

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 7 October 2024 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Alexander, Barnes, Clark, Kilmurray(Chair)

Absent: Cllr Hart

In attendance: Abi Williams (Parish Clerk), 2 members of the public

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL049/24 To receive and approve apologies for absence

Apologies were received from Cllrs Coulman and Wilson with acceptable reasons given.

It was RESOLVED to accept the apologies from Cllrs Coulman and Wilson.

Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

PL050/24 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

A declaration of interest was declared by Cllr Alexander on item PL056/24e). Dispensation was granted to remain for the discussion but not vote.

PL051/24 To approve the minutes of the Planning Committee Meeting on 9 September 2024

It was RESOLVED to accept the minutes of the Planning Committee Meeting held on 9 September 2024 as an accurate record.

Proposed by Cllr Barnes, seconded by Cllr Alexander. All in favour.

PL052/24 To report back on the minutes of the Planning Committee Meetings on 9 September 2024

Nothing to report.

PL053/24 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

Two members of the public present. Chair offered opportunity to speak during the item of interest.

PL054/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [24/0923/TTCA](#) | **Proposal:** G.2 - Lawson Cypress, Crab Apple, Laurel - Cut back overhang to boundary by approx. shortening lateral growth by 1.5M | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire |

MPC: Support no comment

Decision: No objection (23 Sep 2024)

It was noted.

PL055/24 To note the following applications for tree work:

- a) [24/1058/TTPO](#) | **Proposal:** T1 - The wide 5 stem 45-foot-tall (approx.) Lime (*Tilia Tormentosa*) tree to undergo a crown reduction and thinning by around 30% (13.5 feet) to reduce it's dominance in this area. Through pruning, dead wooding, thinning and overall reduction the crown will be opened up to leave the tree healthy and balanced with a long-lasting shape fit for the habitat. The work will also create more light into the garden to allow other planting to thrive. | **Site address:** 27 The Lawns Melbourn Cambridgeshire SG8 6BA | (Deadline to comment 21/10/24)

No comment.

PL056/24 Planning Applications:

- a) [24/03234/FUL](#) | **Proposal:** Addition of storage container | **Site address:** Royston Solar Farm 2 Royston Road Melbourn | (Deadline to comment 09/10/24)

Item discussed and concluded to support no comment. No vote required.

- b) [24/03356/HFUL](#) | **Proposal:** Demolition of existing single storey side element. Part two storey, part single storey side and rear extension. | **Site address:** 62 Clear Crescent Melbourn Cambridgeshire | (Deadline to comment 09/10/24)
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.
- c) [24/03550/HFUL](#) | **Proposal:** Roof extension with rear facing dormer and the installation of 3 No. Velux rooflights to front roof slope. | **Site address:** 40A Medcalfe Way Melbourn Cambridgeshire | (Deadline to comment 15/10/24)
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.
- d) [24/03535/FUL](#) | **Proposal:** Demolition of existing dwelling followed by 2no two storey 4bed detached dwellings. | **Site address:** 10 Chapel Lane Melbourn Cambridgeshire SG8 6BN | (Deadline to comment 16/10/24)
Two members of the public answered Cllrs questions with regard to height of building and parking for contractors.
It was RESOLVED to support the planning application but with a condition that contractors should not park so as to obstruct the single track road that is Chapel Lane. All vehicles should be either parked completely on site or parked, with due consideration to residents, on Orchard Road.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.
- e) Update on application [24/02322/FUL](#) | **Proposal:** Alterations to No. 65 Orchard Road and Demolition of Existing Garage. Construction of 5 No. Dwellings to land rear of No. 65 Orchard Road and Associated Access From Orchard Road. | **Site address:** 65 Orchard Road Melbourn Cambridgeshire SG8 6BB |

An update from Ecology was discussed. ACTION: Office to contact Ecology and offer availability for an onsite meeting as requested in their comment.

