
F/YR25/0378/O

Applicant: Mr A Love

**Agent: Mr Gareth Edwards
Swann Edwards Architecture Limited**

Cherryholt Farm, Lewis Close, March, Cambridgeshire PE15 9SX

Erect up to 9 x dwellings involving the demolition of existing agricultural buildings (outline application with all matters reserved)

Officer recommendation: Refuse

1 EXECUTIVE SUMMARY

- 1.1 This application seeks outline permission for up to 9 dwellings on land that is identified as part of the West March Strategic Allocation and will be accessed from Lewis Close, a cul-de-sac. The existing farmhouse is outside of the site and does not form part of this application.
- 1.2 The principle of developing this site for residential purposes is firmly established by Policies LP3, LP7 and LP9 of the Fenland Local Plan and the proposal would not conflict with the approved West March Broad Concept Plan.
- 1.3 However, the application includes insufficient information to determine whether the proposed development can be accessed in an acceptable and safe manner to prevent a detrimental impact upon highway safety, or to demonstrate that accessing the site would not result in a detrimental impact upon the amenity of the occupants of Cherryholt Farmhouse in respect of light, noise and vibration from vehicles, as well as a loss of privacy from these vehicle movements and pedestrians being in close proximity to the dwelling.
- 1.4 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is an existing dwelling which lies at the end of Lewis Close, a small residential cul-de-sac approximately 1km to the southwest of March town centre. Lewis Close is at the end of Cherrywood Avenue, which is also a residential cul-de-sac consisting of a variety of single and two storey mid-to-late twentieth century dwellinghouses.
- 2.2 The application site consists of an existing dwelling, Cherryholt Farm, and associated stables and outbuildings. To the north and west of the existing farm buildings is open countryside, some of which is included as part of the application site, and to the south of the site is an established hedgerow which acts as a field boundary with the farmland to the south, which is outside of the proposal site.

3 PROPOSAL

- 3.1 The application seeks outline planning permission with all matters reserved for the erection of 9 no. dwellings following the demolition of the existing agricultural buildings on site.
- 3.2 The application is supported by an indicative site layout plan showing 9 dwellings clustered around an access road which will extend the existing cul-de-sac of Lewis Close to the west. This spine road is proposed to connect with the existing access point from Lewis Close and will run past the farmhouse, Cherryholt Farm, which is proposed to be retained.
- 3.3 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

23/0081/PREAPP	Erection of 9 dwellings	General advice given	January 2024
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5 CONSULTATIONS

5.1 March Town Council – 03.06.2025

Approval, subject to the provision of satisfactory water attenuation measures, retention and effective maintenance of the culvert and the conditioning of the use of the narrow access-way for construction traffic during demolition.

5.2 FDC Ecology – 15.05.2025

The Ecology surveys undertaken to inform the application have been undertaken by suitably qualified ecologists and to appropriate standards. No further surveys need to be undertaken prior to deciding the application.

Impacts on Designated Sites and Notable Habitats

The proposals will not affect any sites designated for their nature conservation value and will not affect any notable habitats. Impacts on Notable Species Bats Although the surveys have assessed the buildings to be demolished as having negligible potential to support roosting bats, bats are mobile and cryptic in their habits and can turn up in unlikely places. I would advise the applicant that if bats are encountered at any time during the course of any approved works, works must cease, and advice sought from a suitably qualified person about how best to proceed. All UK bats and their resting places carry a high level of legal protection. This advice could be offered as an informative for any permission which may be granted to the application.

Barn Owls

There were signs of roosting Barn Owls within buildings scheduled for demolition. Barn Owls carry a high level of legal protection and are a Priority species for conservation. As part of any future landscaping plans for the site alternative provision for Barn Owls will need to be made (e.g. Barn Owl boxes installed nearby). Detailed landscape plans should form part of any Reserved Matters application.

Biodiversity Net Gain

I would accept that the development could achieve the required 10% net gain in Biodiversity on-site through new landscaping, particularly new and replacement tree planting. I would advise that the statutory Biodiversity Gain Condition should be applied to any permission which may be granted to the scheme, to require the submission of a detailed Biodiversity Gain Plan. I would not regard the on-site biodiversity provision to be significant, and therefore landscape management need not be secured for 30 years. Nevertheless, a detailed landscape creation and management plan should be required to be provided as part of any future Reserved Matters application.

Nesting birds

Informative: no vegetation clearance or building demolitions required to facilitate the development should commence during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person. All nesting birds their eggs and young are legally protected under the terms of the Wildlife and Countryside Act 1981 (as amended).

5.3 FDC Ecology (additional comment) – 17.05.2025

No objection, subject to the imposition of a condition relating to contaminated land assessment being submitted prior to the commencement of development and a Construction Environmental Management Plan (CEMP).

