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: 3050-16

RESIDENTIAL DEVELOPMENT
WORLDS END ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QN

FOR

MR & MRS R HOWES



PLANNING, DESIGN & ACCESS STATEMENT

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

Ref: 3050-16

RESIDENTIAL DEVELOPMENT
WORLDS END ROAD
TYDD ST MARY
WISBECH
CAMBS
PE13 5QN

The application is to acquire Town and Country Planning Permission (OUTLINE) for residential development off Worlds End Road, Tydd St Mary for the benefit of Mr & Mrs R Howes.

The application site which amounts to 0.29 hectares fronts onto Worlds End Road. Consultations have been taking place for several years with the South East Lincolnshire Local Plan (SELLP) and has been registered as Tyd006, together with Tyd003 which abuts the application site. Following further consultations by SELLP all these parcels of land to the South/East of Tydd St Mary have been removed!!

Consultation on a current application in Worlds End Road has encountered difficulties with LCC Highways Department (application reference H21-0589-16) at the junction of Rectory Road and Hix's Lane with respect to a "diminishing" footpath. As the LCC Highways Department own a considerably large verge alongside Rectory Road and Worlds End Road, it is proposed to include a footpath from the application site to Rectory Road which will allow pedestrian access to the problem footpath to be negotiated. This will then enable the problem with application H21-0859-16 to be solved.

With this footpath and road works application H21-0859-16 and frontage development is able to be development in an effort to add to the South Holland District Councils Local Plan 5 year short-fall of properties.

Public foul sewer is available in this roadside verge!!

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

USE

The current use is agricultural and the frontage of a larger agricultural holding.

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

A complimentary landscaping and tree planting scheme to be determined by Condition at Reserved Matters stage.

ACCESS

Access to the site will be directly off World's End Road subject to approval and specification of roadway and footpath improvements with LCC Highways Department. Access to and within the site 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

3050-16-01	Location & Site Layout Plan

G R Merchant
November 2016

Ref: 3050-16

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)

LCC DEFINITIVE HIGHWAYS BOUNDARY MAP

FLOOD RISK ISSUES

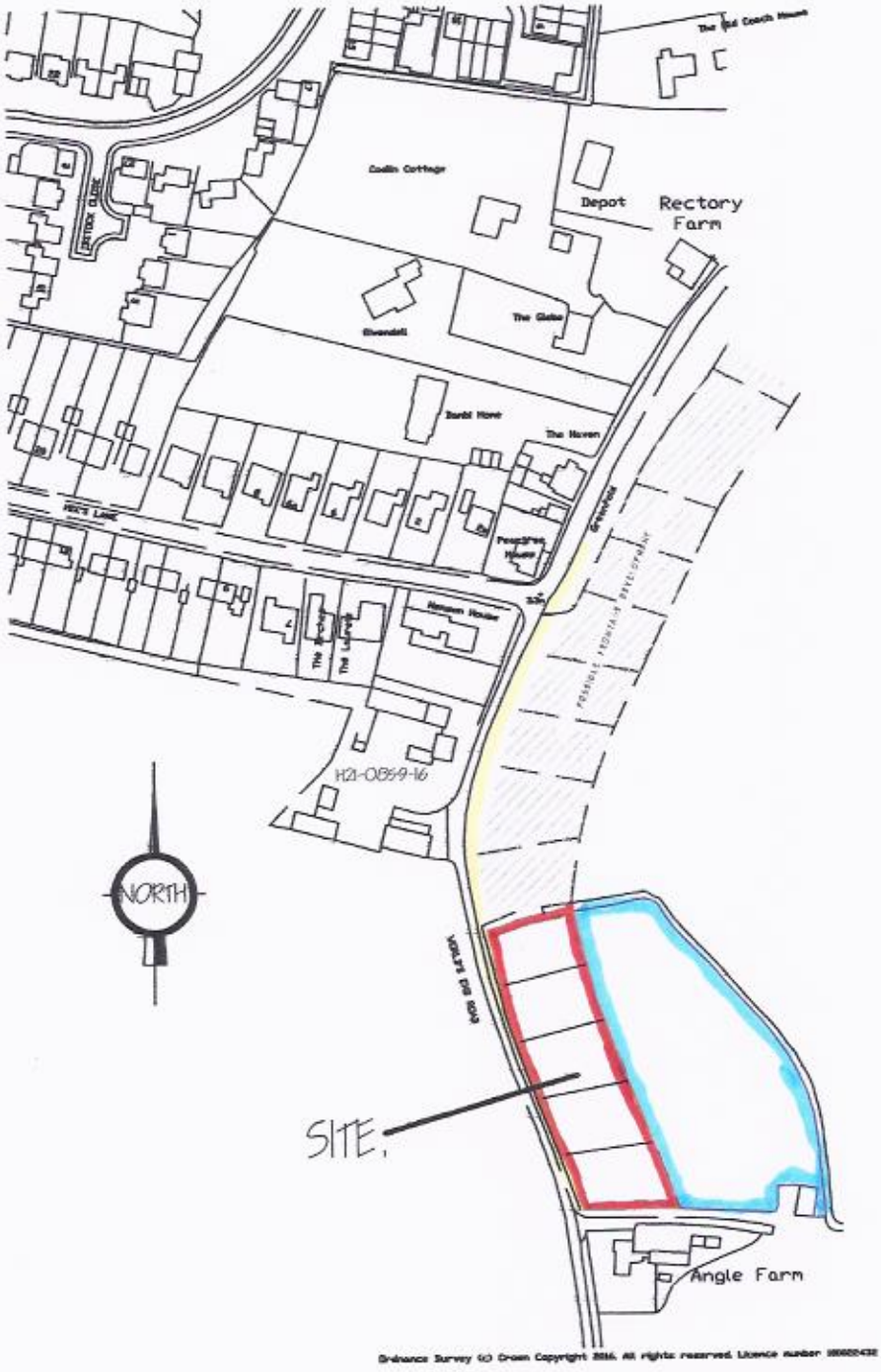
ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

