# Land East of Normanton Road, Crowland

## Planning Statement

Boyer

Prepared on behalf of Allison Homes East | August 25

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# 1. INTRODUCTION

1.1 This Planning Statement has been prepared by Boyer on behalf of Allison Homes East ('the Applicant') in support of a full planning application for the residential development of 80 dwellings with access, landscaping, drainage, open space and associated infrastructure at the land east of Normanton Road, Crowland ('the site').

1.2 The description of the proposed development is as follows:

*Residential development of 80 dwellings, with access, open space, drainage, landscaping, and associated infrastructure.*

1.3 This Planning Statement considers the relevant background matters, the development proposals, the relevant planning policies, and assesses the proposed development against local and national planning policy.

1.4 This Planning Statement should be read in conjunction with the following documents:

- Site Location Plan (dwg no. P24-1403_DE_003_A_02 Site Location Plan) prepared by Pegasus
- Design and Access Statement prepared by Allison Homes
- Proposed Site Layout (dwg no. P24-1403_DE_003 i Proposed Layout (Allocation Land)) prepared by Pegasus
- Plot Schedule prepared by Allison Homes (dwg no. Z27-Plot Schedule)
- Boundary Treatment Plan (dwg no. P24-1403_DE_003_A_04 Boundary Treatments Plan Rev B) prepared by Pegasus
- Boundary Treatment Details (dwg no. P24-1403_DE_004_A_01 Boundary Treatment Details Rev A) prepared by Pegasus
- Parking Strategy (dwg no. P24-1403_DE_003_A_05 Parking Strategy Rev B) prepared by Pegasus
- Refuse Strategy (dwg n. P24-1403_DE_003_A_06 Refuse Strategy Rev A) prepared by Pegasus
- Materials Plan (dwg no. P24-1403_DE_003_B_03 Materials Plan Rev C) prepared by Pegasus
- Illustrative Street Scenes (dwg no. P24-1403_DE_005 - Illustrative Street Scenes) prepared by Pegasus
- Hartley House Type Plans and Elevations (dwg no. P24-1403_DE_004_01 – HARTLEY & dwg no. P24-1403_DE_004_01.1 - HARTLEY) prepared by Pegasus

- Loxley House Type Plans and Elevations (dwg no. P24-1403_DE_004_02 – LOXLEY & dwg no. P24-1403_DE_004_02.1 – LOXLEY) prepared by Pegasus
- Morley House Type Plans and Elevations (dwg no. P24-1403_DE_004_03 – MORLEY & dwg no. P24-1403_DE_004_03.1 – MORLEY) prepared by Pegasus
- Oatley House Type Plans and Elevations (dwg no. P24-1403_DE_004_04 – OATLEY & dwg no. P24-1403_DE_004_04.1 – OATLEY) prepared by Pegasus
- Totley House Type Plans and Elevations (dwg no. P24-1403_DE_004_05 – TOTLEY) prepared by Pegasus
- Substation - General Arrangement prepared by ENC (dwg no. GTC-E-SS-0012_R1-8_1_of_1)
- Topographical Survey (dwg no. S5101-02 - Topographical Survey) prepared by Pheonix Survey Services
- Phase 2 Ground Investigation prepared by BRD Environment Ltd
- Tree Protection and Removal Plan (dwg no. 24 482 TPP TRP 01 Rev C) prepared by James Blake Associates
- Arboricultural Implications Assessment (JBA 24 482 AR01 AIA Rev B)
- Archaeological Desk-Based Assessment prepared by RPS
- Archaeological Geophysical Survey prepared by AOC Archaeology Group
- Transport Statement prepared by ADC Infrastructure
- Travel Plan prepared by ADC Infrastructure
- Internal Site Layout Visibility and Swept Path Assessment prepared by ADC Infrastructure (dwg no. 3686-ADC-HGN-XX-DR-CH-0103-S1 Rev 1)
- Noise Impact Assessment prepared by Dragonfly Consulting
- Drainage and Levels Strategy Report prepared by Infrastructure Design Ltd (1279-000-01 Rev. A)
- Drainage Strategy Layout (dwg no. 1279-00-03 Rev B Drainage Strategy) prepared by Infrastructure Design Ltd
- Flood Risk Assessment (AMA980) prepared by Amazi
- Levels Strategy (dwg no. 1279-00-05 Rev A Levels Strategy) prepared by Infrastructure Design Ltd
- Pumping Station Compound prepared by Allison Homes
- Energy & Sustainability Statement prepared by Allison Homes

- JBA24 482_ECO01_Preliminary Ecological Appraisal RevE prepared by James Blake Associates
- Biodiversity Net Gain Statement (JBA 24 482_ECO04) prepared by James Blake Associates
- BNG Metric (02.24 BNG Metric) prepared by James Blake Associates
- Landscape and Ecological Management & Maintenance Plan (dwg no. JBA 24 482 LMP 1) prepared by James Blake Associates
- Detailed Soft Landscape proposals prepared by James Blake Associates:
  - JBA 24 482 01 Detailed Soft Landscape Proposals for Plots and POS
  - JBA 24 482 02 Detailed Soft Landscape Proposals for Plots and POS
  - JBA 24 482 03 Detailed Soft Landscape Proposals for Plots and POS
  - JBA 24 482 04 Detailed Soft Landscape Proposals for Plots and POS

1.5 Section 2 of this Statement provides a description of the site and the surrounding area, as well as any relevant planning history of the site; Section 3 provides a description of the proposed scheme; Section 4 reviews the relevant local and national planning policy; Section 5 provides the overall planning assessment; Section 6 provides the Affordable Housing Statement; Section 7 provides the draft Heads of Terms; and Section 8 provides the conclusion.

# 2. THE SITE AND SURROUNDINGS

## The Site

2.1 The site lies to the east of Normanton Road, Crowland. It extends to approximately 3.4 ha. The site is presently in agricultural use. The field parcel adjoins the existing settlement edge to the north of Crowland.

