DESIGN & ACCESS STATEMENT

SITE ADDRESS: Land north of Crown Farm, Stockwell Gate North, Whaplode Spalding PE12 6WG

APPLICANT: F Dring & Sons Ltd

PROCESS

This statement has been prepared to accompany a planning application for the above site. The proposal for the site has taken account of the characteristics of the site and surrounding area in terms of its size, features, surrounding properties and uses, and has been used to assess the best form of development for the site and access thereto.

The application relates to a single two storey dwelling on a site known as: Land north of Crown Farm, Stockwell Gate North, Whaplode. The proposal is in Outline with all matters reserved for a detached house of footprint approximately 100m². As shown on the Indicative Block Plan it is proposed that the plots will be accessed via a private drive off Stockwell Gate North in the approximate location shown.

USE

The site is currently used as amenity and garden land for Crown Farm, which is a private dwelling in residential use. The proposed development is for the construction of one two storey detached residential dwelling with associated parking and gardens.

The site lies within the development area of Whaplode as shown on the local Plan and is therefore suitable for residential development. There are also other similar small scale developments that have been constructed on the opposite side of Stockwell gate North in recent years

The site has no previous application for this use but is of ample size for a single plot on the site which will round off the development to the edge of the adopted development boundary of the village.

It is intended that if approved the plot would be sold for self build construction, thereby increasing the supply of such opportunities in the village.

AMOUNT AND SCALE

The proposed development is for 1 two storey detached dwelling, in keeping with the surrounding properties.

The scale of the dwelling would be around 100 sq m footprint with a GIA of around 185 sq m but detailed design is reserved.

LAYOUT

The Block Plan shows an indicative layout to demonstrate there is ample space for a dwelling and associated private garden.

It demonstrates there is ample space within the site for the parking and turning of vehicles.

LANDSCAPING
Landscaping is reserved. It is suggested the detail is conditioned to be agreed.

APPEARANCE
This application is for the development of one two storey dwelling. Detailed design is reserved. The proposed dwelling is expected to be of traditional construction and appearance, appropriate for the surrounding area.

ACCESS
Vehicular and pedestrian access is to be via private access directly off Stockwell Gate North. There is an existing access point in this location which could be improved in terms of surface to facilitate this. Stockwell Gate North is a straight road with limited vehicle movement and low traffic speed suvch that safe access can be achieved.

FLOOD RISK
The site is within Flood Risk Zone 3 on the Environment Agency Flood Risk Maps.

A Flood Risk assessment has been prepared by Ellingham Consulting Ltd (ref ECL 0605 -02) to accompany the application

BIODIVERSITY
A Biodiversity questionnaire is included with this application and there appears to be no over-riding factors or threats to protected species.

ARBORICULTURAL IMPLICATIONS
There are no trees on site.

20/03/2024
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