SOUTH EAST LINCOLNSHIRE LOCAL PLAN CONSULTATION

LOCATION PLAN 1/2500



Ordnance Survey (c) Crown Copyright 2016. All rights reserved. Licence number 100020432

LOCATION PLAN
1/2500

"GOOGLE" LOCATION & SITE PLANS



Google Earth

miles 1

km 1



Google Earth

feet 2000

meters 700



Google Earth

feet 1000
meters 300

"GOOGLE" PHOTOGRAPHS OF SITE



Google Earth

feet 20
meters 6



Google Earth

feet 10

meters 5



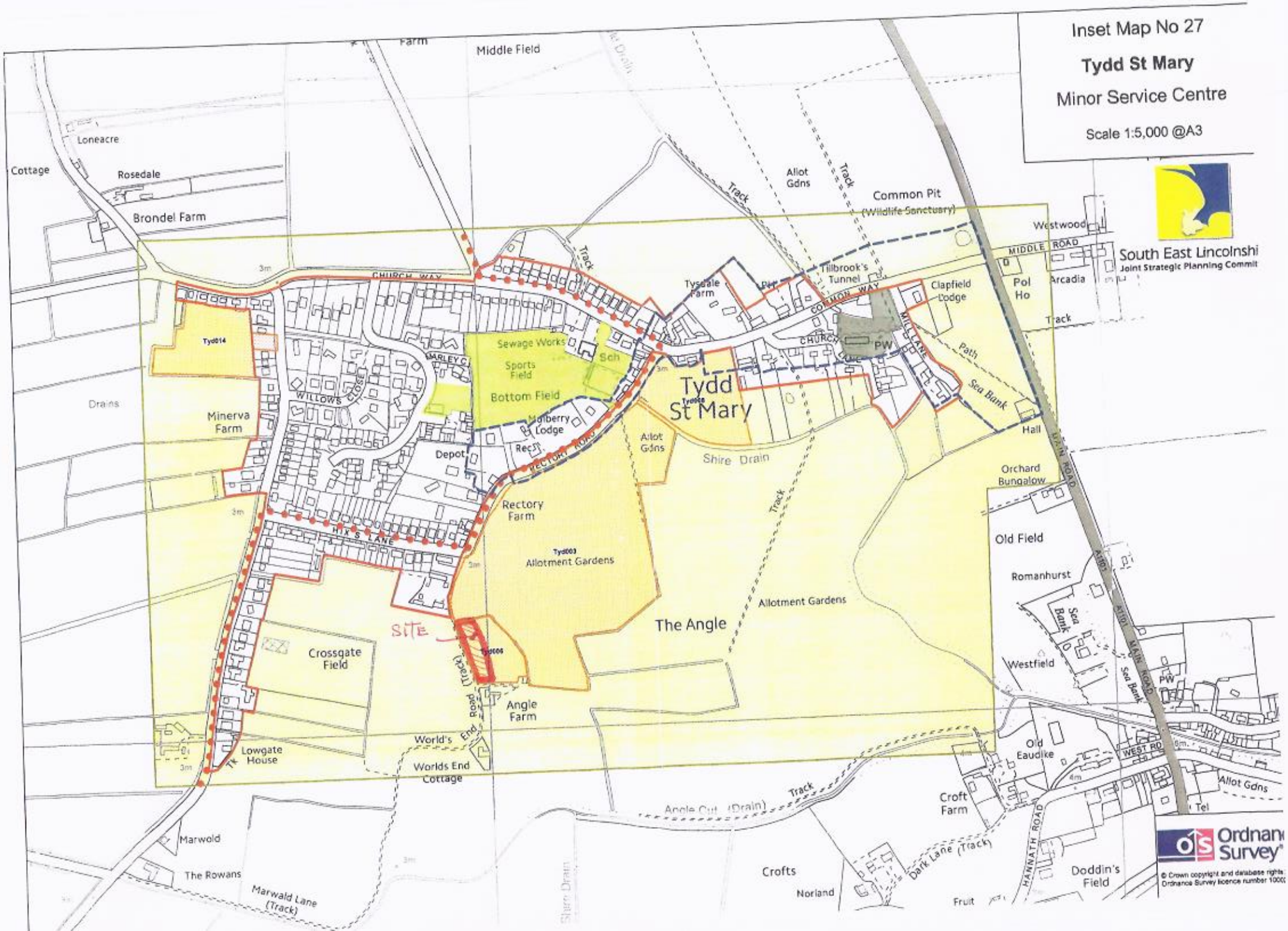
Google Earth

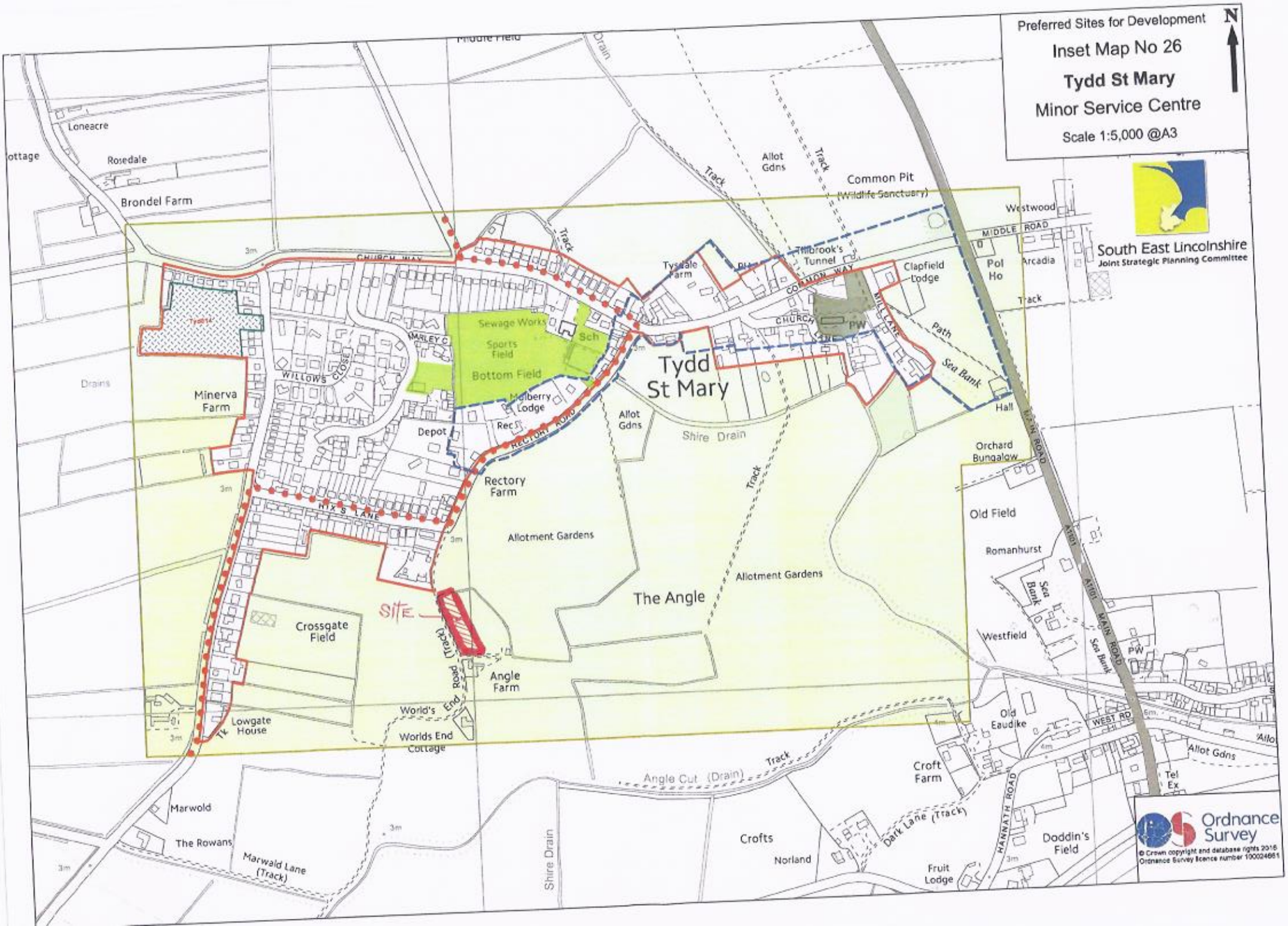
feet 20
meters 6

PROPOSED DEVELOPMENT BOUNDARY PLANS

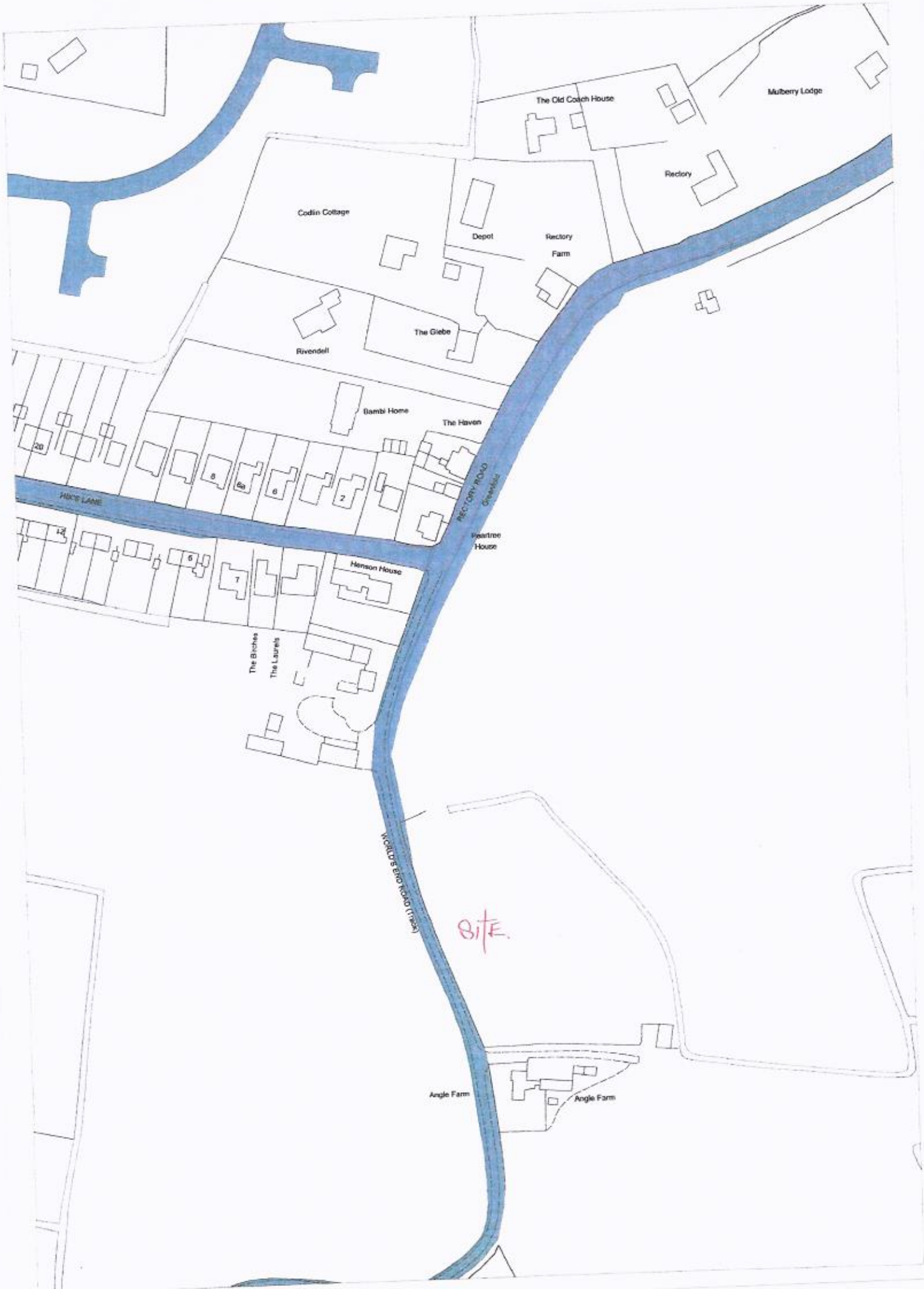
INSET MAP NO 27 – TYDD ST MARY (JAN/FEB 2016)

