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**F/YR23/0161/O**

**Applicant: Mrs S Vawser**

**Agent: Mr L Bevens  
L Bevens Associates Ltd**

**105 Nene Parade March Cambridgeshire PE15 8TA**

**Erect 3 x dwellings involving the demolition of existing dwelling (outline application with matters committed in respect of access and layout)**

**Officer recommendation: Refuse**

**Reason for Committee: Town Council comments and number of representations contrary to Officer recommendation.**

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## **1. EXECUTIVE SUMMARY**

- 1.1. The site has an area of 0.32ha and is located to the south of Creek Road and north of Nene Parade within the Market Town of March.
- 1.2. The planning application seeks outline permission for the erection of three dwellings which includes the demolishing of the existing dwelling, known locally as `Nene House` which is a non-designated heritage asset. Matters committed include access and layout.
- 1.3. The proposed would be in conflict with the relevant local planning policies and is therefore recommended for refusal.
- 1.4. Owing to the layout, the proposal would fail to provide a suitable private amenity space for the future occupants of Plot 1, would fail to provide adequate outlook for the future occupants of Plots 2 & 3, and the location of the driveway and parking area serving Plot 2 would result in adverse noise impacts on the future occupants of Plot 1. As such the proposal fails to accord with Policy LP16 of the Fenland Local Plan 2014.
- 1.5. Owing to the access, the proposal would result in intensification of the existing access as vehicles cannot pass each other and would need to reverse onto Creek Road. In the absence of appropriate mitigation, the proposal would fail to provide a well-designed, safe and convenient access and therefore, would prejudice the highway safety of Creek Road. As such the proposal fails to accord with Policy LP15 of the Fenland Local Plan 2014.

## **2. SITE DESCRIPTION**

- 2.1. The site is located on the south side of Creek Road and sited to the east of no.104 Nene Parade, to the west of no.22 Waterside Garden, and 40m south of no.163a Nene Parade.
- 2.2. The site is accessed via a narrow, private laneway which serves a parade of dwellings. The site is occupied by a two-storey dwelling (originally built in 1860)

and benefits from a large amenity area to the south and east. The site also benefits from large landscaping along the south-west and north-east boundaries (protected by two group TPO`s) with further hedgerow defining the south boundary.

- 2.3. The surrounding area is predominantly residential characterised by detached dwellings of single, two and three storey forms.
- 2.4. The site is within Flood Zone 1 (low risk) however, the private laneway access from Creek Road is within a Flood Zone 2 which serves other dwellings.

### 3 PROPOSAL

- 3.1 This planning application seeks outline permission for the erection of three dwellings which includes the demolishing of the existing dwelling, known locally as `Nene House`. Matters committed include access and layout.
- 3.2 The means of access would be from Creek Road via a laneway. The proposed layout outlines three detached dwellings separated into Plots 1, 2 & 3. Plot 1 would have its own driveway whereas Plots 2 & 3 would have a shared access. The submitted plans illustrate the subdivision of the site.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR23/0161/O | Erect 3 x dwellings involving the demolition of existing dwelling \(outline application with matters committed in respect of access and layout\) | 105 Nene Parade March Cambridgeshire PE15 8TA \(fenland.gov.uk\)](https://fenland.gov.uk/105/Nene-Parade-March-Cambridgeshire-PE15-8TA)

### 4 SITE PLANNING HISTORY

| Reference         | Description  | Decision | Date       |
|-------------------|--|----------|------------|
| F/YR20/0979/F     | Alterations to 1 x 2-bed holiday let to form a 4-bed dwelling including the erection of a 2-storey extension and demolition/alterations to 1 x 1-bed holiday let | Granted  | 29/03/2021 |
| F/YR11/0180/RM    | Erection of a holiday let  | Approved | 11/04/2011 |
| F/YR10/0711/O     | Erection of a holiday let  | Granted  | 26/10/2010 |
| F/YR09/0041/TRTPO | Works to 8 Lime Trees covered by TPO 31/1972   | Refused  | 01/04/2009 |

### 5 CONSULTATIONS

- 5.1 **March Town Council**  
*Approval, subject to access off Creek Road to allow safe access and egress for emergency vehicles.*
- 5.2 **Definitive Map Team.** No objection. Informative(s) recommended.  
*Thank you for consulting with the Definitive Map team at the County Council on*

*the above planning application.*

*Public Footpath 4, March, runs along the southern boundary of the site. To view the location of the footpath please view our interactive map online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>. Whilst the Definitive Map Team has no objection to this proposal, the footpath must remain open and unobstructed at all times.*

**5.3 FDC Environmental Health. No objection, subject to conditions.**

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.*

*As the proposal involves the demolition of an existing structure, we ask for the following condition to be imposed in the event planning consent is granted;*

