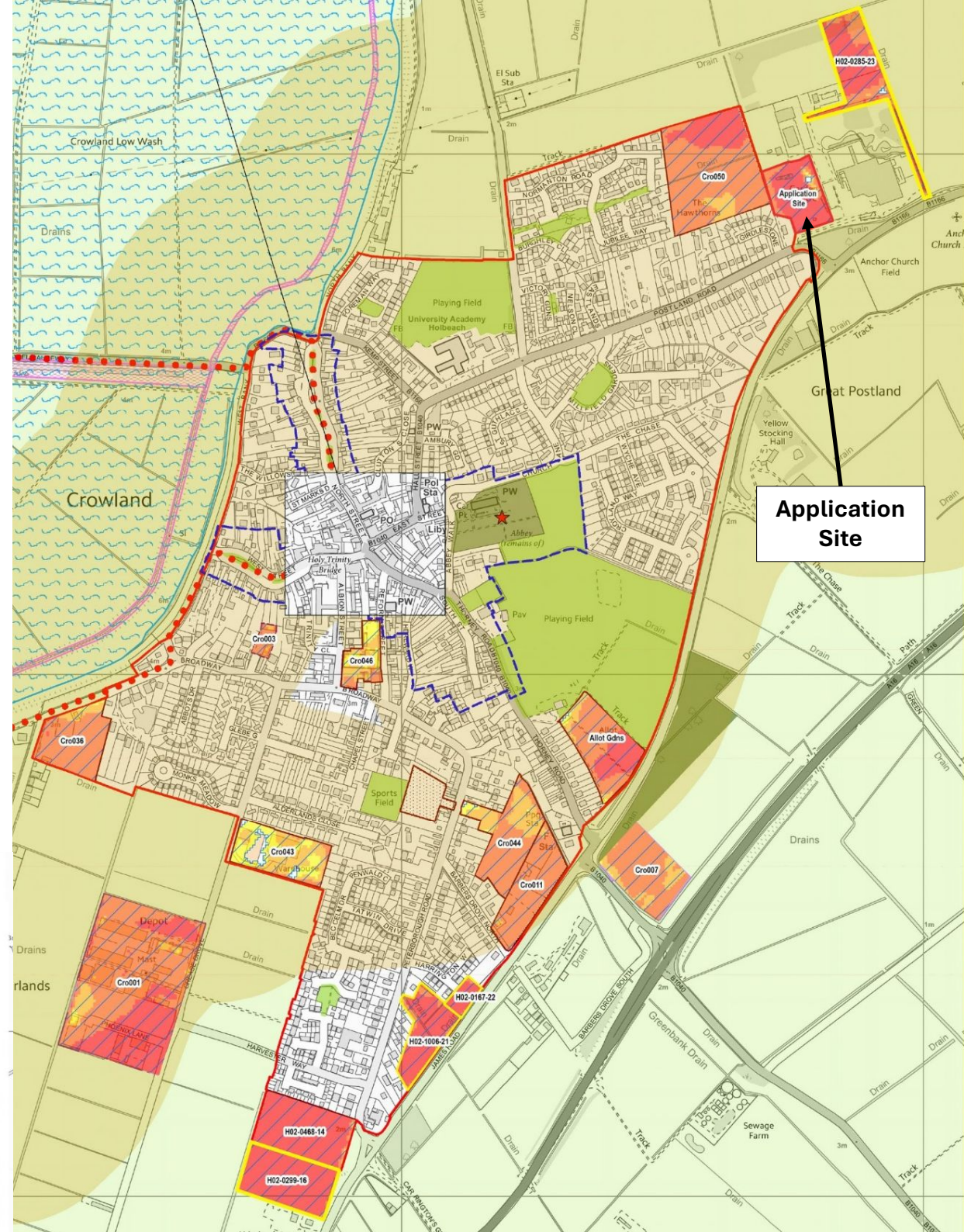
Peak Depths Site Evaluation

This map shows Crowlands Residual Peak Depths across a variety of allocated sites and other previously approved development.

