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 available in supporting the application was incorporated in the appeal documents.

This application is a resubmission of application ref H21-0057-21 refused on the grounds that the site is in open countryside.

IN SUPPORT OF APPLICATION



There is a single area of Tydd St Mary which has been allocated in the Local Plan for future residential development which is located on the periphery of the village extending the village envelope. This site is on the edge of the village boundary and clearly extends significantly into open countryside taking up valuable agricultural land.

The development of the site on the west side of Worlds End Road immediately north west of the application site has been considered as being a sustainable location in which case the application site being a few metres further south must also be considered 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 basis of the refusal of application H21-0057-21 is that the site is in open countryside. The refusal states that "There is a distinct open and undeveloped feel to the area" which can only apply if the development opposite and the dwellings and outbuildings further south along World's End Road are totally ignored.

The refusal refers to the "site having a strong functional and visual relationship with the open countryside" which could also be applied to the area of land deemed suitable for development and incorporated within the future development plan.

A dwelling sympathetically designed to stand within this environment would not, as stated, result in an urban form nor, with correct conditions imposed on a planning decision, result in residential paraphernalia and consequently would not "jar" with the rural character but would instead enhance the it

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