**UNSUSPECTED CONTAMINATION**

*CONDITION: If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.*

*REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.*

*Due to the demolition of an existing structure and close proximity to existing noise sensitive dwellings, the following conditions should be imposed in the event that planning permission is granted;*

**NOISE CONSTRUCTION HOURS**

*No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority. REASON: To protect the amenity of the nearby properties.*

**5.4 FDC Estates Team**

*No objection from Estates. There is some background on land transfers, that may have relevant covenants - but this would come out in resident owner searches if applicable.*

**5.5 CCC Highways**

*The application is unacceptable to the Local Highway Authority for the following reasons:*

*The existing access onto Nene House is circa 3m – 3.5m in width for a length in excess of 100m. This does not provide enough room for two vehicles to pass, nor does it provide enough room for safe overtaking of pedestrians, cyclists, prams, wheelchairs etc. There is a material risk that vehicles would on occasion need to reverse out of the site, endangering other road users, namely pedestrians along Creek Road.*

*Any internal passing would likely need to utilise private driveways which are outside of the application boundary.*

*While the access is existing, it is not suitable for intensification. The neighbouring planning history demonstrates that individual dwellings (or a pair) have been permitted in the past, but the intensification associated with a further three additional units (33% increase in number of dwellings served) in absence of appropriate mitigation is unacceptable in highway safety terms.*

*Furthermore, should the scheme be permitted, the access road will remain private, so I recommend you consult with FDC's waste team regarding waste collection and storage.*

*I also recommend that you consult with Cambridgeshire Fire & Rescue. Part B5 of the Building Regulations 2010 states that a pumping appliance needs access to within 45m of all points inside a dwelling and that appliances should not have to reverse more than 20m. Therefore, access for pumping appliances needs to be considered. Table 13.1 of the regulations states the minimum width needed for access is 3.7m which does not comply with the current access track width.*

**5.6 CCC Waste and Minerals**

No comment received.

**5.7 Wildlife Officer**

No comments received.

**5.8 Tree Officer. No Objection.**

*The applicant has submitted an arboricultural impact assessment and preliminary method statement detailing the impact on the tree population and methodology for the safe retention of trees.*

*I have no objections to the assessment of the trees on site.*

*The proposed development requires the removal of a number of trees and groups. The report states in the summary that 3 category B trees will be felled, six low value trees (category C) and 3 landscape features (groups). However, with the reference to the landscape implications (section 4.11.1), 1 B category tree is shown; confirmation is required that the table (4.11.1) is correct.*

*Increasing importance is being placed on both the retention and expansion of tree canopy cover during developments. Whilst this site has a number of trees retained, the proposal will result in a net loss of canopy cover. A landscape scheme including replanting of trees must be included to ensure continuity of tree cover at this site.*

**5.9 Principal Conservation Officer**

*Demolition of host dwelling (Non-Designated Heritage Asset):*

*There is a presumption that such NDHA's are retained unless there are very good reasons not to. Para 203. of the NPPF states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*

*In this instance there is a structural report submitted as supporting information. On past occasions I have vetted particularly questionable structural reports that have been written solely for the purpose of condemning historic buildings in order to aid future speculative development. In many cases the issues are nowhere near as bad as they are portrayed.*

*In light of the above, I visited the property and benefitted from an internal inspection also. The building indeed has issues of substantial sinking sub-floors (both suspended and solid) in the ground floor rooms. The shell of the building is on the whole in better structural condition than the internals, albeit evidence of remedial works having been carried out in the C20 pertaining to subsidence.*

*Like with most issues with buildings, they can be repaired, but this does come at a cost. The building is in need of full refurbishment in any case and the added cost of underpinning and rectifying the sunken floors will likely be substantial and probably unviable taking into consideration land values in the area. With this not being a listed building, an element of pragmatism has to be applied. In line with para 203. of the NPPF a balanced judgement is given.*

*Further consideration was given as to the setting of the NDHA and its surroundings. Had the building been one of a grouping of historic buildings that formed a character area, there would be greater concern over its loss. However, there has been much modern backland and infill development both surrounding and within the site during the latter parts of C20 and C21. This has resulted in a discordant variety of character and materials, in effect sterilising the setting of the host NDHA.*

*I do not say this lightly, however, I am of the view that there is little scope of this being brought back into good structural condition.*

*On the basis that it is a non-designated heritage asset, with high quality original fixtures and fittings, I would strongly suggest that a Level 3 Historic Building Recording condition is appended to any permission to demolish the NDHA, in accordance with Historic England's 'Understanding Historic Buildings A Guide to Good Recording Practice'.*

*Proposed Replacement Dwellings x 3:*

*As previously mentioned, the setting of the current house has been harmed by substantial modern development that lack a harmonious character. If the existing building is demolished, this will generally be the end of the historic character in the immediate vicinity. On that basis, other than the proposed designs being somewhat uninspiring and the number of large dwellings proposed being somewhat shoehorned, I have little to add on this matter.*