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


Inset Map No 27
Tydd St Mary
Minor Service Centre
Scale 1:5,000 @A3
South East Lincolnshi
Joint Strategic Planning Commit
Tydd St Mary
Tyd014
Tyd008
Tyd003
Tyd006
SITE
Sewage Works
Sports Field
Bottom Field
Sch
Pit
Depot
Rec
Allot Gdns
Allotment Gardens
The Angle
Shire Drain
Common Pit
(Wildlife Sanctuary)
Tillbrook's Tunnel
Tysdale Farm
Minerva Farm
Rectory Farm
Angle Farm
Crossgate Field
Lowgate House
Worlds End Cottage
Marwold
The Rowans
Marwald Lane (Track)
Angle Cut (Drain)
Dark Lane (Track)
Crofts
Norland
Croft Farm
Doddin's Field
Old Eaudike
Westfield
Romanhurst
Old Field
Orchard Bungalow
Hall
Clapfield Lodge
Pol Ho
Arcadia
Westwood
Brondel Farm
Rosedale
Loneacre
Cottage
Middle Field
Drains
Track
Path
Sea Bank
CHURCH WAY
COMMON WAY
CHURCH LANE
MILLFIELD
MIDDLE ROAD
RECTORY ROAD
MIX'S LANE
WILLOWS CLOSE
BARLEY CL
DYKE ROAD
A1101 MAIN ROAD
WEST RD
HANNATH ROAD
Ordnance Survey
© Crown copyright and database rights
Ordnance Survey licence number 1000


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
Bottom Field
Sewage Works
Sports Field
Sch
Allotment Gardens
The Angle
Crossgate Field
SITE
Rectory Farm
Minerva Farm
Brondel Farm
Loneacre
Rosedale
Common Pit
(Wildlife Sanctuary)
Millbrook's Tunnel
Tysdale Farm
Clapfield Lodge
Arcadia
Westwood
Pol Ho
Mulberry Lodge
Depot
Shire Drain
Orchard Bungalow
Old Field
Romanhurst
Westfield
Old Eaudike
Croft Farm
Angle Farm
Lowgate House
Worlds End Cottage
Angle Cut (Drain)
Marwold
The Rowans
Marwald Lane (Track)
Crofts
Norland
Fruit Lodge
Dark Lane (Track)
Doddin's Field
Hall
Path
Sea Bank
CHURCH WAY
COMMON WAY
MILL LANE
CHURCH LANE
MIDDLE ROAD
MAIN ROAD
A1101
RECTORY ROAD
WILLOWS CLOSE
HIX'S LANE
HARLEY C
WEST RD
HANNATH ROAD
Track
Drain
Drains
Middle Field
Allot Gdns
PW
Tel Ex
3m
6m
Ordnance Survey
© Crown copyright and database rights 2016
Ordnance Survey licence number 100024661

LCC DEFINITIVE HIGHWAYS BOUNDARY PLAN


The Old Coach House
Mulberry Lodge
Rectory
Codlin Cottage
Depot
Rectory Farm
The Glebe
Rivendell
Bambi Home
The Haven
20
8
8a
6
2
HICK'S LANE
12
6
7
Henson House
RECTORY ROAD
Greenfield
Pear Tree House
The Birches
The Laurels
WORLDS END ROAD (1796)
SITE.
Angle Farm
Angle Farm

FLOOD RISK ISSUES

ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

Environment Agency

Enter a postcode or place name: PE13 5QN Go

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

Flood Map for Planning (Rivers and Sea)

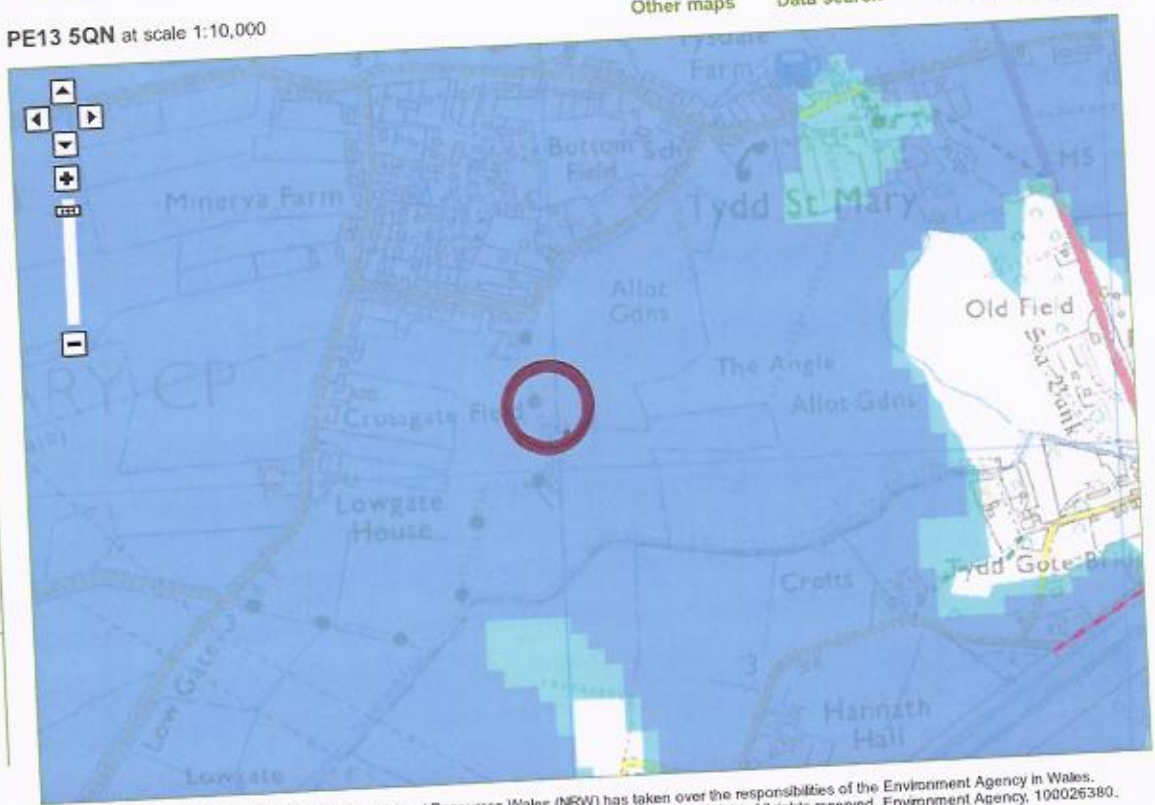
Other maps | Data search | Text only version

