



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3046-16

**RESIDENTIAL DEVELOPMENT
OFF RECTORY ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL**

FOR

MR & MRS N PAYNE



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF RECTORY ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL**

This application is to acquire Town and Country Planning Permission (Outline) for residential development off Rectory Road, Tydd St Mary for the benefit of Mr & Mrs N Payne.

The application site which amounts to 0.23 hectares fronts onto Rectory Road is currently a grassed paddock with mature trees along its frontage. Consultations have been taking place for several years with the South East Lincolnshire Local Plan (SELLP) and has been registered as Tyd008. Following further consultations within the SELLP this parcel of land has been removed, which is surprising because the site is in the village centre and will help sustain the current facilities of Tydd St Mary.

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable “windfall” site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

The South East Lincolnshire Local Plan consultation originally included the following allocations at 20 properties/hectare:-

Tyd003 – 174 properties

Tyd006 – 16 properties

Tyd008 – 36 properties

Tyd014 – 31 properties

When the plan went out for further consultation only Tyd014 – 31 properties was included which is divorced from the village centre on the Western fringe of the village and will achieve very little in sustaining the existing village facilities.

“Considering the shortfall of proposed housing within South Holland it is difficult to comprehend why this site and all the areas to the South/East have been removed as these areas will sustain the village centre for several decades and bolster the overall numbers for South Holland”

Tydd St Mary is classified as a sustainable village, with all facilities including a regular bus service, shop, primary school etc. Bus service 5 times/day each way Long Sutton to Wisbech.

All utilities are available to serve this site including public foul sewer.

The following section of this statement is as suggested by “The Commission for Architecture and the Built Environment” (CABE):-

USE

The current application site, which fronts onto Rectory Road, amounts to 0.23 hectares and has been a grassed paddock for several generations.

AMOUNT

The indicative layout suggests a development of four building plots, the final layout to be determined at Reserved Matters stage.

LAYOUT

The final layout and property designs to be determined by Reserved Matters, consideration of architectural design to respect the location within the Tydd St Mary Conservation Area.

SCALE

Scale of the development to be agreed at Reserved Matters stage with particular consideration of the Conservation Area.

LANDSCAPING

Where possible all frontage trees to be retained and complimented by a comprehensive landscaping, tree planting and fencing scheme, the final details to be determined by Reserved Matters.

ACCESS

Access to the properties to be directly off Rectory Road subject to approval and specification for LCC Highway Department. Access to and within the site and properties will be in compliance with Part M of the latest Building Regulations.

FLOOD RISK

As the site is shown as being in Flood Zone 3 of the Environment Agency Flood Maps a site specific Flood Risk Assessment will be provided if requested.

APPLICATION PLAN

3046-16-11 Location & Indicative Site Layout Plans

G R Merchant

April 2017

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” LOCATION & SITE PLANS

“GOOGLE” PHOTOGRAPHS OF SITE

PROPOSED DEVELOPMENT BOUNDARY PLANS

INSET MAP NO 27 – TYDD ST MARY (JAN-FEB 2016)

INSET MAP NO 26 – TYDD ST MARY (JUNE 2016)

INSET MAP NO 25 – TYDD ST MARY (MARCH 2017)

LCC DEFINITIVE HIGHWAYS OWNERSHIP PLAN

FLOOD RISK ISSUES

ENVIRONMENT AGENCY FLOOD MAP

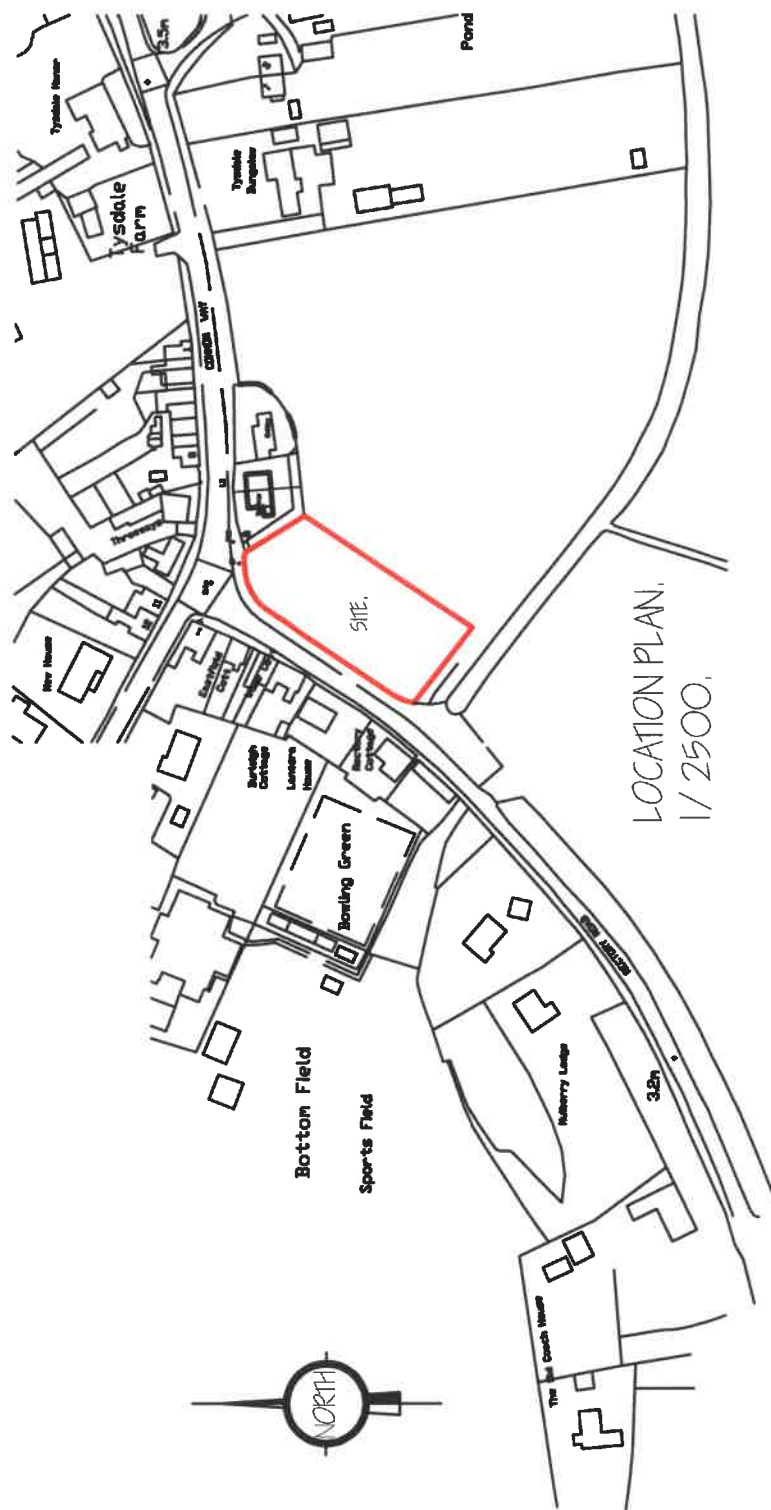
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