*Conditions:*

*Prior to demolition of the existing building a Level 3 Building recording shall be carried out in strict accordance with Historic England's 'Understanding Historic Buildings A Guide to Good Recording Practice'. Following the recording and production of the report, a copy shall be submitted to both the Local Planning Authority and the Fenland Archive Collection at Wisbech Library. Following submission to the stipulated standard, this condition will thereafter be discharged.*

## 5.10 Local Residents/Interested Parties

16 letters of objection have been received (four from residents of Creek Road, seven from residents elsewhere in March, with the remainder from outside the District) which are summarised below:

- Loss of trees
- Vehicle access issues
- Congestion
- Parking issues
- Narrow road/passing issues
- Safety issues/road not wide enough

14 letters of support have been received (two from residents of Creek Road, eight from elsewhere within March and the remainder from outside the District) which are summarised below:

- High quality development/homes
- Good location
- New turning area
- Lovely gardens

## 6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

## 7 POLICY FRAMEWORK

**National Planning Policy Framework (NPPF)**  
**National Planning Practice Guidance (NPPG)**  
**National Design Guide 2021**

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP9 – March

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry

extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy  
LP3: Spatial Strategy for Employment Development  
LP4: Securing Fenland's Future  
LP5: Health and Wellbeing  
LP7: Design  
LP20: Accessibility and Transport  
LP22: Parking Provision  
LP27: Trees and Planting  
LP28: Landscape  
LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Visual & Residential Amenity (Layout)**
- **Demolition of host dwelling (Non-Designated Heritage Asset)**
- **Means of Access**
- **Flood Risk**
- **Trees/Arboricultural**
- **Ecology**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 The site is located within the settlement of March which is identified within the Settlement Hierarchy as a Market Town. Market Towns are identified within Policy LP3 as the focus for housing growth, therefore, the principle of residential development is considered acceptable, in view of planning policy. It should be noted that this point of general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections.

### **Visual & Residential Amenity (Layout)**

- 9.2 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. This is further supported within Paragraph 126 of the National Planning Policy Framework 2021.
- 9.3 Section (h) relates to private amenity and states proposals must provide sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space.

- 9.4 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they do not adversely impact on the amenity of neighbouring users such as, noise, loss of privacy and loss of light etc.
- 9.5 In terms of layout, each of the three dwellings would occupy the same footprint and would have a maximum width of 14m x a maximum depth of 11m. Plot 1 would be in the northeast corner of the site; Plot 2 in the east side of the site and; Plot 3 in the southeast corner of the site. The proposed dwellings would each have a frontage towards the private drive and would benefit from open setbacks with generous rear amenities. Plot 3 would be served by a predominantly southside amenity area which is not objected to.
- 9.6 The application site is located 100m south of the streetscene of Creek Road and would be bounded by dense landscaping therefore, the site would be isolated from the main streetscene as such, impacts would be limited. Notwithstanding, the surrounding plots do not benefit from any uniformity in terms of size or built ratios and generally appear to be built in an ad-hoc basis. There are examples of neighbouring dwellings occupying a similar footprint to the proposed footprints. Considering this, coupled with the open areas adjacent the proposed dwellings, the proposal would not appear contrived and would not prejudice the surrounding pattern of development. The proposal would provide benefits in terms of surveillance and placemaking.
- 9.7 Whilst the existing garden space of `Nene House` contributes to the area by way of providing a visually open and undeveloped area this in itself would not exclude development of the site as the local area is built-up. The insertion of further dwellings will have a neutral impact overall.
- 9.8 Regarding private amenity, each dwelling would be provided with a generous garden and their size is in-keeping with the local character and so is not objected to. It is acknowledged the site would benefit from landscaping along the northeast and southwest boundaries, this would result in a large amount of tree cover on the gardens serving all three plots. Plot 1 would be isolated in the northeast corner of the site and with the presence of the adjacent tree cover coupled and the location of Plot 2 which is only 1.5m from the shared boundary, would result in adverse overshadowing of the rear garden serving Plot 1 which is objected to. Plots 2 & 3 would have a low hedgerow along the south boundary which would open the rear garden spaces to sun/daylight given the east-west orientation of the sun and so is not objected to. Further, it is acknowledged Plot 2 would back onto a tree line 4m from the rear elevation and Plot 3 would front onto a tree line 2m front the front elevation. These existing trees are dense and would significantly obscure potential views for future occupants. Coupled with the relatively close distances of Plot 2 & Plot 3 to these trees, the proposal would result in an adverse impact on the rear outlook of future occupiers of Plot 2 and the forward outlook of future occupiers of Plot 3 which is objected to.
- 9.9 It is acknowledged the driveway and parking area of Plot 2 would be sited 0.6m from the southeast elevation of Plot 1 which is extremely close. The general coming and goings of users/occupants and their vehicles into Plot 2, this close to Plot 1 would result in an adverse noise impact on the occupants and so is objected to.