2.2 The surrounding uses comprise established residential uses along Normanton Road to the west of the parcel and established employment uses to the east, comprising principally of a used car dealership and car repair services. Agricultural uses are located to the north of the site. The site is flat and level.

2.3 Part of the site lies within Flood Zone 3 and therefore has a high probability of flooding from rivers and the sea. It is confirmed however, that approximately 85% of South Holland District lies within Flood Zone 3a. Local Plan Policy 4 Approach to Flood Risk sets out the requirements for flood risk reduction. The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017. The adopted South East Lincolnshire Local Plan 2011-2036 considers flood risk in relation to this specific site stating:

*"The SFRA identifies flood hazard in 2115 as mostly 'danger for most' and flood depth in 2115 of mainly 0.5m-1.0m although there is a small area of 1.0m -2.0m. Development will be required to include appropriate mitigation."*

2.4 There are no listed buildings or local designated heritage assets present within the site boundary nor are there any heritage assets within the immediate vicinity of the site. The nearest heritage asset is the Postland Road Children's Centre located approximately 584 m from the site. Additionally, the site is not located within a Conservation Area.

2.5 There are trees located along the perimeter of the site, with an established hedgerow through the centre of the site.

## The Surroundings

2.6 The site lies within South Holland District Council's administrative boundaries. Crowland is defined as a 'Main Service Centre' in the South East Lincolnshire Local Plan. The site is approximately 800m north east of the town centre of Crowland. Crowland is home to a number of local facilities including, a church, post office, Co-op, community hub and library, primary school, restaurants and takeaways, health centre, fire station, sports fields and Crowland Abbey. The site is approximately 550m east from the primary school located on Postland Road and 900m north of the Crowland Heath Centre, where there is also access to the Snowden Pavilion and Sports Field in addition to the skate park.

2.7 There are bus stops across the town that provide an hourly service from Spalding to Peterborough that takes approximately 40 minutes from Crowland and provides access to further facilities and services for residents.

## Planning History

2.8 Within the South East Lincolnshire Local Plan (2019), Policy 11 allocates the site for residential development of 70 dwellings (site reference: Cro050). The allocation of this site assists South Holland and the South East Lincolnshire area in meeting their housing needs of 19,425 dwellings across the plan period between 2019 and 2036.

### Pre-Application Advice

2.9 Allison Homes East submitted a request for pre-application advice to the Council in October 2024 for the site, in addition to the parcel of land to the north of the site, which is also within the control of Allison Homes. Comments were received from the case officer which have been taken into consideration by Allison Homes East and have resulted in amendments to the scheme to focus within the allocated parcel of land only at the present time. Comments have also been taken into account in relation to the layout and character of the site to form a cohesive development that forms a well-integrated extension to Crowland.

2.10 Crowland Town Council – Allison Homes presented the proposals on 14th July 2025 and answered questions around the proposed development. Crowland Town Council advised they were delivering a new Community Pavillion and would seek to secure s106 contributions towards this.

# 3. THE PROPOSED DEVELOPMENT

3.1 The following section of this Planning Statement provides an overview of the proposed development for 80 dwellings with access, landscape, drainage, open space and associated infrastructure at the land east of Normanton Road, Crowland.

## Access

3.2 The primary access to the site is proposed from Normanton Road to the west of the site, which will extend Normanton Road through the site to form the primary street through the development. As demonstrated within the accompanying Transport Statement prepared by ADC Infrastructure, the proposed development will be able to achieve a carriage way width of 5.5 meters for the primary street through the site.

3.3 In addition to the vehicular access, the primary street will also benefit from the extension of 2m wide foot paths on both sides of the carriage way through the development. Of the pedestrian footpaths through the site, one will be set back from the carriageway with a green verge provided between the footpath and primary street.

3.4 It is anticipated that there will be 44 two-way vehicle trips in the morning peak and 42 two-way trips in the afternoon peak. Due to the minimal traffic flows experienced on Cloot Drive, it is expected the junction between Normanton Road and Cloot Drive will continue to operate with spare capacity. Overall, it is expected that the vehicle traffic generated by the proposed development will not have an impact on the capacity, congestion, or safety of the local highway network.

## Layout

3.5 The site is approximately 3.4 ha in size. It is proposed that the scheme will create 80 dwellings, which would see an overall density of approximately 24 dwellings per hectare.

3.6 The site will site will feature the primary street extending from the west through the south and to the eastern edge of the site. From this primary street, shared surfaces and shared driveways will be provided which will create diversity in the street hierarchy. To assist in creating a landscape led environment, street trees will be provided in appropriate locations across the site as well as within areas of open space.

3.7 The primary area of open space will be located within the centre of the site with pedestrian links connecting the northern part of the site with the southern area of the development. Further open space located at the northern boundary of the site to provide a soft landscape buffer to the open fields to the north.

3.8 All dwellings are to be provided with a minimum of 2 parking spaces which will be located fronting the dwellings or to the side of the property, as demonstrated within the accompanying Parking Strategy Plan (dwg no. P24-1403_DE_003_A_05) prepared by Pegasus. The parking provision will be delivered in accordance with the minimum standards set out within Appendix

6 of the South East Lincolnshire Local Plan. These standards also require for a minimum of 1 cycle parking space per dwelling, which will be provided for in the proposed development.

## Housing Mix

3.9 It is proposed that the scheme will provide the following mix of housing:

| Number of Beds | Number of Dwellings |
|---|---|
| 1 Bed | 8 |
| 2 Beds | 24 |
| 3 Beds | 40 |
| 4 Beds | 8 |
| **Total** | **80** |

## Design

3.10 The access into the site from Normanton Road provides an opportunity for placemaking at the entry way and along the primary street. The dwellings located on this street have been chosen to create a welcoming street scene and will be constructed using external materials which reflect the existing local character of Normanton Road.

3.11 The dwellings will be similar in scale, height, mass and typology to form fluidity between the existing housing and new dwellings. This is supported by the openness of the primary street with 2m footpaths continuing from Normanton Road, to form a strong sense of place and plots fronting the access road into the site to provide a strong street scene.