5.4 Archaeology – 19.05.2025

Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a condition.

5.5 Highways – Update 03.12.2025:

Further to the revised drawing being submitted and our conversation I have the following comments:

This is an Outline Application with all matters reserved therefore the access is not to be decided or approved at this time. Any decision or further comments made on this site by the LHA will be completed during the next stage of the application. Therefore I have no further comments as the applicant has not provided the information I sought in order to make an informed decision and provide the advice needed to propose a suitable access. Should the access not be acceptable to the LHA an objection might be given by the LHA at a later date.

In summary, the drawings do not detail the existing highways or development access details as previously stated. As such we will seek this information at a later stage. This includes the redline line works area boundary and land ownership information.

5.6 Highways – 05.06.2025

I have no objections to the principal of the development. However, additional and amended information is required to enable the Local Highway Authority (LHA) to

establish whether the proposal would be considered acceptable, and what conditions may be required to mitigate the impact of the development on the public highway.

- 1. I cannot find a Red Line Boundary or Blue Line Land Ownership Plan within the application that shows the area of the application site against the indicatively proposed highways access. Continued below:*
- 2. No dimensions / widths have been shown on the indicative roads / footways either at the access or within the site. As such I cannot confirm if the access would be acceptable where it meets the highway. From an initial review there is a pinch point which is only wide enough for a single vehicle. It therefore does not appear that there is sufficient room for a shared use access, which should be 5m wide for a minimum of 10m into the site. Also, although shown as remain private what width the internal carriageway would be? Whilst this info is not required for an Outline Application with all matters reserved consideration should be given to refuge collection and residents accessibility.*

Comments

The development benefits from an existing access with the highway, both vehicle and pedestrian. There is good footway and road links to Lewis Close which has no parking restrictions. I have no objection to the principal of the development; however, it should be established at this stage in the planning process if safe and practical access can be achieved as so not to negatively impact Lewis Close.

5.7 Local Residents/Interested Parties

A total of 4 no. letters have been received from residents of Burrowmoor Road, Lewis Close, Grove Avenue and Cherrywood Green, March. Two of the letters object to the proposal, whilst the other two state facts, raising the following points:

Comments	Officer Response
Existing culvert will not cope (drainage).	See 'Drainage and Flood Risk' section of report
Land is part of a deceased estate. Agricultural right of way across the land and tenancy agreement on barns.	Not material planning considerations
Traffic impact.	See 'Highways' section of report
Lewis Close would be a tight junction and also would result in overspill parking.	See 'Highways' section of report
Dust and asbestos.	Will be covered by a CEMP condition
Overhanging trees.	See 'Landscape' section of report

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context
Identity
Built Form
Movement
Nature
Uses
Homes and Buildings

7.4 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
LP4 – Housing
LP5 – Meeting Housing Need
LP7 – Urban Extensions
LP9 – March
LP13 – Supporting and Managing the Impact of a Growing District
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
LP19 – The Natural Environment

7.5 March Neighbourhood Plan 2017

H2 – Windfall Development
H3 – Local Housing Need

7.6 Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

7.7 Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Principle of Development**
- **Highway Impact**

- **Flood Risk and Drainage**
- **Design, Character and Appearance**
- **Residential Amenity**
- **Landscape**
- **Ecology**
- **Archaeology**
- **Pollution and Contamination**
- **Other Matters**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within Fenland District, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development. In this policy March is classified as a Market Town, where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place. The site is considered to fall adjacent to the built-up settlement of March and therefore the broad principle of developing this site for housing is therefore considered to be in accordance with Policy LP3 of the Fenland Local Plan.
- 9.2 Notwithstanding the fact that the location of the site establishes that it is suitable for residential development when assessed against Policy LP3 of the Local Plan, it also lies within the area of the West March Strategic Allocation, which allocates the land west of March for around 2,000 dwellings, as defined by Policy LP9 of the Fenland Local Plan and provided for by Policy LP7 of the Local Plan. Policy LP7 states that the urban extensions must be planned and implemented in a coordinated manner, 'through an agreed overarching broad concept plan, that is linked to the timely delivery of key infrastructure'. The policy then continues 'With the exception of inconsequential very minor development, proposals for development within the identified growth locations which come forward prior to an agreed broad concept plan being produced will be refused'.
- 9.3 West March has an approved broad concept plan, which was approved by Planning Committee on 14th July 2021. The broad concept plan identifies part of this site for residential development, with the existing overhead power line continuing to run from southwest to northeast across the western section of the site, as indicated by the indicative layout submitted with this application. Therefore, as a result of this proposal, the broad concept plan would remain unaffected, as there are no further requirements from this parcel in order to implement the West March allocation in accordance with the broad concept plan.
- 9.4 In addition, this parcel is self-contained and discrete and as such would accord with the statement in Policy LP7 that allows for inconsequential very minor development, which this site would be due to it not forming a central part of the West March development. It is therefore considered that the principle of developing this site for residential use is therefore acceptable in respect of policies LP3, LP7 and LP9 of the Local Plan.
- 9.5 This application is for outline planning permission with all matters reserved. Therefore, detailed matters concerning access, appearance, landscaping layout and scale of the proposal are deferred to reserved matters stage. However, the

following sections of this report consider the material elements of the proposal pertinent to the outline permission.

