



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: 2967-16

**RESIDENTIAL DEVELOPMENT
ERECTION OF 4 BEDROOM HOUSE & DOUBLE GARAGE
OFF RECTORY ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL**

FOR

MR M J REIMS



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
ERECTION OF 4 BEDROOM HOUSE & DOUBLE GARAGE
OFF RECTORY ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL**

This application is to acquire Town and Country Planning Permission (Outline) for erection of a dwelling and double garage off Rectory Road, Tydd St Mary for the benefit of Mr M J Reims.

The application site which amounts to 0.03 hectares fronts onto Rectory Road is currently a disused barn to the frontage and a grassed area to the rear.

Pre-application discussions have taken place under reference PE-00413-16 in June 2016 where it is considered that a traditional vernacular design will be most appropriate for the site due to it being within the Conservation Area.

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 of any adverse impacts Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

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.

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 0.03 hectares and has a single storey disused barn and grassed area behind.

AMOUNT

The layout is for a 4 bedroom family dwelling and a double garage, the final layout to be determined at Reserved Matters stage.

LAYOUT

The layout is for a family dwelling, consideration of architectural design to respect the location within the Tydd St Mary Conservation Area and the existing brick barn on site.

SCALE

Scale of the development is a 4 bedroom family dwelling and double garage.

LANDSCAPING

Landscaping, tree planting and fencing scheme to be determined at Reserved Matters stage.

ACCESS

Access to the dwelling and garage will be off the existing access from Rectory Road along a private drive towards the bowling green and sports field. Access to and within the site and dwelling will be in compliance with Part M of the latest Building Regulations.

FLOOD RISK

As the site is within Flood Zone 3 of the Environment Agency Flood Maps and site specific Flood Risk Assessment is provided with the application.

APPLICATION PLANS

2967-16-01	Site & Location Plans
2967-16-03	Floor Plans & Elevations – Proposed.

S Darlow
April 2017

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” LOCATION & SITE PLANS

SITE PHOTOGRAPHS

PROPOSED DEVELOPMENT BOUNDARY PLANS
INSET MAP NO 25 – TYDD ST MARY (MARCH 2017)

