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: 3019-16

RESIDENTIAL DEVELOPMENT
OFF WORLD'S END ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL

FOR

MR & MRS T THORPE

PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 3019-16

RESIDENTIAL DEVELOPMENT
OFF WORLD'S END ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QL

This application is to acquire Town and Country Planning Permission (OUTLINE) for residential development off World's End Road, Tydd St Mary for the benefit of Mr & Mrs T Thorpe.

The site which amounts to 0.49 hectares is currently a derelict agricultural farm yard with very few of the buildings being used and generally fronts onto World's End Road.

The site also has planning history but currently the whole area is designated for residential development within the South East Lincolnshire Local Plan – see Inset Map No 26 – Tydd St Mary.

Public foul sewer is available adjacent to the site – see application plan.

The following section of this statement is as suggested by the "Commission of Architecture and the Built Environment" (CABE).

USE

The existing use is a derelict farm yard and the indicative layout shows 5 No residential properties.

AMOUNT

The indicative layout suggests a development of 5 No properties, the final layout to be determined at Reserved Matters stage.

LAYOUT

The final layout to be agreed by Condition at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

The existing site is a derelict farm yard and is bereft of any form of landscaping, a comprehensive landscaping and boundary treatment scheme to be determined by Condition at Reserved Matters stage.

ACCESS

Access to the site to be off World's End Road subject to the requirements and specification of LCC Highways Department. Access to and within the dwelling to comply with Part M of the latest Building Regulations.

FLOOD RISK

The site is not affected by potential flooding within the South Holland District Council Strategic Flood Risk Assessment plan but is shown as within Flood Zone 3 on the Environment Agency flood map, therefore, if requested a Flood Risk Assessment will be produced, flood resilient construction methods to be incorporated within the dwelling design.