Highway Impact

- 9.6 The site is located to the immediate west of the town of March and is proposed to be accessed from Lewis Close, although the details of this are indicative as access is a reserved matter. Lewis Close is a cul-de-sac which itself is accessed from Cherrywood Avenue, another cul-de-sac which connects to Burrowmoor Road, which is one of the main roads into March town centre. As such, this proposal would add an additional 9 dwellings onto an existing cul-de-sac.
- 9.7 The site is adjacent to Cherryholt Farmhouse, which is outside of the red line of this application and is proposed to be retained. The rest of the farm buildings are included within the red line and would be demolished to provide access into the site. An indicative site layout has been provided with the application which shows the carriageway of Lewis Close continuing into the proposed development. No continuation of the footways of Lewis Close into the development site are shown, although there may be potential for this.
- 9.8 Due to the retention of Cherryholt Farmhouse the geometry of the proposed carriageway into the site appears to be awkward, resulting in a chicane on the proposed access road. The access plan demonstrates that the carriageway would be 7.9 metres at the entrance to the site and would narrow to 5 metres once within the site. The plans are indicative and the Local Highways Authority has acknowledged this. However, the Local Highways Authority confirms that the applicant has not provided sufficient information regarding the access to make an informed decision regarding whether a suitable access could be achieved.
- 9.9 The drawings provided do not detail the existing highways or development access details and therefore it is considered that the proposal lacks sufficient detail to approve, notwithstanding that access is a reserved matter. As applied for the access can only be in one location and is constrained in terms of where it can be delivered and the form which it can take. As such any more detailed future application is unlikely to be able to deliver any access arrangement which differs significantly from that indicatively shown. The proposal does not include suitable details to demonstrate safe access and egress to and from the site and it cannot be confirmed that this could be resolved at reserved matters stage. It is therefore considered that the proposal fails to comply with Policy LP15 of the Fenland Local Plan and Paragraph 116 of the NPPF in that the details submitted are insufficient and do not demonstrate safe access into and out of the proposed development.

Flood Risk and Drainage

- 9.10 The site lies within Flood Zone 1, the lowest risk area for fluvial flooding. However, the Environment Agency dataset does identify some risk of surface water flooding along the northern boundary of the site and further to the west. No Flood Risk Assessment has been submitted as part of this outline proposal, but a condition will be implemented to ensure that matters of surface water flooding are addressed at reserved matters stage.
- 9.11 The Internal Drainage Board (IDB) has been consulted as part of this application but has not responded. An objection to the proposal has been received from a neighbouring resident who raises concerns that the existing culvert will not be able to cope with the additional surface water generated from the site, should

permission be granted. As this application is outline in nature, with all matters reserved, a proposed layout that can be assessed for drainage purposes has not been submitted.

- 9.12 The indicative layout submitted as part of this application does not demonstrate a proposed attenuation pond or any SuDs features and measures how to manage surface water on site will be required at reserved matters stage. Therefore, a Drainage Strategy will be required as part of the reserved matters application in order to ensure that surface water is fully addressed and that the culvert, wider site and surrounding land is not detrimentally affected by surface water run-off from this site in future, in accordance with Policy LP14(B) of the Fenland Local Plan 2014.

Design, Character and Appearance

- 9.13 The proposed development is in outline only and all matters are reserved for future consideration. The application is accompanied by an indicative Site Layout Plan and a Design and Access Statement. The indicative layout shows that the site could potentially accommodate 9 dwellings with a mix of housetypes including detached, semi-detached and terraced dwellings fronting onto a private access road accessed from Lewis Close and retaining some existing trees and proposing new along the access road.
- 9.14 The dwellings will each have parking for 2 cars clear of the highway and will have private rear gardens. No examples of housetypes, elevations, scale of dwellings or materials are proposed at this stage. The indicative layout therefore demonstrates that this site could provide for up to 9 dwellings accessed from a private drive and could achieve a design and layout which would comply with Policy LP16 of the Fenland Local Plan. In addition, the layout would create a discrete development which would accord with the West March Broad Concept Plan in that it would be a residential development in the R12 parcel, albeit it would be accessed from Lewis Close as opposed to from the wider West March development.