- 9.10 The outlook of Plot 2 along its frontage would potentially be impacted by the presence of Plot 1 however, considering the orientation of Plot 2 towards the generally open shared access area and the removal of on-site trees, it is not considered to result in an adverse impact on outlook. Whilst the arrangement is not ideal, it is not objected to.
- 9.11 The applicant has submitted indicative plans illustrating the design of the dwellings as two-storey, detached, 4-bedroom family dwellings. Whilst the scale and appearance are reserved matters and are not for consideration at this stage, it is acknowledged there are detached forms of residential development within the local area of a comparable scale.
- 9.12 Owing to the layout, the proposal fails to accord with Local Plan Policy LP16.

### **Demolition of host dwelling (Non-Designated Heritage Asset)**

- 9.13 The host dwelling is considered to be a non-designated heritage asset. A large mid to late C19 farmhouse of high-quality construction and detailing.
- 9.14 There is a presumption that such Non-Designated Heritage Asset's (NDHA) are retained unless there are very good reasons not to.
- 9.15 Para 203. of the NPPF states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.
- 9.16 The Principal Conservation Officer visited the site and assessed Nene House and the surrounding context. concluding that there was objection to the proposed loss of the Non-Designated Heritage Asset (as set out within the comments reported above)

### **Means of Access**

- 9.17 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access and provide well designed car parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards as set out in Appendix A.
- 9.18 The applicant has outlined each dwelling would be served by 4-bedrooms and would benefit from a garage (indicative) and a driveway/parking area with a further shared permeable surface along the west boundary.
- 9.19 Regarding parking, Appendix A outlines the parking provision for a 4-bedroom dwelling is 3 spaces (including garages). Each dwelling would be able to meet this standard (tandem parking). Weight has been afforded to the site's location within a Market Town and so the parking provision is not objected to.
- 9.20 Regarding access, the CCC Highways consultee objected to the application and provided the following comment. *'The existing access onto Nene House is circa 3m – 3.5m in width for a length in excess of 100m. This does not provide enough room for two vehicles to pass, nor does it provide enough room for safe overtaking*

*of pedestrians, cyclists, prams, wheelchairs etc. There is a material risk that vehicles would on occasion need to reverse out of the site, endangering other road users, namely pedestrians along Creek Road.*

*Any internal passing would likely need to utilise private driveways which are outside of the application boundary.*

*While the access is existing, it is not suitable for intensification. The neighbouring planning history demonstrates that individual dwellings (or a pair) have been permitted in the past, but the intensification associated with a further three additional units (33% increase in number of dwellings served) in absence of appropriate mitigation is unacceptable in highway safety terms`.*

9.21 The recommending planning officer agrees with the recommendation from the CCC Highways consultee.

9.22 Owing to the layout, the proposal fails to accord with Local Plan Policy LP15.

### **Flood Risk**

9.23 The applicant has submitted a Flood Risk Assessment (FRA) as the site relates to an area at risk of flooding.

9.24 The location of the proposed dwellings lie within Flood Zone 1 (low risk). It is acknowledged the only area within Flood zone 2/3 (high risk) is the existing access (less vulnerable) and so no robust sequential or exception tests are required. Matters such as surface and foul water disposal can be addressed via a suitable planning condition.

9.25 As such there are no matters arising with regard to Policy LP14 in respect of flood risk.

### **Tree/Arboricultural**

9.26 The applicant has submitted an arboricultural impact assessment and preliminary method statement detailing the impact on the tree population and methodology for the safe retention of trees.

9.27 The Tree Officer consultee has reviewed the proposal and has no objection. A landscape scheme including replanting of trees must be included to ensure continuity of tree cover. This can be controlled via a condition, for any approval.

### **Ecology**

9.28 The applicant has submitted an Ecological Appraisal with regards to the impact on bats.

9.29 The ecology consultee has not provided a comment. Further ecology matters could be controlled via a condition(s), for any approval.

## 10 CONCLUSIONS

- 10.1 The proposed development would adversely harm the amenity of future occupants and the highway safety of Creek Road. The proposed development would conflict with local and national planning policies.