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

LOCATION PLAN 1/2500

“GOOGLE” LOCATION & SITE PLANS



Imagery ©2016 Getmapping plc, Map data ©2016 Google 100 m

Google Maps



Imagery ©2016 Getmapping plc, Map data ©2016 Google 20 m

SITE PHOTOGRAPHS

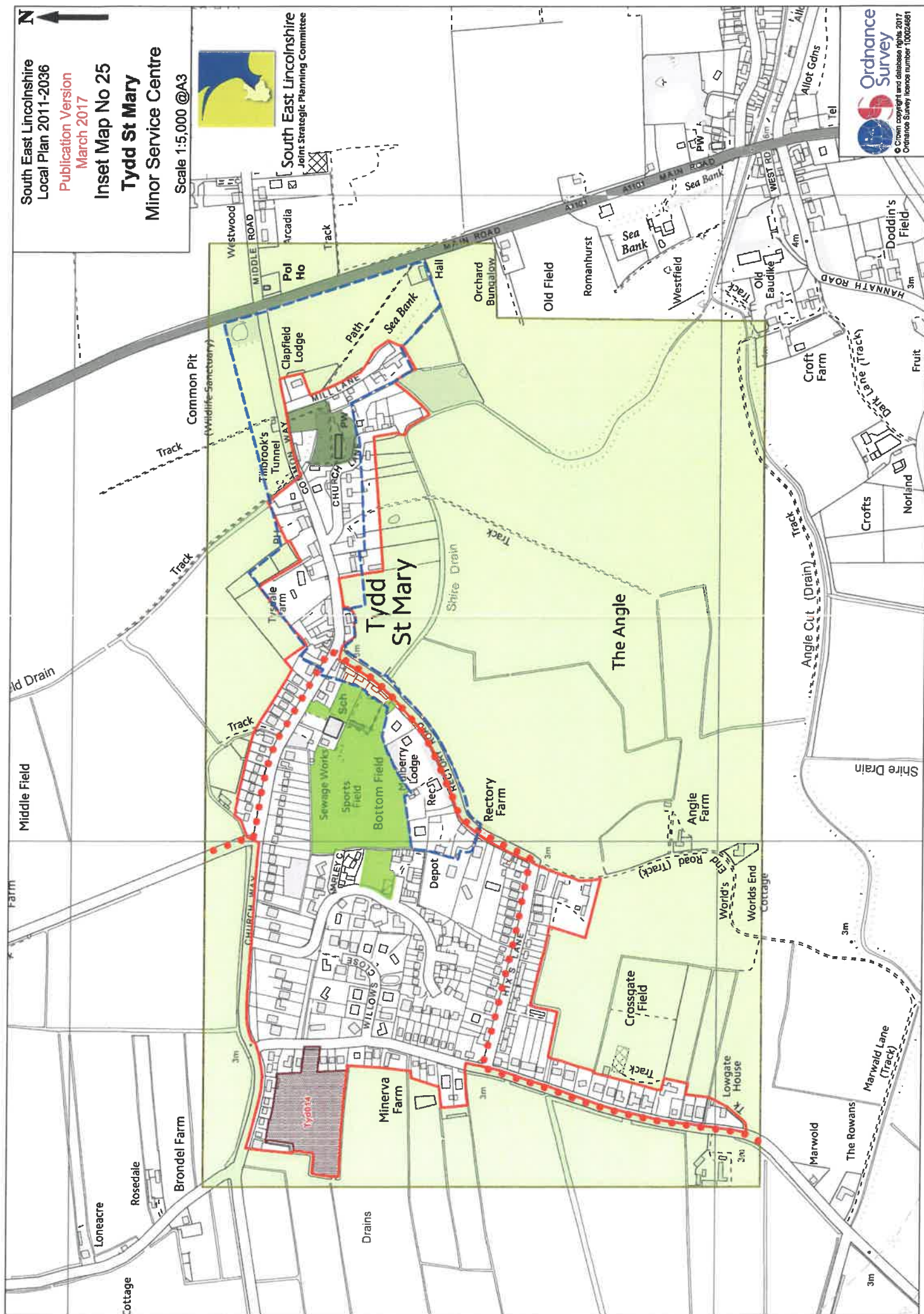








**PROPOSED DEVELOPMENT BOUNDARY PLANS
INSET MAP NO 25 – TYDD ST MARY (MARCH 2017)**



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:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE13 5QL

Go

Flood Map for Planning (Rivers and Sea) ▼

Map legend

PE13 5QL at scale 1:10,000

[Other maps](#)[Data search](#)[Text only version](#)

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea) [i](#)

☐ 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 [i](#)

☐ Main River

☐ Other national environmental organisations [i](#)

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility



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Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

*** 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.

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
Last updated: 4th January 2017

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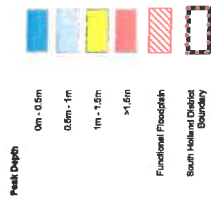
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and internal Drainage Board systems taking the account of the presence of current flood risk management measures such as flood defences.
2. In addition to the potential flood depths shown on this map, there may be shallow flooding in low-lying rural areas.
3. The consequences designated as being an Actual Tide level from direct overtopping of defences, where this would occur, together with assumed inundation of the land behind the defences. It was assumed that the defences would be breached and the water level would be assumed to occur in places where the headwater behind the defences was assumed to be the same as the tide level. It was assumed that the water level would be the same as the tide level in places where the headwater behind the defences was assumed to be the same as the tide level.
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5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of flooding from the sea (tidal)	Annual probability of flooding from the sea (tidal)
Low	<0.1%	<0.1%
Medium	0.1%-0.1%	0.0%-0.1%
High	>0.1%	>0.5%

6. Functional Floodplain incorporates areas where water is intended to flow or be stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extents only of the flooding probability bands relevant to the map title.

