



Tydd St Mary

Minor Service Centre

- Proposed Settlement Boundary
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure

Identifying potential housing sites in Tydd St Mary

The Requirement - the emerging Local Plan seeks the development of approximately 150 dwellings at Tydd St Mary between 2011 and 2036.

Completions - Two new homes were built in Tydd St Mary between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, there is planning permission for the construction of two dwellings in Tydd St Mary.

Residual requirement - thus, the identification of land to accommodate approximately 146 dwellings is required.

Education - County Education Department has been consulted and has commented that Tydd St Mary has a lack of capacity at primary and secondary levels but the secondary appears to have some ability to expand.

Flood Risk - the Environment Agency has been consulted in relation to the submitted sites for Tydd Mary and has made the following comments:

- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. No apparent hazard from tidal/fluvial sources but other forms of flooding need investigation - IDB Drain (Consult North Levels IDB).
- Consult North Levels IDB to ascertain if risk from its drain to demonstrate Exceptions Test can be passed.

The North Level IDB advise there is no specific risk for their drainage network which requires highlighting for Tydd St Mary. If new developments follow government guidelines and SUDs are used, then there will be no impact on the drainage network. If surface water run-off rates increase as a result of development these should be addressed at the application stage with improvements funded by the developer. Some of the sites are adjacent the Boards watercourses and the byelaws will apply.

South Holland IDB have advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

Sewage Treatment – the Environment Agency has commented that Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian water has commented that the water recycling centre has sufficient capacity for all 6 sites but the foul sewage network would require upgrading for 4 sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development and the supply network would require upgrading for 3 of the 6 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Tydd St Mary which:

- Do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- Are assessed as deliverable or developable, or are undevelopable only as a consequence of availability issues; and
- Will deliver 10 or more dwellings.

Sequentially preferable sites

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Tyd003	3a	No Hazard	No Hazard	174	<ul style="list-style-type: none"> • Lowest flood depth • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • The site has trees on the road side. If the site is developed it is important these trees are retained and development is set well away from them. • The development of this site would cross the road that provides a strong development boundary at present and thereby impacts upon the character of the area. The impact can be reduced with the retention of the trees and open space being provided behind them to keep dwellings away • Rectory Road carriageway could require upgrading with footpath and drainage gullies and this would affect the trees. An alternative approach would be to construct a new road

					across the site <ul style="list-style-type: none"> • Water mains and sewers cross the site • No developer involved
Tyd006	3a	No Hazard	No Hazard	16	<ul style="list-style-type: none"> • Lowest flood depth • The site is considered suitable if Tyd003 is allocated • The waste water and foul sewage network has sufficient capacity for this site • No developer involved
Tyd008	3a	No Hazard	No Hazard	36	<ul style="list-style-type: none"> • Lowest flood depth • Waste water has sufficient capacity for this site • Access, with appropriate visibility could be achieved from Common Way or Rectory Road and would be likely to involve the loss of some frontage trees. Footpaths, kerbing and highway drainage would be required. • The foul sewage network requires upgrading for this site • The site is a small field and is bounded by hedges. It provides an open aspect to the village • No developer involved
Tyd014	3a	Danger for some	0.25-0.50	31	<ul style="list-style-type: none"> • Lowgate has been improved and a suitable gap has been left for a junction with the required radii and visibility splays. • The site is agricultural land bounded by development and other agricultural land • The waste water and foul sewage network has sufficient capacity for this site • Worst flood depth • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 257 dwellings.