

Proposed Residential Development
Land at Hereward Way
(south of Barn Lodge)
Crowland PE6 0BL
for
Mr. W. Rix



PLANNING STATEMENT

Incorporating

Heritage Impact Assessment & Flood Risk Assessment

June 2025

Introduction

This is a Full planning application for the redevelopment of a brownfield site located within Crowland. The application site has extant planning consent for residential development, albeit as part of a larger parcel of land. The application is supported by relevant drawings and comprehensive documentation as necessary for such a proposal.

Application Site

The site which extends to 0.12 hectare / 0.29 acre is a commercial yard with hardstanding and various structures which are located along its northern boundary.

The site is located just to the south of the centre of Crowland and on the edge of the Conservation Area.

Crowland is classified in the South East Lincolnshire Local Plan as a Main Service Centre and is positioned to the southern edge of South Holland District in relatively close proximity to the city of Peterborough.

Hereward Way is an adopted highway which effectively acts as a service road to properties in South Street and Reform Street which have extensive rear garden / yard areas.

There have been several planning approvals granted over recent years for residential development fronting onto Hereward Way.

This proposal will remove a commercial use and its potential related traffic from Hereward Way and its junction with Broadway to the south.

Planning History

There have been previous planning applications at this location which incorporated additional land immediately to the south of this current yard.

H02-0151-24 – Full planning granted for 6 dwellings



H02-0151-24 Approved Layout for 6 dwellings



There are several extant p

H02-0003-22 Barn Lodge – this is a new dwelling immediately to the north of the current ar

H02-0881-22 – This is consent for a 2/3 bed dwelling on the opposite side of Hereward Way. The schem

H02-0714-22 – originally described as land to rear of 38 Reform Street this is consent for a chalet bungalow ha

H02-0111-22 – described as 48 Broadway Crowland this is consent for a detached dwelling approved in March 2022

A pre-application enquiry

However, given the previous planning history and the nature of the current proposal it is considered that the

The Proposal

Previous interest by potential purchasers of the yard and the adjoining land to the south did not materialise and therefore the decision was made to pursue planning consent for a residential scheme on the yard itself.

We are now therefore dealing with a self contained site of 0.12 hectares under single ownership with a scheme of just 3 detached dwellings.



Proposed Site Layout for 3No. detached dwellings

The proposed site layout has similarities with the previously approved scheme along the northern boundary with one plot facing Hereward Way and the two other plots served by a shared access which is positioned along the southern boundary.

The current proposal sets plot 1 back from Hereward Way which is considered beneficial to the street scene and allows the introduction of front garden, independent driveway and landscaping. This also reduces the vehicle movements along the private drive compared with previously approved schemes.

The previously approved scheme also involved tandem parking provision to the frontage plot which is not ideal and could encourage parking along the access road or even Hereward Way itself which is not desirable.

The 3 proposed dwellings have oversized integral single garaging which together with forecourt parking provides ample parking and ample domestic storage for items such as bicycles.

Each property has a front garden defined with frontage hedging and rear gardens which are of generous area.

The dwelling designs are of 1 ½ storey accommodation which is appropriate for this part of Crowland with similar types of property near to the site.



Significantly the use of rooflights avoids potential overlooking of neighbouring properties and keeps the roofscape simple. Ridge heights of the new dwellings are similar, or lower, to those previously approved along this northern boundary.

The design, scale, and detailing of the proposed buildings are discussed in more detail within the Heritage Impact Assessment, in particular the specification of external materials,

Heritage Impact Assessment

As the site is located within the designated Conservation Area for Crowland it is necessary to evaluate the potential impact of the development on that conservation area and any heritage assets within the vicinity.

Crowland's origins date back to the 8th Century when this part of the Fens was an island. The two most famous historical points of interest in Crowland are the ruined Medieval Crowland Abbey and the 14th Century three sided bridge.

Specifically referring to the planning application site in Hereward Way there is minimal in the form of heritage assets with just two Listed buildings within 100metres and these are identified on the map below.



Crawford House – Extract from Official List Entry List Entry Number 1166309 Grade II listed building

Details

TF 20 NW 14/20

CROWLAND THORNEY STREET (west side) Crawford House

II

House. Late C17, refronted c.1800, late C19. Limestone rubble, stock brick. Steeply pitched canted, hipped double ridge Collyweston tiled roofs with brick eaves; single ridge and 2 lateral stacks. 2 storeys with attic, 5 bay early C19 east front with high stone C17 plinth. Central porch projects a little with pediment, pilasters, fanlight with radiating spokes, panelled reveal and door. 2 plain cross casements on either side, with 5 similar windows above. 3 gabled dormers with plain sashes. Wall attached at right angles to the left, running eastwards, with gateway, incorporating many medieval sculptured fragments, probably from Crowland Abbey. North front of C17 rubble with doorway to right with overlight and partially glazed door. Segmental headed window beyond filled with mesh. Plain sash to left of doorway, with 2 plain sashes above, all 3 with wooden lintels. Interior with room to west with late C18 fielded panelling. Staircase of c.1800. 2 flight return with open well and a break on half landing with flight leading off it to east. Turned bannisters, moulded handrail, fielded panelled dado. Room to north with late C18 panelling said to be imported, with fluted pilasters, 2 semi-circular headed corner cupboards with keystones and fluted pilasters; fielded panelling. Most other rooms with plain late C19 and early C20 panelling.