PL057/24 Correspondence

- a) To discuss and consider actions re homeowners transferring ownership of Cemetery Road on Victoria Way from Granary Developments.

A report of the current land ownership in the area was received and discussed. It was concluded that the Parish Council know of no restrictive covenants that would prevent the residents applying to take ownership of the road. ACTION: Office to contact resident and confirm MPC position and offer to work with residents and Granary Developments in transferring ownership, ensuring restrictive covenants of access to the cemetery remain in place.
- b) To receive any updates and consider actions.
None received.

PL058/24 To note the date of next meeting as **Monday 11 November 2024** at 7.30pm.
The date of the next meeting was noted as Monday 11 November 2024.

Meeting closed 19:54

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 9 September 2024 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Alexander, Coulman, Hart, Wilson (Chair)

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:32

PL038/24 To receive and approve apologies for absence

Apologies were received from Cllrs Barnes, Clark and Kilmurray with acceptable reasons given.

It was RESOLVED to accept the apologies from Cllrs Barnes, Clark and Kilmurray.

Proposed by Cllr Hart, seconded by Cllr Alexander. All in favour.

PL039/24 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

No declarations of interest received.

PL040/24 To approve the minutes of the Planning Committee Meeting on 12 August 2024

It was RESOLVED to accept the minutes of the Planning Committee Meeting held on the 12 August 2024 as an accurate record.

Proposed by Cllr Hart, seconded by Cllr Coulman.

In favour: Cllrs Coulman, Hart, Wilson

Against:

Abstain: Cllr Alexander

PL041/24 To report back on the minutes of the Planning Committee Meetings on 12 August 2024

Nothing to report.

PL042/24 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

No members of the public present.

PL043/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [24/01688/NMA1](#) | **Proposal:** Non material amendment on application 24/01688/HFUL for amendment to a first floor extension flat roof from the previous pitched roof due to existing solar panel constraints. | **Site address:** 52 Medcalfe Way Melbourn Cambridgeshire SG8 6HU | *MPC: No comment*
Decision: Application permitted (11 Jul 2024)
It was noted.
- b) [24/0678/TTCA](#) | **Proposal:** Cherry adjacent to Hornbeam - reduce spread on one side only to clear Hornbeam by approximately 1.5m. Taper into remainder of crown to shape | **Site address:** 57 High Street Melbourn Cambridgeshire SG8 6DZ | *MPC: Support no comment*
Decision: No objection (15 Aug 2024)
It was noted.
- c) [24/0676/TTCA](#) | **Proposal:** Spruce - trim back to clear adjacent property by approximately 1.5-2m. Trim to clear telephone line by approximately 1m Sycamore in adjacent garden (139 High Street) - reduce spread above garage at 2 Water Lane only by approximately 2m - 2.5m. Taper into remainder of canopy to shape round | **Site address:** 2 Water Lane Melbourn Cambridgeshire SG8 6AY | *MPC: Support no comment but highlighted alternative application for same tree*
Decision: No objection (15 Aug 2024)

Signed..... Date.....

It was noted. The Clerk highlighted that this proposal covered the same tree as application [24/0743/TTCA](#) this was highlighted to Planning but as yet MPC have had no response.

ACTION: forward communication to Cllr Hart for follow up.

- d) [24/0706/TTPO](#) | **Proposal:** T1-T9: Sycamores - Crown lift to 2.4 meters from ground level and clear building by 2 meters | **Site address:** Building 3 Whiting Way Melbourn Cambridgeshire SG8 6NA | *MPC: No comment*
Decision: Tree application permitted (15 Aug 2024)
It was noted.
- e) [23/03958/FUL](#) | **Proposal:** Demolition of existing industrial units and replaced with modern industrial units of the same area | **Site address:** Land At Holland Hall Yard Royston Road Melbourn Royston Herts SG8 6DH | *MPC: No comment*
Decision: Application permitted (21 Aug 2024)
It was noted.
- f) [24/0743/TTCA](#) | **Proposal:** 1 Sycamore Tree in rear garden. Client would like to have a tree removed from their garden as it is overgrown and hanging into neighbouring property. | **Site address:** 139 High Street Melbourn Cambridgeshire SG8 6AR | *MPC: Emailed re duplication of application (one for reduce spread and one to remove) Requested clarification from Trees Officer.*
Decision: No objection (19 Aug 2024)
It was noted and discussed as part of item PL043/24c).