PE13 5QN at scale 1:10,000

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



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
© Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
Contains Royal Mail data © Royal Mail copyright and database right 2016.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

Flood Map for Planning – Information Warnings

Swavesey, Cambridgeshire
We are aware of problems with the flood map for the Swavesey area. We are currently working to correct this information.

Lower Brailes, Warwickshire
We are aware of problems with the flood map for the Lower Brailes area. We are currently working to correct this information.
Please contact the Environment Agency on 03708 506 506 for accurate information.

More about flooding:

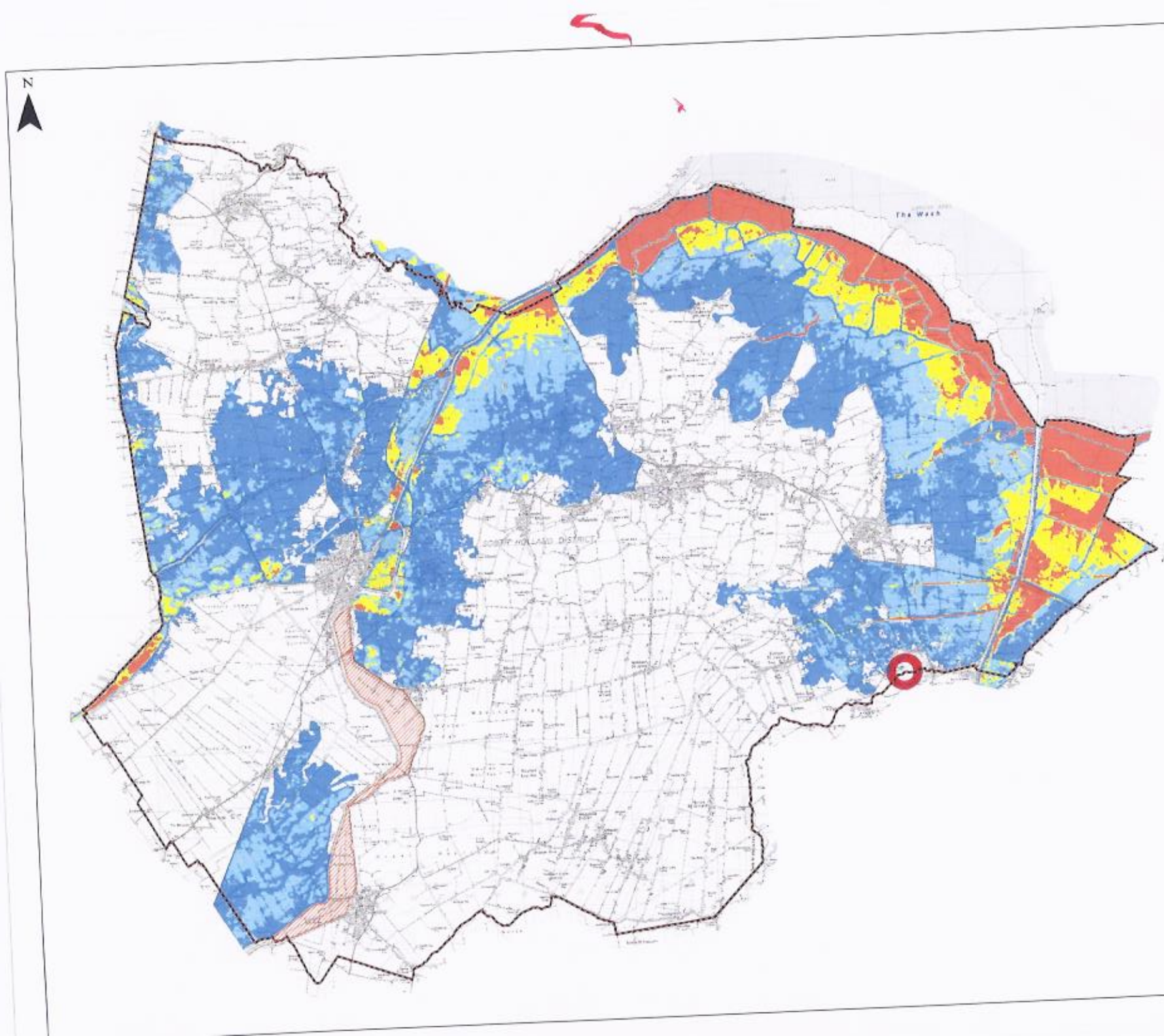
Understanding the Flood Map for Planning (Rivers and Sea)

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.