3.12 The house types are proposed to feature a mixture of materials, including red brick, red multi brick, and buff brick to reflect the local vernacular. These will be accompanied by a variety of roof materials, including red tiles, brown tiles and grey tiles. Front doors to new dwellings will be black with a white or ivory porch/canopy. Dwellings will be tenure blind and incorporate affordable housing into the market housing to form a cohesive environment.

3.13 These house types will be 2 storeys in height similar to that of the existing local character and housing of Normanton Road. The density of Normanton Road will also be reflected with dwellings proposed on site being detached and semi detached dwellings along the primary street. There will also be terraced housing provided to create differentiation as well as increasing the choice in house sizes for new residents to meet the needs of South Holland.

3.14 All market and affordable dwellings will be provided with a sizeable rear garden to ensure all residents have access to private amenity spaces which are secure and respect separation distances to both existing neighbouring dwellings and new dwellings.

3.15 As demonstrated within the Boundary Treatment Plan (dwg. P24-1403_DE_003_B_03), private gardens will be provided with 1.8m timber close board fences in order to protect residents private amenity spaces. Where boundaries face public open spaces or key views

within the site, boundary treatments in the form of a 1.8m brick wall will be provided, to create an aesthetically pleasing view from open spaces.

3.16 In relation to the substation at the entry to the site along the western boundary and the pumping station in the north eastern corner of the site, these will be provided with planting around the units to minimise the visual impacts for residents.

## Drainage

3.17 Amazi have prepared a Flood Risk Assessment (FRA) to accompany this application. The FRA confirms that the northern are of the site is located within Flood Zone 2 and Flood Zone 3, with the southern area of the site being located within Flood Zone 1. The assessment concludes that the site is fundamentally protected from river flooding, but failure in flooding defences may create a risk of hazardous flooding. Therefore, appropriate flood management is required to mitigate any impacts.

3.18 A Drainage and Levels Statement prepared by Infrastructure Design Ltd sets out that the proposed development will use a range of Sustainable Drainage Systems (SuDS) to provide for the effective attenuation and drainage of surface water. This will be provided in the form of filter strips, swales (along highways and private driveways), porous paving, and attenuation basins.

3.19 The surface water will be directed into the attenuation basin located along the eastern boundary which will in turn outfall to the North Level IDB Brickfield Drain to the north of the site. The attenuation features will treat the surface water to ensure a satisfactory water quality is retained. The use of SuDS will ensure that the development would meet existing greenfield run off rates and not worsen flooding elsewhere.

## Landscaping

3.20 The proposed development will create a central open space to create an informal centre to the proposed development, consisting of landscaped open space with provision of a LAP. The LAP will be connected to dwellings through accessible footpaths linking the northern parcel of the site with the southern parcel, which will be provided with tree planting to form a high quality environment.

3.21 An area of open space will also be provided along the north eastern boundary of the site which will consist of the pumping station with an attenuation basin to mitigate any flooding. These will be provided with planting in addition to trees to ensure the open space is aesthetically pleasing.

3.22 Along the south eastern boundary, a wildlife corridor will be provided to support the local wildlife and biodiversity. This will also provide a buffer for housing along the eastern boundary to offset any impacts from the employment site to the north east of the site.

3.23 A wildlife corridor is also proposed along the western boundary to further support the local wildlife and ensure there is suitable and sufficient space for habitats as well as minimising development impacts. An easement will also be provided between the wildlife corridor along the western boundary to provide maintenance access to the existing ditch. These in

combination with retaining trees and hedgerows along the western boundary will provide a sufficient buffer between the site and existing dwellings to protect amenity and prevent any overlooking or overshadowing.

## Ecology

3.24 James Blake Associates have prepared a Preliminary Ecological Appraisal (PEA) to support this full planning application. The assessment concludes that that there are no statutory designated ecological sites within the site boundary or the immediate surroundings. One 'Site of Special Scientific Interest' (SSSI) was identified within 7km of the site.

3.25 The majority of the site comprises cropland, and other habitats being mostly bramble scrub, ruderal grassland, native hedgerows with trees and bare ground.

3.26 Within the accompanying Biodiversity Net Gain Statement prepared by James Blake Associates, it is confirmed that with the proposed planting and mitigation measures, the proposed development will deliver a net gain in habitats of 37.01%, a net gain of hedgerows of 132.8%, and a net gain of watercourse enhancement of 69.74%.

# 4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act, and paragraph 2 of the National Planning Policy Framework (December 2024) requires for applications to be considered in accordance with the Development Plan, unless there are material considerations which indicate otherwise.

4.2 The Planning and Compulsory Purchase Act 2004 defines the development plan as the development plan documents which have been adopted or approved in relation to that area. In this case, the South East Lincolnshire Local Plan 2011-2036 defines the policies for the South East Lincolnshire Partnership area (South Holland District and Boston Borough). The Local Plan was adopted on 8th March 2019.

4.3 The National Planning Policy Framework (December 2024) is a material consideration to be taken into account in all decision making. Accordingly, the following and relevant Local Plan policies have been considered in respect of this application.

## South East Lincolnshire Local Plan 2011 - 2036

4.4 **Policy 1: Spatial Strategy:** identifies the key areas where development will be permitted. In this instance, Crowland is a 'main service centre'. Policy 1 states that development within the settlement boundaries of the main service centres, will be permitted that supports their role as a service centre for the settlement itself, helps to sustain existing facilities or helps meet the service needs of other local communities.

4.5 **Policy 2: Development Management:** this operational policy seeks to ensure that development is appropriate to the site, achieves a high quality of design and efficient use of land and buildings, and should respond creatively to the character and distinctiveness of the surrounding area.

4.6 **Policy 3: Design of New Development:** seeks to create distinctive places through the use of a high quality and inclusive design and layout, making innovative use of traditional styles and materials.