Map Legend



REV DATE REMARKS

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ROYAL HASKONING
RIGHTWELL HOUSE
BREITON
PETERBOROUGH
PE3 6DW
TEL: 44 (0)1753 334466
FAX: 44 (0)1753 362243

SOUTH HOLLAND

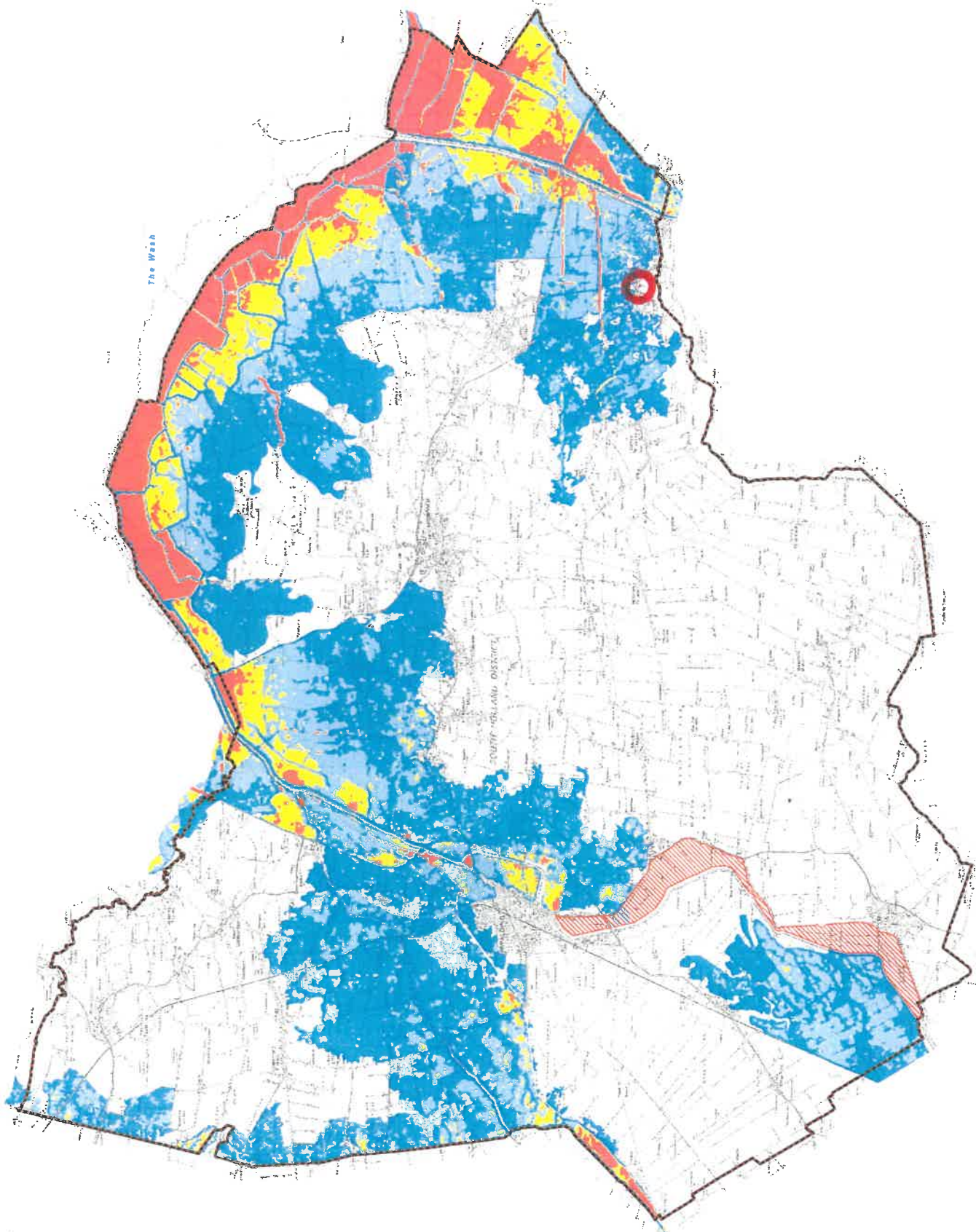
SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL CHAMBERS
PINEY FORD
SANDLING
LINCOLNSHIRE
PE11 2AE

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: 1:60,000 @ A1 MAP NO:



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.