53 South Street – Extract from Official List Entry
List Entry Number 1064515 Grade II listed building

Details

CROWLAND SOUTH STREET TF 2410-2510 (west side)

18/19 No.53

II

Cottage. Mid C18, early C19, C20. Colourwashed rendered brick. Pantile roof with single gable stack.
Single storey and attic, 2 bay front with doorway to right with wooden lintel and plank door. 2 light glazing bar sliding sash to left with wooden lintel. C20 gabled dormer with C20 casement.

Listing NGR: TF2409110110

Given the significant distance between the heritage assets and the application site it is clear that the scale and type of development on Hereward Way will in no way impact on the setting of either of the Listed Buildings.

In terms of impact on the conservation area it is questionable as to why the Conservation Area actually includes the application site and more generally land to the east of Hereward Way. Nonetheless the removal of commercial structures and introduction of more traditional roof form is an enhancement to the area.

It is noted that previous applications on the application site were subject to onerous conditions relating to timber windows and metal guttering profiles. We consider that the introduction of traditional scale and proportion of dwellings at this part of Hereward Way is in itself a significant and proportionate enhancement to the conservation area. The requirement for timber windows, metal guttering and natural slate / clay pantile roof cover is excessive and inconsistent with previous decisions in this part of Crowland.

The proposed dwellings are 1 ½ storey which results in minimal fenestration at first floor level. There are only two conventional windows proposed at first floor level and these are on plot 1. The openings are small and traditionally proportioned (i.e. vertical emphasis). With the use of stone cills and windows set back 75mm into reveals this will result in a traditional appearance without the need for the window frames being in timber.

Also in terms of consistency the LPA have recently approved pvc-u windows to nearby dwellings (within 30metres of the application site) - only separated by Hereward Way itself.

Whilst technically the approved scheme is 'outside the conservation area' it is readily seen from Hereward Way. That approved dwelling was also given specific approval for concrete roof tiles and pvc-u external doors.

In July 2022 the LPA granted Condition Compliance approval under H02-0572-22 for a new dwelling on Hereward Way to be constructed using pvc-u windows and doors.

The officer report noted that '... the proposed materials are considered to be a traditional style and would appear to blend well given that the site is situated just outside of the Crowland Conservation area...'

Another, perhaps more significant decision near to the application site is H02-0160-23 when in April 2023 the LPA granted approval for a detached dwelling to the rear of 44 South Street, Crowland.

This new dwelling is within the Conservation Area with a frontage onto Thorney Road which is one of several busy approach roads into the centre of Crowland. That dwelling was approved with white pvc-u windows and coloured composite external doors despite being very prominent within the conservation area.

Whilst the importance and significance of conservation is recognised it is felt that in this particular location and given the varied nature of existing built form in this part of Crowland it would be unreasonable to insist that the applicant should be compelled to install materials that are disproportionately expensive, less sustainable in sourcing, durability and energy efficiency.

SELLP Policy 29 is concerned with the historic Environment. Part B of the policy is concerned with Conservation Areas. It states (IN PART): Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting.

We believe that the proposed development will dramatically enhance the appearance and character of this part of Crowland and that the design and materials will blend in and compliment those already approved on the opposite side of Hereward Way.

Technical Considerations

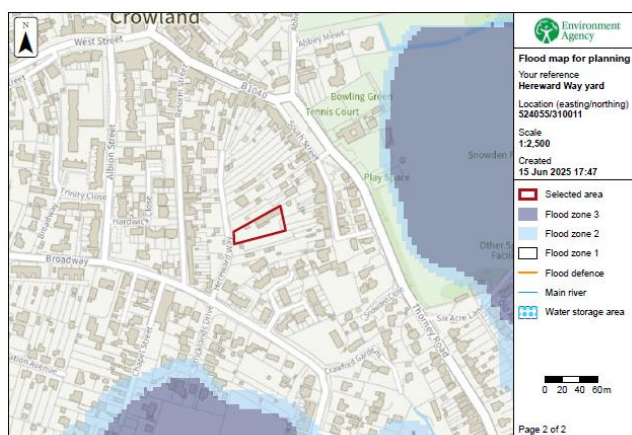
Highways

The redevelopment of the commercial yard will remove the potential for commercial vehicle movements along this section of Hereward Way. The proposal sees one plot having an independent vehicular access onto Hereward Way with ample drive depth for parking. The other two plots will be served by a shared drive positioned along the southern boundary of the site.

This drive is of varied width but no less than 4.25m at its narrowest and widened at its junction with Hereward Way and in front of the two driveways to enable satisfactory vehicle movements. Parking provision includes over sized single garages which enables the use of garages for storage of items such as bicycles as well as a car.

