

Porter, Karen

From: Info <Info@crowlandparishcouncil.gov.uk>
Sent: 23 September 2026 11:53
To: _planningadvice
Subject: H02-0794-26 ref OWPC58669

Importance: High

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Good morning, can you please add our comments? We received the information below, informing us that the comments are too long, but we believe the information is needed and should be taken into consideration. Thanking you in advance for your help and assistance.

Application	H02-0794-26
Name*	Crowland Parish Council
Address*	Parish Rooms Hall St. Crowland
Postcode	PE6 0EW
Telephone	01733210653
Email*	Info@crowlandparishcouncil.gov.uk
For or Against*	Objections
Comment*	The residents of no. 6 Low Road attended the meeting to discuss and register their concerns and objections for this application Submit Comment

Comment must be less than 3,800 characters

H02-0794-26 Reference OWPC58669

Land at Low Road Crowland

Erection of 8 Affordable Dwellings, including landscaping and associated external works.

Comments:

The residents of no. 6 Low Road attended the meeting to discuss and register their concerns and objections for this application

CPC wish to object to this planning application on the following grounds.

1. No demonstrated need for additional affordable housing

The application does not, in our view, demonstrate a clear or evidenced need for additional affordable housing in Crowland, which is not sufficient to justify this particular development and its impacts. The planning authority should require the applicant to provide robust evidence of local housing need and demonstrate why this site and the proposed scale of development are necessary.

2. Substantial adverse impact on an established 18th-century property

The proposed development would have a very substantial adverse impact on the setting, outlook and residential amenity of the established 18th-century house immediately adjacent to the site.

The historic character and established setting of this property should be given considerable weight. Especially regarding the foundations of the existing building and the drainage, as the houses are significantly higher. The proposed layout appears capable of substantial improvement so the new houses could be integrated more sensitively into the site while reducing their impact on the neighbouring historic property.

In particular, the positioning of windows is a significant concern. The arrangement should be reconsidered so that there are no windows directly overlooking the adjacent property or otherwise creating unacceptable overlooking, loss of privacy or an intrusive relationship with the existing house and its garden.

3. Additional side windows

We also note that additional windows appear to have been introduced on the sides of the proposed properties. These were not present in the first stage of the proposal, and their introduction raises further concerns regarding overlooking, privacy and the relationship between the proposed houses and neighbouring properties.

The Planning Authority should carefully compare the current proposal with the previously submitted/staged layout and require the applicant to explain the reason for these additional windows and their impact on neighbouring amenity.

4. Poor site layout and design

The proposed development is not, in our view, a sufficiently good or sympathetic design for this location. The layout could be significantly improved to integrate the development with its surroundings and reduce its impact on the neighbouring historic property.

The design should respond properly to the existing buildings, established residential environment and character of the area rather than treating the site simply as an opportunity to maximise the number of dwellings.

A revised layout should be considered, including repositioning the houses and reconsidering window locations, to provide a more appropriate relationship with the neighbouring property.

5. Bin storage

There is also a practical concern regarding refuse storage. We have recently received four additional plastic bins, and it is unclear where these bins, together with the bins associated with the proposed development, are intended to be stored.

The application should clearly identify adequate, accessible and appropriately screened bin-storage areas. Bins should not be left in locations that would adversely affect the appearance of the development or neighbouring properties, nor should refuse collection arrangements create obstruction or additional nuisance.

6. Drainage and infill

There are concerns regarding the proposed infilling and the apparent rerouting/alteration of the existing drainage arrangements.

The Planning Authority should satisfy itself that any infilling and alteration to the drainage system are properly authorised, technically sound and capable of dealing with surface and foul water without increasing the risk of flooding, drainage failure or harm to neighbouring properties.

Details of the existing and proposed drainage arrangements should be properly assessed before permission is granted.

7. Poor transport and pedestrian connections

The site has poor transport links to the town's facilities. In particular, there is no adequate footpath connection to the town centre/facilities.

This raises concerns about the sustainability of the location and the extent to which future residents would be able to access shops, services and other facilities safely and conveniently without relying on private vehicles.

The lack of an appropriate pedestrian connection should therefore be given proper consideration when assessing the suitability of this development.

8. Boundary issues: We have been presented with plans and deeds informing us that the new development may have land grabbed.

Conclusion

Taken together, these issues demonstrate that the proposal, in its current form, is not an appropriate response to this site.

There is insufficient justification for the additional housing proposed when weighed against the substantial adverse impact on the established 18th-century neighbouring property, the inadequate relationship between the proposed and existing buildings, additional overlooking concerns arising from the revised window arrangements, unresolved drainage and refuse-storage issues, poor pedestrian connections and the generally unsympathetic design and layout.

We respectfully ask the Planning Authority to refuse the application. Alternatively, if the principle of development is considered acceptable, the applicant should be required to submit a substantially revised scheme with a more appropriate site layout, improved pedestrian arrangements, properly resolved drainage and refuse storage, and window positions that do not overlook or adversely affect the neighbouring property.

Thank you and kind regards,

Tina

Tina Croxford (AlnstAM (Dip) OCR)
Deputy Clerk for Crowland Parish Council
Parish Rooms, Hall Street, Crowland, Peterborough, PE6 0EW
Telephone Number: 01733 210653



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