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 allowable 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%	<0.1%
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

This map is reproduced from the Ordnance Survey map with the permission of the Controller of HM Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings
License No: 100018215. 2009

ROYAL HASKONING
ROYAL HASKONING HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262243

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.

SOUTH EAST LINCOLNSHIRE LOCAL PLAN CONSULTATION

South East Lincolnshire Local Plan: Preferred Sites for Development Consultation

Comments Form

Completed forms should be returned either by:

- Email to: southeastlincslocalplan@sholland.gov.uk; or
- Post to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Alternatively, you can provide comments through the interactive website at: www.southeastlincslocalplan.org/consultation where you will also be able to view the Policies Map Insets – which show the Preferred Sites for development – and the accompanying housing papers for those settlements where housing allocations are being proposed.

Comments must be submitted by 5pm on Friday 12th August 2016. Please note that all comments received will be available for public inspection.

Please ensure that you provide us with your name and address for your comments to be considered.

Personal Details		**Agents Details (if applicable)**
Title	Mrs	Mr
Name	M Howes	G R Merchant
Organisation (if applicable)		G R Merchant Ltd
Address	Roma Lowgate Tydd St Mary Wisbech	4 Wrights Mews 12A Park Road Holbeach Spalding
Postcode		PE12 7EE
Telephone No.		01406 490800
Email address		gr.merchant@btconnect.com

Your Comments:

Settlement and/or Site Number	Please provide your comments below and explain your reason for supporting, opposing or commenting on a specific settlement and/or site. Where relevant, please explain what changes would be needed to meet your concerns.
Tydd St Mary Part Tyd003 & Tyd006	This reply to the Local Plan consultation refers to the areas of the land designated as part Tyd003 & Tyd006 which makes more logistically accessible and deliverable than the preferred site of Tyd014.See attached annotated plan. The proposed plan has frontage onto Rectory Road and Worlds End Road with all services available and could be delivered immediately – D & R Property Services are prepared to promote and develop this scheme. As with all rural villages in South Holland facilitates are always in danger of survival, therefore, an increase in housing needs to be created sooner than later – open market and/or affordable housing. In summary this response to the Local Plan is that the land owners are making the land available in the short term as a 'windfall' site to help satisfy the future housing numbers for South Holland.

South East Lincolnshire Local Plan: Preferred Sites for Development Consultation

Comments Form

Completed forms should be returned either by:

- Email to: southeastlincslocalplan@sholland.gov.uk; or
- Post to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Alternatively, you can provide comments through the interactive website at: www.southeastlincslocalplan.org/consultation where you will also be able to view the Policies Map Insets – which show the Preferred Sites for development – and the accompanying housing papers for those settlements where housing allocations are being proposed.

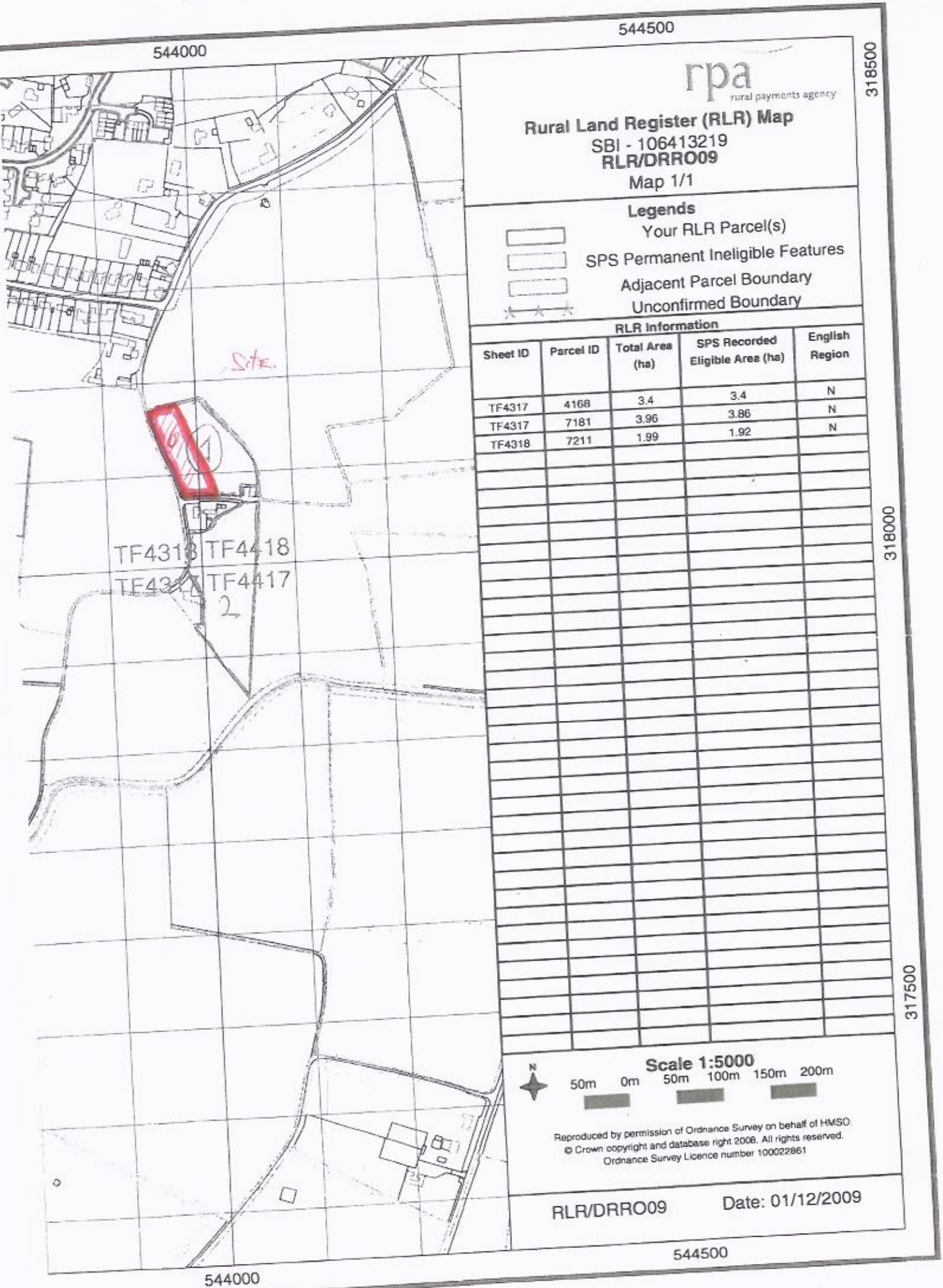
Comments must be submitted by 5pm on Friday 12th August 2016. Please note that all comments received will be available for public inspection.