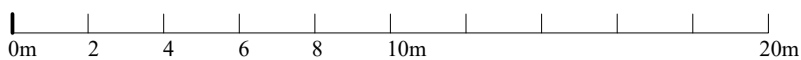
## 11 RECOMMENDATION

**Refuse;** for the following reasons:

|   |   |
|---|---|
| 1 | The proposal would fail to provide a suitable private amenity space for the future occupants of Plot 1, would fail to provide adequate rearward outlook for the future occupants of Plot 2, would fail to provide adequate forward outlook for the future occupants of Plot 3, and the location of the driveway and parking area serving Plot 2 would result in adverse noise impacts on the future occupants of Plot 1. As such, the proposal fails to accord with Policy LP16 of the Fenland Local Plan 2014. |
| 2 | The proposal would result in intensification of the existing access as vehicles cannot pass each other and would need to reverse onto Creek Road. In the absence of appropriate mitigation, the proposal would fail to provide a well-designed, safe and convenient access and therefore, would prejudice the highway safety of Creek Road. As such, the proposal fails to accord with Policy LP15 of the Fenland Local Plan 2014.  |



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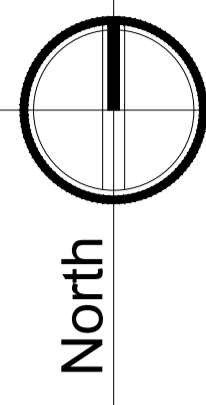


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ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2015 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

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**KEY TO SYMBOLS**

- New turning head formed, capable of taking 12.5 tonne fire appliance and turning
- Private parking/drives to be formed with permeable block paving in herringbone pattern to approval of Local Authority.
- Indicative paths and patios
- Outline of Nene House to be demolished

- Existing trees to be retained/ off-site trees. (To be read in conjunction with Hatden's Arboricultural Consultants Report)
- Existing trees to be carefully removed shown dotted.
- Existing Privet Spp Elder hedge to be retained to boundary. Refer to Hatden's Arboricultural Consultants Report)
- Timber fencing to be agreed with Local Authority

**Biodiversity enhancements key**

- Proposed hedgehog homes as per recommendations in Hillier Ecology Report
- Proposed House Sparrow Nest Box in accordance with recommendations in Hillier Ecology Report
- Proposed House Martin Nest Box in accordance with recommendations in Hillier Ecology Report
- Proposed Swift Nest Box in accordance with recommendations in Hillier Ecology Report
- Proposed Bat box in accordance with recommendations in Hillier Ecology Report



L Bevens Associates Architects Ltd  
 The Doghouse  
 10 Cricketers Way  
 Chatteris  
 Cambridgeshire  
 PE16 6UR  
 Tel: 01354 693969  
 Mob: 07739 562818  
 Email: enquiries@lbevens-associatesltd.co.uk  
 Web: www.lbevens-associatesltd.co.uk

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CLIENT  
 Executors of Mr E Vawser

PROJECT  
 Re-development of Nene House, Nene Parade, March, Cambridgeshire

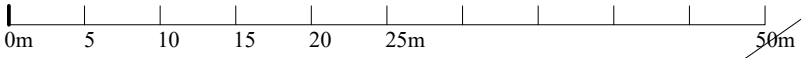
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REVISION

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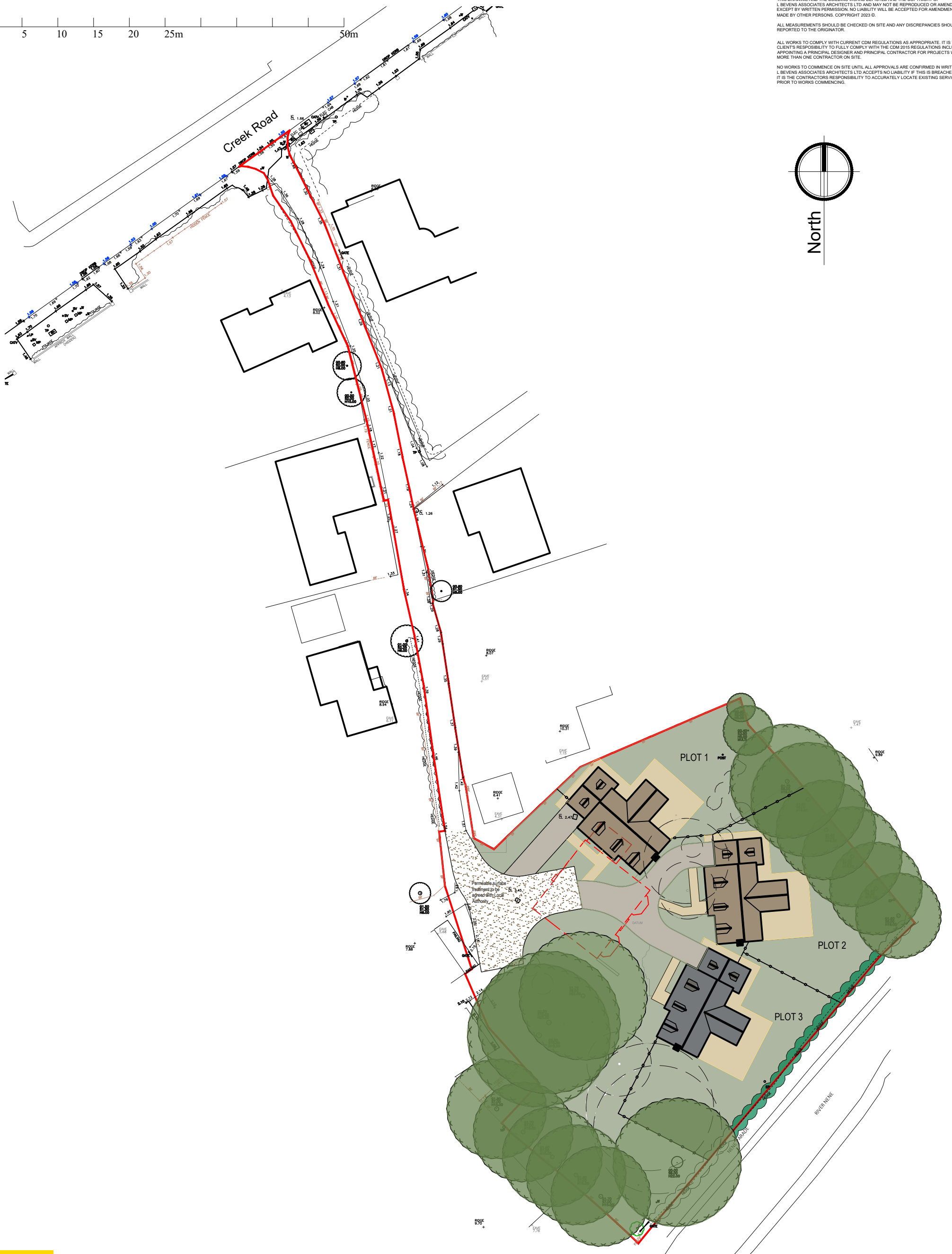
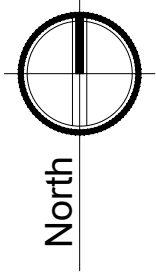