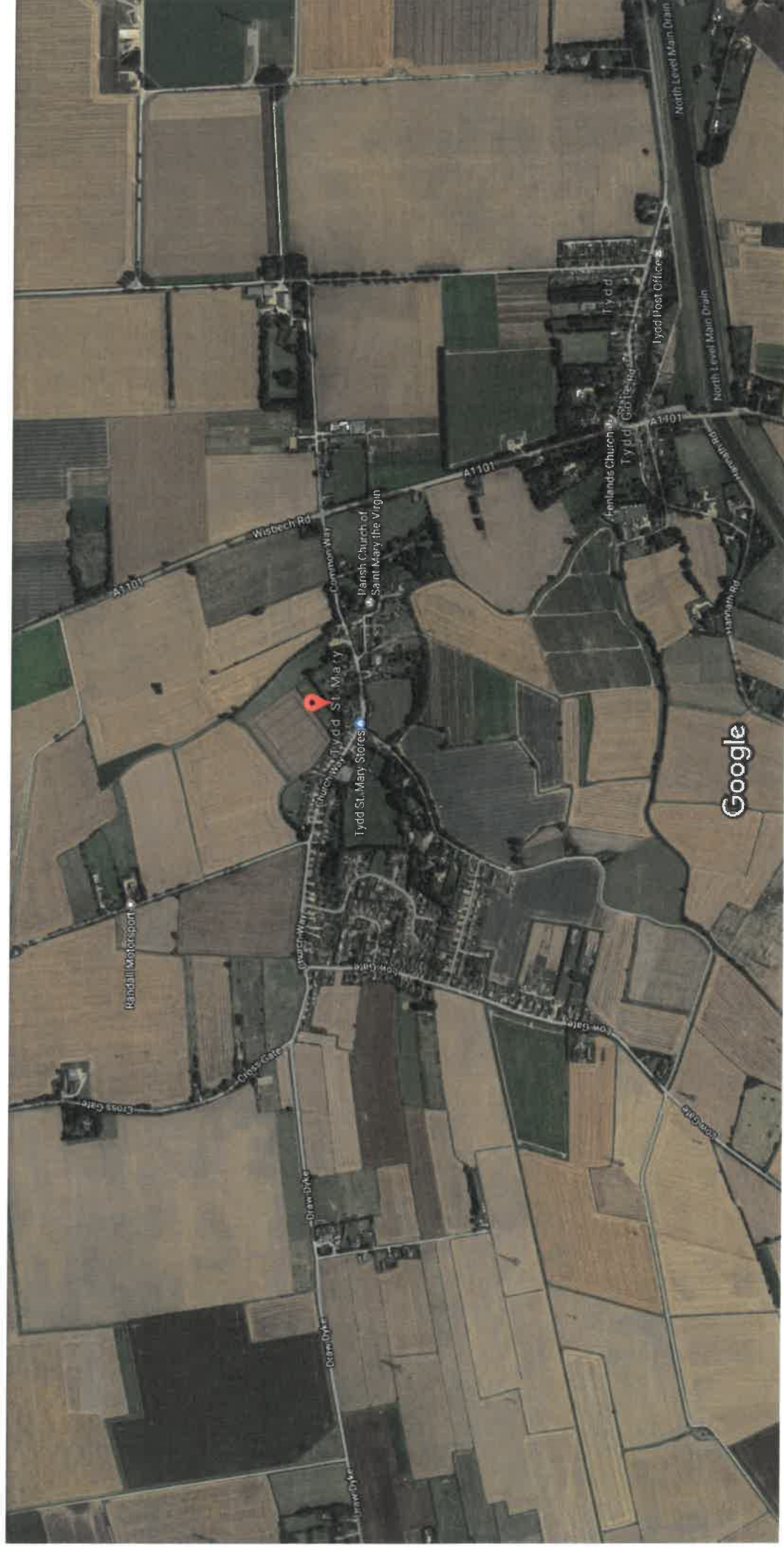
CONSERVATION AREA & TREE PRESERVATION ORDER PLAN