4.7 **Policy 4: Approach to Flood Risk:** recognises that much of the local plan area lies within Flood Zone 3. As noted within the South East Lincolnshire Strategic Flood Risk Assessment, site allocations were subject to a Sequential Test prior to their inclusion in the plan. Policy 4 states that development within Flood Zones 2 or 3 will be permitted where:

- The sequential test is passed.
- It can be demonstrated that essential infrastructure in Flood Zone 3a & Flood Zone 3b, highly vulnerable development in Flood Zone 2 and more vulnerable development in Flood Zone 3 provide wider sustainability benefits to the community that outweigh flood risk.
- The application is supported by a site-specific flood risk assessment.

4.8 **Policy 5: Meeting Physical Infrastructure and Service Needs:** states that planning permission will be granted for new development provided that developers can demonstrate that there is or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development.

4.9 **Policy 6: Developer Contributions:** states that developments of 11 dwellings or more will be expected to mitigate their impacts upon infrastructure, services and the environment by making either a direct provision or contributing towards the provision of local and strategic infrastructure and services required by the development, through a section 106 agreement.

4.10 **Policy 10: Meeting Assessed Housing Requirements:** confirms that provision will be made for a net increase of at least 19,425 dwellings in South East Lincolnshire. By Local Authority are this equates to 11,681 dwellings for South Holland, or 467 dwellings per annum.

4.11 **Policy 11: Distribution of New Housing**: identifies the housing needs for each settlement. A total of 205 dwellings is identified to be delivered through allocations in Crowland. Within this Policy, the land east of Normanton Road, Crowland (site reference: Cro050) is allocated for the residential development of 70 dwellings.

4.12 **Policy 17: Providing a Mix of Housing:** seeks to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities.

4.13 **Policy 18: Affordable Housing:** identifies that in South Holland 282 new affordable dwellings are required per annum, equating to about 60% of the overall annual housing need. Housing sites of more than 11 dwellings will have a requirement of 25% being affordable housing.

4.14 **Policy 28: The Natural Environment:** protects, enhances, and manages natural assets to create high quality, comprehensive ecological networks. Sub paragraph 3 requires all development proposals to provide an overall net gain in biodiversity.

4.15 **Policy 29: The Historic Environment:** looks to conserve and enhance the historic environment where appropriate. Development proposals need to respect the historical legacy and character of the historic environment.

4.16 **Policy 31: Climate Change and Renewable and Low Carbon Energy:** states that all proposed development should be designed with a view to minimising and mitigating the effects of climate change.

4.17 **Policy 33: Delivering a More Sustainable Transport Network:** the Council will seek to improve existing transport networks to improve connectivity, including securing the delivery of new access roads to open up allocations, and improving sustainable transport connectivity.

4.18 **Policy 36: Vehicle and Cycle Parking:** identifies the cycle and car parking provision to be provided on all new residential development, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities.

## National Planning Policy Framework (December 2024)

4.19 The latest version of the National Planning Policy Framework (NPPF) was published in December 2024. The NPPF sets out the Government's planning policies for growth in England and how it expects the policies to be applied. It is a material consideration for the determination of all planning applications.

4.20 Chapter 2 of the NPPF sets out the aims of the Government in order to achieve sustainable development. In paragraph 8, there are three overarching objectives as outlined below:

- Economic Objective: to help build a strong, responsive, and competitive economy, by ensuring there is sufficient land of the right type available in appropriate locations at the right time. This will support growth, innovation and improved productivity.
- Social Objective: to support strong, vibrant, and healthy communities through ensuring that there is sufficient supply and range in homes provided to meet the needs of present and future generations, and by fostering well-designed, beautiful and safe places. These places will have accessible services and open spaces that reflect the current and future needs as well as support the health and wellbeing of communities.
- Environmental Objective: to protect and enhance the natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste, and mitigating and adapting for climate change, including moving towards a low carbon economy.

4.21 Within paragraph 11 of the NPPF, the presumption in favour of sustainable development is outlined. In regard to decision making of applications, this means the approval of applications that accord with an up to date plan without delay. Within subparagraph 11d of the NPPF, it is stated that where the most important policies for determination of proposals are out of date, permission should be granted unless there are material considerations that indicate otherwise, or if the proposed development will have significant adverse impacts that outweigh the benefits. This is further supported within footnote 8, where it is stated that the presumption in favour of sustainable development should be granted where local authorities cannot demonstrate a 5 year housing land supply.

4.22 Chapter 4 of the Framework sets out the aims of the Government in relation to decision making, stating within paragraph 39 that decision makers should take a positive and creative approach, and at every level should seek to approve applications for sustainable development.

4.23 Chapter 5 provides the support of the Government's objective of significantly boosting the supply of homes, to ensure that housing targets and requirements are addressed, and that land with permission is developed without unnecessary delay.

4.24 Paragraph 61 continues and sets out the Governments support and commitment to boosting the supply of homes, through the provision of a sufficient amount and variety of land which can come forward where it is needed.

4.25 Chapter 8 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which details in paragraph 96 that planning policies should promote social interaction, are safe, accessible, enable and support healthy lifestyles.

4.26 Chapter 9 provides the Government's commitment to promoting sustainable transport, with Paragraph 109 stating that transport issues should be considered from the earliest stages of plan-making and development proposals. Paragraph 115 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.27 Paragraph 117 of the Framework states that within this context, development applications should:

a. Give priority to pedestrian and cycle movements within the scheme and wider neighbouring areas. Proposals should then look to facilitate access to high quality public transport, with proposed layouts maximising the cachment aeeas for buses or other public transport services

b. Address the needs of peoiple with disabilities and reduced mobility

c. Create places which are safe, secure and attractice to minimise the scope for conflicts between pedestrians, cyclists and vehicles. This should also avoid unnecessary street clutter whilst responding to the local character and design standards

d. Allow for efficient delivery of goods and access by service and emergency vehicles

e. Be designed to enable electric vehicle charging points in safe, accessible and convenient locations.

4.28 Chapter 11 sets out the Government's aims for making effective use of land stating that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.29 Chapter 12 of the NPPF sets out the aims to achieve well-designed places. Furthermore, paragraph 139 states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and Government guidance on design, consider any local design guidance, and supplementary planning documents. Significant weight should be given to:

- Development which reflects local design policies and Government guidance on design, taking into account any local guidance; and/or

- Outstanding or innovative designs which promotes high levels of sustainability or raises the standard of design more generally within an area, so long the proposals fit in with the overall form and layout of the surrounding neighbourhood.