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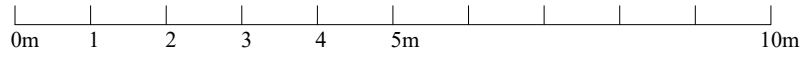
**L BEVENS ASSOCIATES LTD ARCHITECTS**  
 10 CRICKETERS WAY, CHATTERIS, CAMBS. PE16 6UR  
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Re-development of Nene House, Nene Parade, March, Cambridgeshire  
 Project Executors of Mr E Vawser

Proposed Block Plan

| Rev                   | Scale      | Date      | Drawn    | Checked |
|-----------------------|------------|-----------|----------|---------|
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Scale: 1:100



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Illustrative Front Elevation



Illustrative Side Elevation




Illustrative Rear Elevation

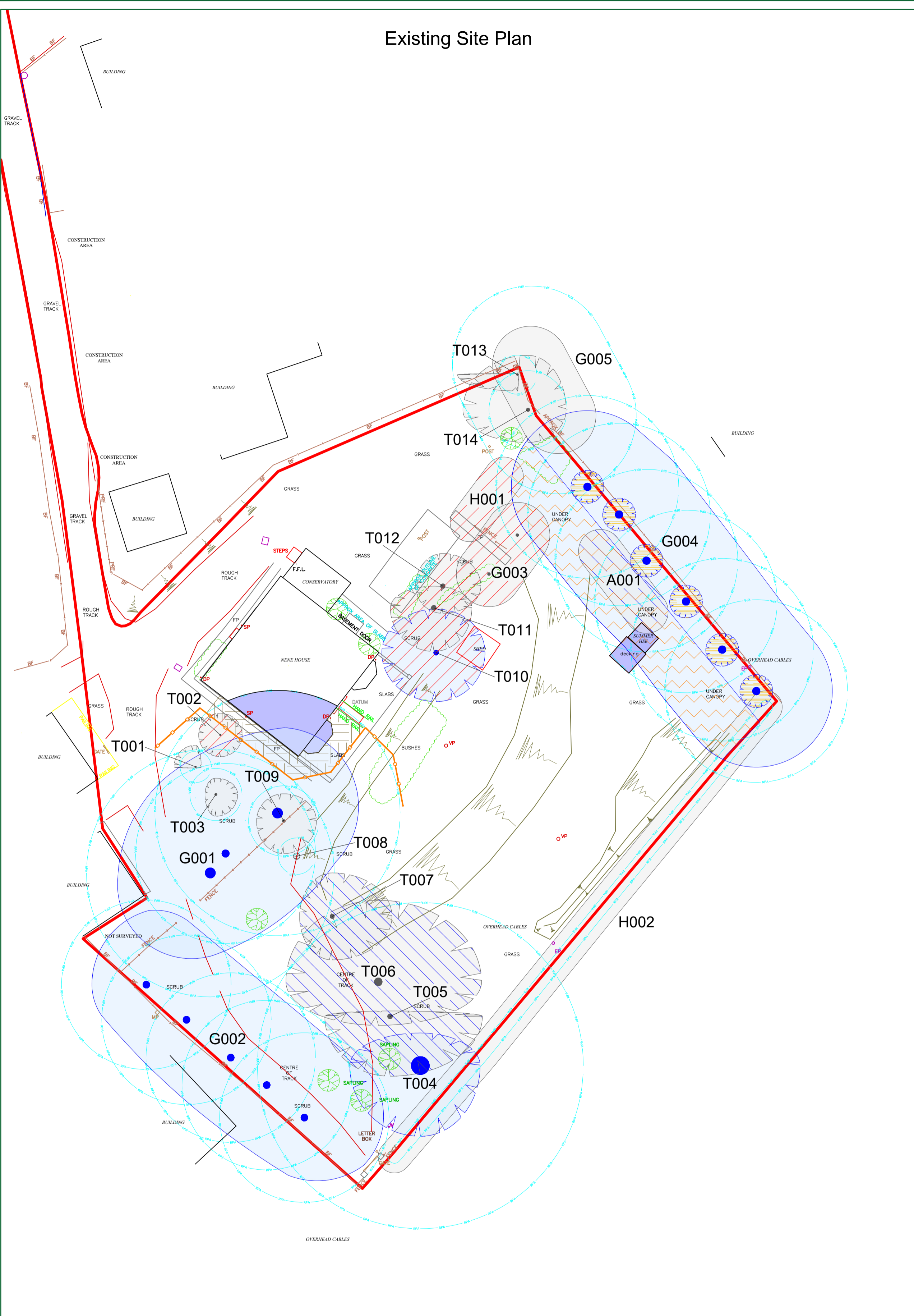


Illustrative Side Elevation

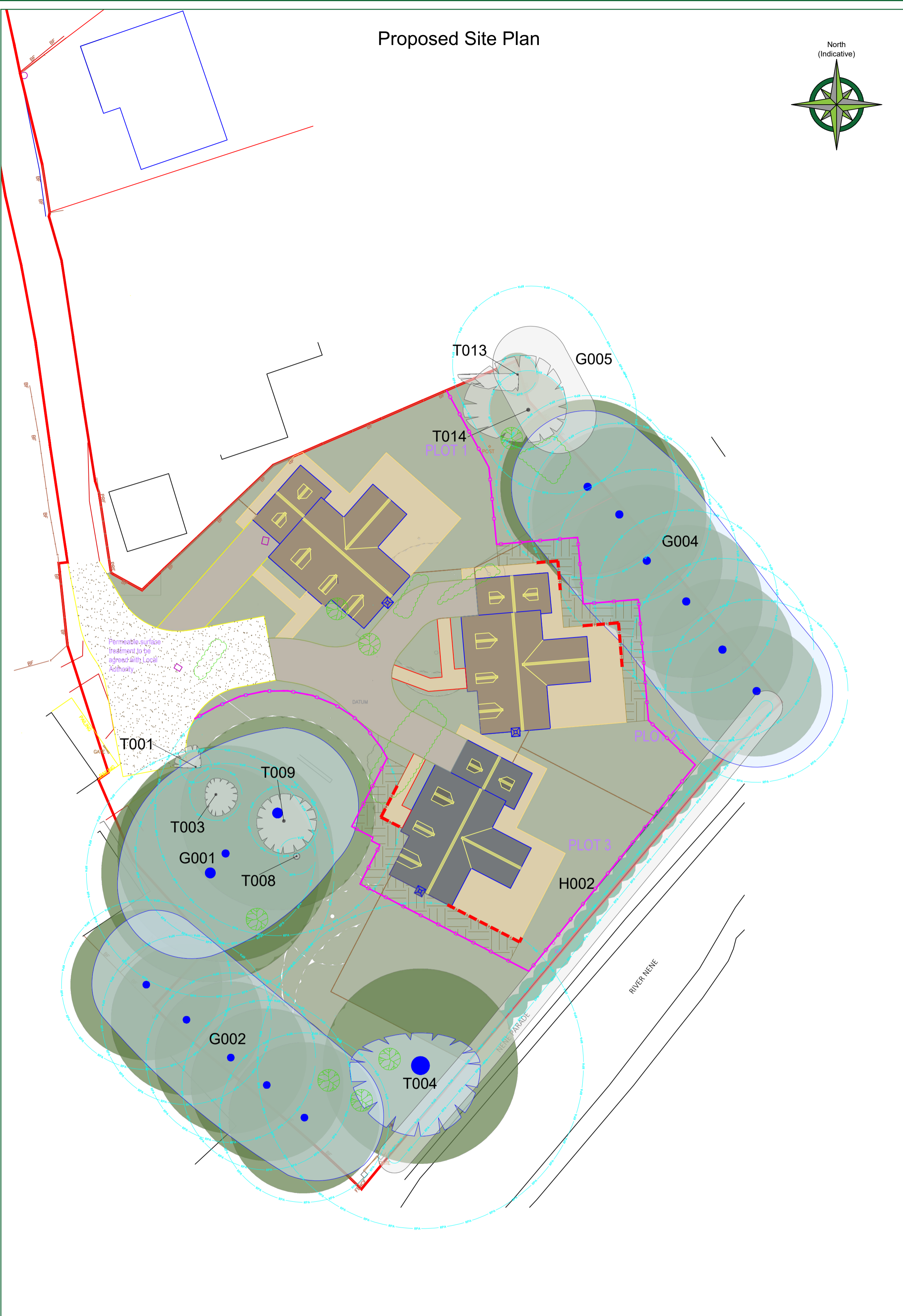


|  |   |   |          |                     |                   |              |         |
|--|---|---|----------|---------------------|-------------------|--------------|---------|
| <b>L BEVENS ASSOCIATES LTD</b><br><b>ARCHITECTS</b><br>The Doghouse, 10 Cricketers Way, Chatteris, Cambridgeshire. PE16 6UR<br>Tel: 01354 693969  Mob: 07739 562818 | Re-development of Nene House, Nene Parade,<br>March, Cambridgeshire<br>Project Executors of Mr E Vawser | <b>ILLUSTRATIVE Elevations</b>          |          | Scale<br>1:100 @ A3 | Date<br>Nov. 2022 | Drawn<br>L B | Checked |
|  |   | Drawing Number<br>CH22/LBA/616/OP-1-103 | Revision | Title               |                   |              |         |