APPLICATION PLAN

3019-16-01	Location & Indicative Site Layout Plan

G R Merchant
August 2016

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" LOCATION & SITE PLANS

PHOTOGRAPHS OF SITE & WORLD'S END ROAD

PROPOSED DEVELOPMENT BOUNDARY
INSET MAP NO 26 – TYDD ST MARY

LCC DEFINATIVE HIGHWAYS BOUNDARY MAP

FLOOD RISK ISSUES

- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
- GENERIC FLOOD RESILIENT CONSTRUCTION METHODS

LOCATION PLAN 1/2500

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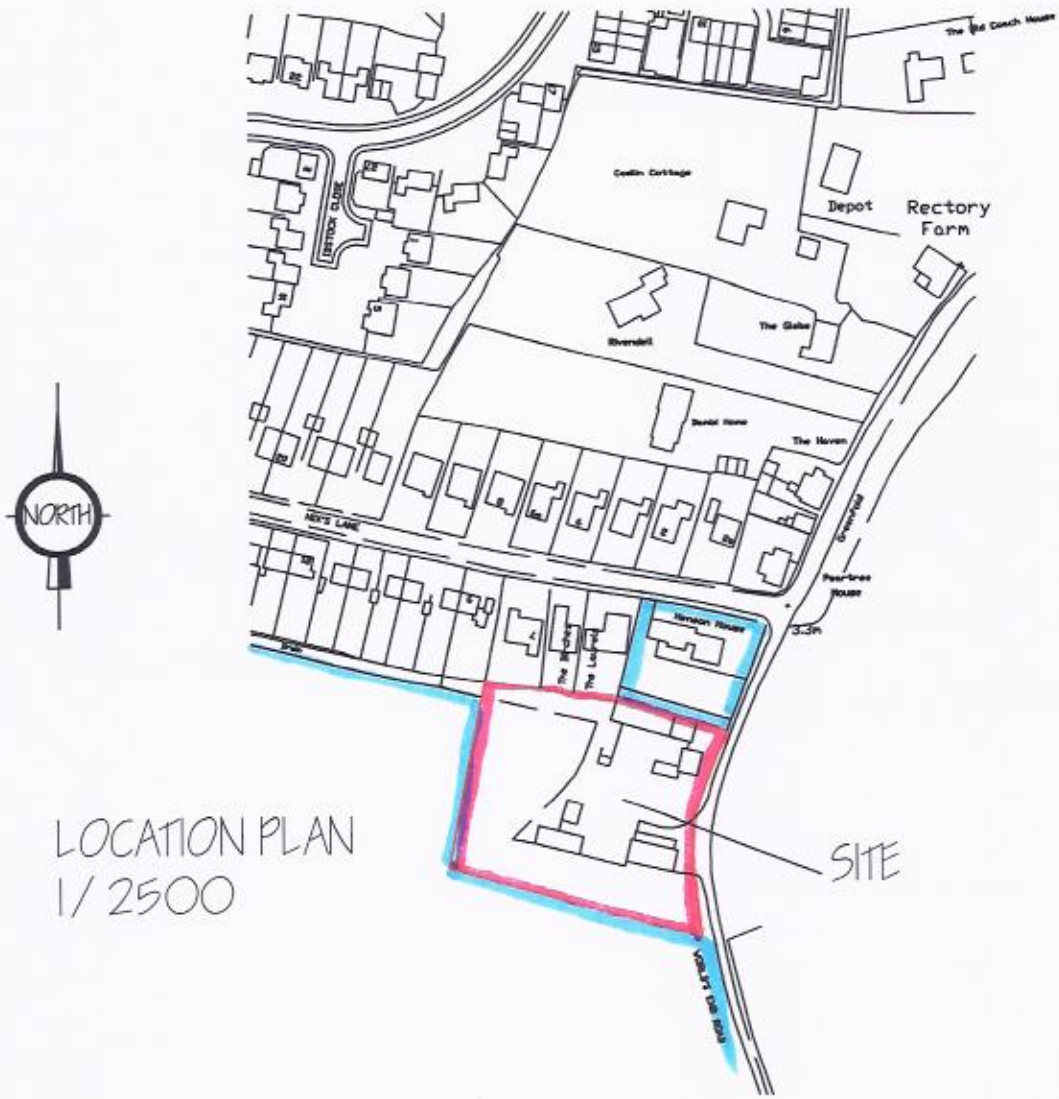