4.30 Chapter 14 outlines the Government's aims to meet the challenges raised by climate change, flooding, and coastal change. Paragraph 164 states that new development and growth should be planned in ways that:

- Avoid increased vulnerability to the range of impacts arising from climate change. Where new developments are brought forward in areas that are vulnerable, care should be given to ensure that the risks can be managed through suitable adaption measures, including through the planning of green infrastructure; and
- Can help reduce greenhouse gas emissions, such as through location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

4.31 Chapter 15 of the NPPF seeks to enhance and conserve the natural environment. Paragraph 192 subparagraph b states Councils should look to promote the conservations and enhancement of priority habitats and ecological networks. Further to this, paragraph 193 subparagraph d, in the determination of applications, consideration and support should be given to applications which conserve and enhance the natural environment and incorporates biodiversity into their designs.

4.32 Chapter 16 of the Framework outlines the commitment to the conservation and enhancement of the historic environment. Paragraph 207 states that where a site on which development is proposed includes or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation.

# 5. PLANNING ASSESSMENT

5.1 Having set out the description of the site, it's context and the identification of the relevant local and national planning policies in the previous sections, this following section of the Planning Statement sets out an assessment of the key considerations of the proposed development. These key considerations will be assessed against the identified policies within the Local Plan and within the NPPF.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of this application to be made in accordance with the development plan, unless there are material considerations which indicate otherwise.

5.3 The National Planning Policy Framework constitutes an important material consideration in determining planning applications. The Framework also constitutes the Government's view of what sustainable development means in practice for the planning system.

5.4 The NPPF requires local planning authorities to approve development proposals that accord with the development plan without delay, and where the development plan is absent, silent, or policies are out of date, local planning authorities should approve permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or where there are specific policies which indicate that development should be restricted (paragraph 11 of the NPPF).

5.5 For the purposes of this application, the development plan comprises of the South East Lincolnshire Local Plan adopted in 2019.

5.6 The proposals raise the following considerations that require assessment:

- Principle of Development
- Access & Transport
- Layout, Scale & Appearance
- Landscape & Open Space
- Flood Risk & Drainage
- Archaeology & Heritage
- Ecology & Biodiversity
- Noise

## Principle of Development

5.7 The principle of development of this application is considered to be acceptable due to the adopted allocation status of the site within the South East Lincolnshire Local Plan (2019) under Policy 11 *Distribution of New Housing* (site reference: Cro050). The allocation Cro050 requires that the site is preferably accessed from both Normanton Road and Jubilee Way. Furthermore,

the allocation requires development to include appropriate mitigation to alleviate any impacts arising from flood risk present on the site. The allocation and development of this site supports the wider housing needs of South Holland. As outlined within Policy 10 *Meeting Assessed Housing Requirements*, there is a need for an additional 19,425 dwellings across South East Lincolnshire, of which 11,681 dwellings are to be provided within South Holland, an average of 467 dwellings per annum.

5.8 The allocation of the site in Policy 11 allocates the land for development of 70 dwellings. The proposed development provides 80 dwellings, of which, 25% are affordable dwellings. It is considered that provision of 80 dwellings on this site is appropriate and suitable for the location and character of the development. The scale and density is largely reflective of the existing residential areas to the west of the site along Normanton Road and Jubilee Way.

5.9 Furthermore, Policy 11 does not provide an upper limit to the capacity of the site to prevent proposals from providing additional housing. There is a need for both market housing and affordable housing within South Holland, and the increased capacity of dwellings on this site will assist the Council in meeting their housing needs.

5.10 Development of the land east of Normanton Road, Crowland is therefore in accordance with the requirements of Policy 11 and Policy 10 of the South East Lincolnshire Local Plan, contributing towards the housing requirements of South Holland.

5.11 Chapter 2 of the NPPF sets out the overarching economic, social, and environmental objectives to achieve sustainable development. The proposed development achieves the three objects as outlined below:

**Economic**

5.12 Policy 10 of the South East Lincolnshire Local Plan (2019) sets out the need for approximately 11,681 dwellings required to be delivered in South Holland. Following the publication of the NPPF in December 2024 and consideration of the 2024 affordability ratio, the housing requirements for South Holland increased from 467 dwellings per annum, to 543 dwellings per annum.

5.13 The development of 80 dwellings at the land east of Normanton Road, Crowland will assist positively in South Holland meeting this housing requirement. This will assist in providing homes for residents to be employed locally and support local services and facilities, which in turn will strengthen the sense of community in Crowland and the local area. Additionally, it is expected that during construction of the development, a local workforce will be used to provide further employment opportunities to local residents.

5.14 With consideration of the above, the proposed scheme achieves the economic objective set out within paragraph 8 of the NPPF.

**Social**

5.15 As stated above, the proposed scheme will contribute towards creating a strong sense of community in Crowland whilst providing needed housing in accordance with Policy 10 of the

Local Plan. This supports the local housing needs of South Holland and the South East Lincolnshire area.

5.16 In addition to the above, Policy 17 *Housing Mix* of the Local Plan sets out the importance of a mix of housing being provided in order to form mixed, inclusive, and sustainable communities. The proposed development provides a range in dwelling size from 1 bed dwellings to 4 bed dwellings to meet the local needs. In addition to this, Policy 18 of the Local Plan requires 25% affordable housing to be provided on site. The proposed development is committed to delivering 25% affordable housing on site, of which will be tenure blind and well-integrated into the market housing on site. This in combination with a mix in dwelling types will see that a mixed and sustainable community is created.

5.17 With consideration of the above, the proposed scheme achieves the social objective set out within paragraph 8 of the NPPF.

**Environmental**

5.18 Paragraph 8 (c) of the NPPF sets out its "environmental objective" in achieving sustainable development. Policy 3 *Design of New Development* sets out the importance of creating distinctive places through the use of high quality and inclusive design. This will be achieved by mitigating flood risk through flood-resistant and flood-resilient design and sustainable drainage systems and incorporating existing hedgerows and trees within the development and the provision of appropriate new landscaping to enhance biodiversity.