Residential Amenity

- 9.15 Policy LP16 of the Fenland Local Plan requires new development that 'does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light'. It also requires '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'.
- 9.16 It is considered that an acceptable layout for this site, along with appropriately designed dwellings, would ensure that there is no detrimental impact upon the amenity of existing residents of the dwellings to the east of the site. The site is large enough to ensure that both distances between proposed and existing dwellings and those proposed will ensure that there is no detrimental impact by virtue of overlooking or loss of light, although this will need to be confirmed at reserved matters stage.
- 9.17 The indicative access layout suggests that the proposed private drive could potentially result in a detrimental impact upon occupants of Cherryholt Farmhouse, as vehicles and pedestrians accessing the site would head directly towards the front elevation of the dwelling, potentially causing disturbance and loss of privacy, especially from vehicle headlights at night, and vehicles would also drive very

close past the southern (side) elevation of the farmhouse, again causing disturbance to the occupants of the dwelling. Whilst access is a reserved matter, as is layout, the indicative plan demonstrates there are few alternatives but to access the site from Lewis Close, which would inevitably result in detriment to the occupants of the farmhouse.

- 9.18 In terms of amenity space for the individual dwellings, the indicative layout proposes 9 plots which would have a minimum of a third of the curtilage set aside as private amenity space. However, whilst the indicative layout could be acceptable for the proposed plots the impact upon Cherryholt Farm from vehicles is a concern. Therefore it is considered that the proposal fails to accord with criteria (e) and (h) of Policy LP16 of the Fenland Local Plan in respect of amenity.

Landscape

- 9.19 Landscape is a reserved matter and therefore little detail has been provided at this stage although a number of existing trees are proposed to be retained on site, the access road is proposed to be lined with new trees and each dwelling will have a private rear garden. A Tree Survey has been submitted with the application, but due to the application being in outline form only the application does not confirm which trees are to be removed to facilitate this development.
- 9.20 However, the Design and Access Statement clarifies that only those trees which are category 'C' will be removed. This would result in the retention of six trees on site and the removal of twelve category 'C' trees which are considered to be in poor condition or are self-set and of no overall significance. No objections to the removal of the category 'C' trees have been received. However, one neighbouring resident has raised concerns with trees overhanging their property. As part of the Tree Survey it has been identified that these trees are poor quality category 'C' trees and would be removed. It is considered that new landscape planting could be achieved at reserved matters stage to mitigate the loss of the category 'C' trees and therefore the proposal accords with Policy LP16 in terms of criteria (c) and (i).

Ecology

- 9.21 Policies LP16 and LP19 of the Fenland Local Plan seek to conserve and enhance the 'biodiversity and geological interest of the natural environment throughout Fenland'. A Baseline Habitat Survey has been submitted as part of this application and Fenland District Council's Ecologist has been consulted on the submission. The Ecologist confirms that no further surveys are required to be undertaken prior to determining the application. In addition, the Ecologist confirms that the proposals will not affect any sites designated for their nature conservation value and will not affect any notable habitats.
- 9.22 It is confirmed that there were signs of roosting Barn Owls within buildings scheduled for demolition. Barn Owls carry a high level of legal protection and are a Priority species for conservation. As part of any future landscaping plans for the site alternative provision for Barn Owls will need to be made (e.g. Barn Owl boxes installed nearby). Detailed landscape plans will be required at reserved matters stage.
- 9.23 An informative is proposed to clarify legal protection for nesting birds.
- 9.24 With the imposition of the abovementioned conditions the proposal is considered to accord with policies LP16 and LP19 of the Fenland Local Plan in respect of

ecology.

Archaeology

- 9.25 The proposed development is located in an area of high archaeological potential towards the southwest of March. Cambridgeshire County Council Archaeology has been consulted on the application and confirm that there is no objection to development from proceeding in this location; however the site should be subject to a programme of archaeological investigation secured through the inclusion of a condition.

Pollution and Contamination

- 9.26 Policy LP16 of the Fenland Local Plan contains criteria (e) and (l) which seeks to ensure that new development does not adversely affect the amenity of neighbouring users as a result of noise or light pollution, emissions, contamination, odour and dust, vibration, landfill gas and protects from water body deterioration. Fenland District Council's Environmental Health Officer has been consulted on the application and advises that the proposal is unlikely to have a detrimental effect on local air quality or adversely impact the local amenity due to excessive artificial lighting. However, a contaminated land condition is required, should permission be granted.
- 9.27 In addition, a Construction Environmental Management Plan (CEMP) is required to ensure protection to the amenity of existing nearby residents during the demolition and construction phases. Should permission be granted it is considered appropriate that both conditions are imposed in order that the development complies with Policy LP16, notwithstanding the concerns raised by a neighbouring resident regarding dust, odour and the potential for asbestos to be present in the existing buildings on site.