Existing Site Plan



Proposed Site Plan

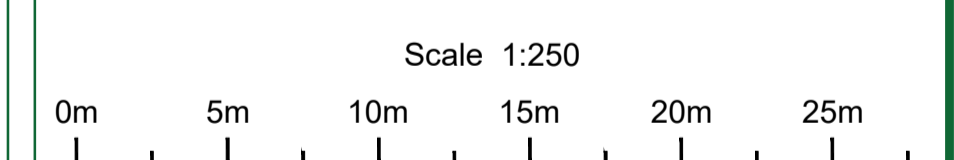


CATEGORY AND DEFINITION

| Trees unsuitable for retention       |  |
|--------------------------------------|--|
| Category U                           | Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years    |
| Trees to be considered for retention |  |
| Category A                           | Trees of high quality with an estimated remaining life expectancy of at least 40 years   |
| Category B                           | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years   |
| Category C                           | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm |

LEGEND

|  |   |
|--|---|
|  | Existing Tree/Feature BS 5837:2012 Category B   |
|  | Existing Tree/Hedge to be crown lifted to allow for development                                 |
|  | Existing Tree/Hedge to remove epicormic growth  |
|  | Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B            |
|  | Existing Tree/Feature BS 5837:2012 Category C   |
|  | Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C            |
|  | Tree/Landscape Feature to be removed as part of landscape improvement (Allied to development)   |
|  | Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012        |
|  | Line of proposed Root Pruning   |
|  | Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference |
|  | Line of proposed protective barrier BS 5837:2012 (Demolition phase)                             |