Please ensure that you provide us with your name and address for your comments to be considered.

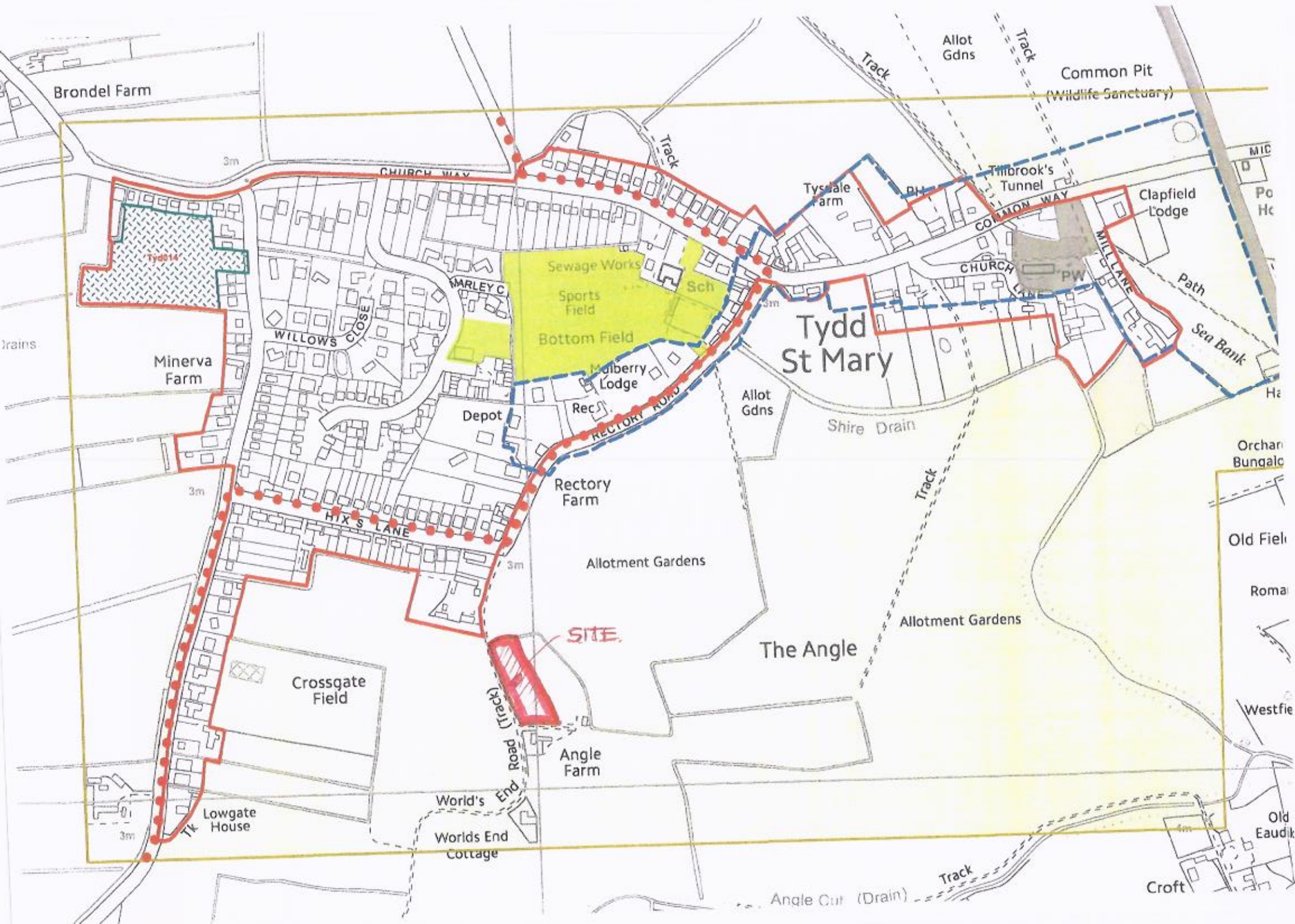
Personal Details		**Agents Details (if applicable)**
Title	Mr	Mr
Name	R Howes	G R Merchant
Organisation (if applicable)		G R Merchant Ltd
Address	Roma Lowgate Tydd St Mary Wisbech	4 Wrights Mews 12A Park Road Holbeach Spalding
Postcode		PE12 7EE
Telephone No.		01406 490800
Email address		gr.merchant@btconnect.com