LOCATION PLAN
1/2500

"GOOGLE" LOCATION & SITE PLANS

Google Maps Tydd St Mary

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

Google Maps Tydd St Mary

Imagery ©2016 Getmapping plc, Map data ©2016 Google 50 m

Google Maps Tydd St Mary

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

PHOTOGRAPHS OF SITE & WORLD'S END ROAD

SITE
WORLD'S END
ROAD

SITE

SITE
WORLD'S END
ROAD

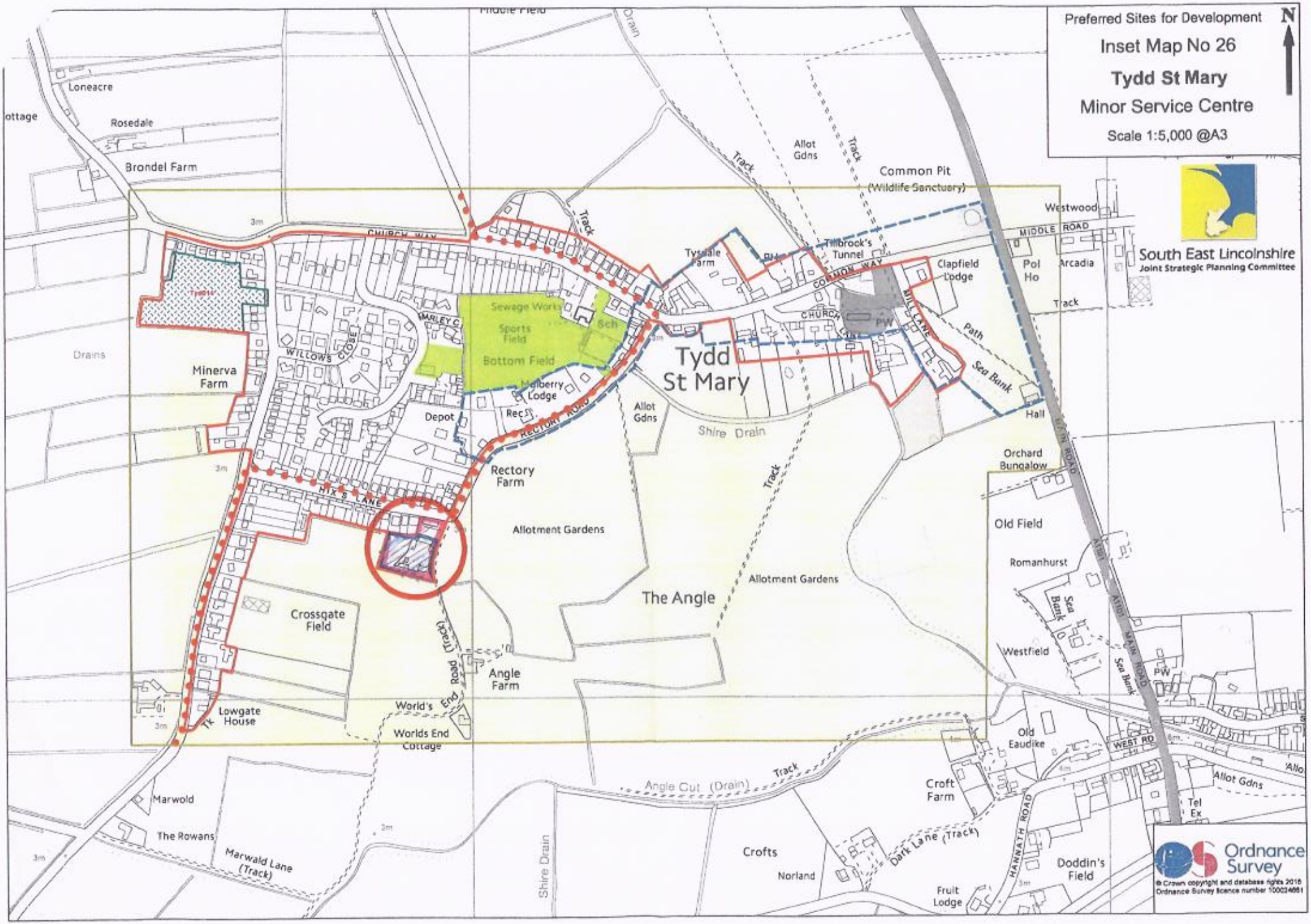
SITE

SITE

SITE

RECTORY ROAD
VIEW TOWARDS
WORLDS END
ROAD

PROPOSED DEVELOPMENT BOUNDARY
INSET MAP NO 26 – TYDD ST MARY


Preferred Sites for Development
Inset Map No 26
Tydd St Mary
Minor Service Centre
Scale 1:5,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Tydd St Mary
Sewage Works
Sports Field
Bottom Field
Sch