Other Matters

- 9.28 A neighbouring resident has raised concerns regarding the land being part of a deceased estate. There is also an agricultural right of way across the land and tenancy agreement on the barns. None of these are material planning considerations and are instead dealt with under other legislation and not the Town and Country Planning Act (as amended) 1990.

Biodiversity Net Gain (BNG)

- 9.29 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.30 Fenland's Ecologist has assessed the submitted information and concludes that the development could achieve the required 10% net gain in Biodiversity on-site through new landscaping, particularly new and replacement tree planting. The statutory Biodiversity Gain Condition should therefore be applied to any permission which may be granted to require the submission of a detailed Biodiversity Gain Plan. The required on-site biodiversity provision will not be significant and therefore landscape management need not be secured for 30 years. Nevertheless, a

detailed landscape creation and management plan should be required to be provided as part of any future Reserved Matters application.

- 9.31 In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

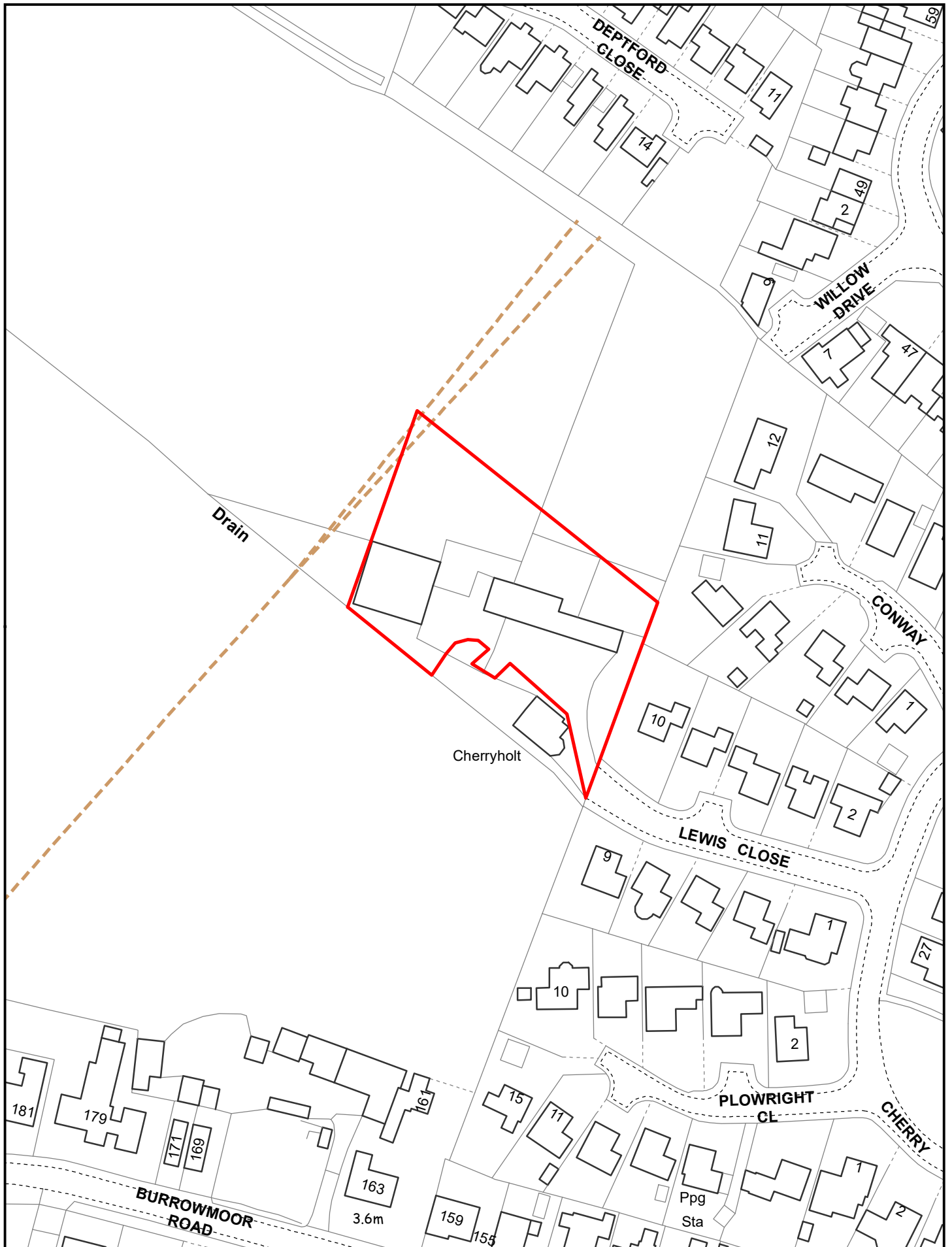
10 CONCLUSIONS

- 10.1 It is considered that the principle of developing this site for residential purposes is firmly established by Policies LP3, LP7 and LP9 and the proposal would not conflict with the approved West March broad concept plan. However, whilst the development proposed is in outline only, there is insufficient information to determine whether the site could be accessed in a safe and acceptable manner.