5.19 On this basis, it can be concluded that there would be limited environmental harm arising from the proposal and would accord with environmental objective set out in paragraph 8 of the NPPF.

5.20 In addition to the three overarching objectives discussed above, within the National Framework, paragraph 11 outlines the government's presumption in favour of sustainable development. The NPPF states that development which accords with an up to date development plan should be approved without delay.

## Access & Transport

5.21 Within the adopted South East Lincolnshire Local Plan, Policy 33 *Delivering a More Sustainable Transport Network* reinforces the Councils approach towards promoting sustainable alternatives to private car and seeking improvements to the highway network where appropriate.

5.22 Further to the local policies, the NPPF states within paragraph 108 that transport should be considered from the earliest stages of proposals, detailing within paragraph 116 the need for development proposals to give priority to pedestrian and cycle movement, and maximising public transport. Subparagraph c of paragraph 116 requires the highway network to be designed in a safe, secure and attractive manner.

5.23 As confirmed within the Transport Statement prepared by ADC Infrastructure, the primary access to the site will be taken from Normanton Road, which will extend the existing road into

and through the site. The accompanying Transport Statement demonstrates that the proposed development will be able to achieve a carriage way width of 5.5 meters for the primary street through the site.

5.24 In regard to trip generation, it is anticipated that there will be 44 two-way vehicle trips in the morning peak and 42 two-way trips in the afternoon peak. Due to the minimal traffic flows experienced on Cloot Drive, it is expected the junction between Normanton Road and Cloot Drive will continue to operate with spare capacity.

5.25 To provide access to alternative sustainable modes of travel, the existing footpath will also be extended from Normanton Road through the site to provide a 2m wide footpath on both sides of the carriage way. This will provide an active means of travel for residents as an alternative to private vehicles, through a well-connected route into Crowland town centre. To further support the use of public transport and active travel means, a Travel Plan has been prepared by ADC Infrastructure setting out the measures and incentives to ensure opportunities of all modes of transport are available through information being provided to residents and provision of travel welcome packs.

5.26 Overall, it is expected that the vehicle traffic generated by the proposed development will not have an impact on the capacity, congestion, or safety of the local highway network. Therefore, the proposed development is in accordance with Policy 33 of the South East Lincolnshire Local Plan. Furthermore, this application is also in keeping with paragraph 108 and paragraph 116 of the NPPF as the proposal seeks to create a safe access with the potential to improve the transport network whilst forming safe active travel routes.

## Layout, Scale & Appearance

5.27 Policy 3 *Design of New Development* of the South East Lincolnshire Local Plan (2019) sets out the Council's expectations for developments to provide high quality and inclusive designs and layouts, utilising traditional materials.

5.28 The site will site will feature the primary street extending from the west through the south and to the eastern edge of the site. From this primary street, shared surfaces and shared driveways will be provided which will create diversity in the street hierarchy. To create a welcoming and high quality environment, street trees will be planted in appropriate locations in addition to within the open space on site. This access also provides further opportunity for placemaking at the entrance and along the primary street through the use of appropriate house types and high quality external materials proposed to be used.

5.29 The proposed house types will be similar in scale, height, mass and typology to form fluidity between the existing housing and new dwellings. This is supported by the openness of the primary street with 2m footpaths continuing from Normanton Road, to form a strong sense of place, providing high levels of natural surveillance and creating a logical extension to the existing surrounding housing.

5.30 To further ensure that there is suitable amenity, dwellings will be provided with secure private external amenity space for residents. This will also create appropriate separation distances

between dwellings proposed within the site as well as between new dwellings and existing neighbouring dwellings. This will prevent any overshadowing to neighbouring properties to create high quality open spaces and reduce over looking of private amenity spaces.

5.31 Throughout the site, dwellings will be formed using a mixture of materials, including red brick, red multi brick, and buff brick, reflective of the materials used throughout Normanton Road. A variety of roof materials will also be used to provide differentiation which is in keeping with local character, including red tiles, brown tiles and grey tiles.

5.32 A mix of house types will be delivered in accordance with Policy 17, by delivering a range from 1 bed dwellings to 4 bed dwellings to meet local market needs. Additionally, 25% of the total dwellings will be provided on site as affordable dwellings in keeping with Policy 18 of the Local Plan. These dwellings will be tenure blind and incorporated into the market housing and layout of the site to form a cohesive and integrated development.

5.33 As demonstrated within the accompanying Parking Strategy Plan (dwg no. P24-1403_DE_003_A_05) prepared by Pegasus, all dwellings will be provided with a minimum of 2 parking spaces either at the front of the plot or tandem to the side to ensure parking takes place in curtilage. The parking provision accords with the minimum standards set out within Appendix 6 of the South East Lincolnshire Local Plan.

5.34 The Boundary Treatment Plan (dwg. P24-1403_DE_003_B_03) demonstrates private gardens will be provided with 1.8m timber close board fences in order to protect resident's private amenity spaces. Where boundaries face public open spaces or key views within the site, a 1.8m brick wall will be provided, to create an aesthetically pleasing view from open spaces whilst ensuring private amenity spaces are protected from the public open spaces.

5.35 Through the creation of a structured street hierarchy, which is accessible for all and encourages active means of travel, as well as consideration of local characteristics and materials, the proposed development is therefore in accordance with Policy 3 of the South East Lincolnshire Local Plan.

## Landscape & Open Space

5.36 A site wide landscape strategy has been prepared, and the proposals would seek to significantly enhance the setting and the appearance of the site in general whilst creating an attractive place to live and visit

5.37 As demonstrated within the accompanying soft landscaping plans prepared by James Blake Associates, the proposed development will provide high quality open spaces through the centre and to the north western and north eastern corners of the site.

5.38 These open spaces will be connected to the development through footpaths. The areas of open space will be enhanced through additional planting of a range of shrubs providing diversity in types including species rich native scrub, as well as native, species rich hedgerows, and a range in tree types throughout the site, including along the highway network.