Rec
Depot
Allot Gdns
Allotment Gardens
Shire Drain
Rectory Farm
The Angle
Angle Farm
Crossgate Field
Minerva Farm
Lowgate House
Worlds End Cottage
Angle Cut (Drain)
Croft Farm
Crofts
Norland
Fruit Lodge
Doddin's Field
Old Eaudike
Orchard Bungalow
Old Field
Romanhurst
Westfield
Sea Bank
Hall
Clapfield Lodge
Tillbrook's Tunnel
Common Pit
(Wildlife Sanctuary)
Tyssale Farm
Arcadia
Pol Ho
Mulberry Lodge
Marwold
The Rowans
Marwald Lane (Track)
Dark Lane (Track)
Hannath Road
Main Road
Middle Road
Church Way
Common Way
Mill Lane
Rectory Road
Mix's Lane
Willows Close
Marley Cl
Path
Track
Drains
Loneacre
Rosedale
Brondel Farm
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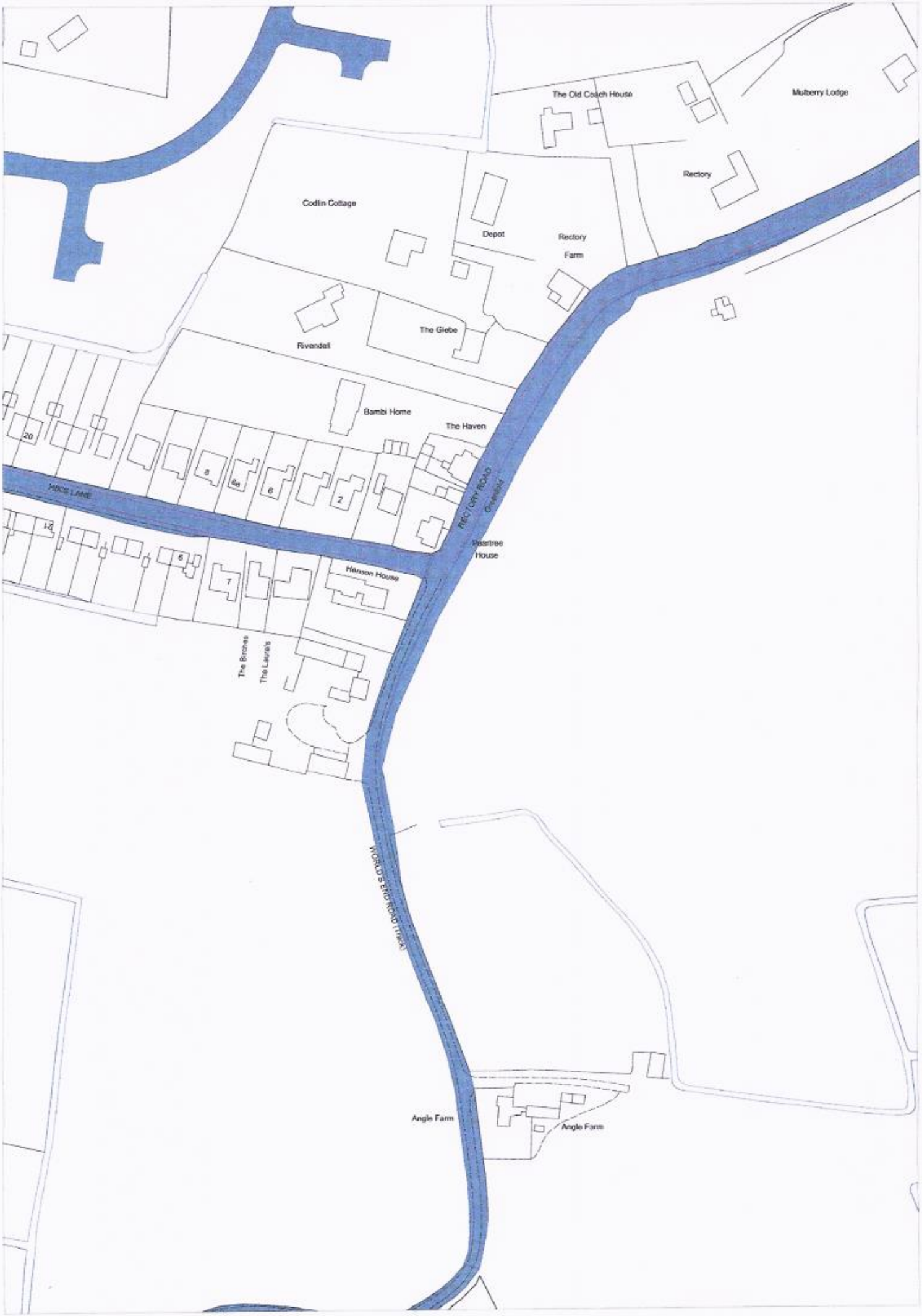
LCC DEFINATIVE HIGHWAYS BOUNDARY MAP