- 10.2 The submitted information demonstrates that up to 9 dwellings could be accommodated on this site without having detriment to future residents of the development. However, it is considered that the indicative layout would result in a detrimental impact upon the occupants of Cherryholt Farmhouse as a result of the proximity in which vehicles will pass the dwelling. As such, the development is considered to conflict with Paragraph 116 of the NPPF and Policies LP15 and LP16 of the Fenland Local Plan 2014.

11 RECOMMENDATION

Refuse; for the following reason:

1	The application, as submitted, includes insufficient information to determine whether the proposed development can be accessed in an acceptable and safe manner to prevent a detrimental impact upon highway safety, or to demonstrate that accessing the site would not result in a detrimental impact upon the amenity of the occupants of Cherryholt Farmhouse in respect of light, noise and vibration from vehicles, as well as a loss of privacy from these vehicle movements and pedestrians being in close proximity to the dwelling. The proposal is therefore contrary to Paragraph 116 of the NPPF and Policies LP15 and LP16 of the adopted Fenland Local Plan.
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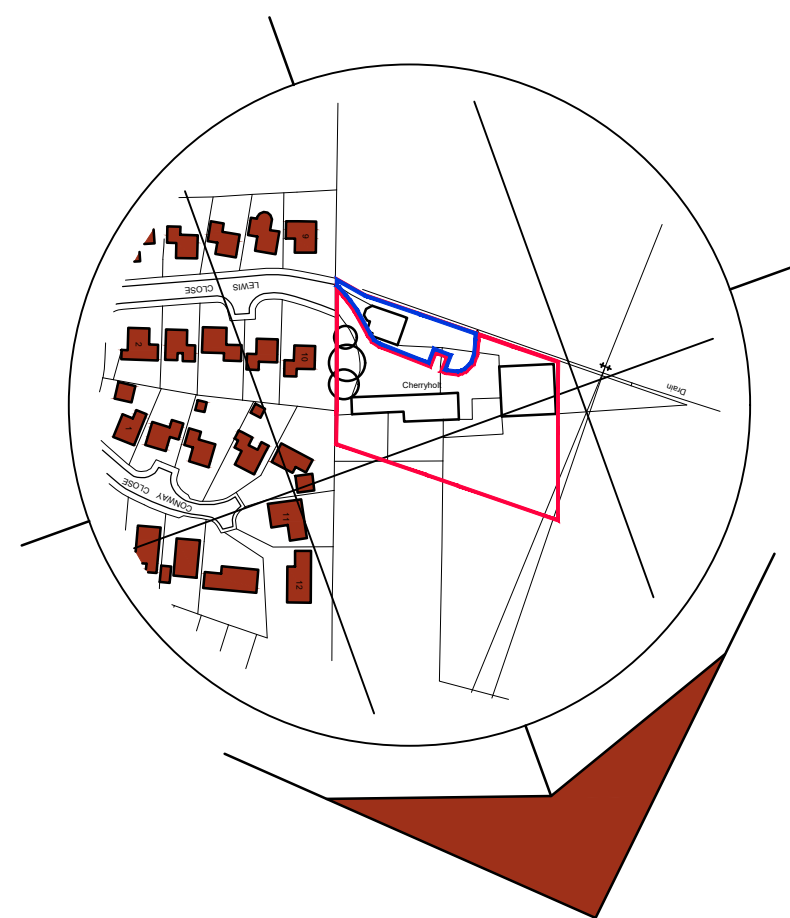
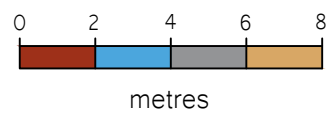
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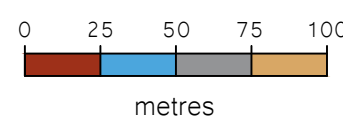
Fenland District Council