5.39 Therefore, through the enhanced planting to the areas of open space and connectivity being provided, it is considered that the proposed development is in accordance Policy 3 *Design of New Development.*

## Flood Risk & Drainage

5.40 Policy 4 *Approach to Flood Risk* of the South East Lincolnshire Local Plan sets out the requirements for proposed developments to meet to be considered as appropriate in terms of flood risk. The Policy requires proposals to be subjected to the Sequential Test, but confirms allocated sites included within Policy 11 have already been subjected to the Sequential Test and thus is not required for applications on allocated sites, such as site Cro050, land east of Normanton Road, Crowland. The Policy continues and states a site-specific Flood Risk Assessment is required to accompany applications.

5.41 In regard to national policy, Chapter 14 of the Framework sets out how the government look to meet the challenges of climate change including flooding through planning. This Chapter requires new developments to avoid increasing vulnerability and reduce greenhouse gas emissions.

5.42 A Flood Risk Assessment has been undertaken by Amazi which confirms that the southern parcel of the site is within Flood Zone 1 and at lowest risk of flooding, with the northern parcel of the site being within Flood Zone 2 and Flood Zone 3 and thus at higher risk of flooding from rivers. The assessment concludes that although the site is fundamentally protected from river flooding, failure in flooding defences may lead to increased risk of hazardous flooding. It is therefore concluded that appropriate flood management is required to mitigate any impacts.

5.43 As demonstrated within the accompanying Drainage and Levels Statement, the proposed development will be able to mitigate the impacts of development through a comprehensive SuDS design which will result in the proposed development meeting greenfield run off rates.

5.44 Therefore, it is considered that the proposed development is in accordance with Policy 4 of the Local Plan, as well as Chapter 14 of the NPPF, as the site has already been subjected to the Sequential Test, and the accompanying FRA and Drainage Strategy has demonstrated adverse impacts can be mitigated and not increase the risk of flooding elsewhere.

## Archaeology & Heritage

5.45 Within the South East Lincolnshire Local Plan, Policy 29 *The Historic Environment* looks to protect, conserve and enhance the historic environment. In addition to the Local Plan, policies will need to accord with Chapter 16 of the NPPF, which sets out the national requirements for conserving and enhancing the historic environment.

5.46 RPS have prepared an Archaeological Desk-Based Assessment which is supported by the Geophysical Survey prepared by AOC Archaeology Group. The assessment by RPS confirms there are no Scheduled Monuments or Registered Battlefields within the boundary of the site or within the immediate surrounding area whose setting would be affected by the development. There are also no listed buildings within the site or within proximity of the site.

5.47 A Bronze Age barrow cemetery has been identified within the south of the site which has moderate potential for associated features. It is concluded that the potential for significant archaeological remains for all other periods is assessed to be low. Any impacts to any potential archaeology caused by the proposed development can be appropriately mitigated through an initial programme of trial trenching with further investigation recording works if required by the trial trenching results

5.48 Overall, there are no fundamental heritage constraints to the proposed development of the site. Therefore, the proposed development is in accordance with both the Local Plan Policy 29, in addition to national policy within Chapter 16 of the NPPF.

## Ecology & Biodiversity

5.49 Policy 28 *The Natural Environment* of the South East Lincolnshire Local Plan outlines that South Holland expects development to protect, enhance, and manage natural assets whilst also providing an overall net gain in biodiversity. Within Chapter 15 of the NPPF, paragraph 185 subparagraph b promotes enhancement of habitats and ecological networks and supports applications which conserve and enhance the natural environment and incorporates biodiversity into designs.

5.50 James Blake Associates have prepared a Preliminary Ecological Appraisal (PEA), which concludes that there are no ecological constraints identified in regard to protected species on the site. The PEA identified two dry ditches, waterbody 6 lay along the eastern site boundary and waterbody 5 bisected the southern portion of the site extending westwards from the eastern boundary. Further protected species surveys are recommended prior to development pertaining to a pre-commencement check for badgers and a GCN eDNA survey. However, these are not considered to be a constraint to development.

5.51 Within the accompanying Biodiversity Net Gain Statement prepared by James Blake Associates, it is confirmed that with the proposed planting and mitigation measures, the proposed development will deliver a net gain in habitats of 37.01%, a net gain of hedgerows of 132.8%, and a net gain of watercourse enhancement of 69.74%.

## Noise

5.52 Chapter 8 of the NPPF seeks to achieve healthy, inclusive and safe places.

5.53 Dragonfly Consulting have carried out a Noise Impact Assessment to inform and support this application. The results demonstrate that in relation to residential noise, it is considered with the provision of glazing and ventilation for dwellings, this will ensure the development meets the requirements of BS 8233:2014 for internal ambient noise level criteria.

5.54 The results show that in regard to external noise levels, parts of the site are identified to be more sensitive to noise than other areas of the site. The assessment identified that there is a limited area within the south eastern corner of the site that exceeds the desirable criteria of allowed noise levels. However, through the design and layout of the proposed development,

this identified area is not a part of the external amenity area of any proposed plot. Therefore, all external amenity areas are within the adopted criteria desirable guidelines.

5.55 This proposal is in accordance with national policy, as it will assist in providing well-designed spaces, that are safe and provide good health to residents. This has been achieved through the consideration of minimising of noise levels and providing mitigation measures that are reflected within the design process, thus creating a well-design, safe and healthy space.

# 6. AFFORDABLE HOUSING STATEMENT

6.1 Policy 18 of the adopted South East Lincolnshire Local Plan (2019) sets out the policy position in relation to affordable housing. Policy 18 of the Local Plan confirms that a minimum of 25% affordable homes is required for developments proposing 11 or more dwellings in this location.

6.2 Allison Homes East are proposing to provide 25% affordable housing provision in accordance with adopted local policy. The proposed tenure split of dwellings on site is outlined below:

| Tenure Type | Number of Dwellings |
|---|---|
| Shared Ownership | 6 (30%) |
| Affordable Rent | 14 (70%) |
| **Total** | **20 (25% of total dwellings)** |

# 7. HEADS OF TERMS

7.1 The applicant is agreeable to enter into a Section 106 agreement to ensure that the delivery of such requirements are reasonable, and which accord with the legal tests set out within Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended).