Flood Risk

Reference to the Environment Agency Flood Maps indicated that the application site is located within Flood Zone 1. However reference is then made to the South Holland Strategic Flood Risk



Flood map for planning

Your reference: Hereward Way yard
Location (eastings/northings): 524055/310011
Created: 15 June 2025 17:47

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

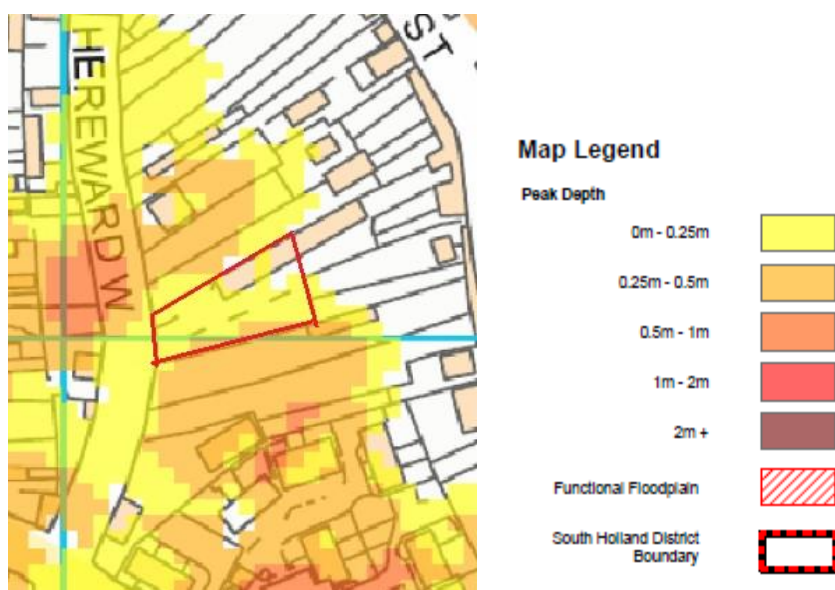
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Environment Agency Flood Map for Planning

The South Holland Strategic Flood Risk Assessment Extract - Residual Peak depth



The SFRA predicted depths of flooding are between 0.0m – 0.25m for the majority of the application site as indicated in the above extract in a 1 in 100 year fluvial event.

Relative levels –

The current site level is typically 2.90mOD

It would therefore be appropriate for the finished floor level of the dwellings to be placed at 300mm above that level at 3.2mOD with flood resistant and resilient measures incorporated to approximately 300mm above the finished floor level.

In any area at risk of flooding it is preferable that new dwellings should be of two storey construction with all bedrooms at first floor level. This is to provide a refuge for residents if the buildings were to become flooded after a major breach of the tidal bank, and ensure there is no danger to residents when they are asleep.

In this case all of the dwellings have bedrooms at first floor level. The ground floor level of the proposed new dwellings should be a minimum level of 3.20m AOD which is approximately 200mm above the level of the high point of the site that would be free from flooding in the predicted levels in 2115.

The buildings should be designed incorporating flood resistant and resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 300mm above the floor level of the new building.

The developer should advise owners and occupiers of the properties to register with the Environment Agency's Floodline Warnings Direct Service. Rainwater from the roofs of the buildings should be discharged if possible into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations. New hardstandings around the buildings should be constructed with permeable paving.

Foul Drainage

As can be seen from the accompanying plans the site has the benefit of an Anglian Water foul sewer in close proximity to the site. The three dwellings will discharge directly to this sewer subject to the prior agreement of Anglian Water

Surface Water Drainage

The site is currently 100% impermeable with buildings and compacted hardstanding. There is no historic evidence of surface water flooding either within the site or run off onto adjoining land. It is therefore reasonable to assume that the ground is capable of accommodating suitably designed soakaways. This together with the introduction of garden areas and permeable surfacing will result in betterment for the site in terms of surface water.

Roof water from the proposed dwellings is to be directed to suitably located and sized soakaways using proprietary drainage crate systems with soil percolation testing is to be undertaken in accordance with BRE 365

Ecology & Bio-Diversity Net Gain

This brownfield site is currently void of any natural features such as hedging or trees.

The regeneration of the site will readily result in a net gain in terms of bio-diversity with the introduction of garden areas, hedging and tree planting.

Certain habitat measures will be introduced to the site with bat / swift bricks being integrated within the new structures as indicated on the submitted plans.

Please refer to the accompanying exemption statement relating specifically to Bio-Diversity Net Gain.

Brownfield Land – Potential Contamination

The extant permission contains a standard contamination condition and it is anticipated that any consent forthcoming for the current proposal will also include such a condition

Archaeological Potential

Previous proposals on the application site have not attracted any requirement for archaeological evaluation or investigation and so it is anticipated that this arrangement will prevail for the current proposal.

Conclusion

This full planning application is a minor scheme of redevelopment on a brownfield site close to the centre of Crowland. There is betterment with the removal of a commercial yard and buildings and this has been previously acknowledged by the LPA with the granting of planning consent on the application site. The proposal has been carefully prepared to ensure that the development is not detrimental to neighbouring uses or the wider character of this part of the conservation area.

Alan J Finch
June 2025