BUS SERVICE TIMETABLE

LOCATION PLAN 1/2500



“GOOGLE” LOCATION & SITE PLANS



Imagery ©2017 Google, Map data ©2017 Google 200 m



Imagery ©2017 Google, Map data ©2017 Google

20 m

"GOOGLE" PHOTOGRAPHS OF SITE

Google Maps 1 Common Way



Image capture: Jun 2009 © 2017 Google

England

Street View - Jun 2009



Google Maps 3 Rectory Rd

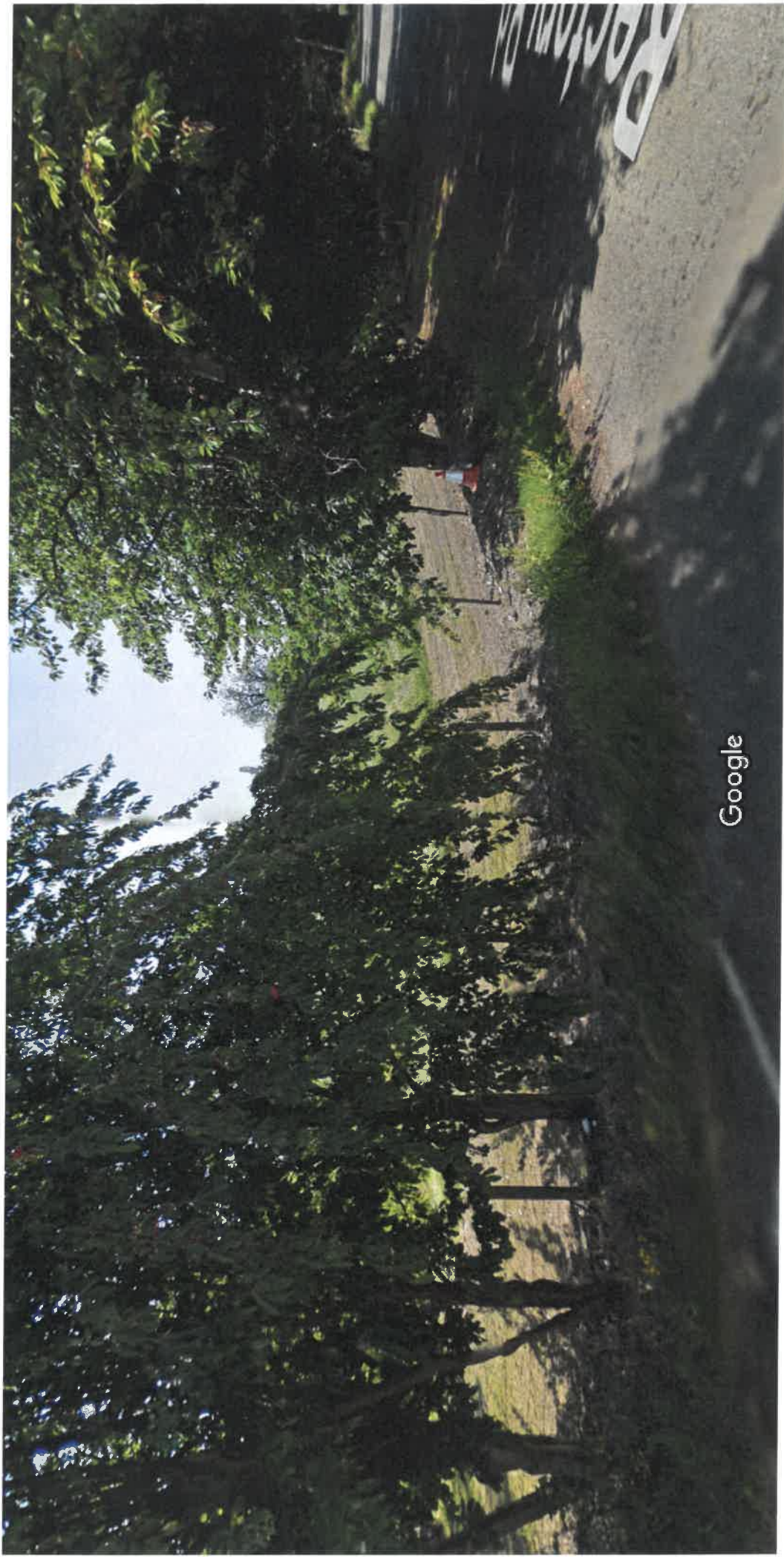


Image capture: Jun 2009 © 2017 Google

England

Street View - Jun 2009



Google Maps 3 Rectory Rd



Image capture: Jun 2009 © 2017 Google

England

Street View - Jun 2009



<https://www.google.co.uk/maps/@52.7454547,0.1359024,3a,75y,96.05h,90.79t/data=!3m6!1e1!3m4!1sGwGk4Sxtz02l4XA5hBTmNw!2e0!7!13312l8l6656l6m1!1e1!7hl=en>

Google Maps 3 Rectory Rd



Image capture: Jun 2009 © 2017 Google

England

Street View - Jun 2009



Google Maps 3 Rectory Rd



Image capture: Jun 2009 © 2017 Google

England

Street View - Jun 2009



PROPOSED DEVELOPMENT BOUNDARY PLANS
INSET MAP NO 27 – TYDD ST MARY (JAN-FEB 2016)
INSET MAP NO 26 – TYDD ST MARY (JUNE 2016)
INSET MAP NO 25 – TYDD ST MARY (MARCH 2017)