7.2 The following Heads of Terms are expected to be requested and detailed contribution amounts will be provided for and agreed following the statutory consultation process:

- 25% affordable housing provision;
- Any necessary contributions towards education provision;
- Contributions towards library facilities;
- Any contributions towards healthcare services;
- Any necessary contributions towards waste management/civic amenity; and
- Any necessary contributions towards Crowland Town Council Pavillion Project

# 8. CONCLUSION

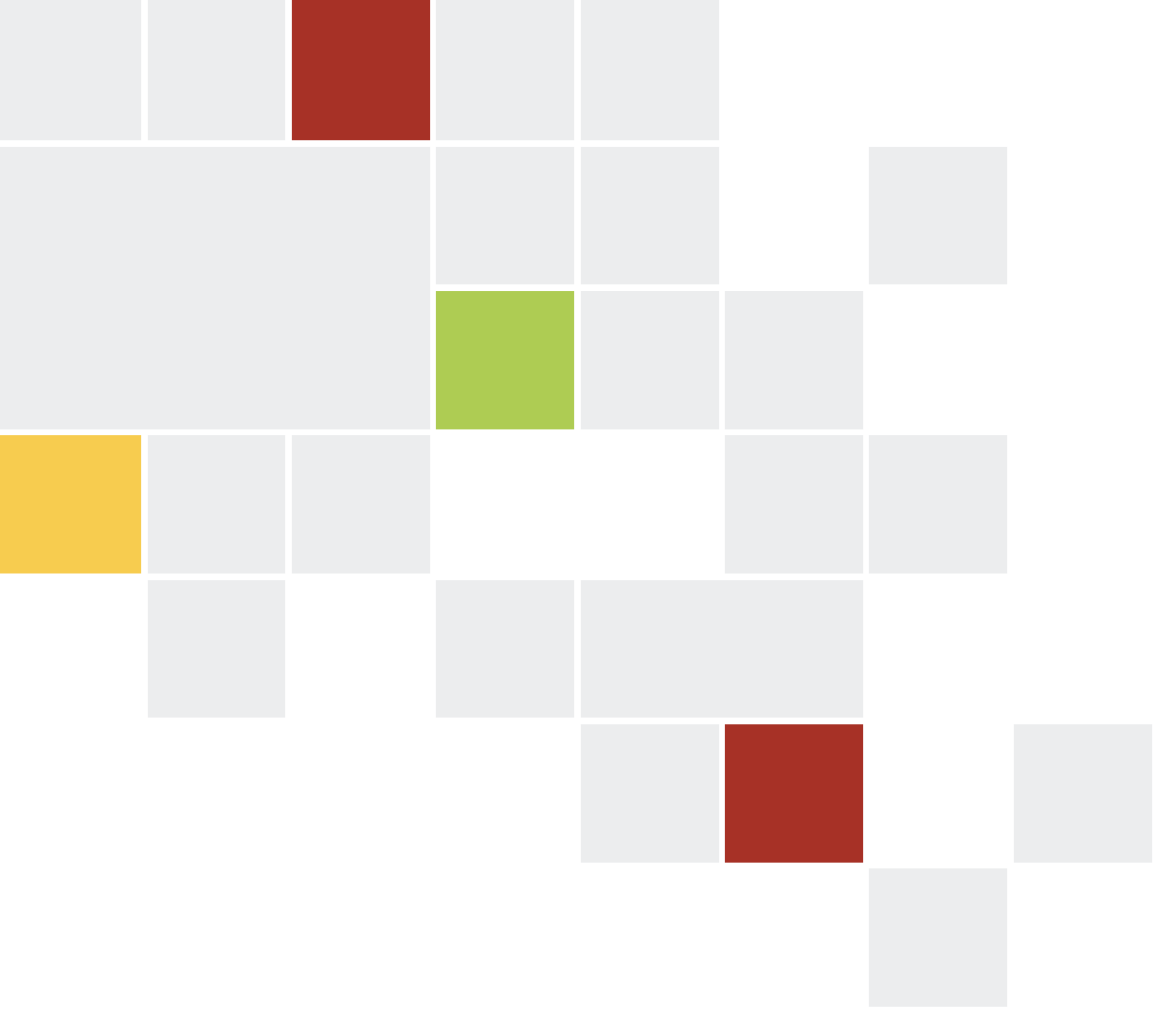
8.1 This Planning Statement supports the submission of a full planning application for residential development of 80 dwellings, with access, drainage infrastructure, landscaping, open space, and associated works, at the land east of Normanton Road, Crowland.

8.2 This Planning Statement has considered the principle of development and found it to be acceptable against the policies of the South East Lincolnshire Local Plan as the site is allocated for housing development. The proposed layout, scale, appearance and landscaping of the proposed development has been assessed and found to be in accordance with local and national planning policy.

8.3 The potential impacts of the proposed scheme have been considered and appropriately assessed alongside the relevant planning policies and material considerations. This assessment has demonstrated that the proposed development would not give rise to any detrimental or harmful impacts and is in accordance with the relevant policies of the NPPF and the Local Plan.

8.4 The development proposed will achieve the three overarching economic, social, and environmental objectives that are set out within Chapter 2 of the NPPF (December 2024) to achieve sustainable development. The benefits that will result from the development include the supply of housing on an allocated site in a sustainable location, where residents will be able to access a range of services and employment opportunities, the delivery of much needed affordable housing, planning obligations to mitigate the impact of the development on local infrastructure, 10% biodiversity net-gain and a high quality landscape led development that would integrate into the existing character of the area. The site is readily available and deliverable for development.

8.5 With regard to paragraph 11 of the NPPF the development proposals comply with the development plan and therefore permission should be granted without delay. Accordingly, we respectfully request that the Council consider the proposal favourably and grant planning permission for the proposed development.



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