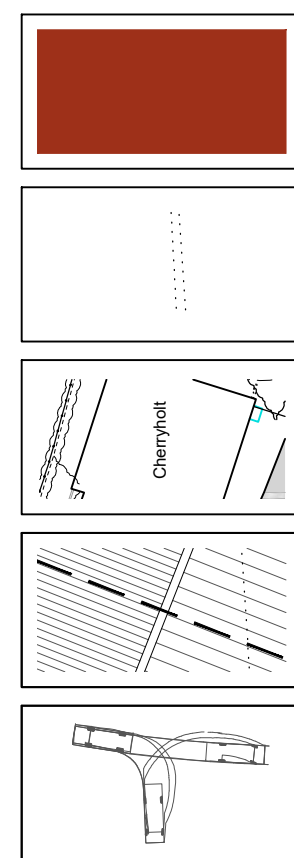
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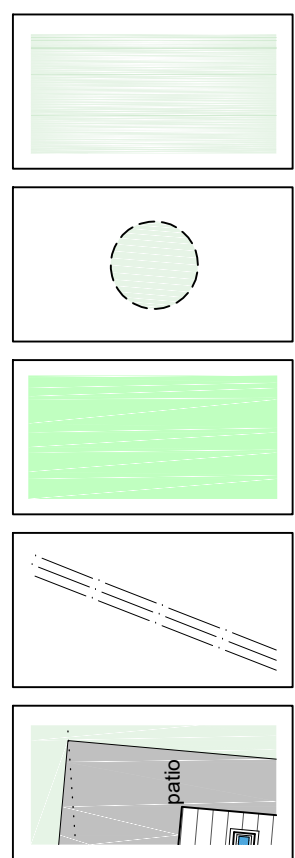
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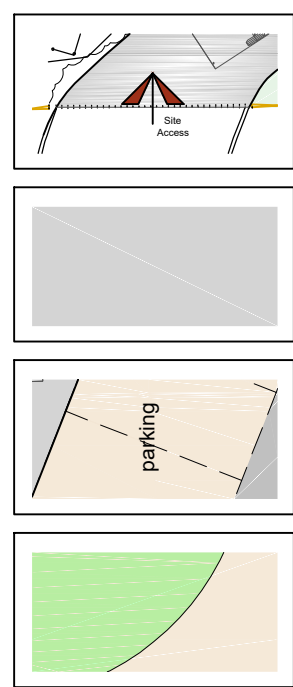
SITE PLAN KEY



- Indicates neighbouring properties taken from os map
- Indicates existing structure to be demolished
- Indicates existing host property
- Proposed dwellings
- Indicated proposed pantician turning



- Indicates existing trees
- Indicates approximate root protection areas for existing trees
- Indicates proposed trees
- Indicates proposed patio spaces
- Indicates existing overhead powerlines



- Indicates existing site access to be widened
- Indicates proposed permeable road to adoptable standard
- Indicates proposed parking spaces
- Indicates proposed gravel

Plot Areas	Plot Amenity Space
Plot 1 - 250.00	Plot 1 - 104.30
Plot 2 - 220.70	Plot 2 - 105.30
Plot 3 - 355.50	Plot 3 - 160.30
Plot 4 - 436.80	Plot 4 - 243.30
Plot 5 - 263.15	Plot 5 - 147.70
Plot 6 - 175.05	Plot 6 - 78.00
Plot 7 - 175.05	Plot 7 - 78.00
Plot 8 - 275.00	Plot 8 - 158.72
Plot 9 - 343.45	Plot 9 - 227.04

Landscaping Description
Hedge Planting to include: Blackthorn Prunus Spinosa, Wild Cherry Prunus Avium, Elder Sambucas Nigra, Dogwood Cornus Sanguinea, Hawthorn Crataegus Monogyna & Holly Ilex Aquifolium C3 pot size, planting size 30cm, planting to be species clusters of 3 or 5 at random intervals along hedge for all species.
Shrub Planting to include: Nottingham catchfly, night-scented catchfly, Bladder campion, Night-scented stock, Sweet rocket, Evening primrose, Tobacco plant, Cherry pie, Soapwort, European honeysuckle, Italian honeysuckle, Japanese honeysuckle, Honeysuckle, White jasmine, Dogrose, Sweetbriar, Field rose, Ivy
Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion date, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Method statement for protection of trees on site during construction

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with above table and BS 5837 unless otherwise agreed in writing with the local Planning Authority. Please see protected areas marked on proposed site plan.
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

Method statement for nature conservation

- The existing remaining tree on site is to be protected as above for the duration of the construction to safeguard the habitats of any nesting birds that may be present.

- General Notes
- All dimensions are shown in 'mm' unless otherwise stated.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 - Any discrepancies are to be brought to the designers attention.

