

SITE LOCATION

The site is located on the east side of World's End Road on the periphery of Tydd St Mary, a village mentioned in the Domesday Book and approx. 14k east of Spalding and 8.0k north of Wisbech, Cambs.



Site location extracted from Google Earth

PLANNING HISTORY

Outline planning permission was granted in 1989 for residential use in conjunction with storage of building material and plant. This approval was allowed to lapse but does indicate the suitability of the land for residential use.

An outline application made in 2016, ref H21-1193-16, was refused on the grounds of sustainability and consolidation of existing development in the open countryside. This argument as a means for refusal was then immediately negated by the granting of permission for 5 dwellings immediately north west of the site which was then increased with the approval of the LPA to 6. These have now been completed and occupied.

The aforementioned refusal was taken to the Planning Inspectorate and Appealed. This was dismissed although it is considered that not all the information supporting the application was incorporated in the appeal documents.

IN SUPPORT OF APPLICATION



There is a single area of Tydd St Mary which has been allocated in the Local Plan for residential development which is located on the periphery of the village extending the village envelope.

The development of the site on the west side of Worlds End Road has to have been considered as being a sustainable location in which case as this site is a few metres further south this site must also be considered as sustainable.

The distance of the application site from the village amenities (village shop, primary school, Parish Church, public house etc) is no further than the area of land to the west of the village which is allocated for future development.

The Planning Inspectors note in the dismissal of the appeal referring to there being no public footpath from the site to Rectory Road inferring that this will lead occupants to use their motor vehicle rather than walk was obviously not aware that the occupants from the dwellings opposite do not have a footpath either. The only new stretch of footpath installed on the east side of the road begins level with the south side of Hix's Lane heading north for a few meters along Rectory Road to a crossing point.

Approval of this application will have some economic and social benefits in sustaining employment in the local construction industry and adding to housing choice.

Approval of this application gives the private home builder wishing to design and build their “one off” home the opportunity to do so rather than to buy a developer standard design on a housing estate. This site could be added to the register of suitable plots.

LOCAL AMENITIES

There are 5 bus services plus a call connect service passing through Tydd St Mary with the nearest bus stop being in Hix's Lane.

There is a primary school and pre-school, village shop, public house and Parish Church within walking distance of the site.

The market town of Wisbech is only 8.0k from Tydd St Mary which has a variety of shops, restaurants and public houses, an academy for education, cinema etc. It is also a place for employment.

LANDSCAPING

No landscaping proposals are included with this application. This can be dealt with under a reserved matters application.

FLOOD RISK

The finished floor level will be at a level of 3.6ODN and the construction above this will incorporate flood damage mitigation measures for a minimum 300mm.

A Flood risk assessment accompanies this application