Inset Map No 27

Tydd St Mary

Minor Service Centre

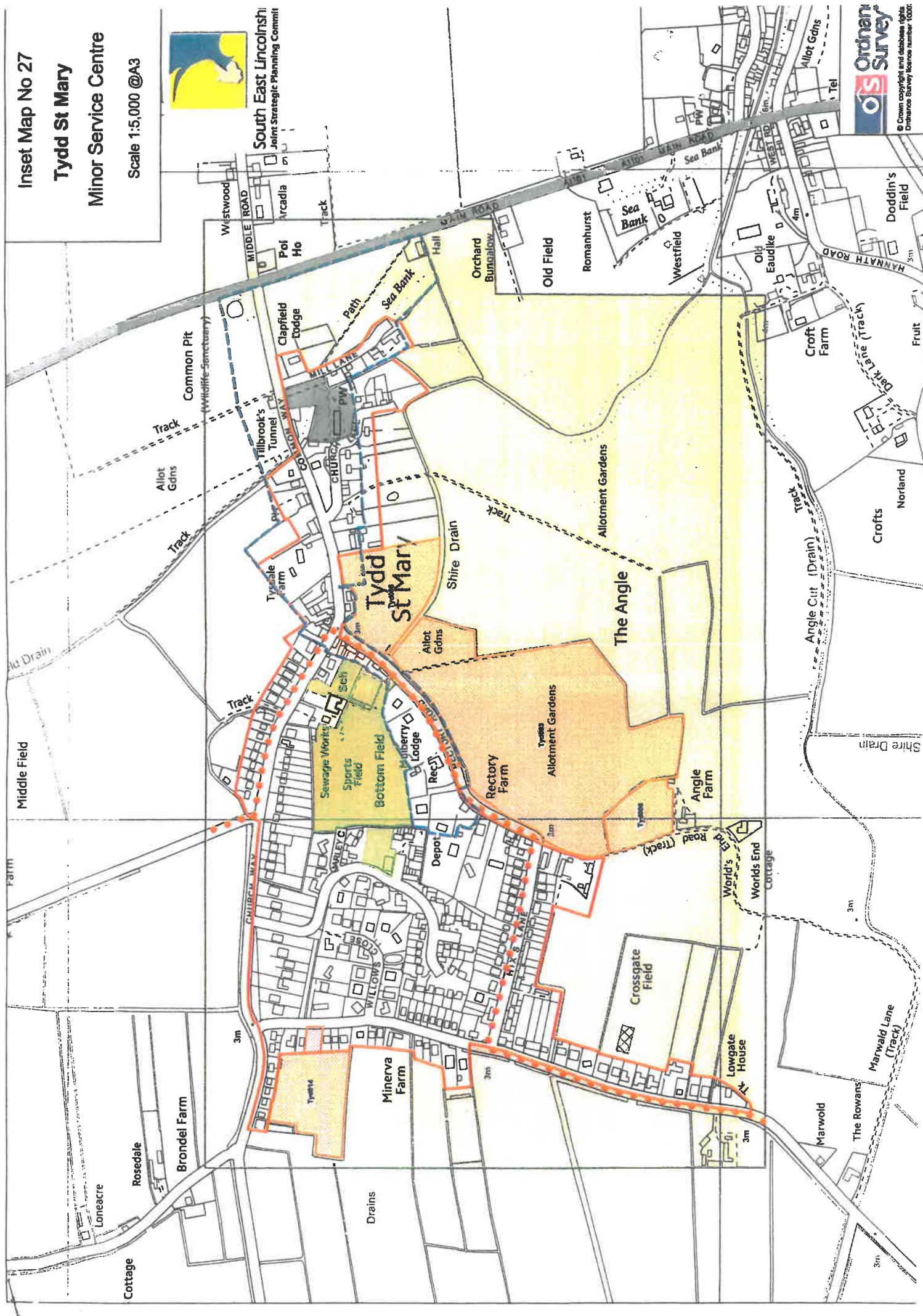
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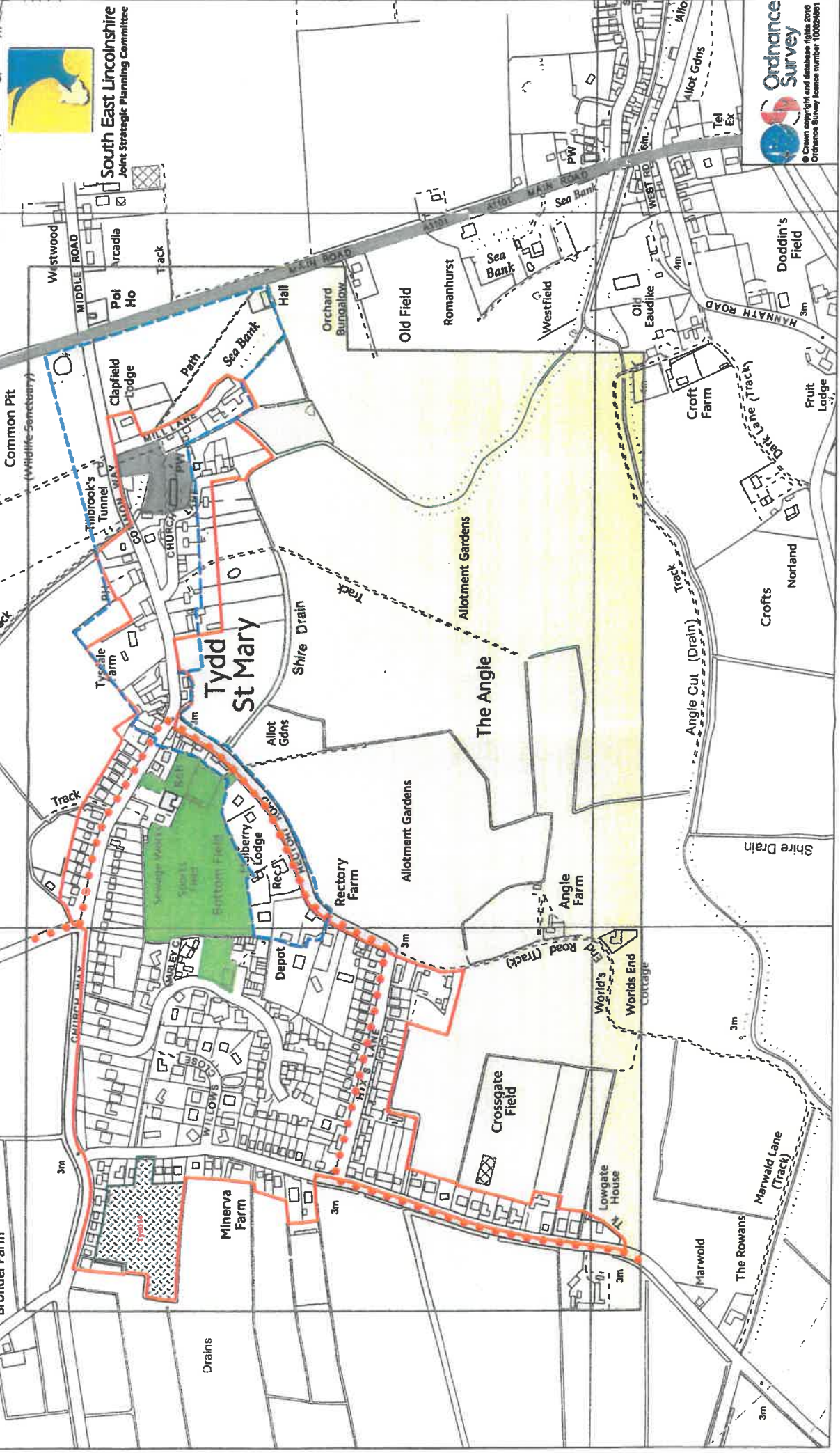
South East Lincolnshire
Joint Strategic Planning Committee



