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Development of 37 Houses, Stockwell Gate, Whaplode

Planning Statement

1st February 2024

Scope of Work

The application is for 37 Houses as a Reserved Matters application for an outline approval already granted. As such the principal of 37 houses being accommodated on this site and the density of development has already been agreed. The purpose of this application is to agree the details of the development and to liaise with the Council in a proactive manner to achieve a high level of development.

Amenity Space

Although the density of development was agreed at outline stage we have strived to make the rear gardens of properties as large as possible and accommodate comments made at the previous Planning Committee meeting.

Refuse Collection

All properties are able to leave their bins at the end of their driveways, there is not any need for any Bin Collection points.

Windows

Windows have been introduced to ensure that blank elevations are avoided and to increase natural surveillance of the Play Area.

Play Area

The Play Area indicated will be an all weather multi sport play surface which will be maintained by a properly set up management company as part of the wider remit to maintain the landscaping of the site in line with the Biodiversity Net Gain report.

Parking

All plots have their own parking provision in line with SHDC Parking standards and all plots accessed directly off Stockwell Gate have sufficient parking and turning on site to prevent parking on Stockwell Gate or reversing onto Stockwell Gate. The number of drives accessed directly off Stockwell Gate has also been reduced to 4.

Trees

Any trees indicated outside of the red line boundary already exist and are not any part of the proposal. Within the red line boundary all 9m easements are completely free from any landscaping other than wild grass as part of the BNG.