As shown, there are multiple approved developments and allocated sites with the same Peak Depths as the proposed development.

**Residual Peak Depth
Extent of Fluvial and Tidal Domination
Crowland - Year 2115
1% Fluvial / 0.5% Tidal Event Probability
Map Legend**

Peak Depth	
0m - 0.25m	
0.25m - 0.5m	
0.5m - 1m	
1m - 2m	
2m +	
Fluvially dominated extent	
Tidally dominated extent	
Functional Floodplain	
South Holland District Boundary	



3.0 Exception Test

Wider Sustainability Benefits

The proposed development delivers a range of wider sustainability benefits that clearly demonstrate compliance with the Exception Test. The scheme contributes directly to meeting local housing needs by providing a mix of high-quality executive dwellings, a type of housing currently underrepresented in Crowland. By broadening the town's housing offer, the development supports both social and economic sustainability.

A review of the local housing market demonstrates a clear demand for executive homes in Crowland. A search on Rightmove conducted on 3rd November 2025 identified 105 properties currently for sale in the town. Of these, only 7 properties—approximately 6–7% of the market—are offered at a price point which aligns with the proposed development.

Significantly, only 3 of these properties (2.86% of the total market) are brand-new homes, available without a chain, highlighting the very limited supply of newly built executive housing in Crowland. The proposed development of 9 dwellings at this price point will therefore provide a meaningful addition to the market, broadening the selection of high-quality, new homes available locally.

By delivering executive homes that are currently scarce in Crowland, the scheme directly responds to local housing needs, supports market diversification, and aligns with both social and economic sustainability objectives by offering high-quality housing options for new home buyers.

The proposal also makes efficient use of unused land within the existing settlement boundary, transforming an underutilised site into a vibrant and productive part of the community. The site's location is inherently sustainable, with easy access to nearby services, shops, schools, and public transport, thereby reducing the need for car travel and supporting sustainable patterns of movement.

Importantly, the development will utilise existing road infrastructure for access, minimising the need for new construction and associated environmental impacts. Furthermore, the scheme includes specific highway improvement works that will deliver public benefits—such as the installation of tactile crossings and footway realignments at the junction with Postland Road, as well as a tactile crossing at Girdlestone Walk—enhancing pedestrian safety and accessibility for the wider community.

Beyond infrastructure, the proposal has been designed to complement and enhance the local character of Crowland. The inclusion of well-designed executive homes will raise design standards and positively contribute to the townscape, aligning with both local and national planning objectives that seek to promote high-quality, sustainable development. Additionally, the site presents an opportunity to improve pedestrian connectivity by potential linking to nearby developments, helping to create a more coherent and accessible network of routes through Crowland.

4.0 Conclusion

In conclusion, the proposed development at Postland Road clearly satisfies both the Sequential Test and the Exception Test. In terms of the Sequential Test, the site represents a logical infill opportunity within the existing settlement boundary, avoiding the need to extend Crowland further into Flood Zone 3. While alternative sites exist in lower-risk Flood Zones 1 and 2, these are more suitable for larger-scale developments and would not achieve the same efficient use of land within the settlement.

There are no other smaller parcels land to this scale available in lower flood risk zones within Crowland and the immediate surrounding area. Offering a small site enclosed by existing development, with mature landscaped boundaries, extremely well suited to this type of higher end development, abutting existing allocated residential sites, where flood risk is effectively addressed.

Regarding the Exception Test, the scheme demonstrates clear wider sustainability benefits, including the provision of high-quality, underrepresented housing, efficient use of previously underutilised land, improved pedestrian connectivity, and enhancements to local infrastructure and safety. Detailed flood risk mitigation measures, including raised site levels and a French drain system, ensure that the development will be safe for its lifetime without increasing flood risk elsewhere.

Taken together, these considerations demonstrate that the proposal satisfies both the Sequential and Exception tests, delivering sustainable growth and long-term benefits to the Crowland community.