Primrose Cottage, Whaplode - application notes

Applicant: Rick Gaunt, Tulip Fields Homes Ltd
Site: Adjacent to Primrose Cottage, Church Gate, Whaplode, PE12 6TA
Application: Demolition of former shop / tearoom and erection of one three-bedroom bungalow with attached garage
Date: 23 October 2026

Section 14 - former use and contamination
The site is vacant and the last use was a general store and tearooms. The closure date is not known; the previous H23-0022-25 application form also left this date blank. No known or suspected contamination is identified in the available records, and the 2025 officer report records no Environmental Protection comments on contamination. The proposed dwelling and private garden are a sensitive use, so the vulnerable-use answer is Yes. No contamination assessment accompanies this application; the Council is asked to advise whether a proportionate assessment is required.

Section 18 - indicative area marked *
The client reports an existing building envelope of 66.4 square metres measured from the Ordnance Survey extract. The 66.4 figures in the table are an indicative external-envelope proxy for the former mixed shop / tearoom to be demolished; they are **not a verified gross internal area**. No measured internal survey or separate retail / tearoom split is available. The figure is identified on this basis for transparency and remains subject to a measured GIA if required by the Council. No new non-residential floorspace is proposed.

Sections 6-12 - access, parking, materials and drainage
The scheme retains the established access principle, with residential access / forecourt works to the highway authority specification. Two car spaces are provided by the single garage and driveway; the vacant site has no marked dedicated car spaces identified. Cycle storage can be accommodated within the curtilage but no numbered spaces are specified. External hardstanding finish and drainage connection details remain to be agreed. Foul drainage is to the public sewer subject to Anglian Water and IDB requirements; controlled surface-water discharge is proposed to an existing watercourse, following the principle recorded under H23-0022-25. A nearby Board drain is recorded in that application history. The site is in Flood Zone 1; the Environment Agency map dated 28 September 2026 accompanies the application.

Section 24 - Biodiversity Net Gain
The separate statement dated 28 September 2026 explains the Regulation 7A exemption: site approximately 0.0365 hectares, with no impact on onsite priority habitat identified. No self-build exemption is claimed. The conditional metric questions on pages 10-11 are therefore not applicable. The normal biodiversity provisions still apply, including the integrated swift brick described in the submitted statements.