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Preferred Sites for Development
 Inset Map No 26
 Tydd St Mary
 Minor Service Centre
 Scale 1:5,000 @A3



South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 25
Tydd St Mary
Minor Service Centre

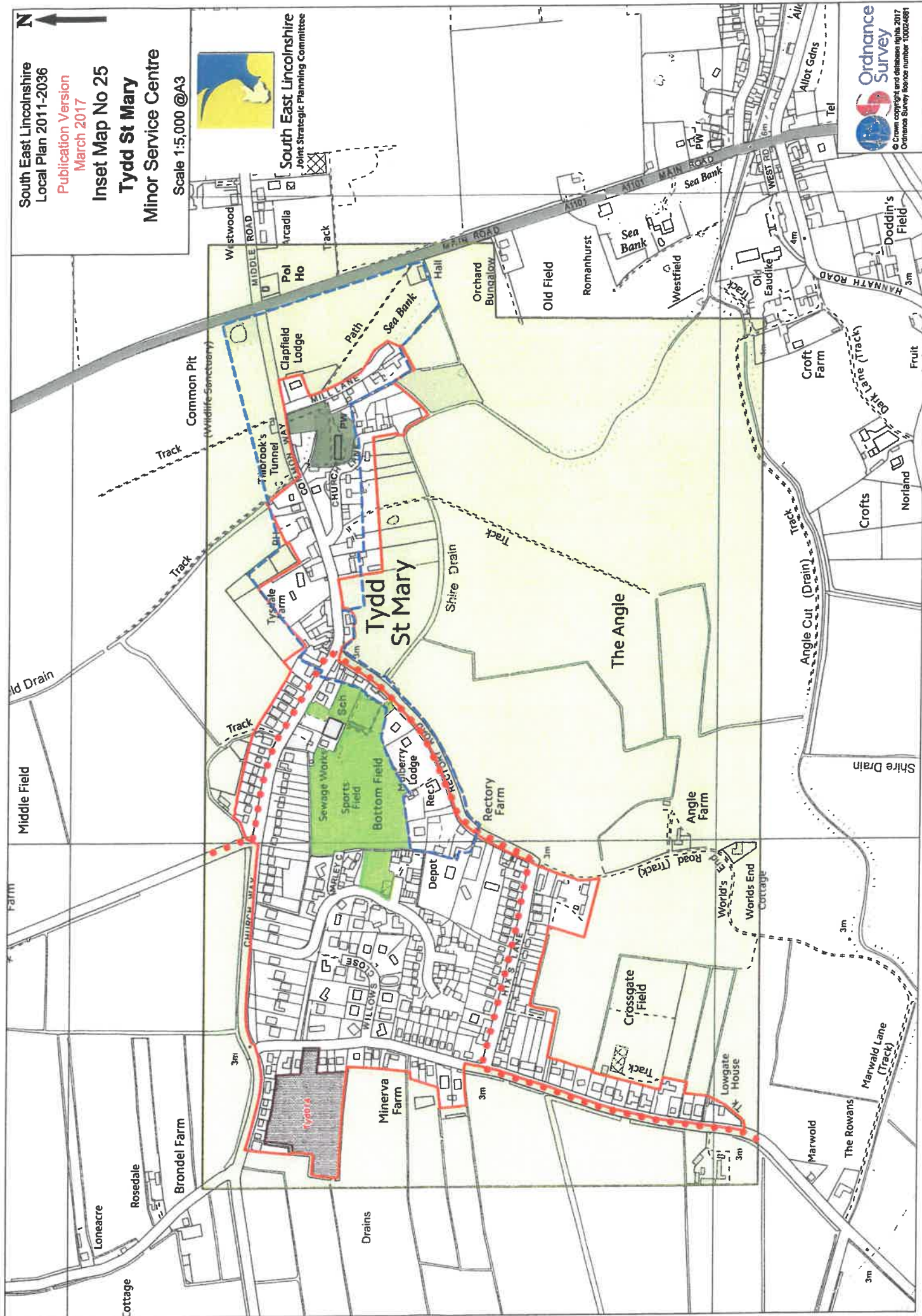
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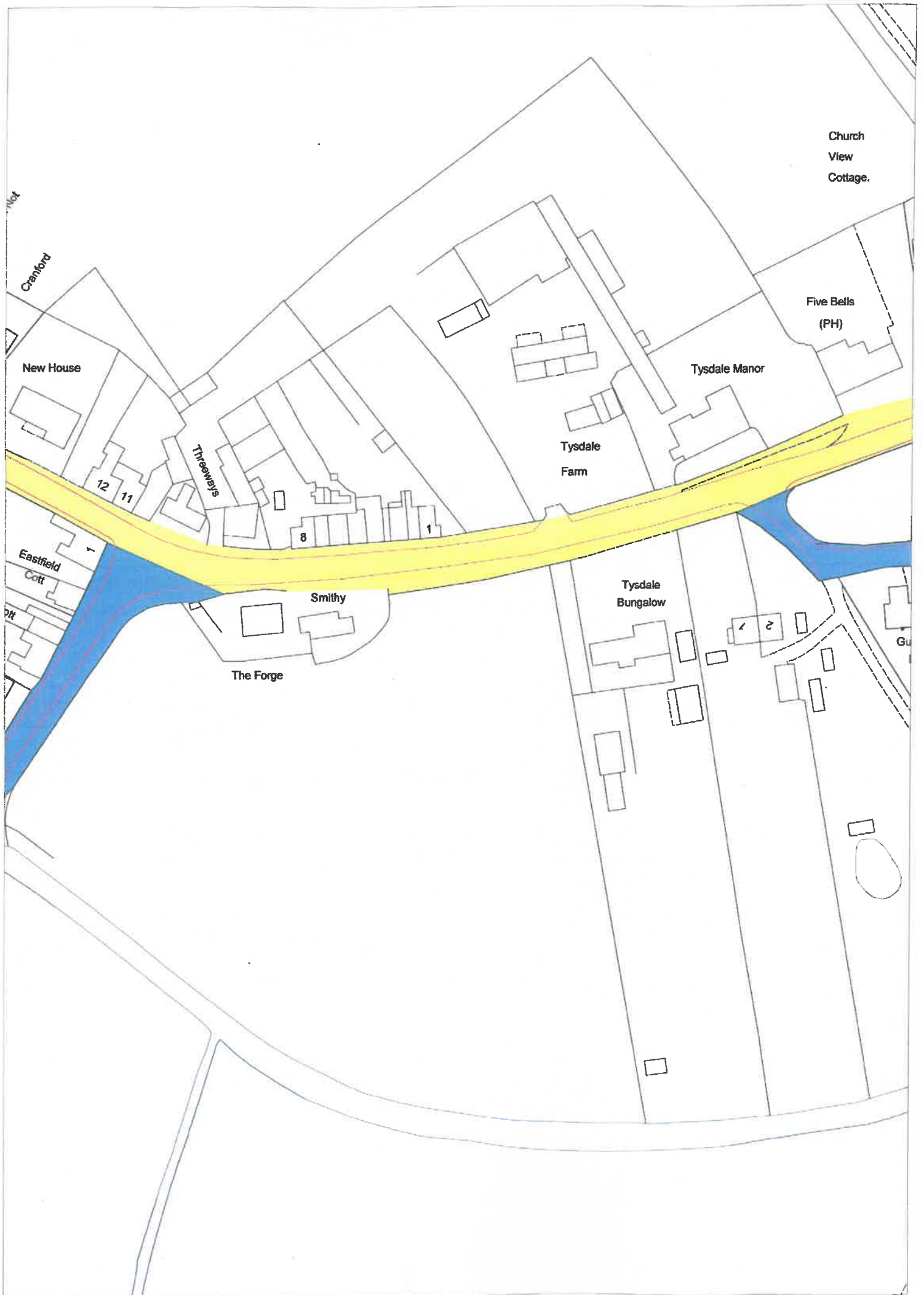
South East Lincolnshire
Joint Strategic Planning Committee



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LCC DEFINITIVE HIGHWAYS OWNERSHIP PLAN



Church
View
Cottage.

Five Bells
(PH)

Tysdale Manor

Tysdale
Farm

Tysdale
Bungalow

Smithy

The Forge

New House

Threeways

Eastfield
Cott

Cranford

12

11

8

1

FLOOD RISK ISSUES
ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP
GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE



Enter a postcode or place name:

PE13 5QH



Other topics for this area...

Flood Warning Areas

Flood Map for Planning (Rivers and Sea)