The Old Coach House
Mulberry Lodge
Rectory
Codlin Cottage
Depot
Rectory Farm
The Glebe
Rivendell
Bambi Home
The Haven
20
8
6a
6
2
Hicks Lane
14
6
7
Harrison House
RECTORY ROAD
Orchard
Pear Tree House
The Birches
The Laurels
WORLD'S END ROAD (1782)
Angle Farm
Angle Farm

FLOOD RISK ISSUES

- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
- GENERIC FLOOD RESILIENT CONSTRUCTION METHODS

Environment Agency

Enter a postcode or place name: PE13 5QL Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

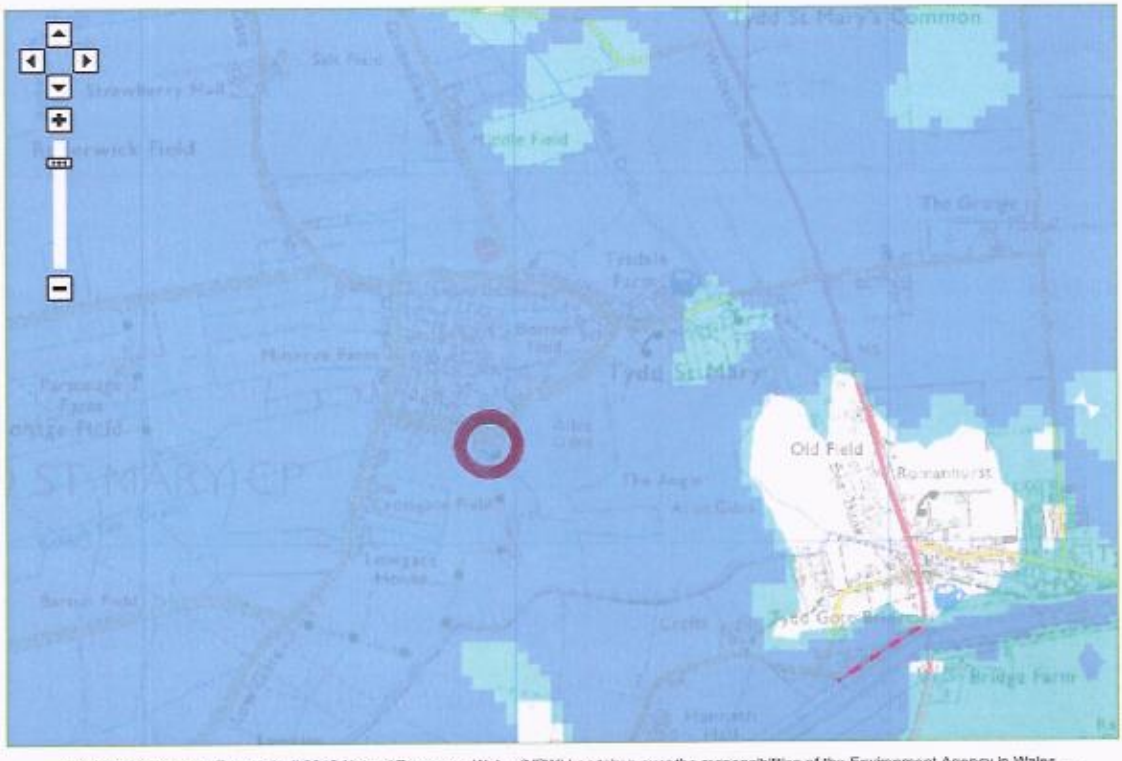
Map legend

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)
  - 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 Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