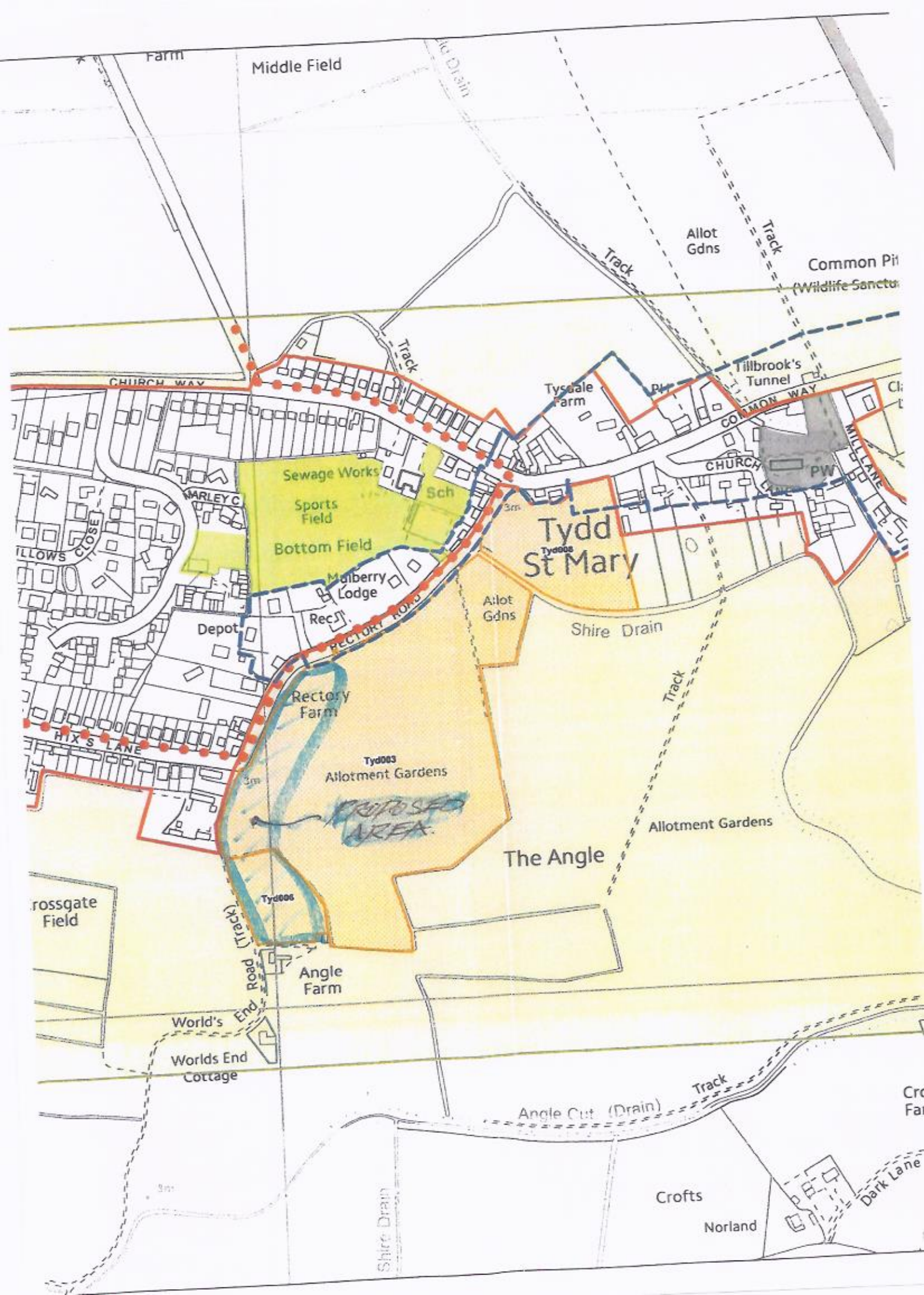
Your Comments:

Settlement and/or Site Number	Please provide your comments below and explain your reason for supporting, opposing or commenting on a specific settlement and/or site. Where relevant, please explain what changes would be needed to meet your concerns.
Tydd St Mary - Tyd 006	I respond to the request for observations on the draft South East Lincolnshire Local Plan. My observstions concern the proposal to site development in Tydd St Mary at what I will refer to as 'behind the development at the North Western corner of Drawdyke and Lowgate' Tyd014. There is concern locally that the location is both small and separated from the main part of the village, which is centred around the public house, shop and church. Whilst I thought the original location to the Eastern side of Rectory Road was satisfactory, I can understand the point made about the Northernmost part of the site impacting on the views of one of Britain's most attractive small churches. However the area which is roughly to the West of Worlds End Road and Rectory Road, opposite the junction of Hix's Lane, has no such problems, and would be infinity preferable for two reasons: It is more easily accessible to and from village facilities, and b) would allow a slightly greater allocation of homes to sustain the few facilities which we have in Tydd St Mary. I would welcome your views on this, and would be prepared to attend and inquiry looking into the matter when it goes to the Inspector.



y changes to the parcels shown on it.


Brondel Farm
Allot Gdns
Track
Common Pit
(Wildlife Sanctuary)
Track
CHURCH WAY
Tysdale Farm
PH
Timbrook's Tunnel
COMMON WAY
Clapfield Lodge
MILL LANE
Path
Sea Bank
CHURCH LANE
PW
Sewage Works
Sports Field
Sch
Bottom Field
Tydd St Mary
Minerva Farm
WILLOWS CLOSE
Mulberry Lodge
Depot
Rec
RECTORY ROAD
Allot Gdns
Shire Drain
Rectory Farm
HIX'S LANE
Allotment Gardens
Track
SITE
The Angle
Allotment Gardens
Crossgate Field
Angle Road (Track)
Angle Farm
World's End
Worlds End Cottage
Lowgate House
Angle Cut (Drain)
Track
Croft


Middle Field
Track
Allot Gdns
Common Pit
(Wildlife Sanctu
Track
CHURCH WAY
Tysdale Farm
PH
Tillbrook's Tunnel
COMMON WAY
MILL LANE
CHURCH LANE
PW
Sewage Works
Sch
Sports Field
Bottom Field
MARLEY C
CLOSE
ILLOWS
Mulberry Lodge
Rec
Depot
RECTORY ROAD
Tydd St Mary
Tyd008
Allot Gdns
Shire Drain
Track
Rectory Farm
HIX S LANE
Tyd003
Allotment Gardens
PROPOSED AREA
Allotment Gardens
The Angle
rossgate Field
Tyd006
(Track)
Road
Angle Farm
End
World's
Worlds End Cottage
Track
Angle Cut (Drain)
Shire Drain
Crofts
Norland
Dark Lane