FOR APPROVAL

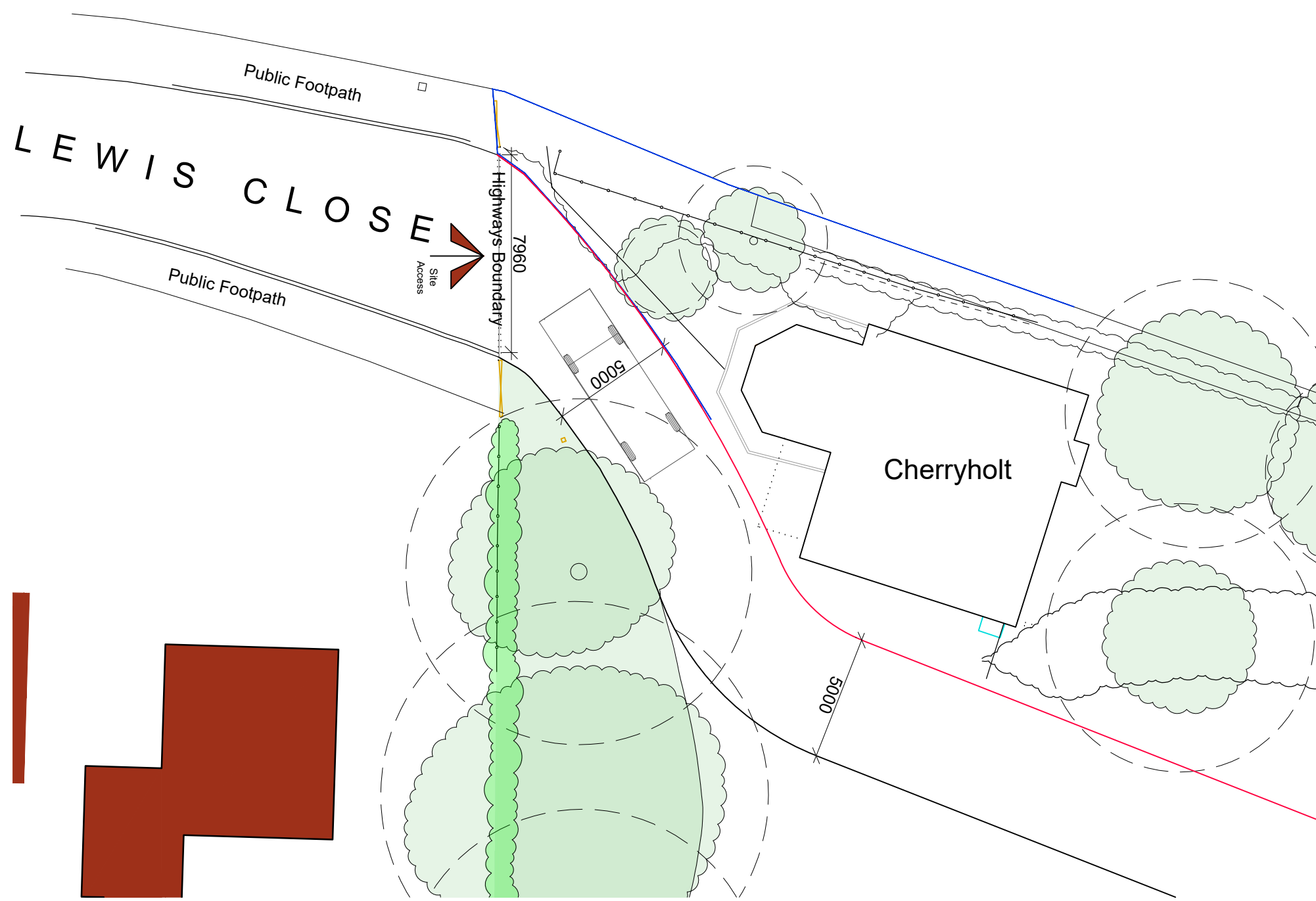


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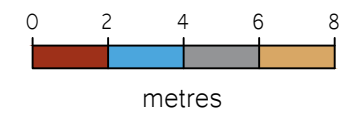
Job Title Proposed Residential Development Land to the rear of Cherryholt, Lewis Close, March, PE15 9SX For: C/O Swann Edwards	Date July 2024	Drawn by CW Checked by GE
Drawing Title Planning Drawings Indicative Site Plan and Location Plan	Job No. SE-2018 Dwg No. PP1000	Sheet Size A1 Revision B

Supporting Document Covered In Another Document

Proposal Number:	PP-13755758
Version Number:	2
Document Type:	The location plan
This document is covered in:	Block plan of the site - SE-2018 - PP1000B.pdf
Document Description:	



Access Plan
Scale: 1:200



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

Revisions		
A	Oct 2025	Highways notes added

Status

FOR APPROVAL

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Job Title Prop Residential Development Land to the rear of Cherryholt Lewis Close, March, PE159SX For: C/O Swann Edwards	Date June 2025	Drawn by G.E.
		Checked by
Drawing Title Planning Drawing Access Detail	Job No. SE-2018	Sheet Size A3
	Dwg No. PP1001	Revision A