PE13 5QL at scale 1:15,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

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: 9th June 2016

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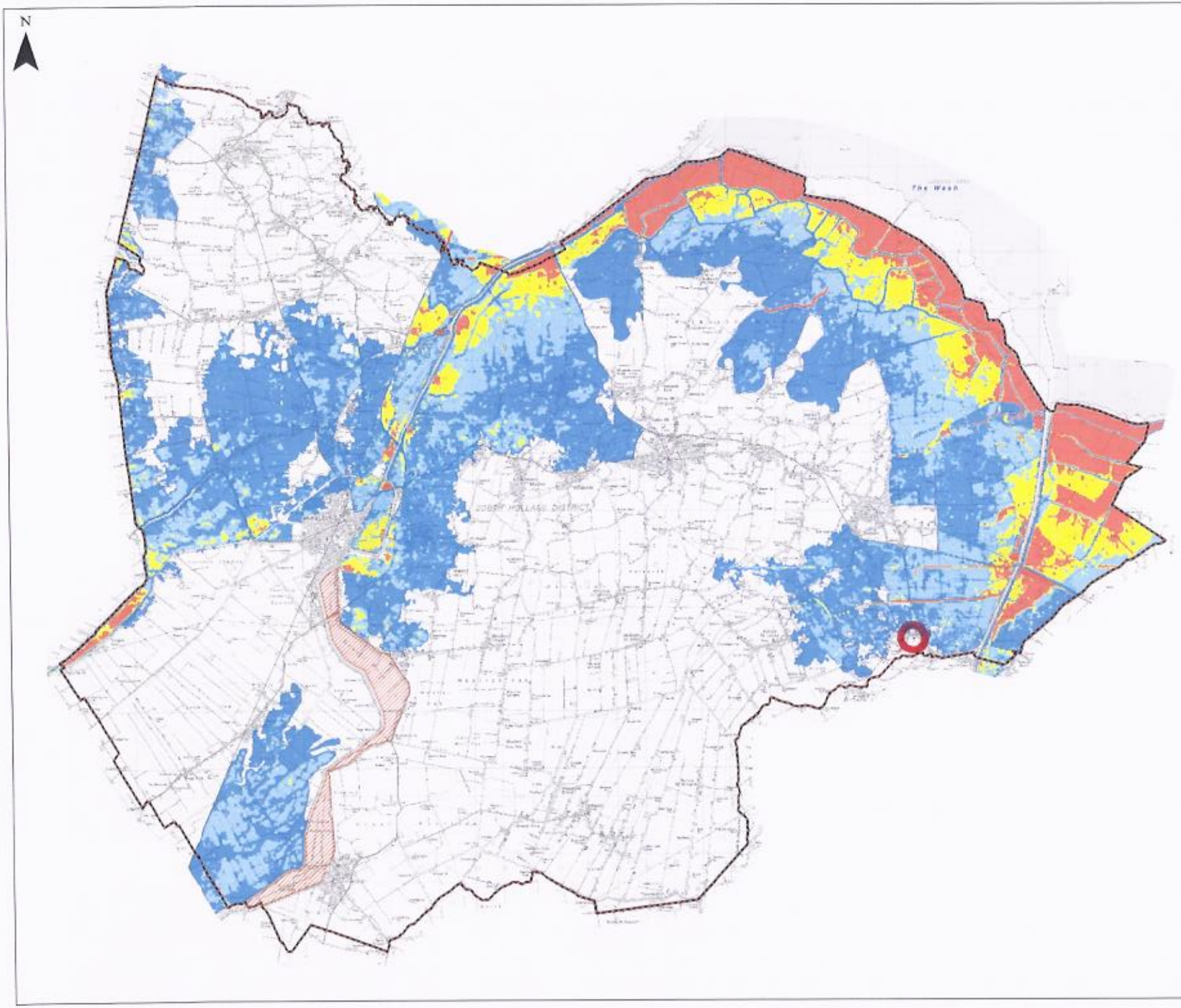

NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low lying rural areas.

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

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

6. Functional Floodplain encompasses 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

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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ROYAL HASKONING
ROSHTWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262240

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

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 floor events.