|  | Line of proposed temporary protective barrier   |
|  | Area of temporary Ground Protection   |
|  | Area of specialised foundations   |



|   |                               |
|---|-------------------------------|
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| 5 Moseleys Farm Business Centre<br>Fornham All Saints,<br>Bury St Edmunds<br>Suffolk IP28 6JY |                               |
| Head Office: 01284 765391   | Southern Office: 01722 657423 |
| www.treesurveys.co.uk   | Email: info@treesurveys.co.uk |
| Client:<br>L. Bevens Associates Ltd.  | Drawing Title:<br>Prelim AIA  |
| Site:<br>Nene House, Creek Road, Nene Parade,<br>March, Cambridgeshire, PE15 8RD              |                               |
| Date:<br>13/12/22   | Drawn By:<br>HvB              |
| Scale:<br>1:250 (A1)  | Checked By:<br>AT             |
| Cad File Ref:<br>CII/Pro19847-D-AIA   | Drawing No:<br>9847-D-AIA     |
|   | Rev:<br>-                     |

|  |          |     |  |
|--|----------|-----|--|
| -  | 13/12/22 | HvB | Based on Site Focus Surveys drg no. SFS-408BEV-1-1/2-2D & L Bevens Associates Architects Ltd drg no. CH22/LBA/616/OP-1-101 |
| Rev:   | Date:    | By: | Revision:  |
| The position, condition, and dimensions of the trees are based on a site survey undertaken on 06/10/22 |          |     |  |
| "The original of this drawing was produced in colour - a monochrome copy should not be relied upon"    |          |     |  |

**NOTE:**  
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.