Map legend

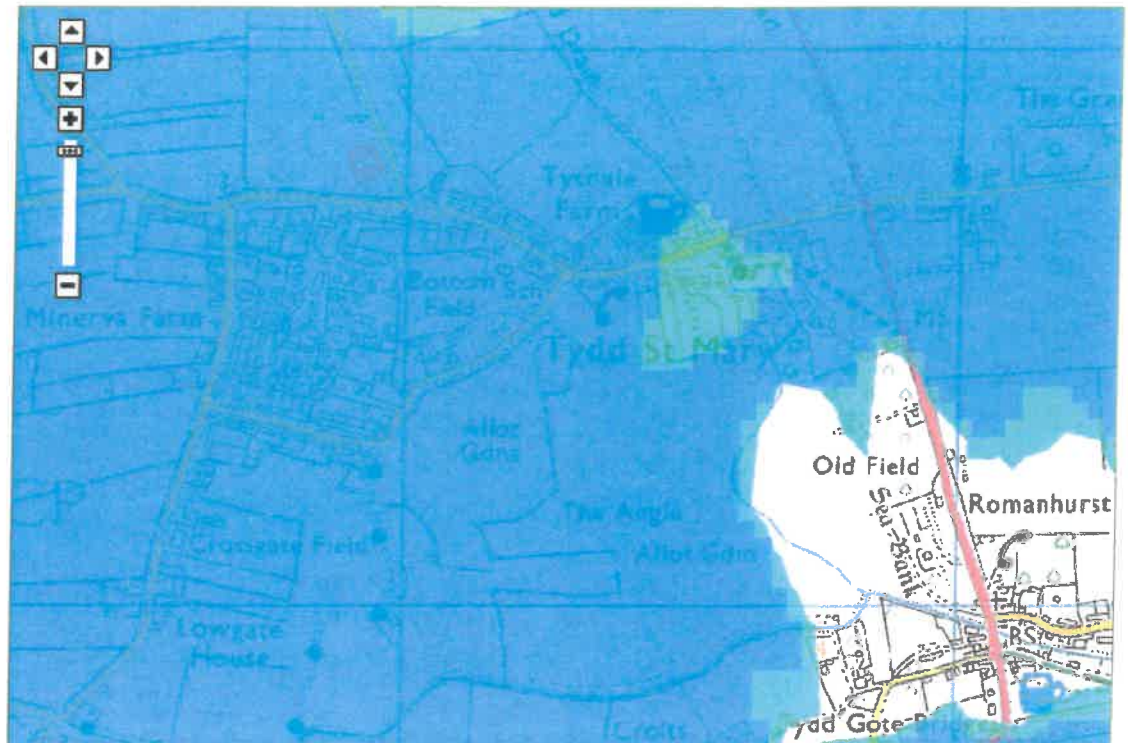
PE13 5QH at scale 1:10,000

Other maps

Data search

Text only version

☒	Flood Map for Planning (Rivers and Sea)
☐	Flood Zone 3
☐	Flood Zone 2
☐	Flood defences (Not all may be shown*)
☐	Areas benefiting from flood defences (Not all may be shown*)
☒	Main River
☐	Main River
☒	Other national environmental organisations
☐	Natural Resources Wales Area of responsibility
☐	Scottish Environment Protection Agency Area of responsibility



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Information about Flood Map for Planning:

Go to the new Flood Map for Planning service for tailored information

Understanding the Flood Map for Planning (Rivers and Sea)

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

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Author: Environment Agency | wivbvsupport@environment-agency.gov.uk
Last updated: 23rd February 2017



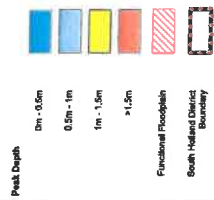
NOTES

- THE WASH
DANCE AND

Probability Band	Annual probability of Flooding from a river (land)	Annual probability of Flooding from the sea (flood)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

- Functional Floodplain encompasses areas where water is intended flow or be stored in times of flood.

Map Legend



REV	DATE	REMARKS
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ROYAL HASKONING



ROYAL HASKONING
RIGHTWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 282245

SOUTH


HOLLAND
 HOLLAND GROUP LTD.

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

**Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability**

DATE OF ISSUE: January 2010 REV NO:

SCALE: _____ MAP NO: _____

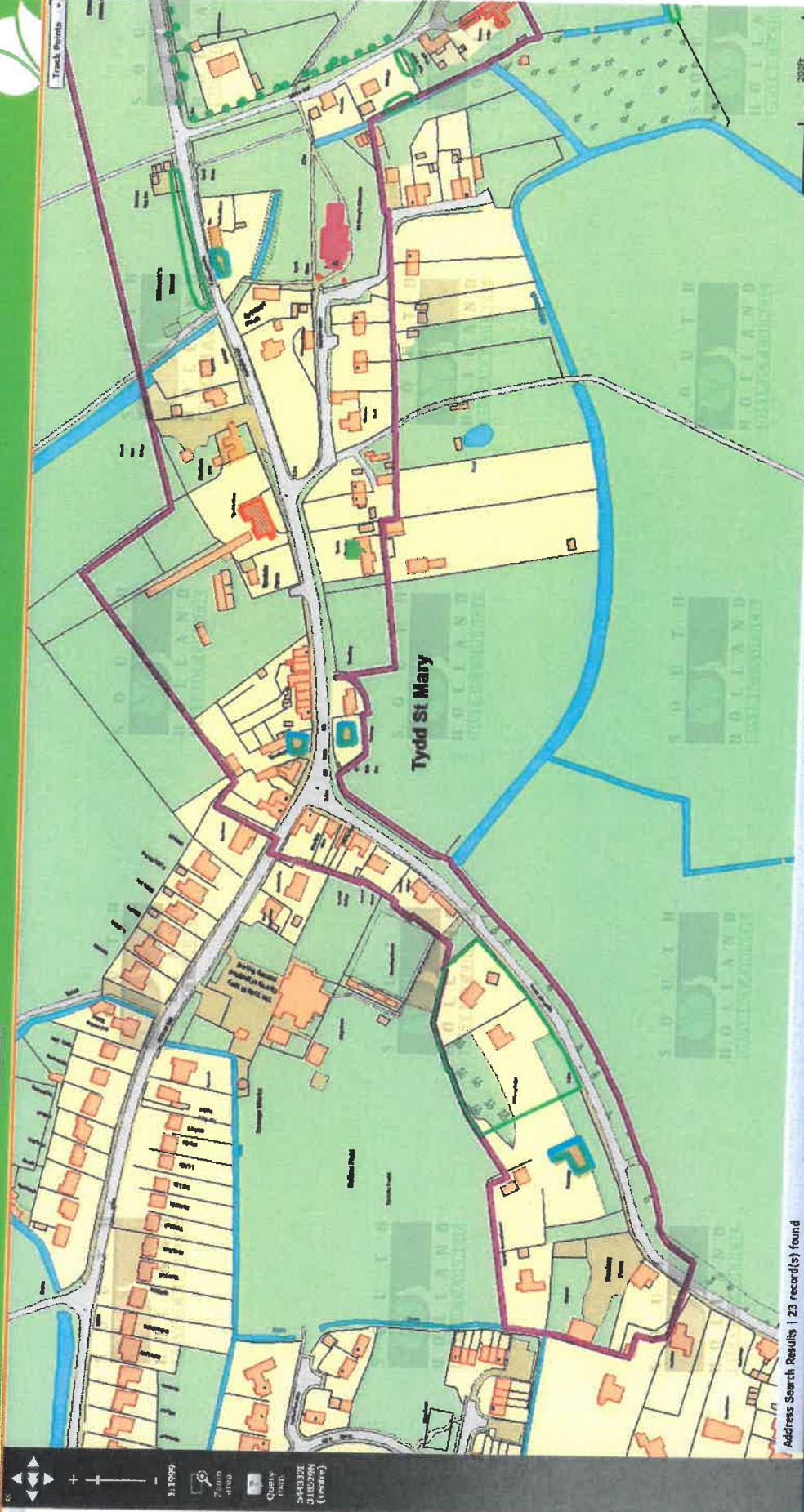
1 : 50,000 @ A1

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document “Improving the Flood Performance of New Buildings” – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential flood events.

CONSERVATION AREA & TREE PRESERVATION ORDER PLAN



BUS SERVICE TIMETABLE

Wisbech • Gorefield • Long Sutton

50 51

MONDAYS TO SATURDAYS EXCEPT PUBLIC HOLIDAYS

route number	51	50	51	50	50	50	51	50	50
						M-F	Sat	SSH	
Wisbech bus station bay 1	0920	1100	1150	1230	1415	1450	1505	1615	1740
Wisbech ASDA	0923	1103	1153	1233	1418	1453	1508	1618	1743
Leverington Ringers Lane	▼	▼	1158	▼	▼	▼	1513	▼	▼
Leverington Post Office	▼	1107	1201	1237	1422	1457	1516	1622	1747
Leverington Woodgate Road	0928	▼	1203	▼	▼	▼	1518	▼	▼
Gorefield Allens Drove	0933	▼	1208	▼	▼	▼	1523	▼	▼
Roman Bank Parsons Drove Lane	▼	▼	▼	▼	▼	▼	▼	▼	▼
Newton Goodens Lane	1110	▼	▼	1240	1425	1500	▼	1625	1750
Tydd St Giles Crown & Mitre	1115	▼	▼	1245	1430	1505	▼	1630	1755
Tydd St Mary Stores	1122	▼	▼	1252	1437	1512	▼	1637	1802
Tydd Gote Post Office	▼	▼	▼	1256	1441	1516	▼	1641	1806
Foul Anchor Bus Shelter	▼	▼	▼	1300	1445	1520	▼	1645	1810
Sutton Bridge Railway Lane	▼	▼	▼	1302	1447	1522	▼	1647	1812
Sutton Bridge New Inn	▼	▼	▼	▼	▼	1527	▼	▼	▼
Sutton Bridge Hotel	▼	▼	▼	▼	▼	1529	▼	▼	▼
Long Sutton bus interchange	▼	▼	▼	1306	1451	▼	▼	1651	1816
	▼	▼	▼	1315	1500	▼	▼	1700	1825

SUNDAYS & PUBLIC HOLIDAYS - NO SERVICE

M-F - Runs on Mondays to Fridays Only

Sat - Runs on Saturdays Only

SSH - Runs on Monday to Saturday during School Holidays

This timetable starts 24th July 2016



We always try to run low floor vehicles on these routes. However, sometimes due to reasons beyond our control we may need to run an alternative vehicle.

Long Sutton • Gorefield • Wisbech

50 51

MONDAYS TO SATURDAYS EXCEPT PUBLIC HOLIDAYS

route number	50	50	51	50	50	51	50	51	50	51	50	50
	Sat	M-F								SSH	Sat	Sat
Long Sutton bus interchange	0745	0745	▼	0915	▼	▼	▼	▼	1321	▼	▼	1700
Sutton Bridge New Inn	0755	0755	▼	0925	▼	▼	▼	▼	1330	▼	▼	1708
Foul Anchor Bus Shelter	0759	0759	▼	0929	▼	▼	▼	▼	1334	▼	▼	1712
Tydd Gote Post Office	0801	0801	▼	0931	▼	▼	▼	▼	1336	▼	▼	1714
Tydd St Mary Stores	0805	0805	▼	0935	▼	▼	▼	▼	1340	▼	▼	1718
Tydd St Giles Crown and Mitre	0809	0809	▼	0939	1123	▼	▼	▼	1344	▼	▼	1722
Newton Goodens Lane	0816	0816	▼	0946	1130	▼	▼	▼	1351	▼	▼	1729
Roman Bank Parsons Drove Lane	0821	0821	▼	0951	1135	▼	▼	▼	1356	▼	▼	1737
Gorefield Allens Drove	▼	▼	0935	▼	▼	1210	▼	▼	1525	▼	▼	▼
Leverington Woodgate Road	▼	▼	0940	▼	▼	1215	▼	▼	1530	▼	▼	▼
Leverington Post Office	0824	0824	0942	0954	1138	1217	1359	▼	▼	▼	▼	▼
Leverington Ringers Lane	▼	▼	0945	▼	▼	▼	▼	▼	▼	▼	▼	▼
Wisbech ASDA	0828	0829	0950	0959	1143	1222	1404	1535	1604	1737	▼	▼
Wisbech bus station	0831	0834	0953	1002	1146	1225	1407	1538	1607	1740	▼	▼

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