PL044/24 To note the following applications for tree work:

- a) [24/0902/TTPO](#) | **Proposal:** G.1 - Maple group of 2x trees. - Shorten lateral growth over garden end roadway by 2.5M back to suitable, healthy twig growth or suitable union | **Site address:** 5 New Road Melbourn Cambridgeshire SG8 6BX | (Deadline to comment 16/09/24)
It was RESOLVED to support no comment.
Proposed by Cllr Coulman, seconded by Cllr Alexander. All in favour.
- b) [24/0923/TTCA](#) | **Proposal:** G.2 - Lawson Cypress, Crab Apple, Laurel - Cut back overhang to boundary by approx. shortening lateral growth by 1.5M | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire | (Deadline to comment 16/09/24)
It was RESOLVED to support no comment.
Proposed by Cllr Hart, seconded by Cllr Coulman. All in favour.

PL045/24 Planning Applications:

- a) [24/03015/FUL](#) | **Proposal:** Conversion of existing Double Garage into Accommodation. | **Site address:** 8 Water Lane Melbourn Cambridgeshire SG8 6AY | (Deadline to comment 11/09/24)
It was RESOLVED to support no comment.
Proposed by Cllr Hart, seconded by Cllr Coulman. All in favour.
- b) [24/02082/FUL](#) (AMENDMENT) | **Proposal:** Change of use and conversion of agricultural buildings to 4 x dwellings, demolition of two agricultural buildings and erection of new dwelling. | **Site address:** Hillside Farm Newmarket Road Melbourn Cambridgeshire | (Deadline to comment 09/09/24)
Previous comments:
It was RESOLVED to object stating the same grounds as previous objection. OBJECT on the grounds of:
** Road safety due to entrance/exit on to busy 60mph carriageway*
** Green space lacking for family residential properties*
** There is no footpath or safe greenway routes for pedestrians*
** The application seems to contravene SCDC's sustainability policy.*
It was RESOLVED to object stating the same grounds as previous objection.
OBJECT on the grounds of:
** Road safety due to entrance/exit on to busy 60mph carriageway*
** Green space lacking for family residential properties*
** There is no footpath or safe greenway routes for pedestrians*
** The application seems to contravene SCDC's sustainability policy.*
Proposed by Cllr Hart, seconded by Cllr Alexander. All in favour.
- c) [24/03291/S73](#) (CONDITION CHANGE) | **Proposal:** S73 to vary conditions 2 (Approved plans), 3 (Archaeology) and 31 (Obscure Glazing) of planning permission 22/04904/FUL (Demolition of existing commercial unit and erection of 2 no. new build residential units) increased depth of rear extensions,

revised internal layouts, changes to fenestration, Plot 1 moved back on the site and garage added and to allow demolition of building prior to archaeological investigations. | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX | (Deadline to comment 24/09/24)

Relevant application: [22/04904/FUL](#)

Previous comments: *Support the application with the following comments:- All vehicles in relation to the site must park within the boundaries of site during the development as it is not safe to park on the road- The leylandii hedge should be removed and replaced with a mixed species native hedge as in the original proposals. If the current leylandii hedge were cut to hedge level this would leave only tree trunks with no hedge effect.*

It was RESOLVED to support highlighting the conditions that Highways have placed on the application.

Proposed by Cllr Hart, seconded by Cllr Alexander. All in favour.

PL046/24 Correspondence

- a) To consider request for engagement with Mole Architects re Cambridge Building Society redevelopment.

It was RESOLVED to accept the request for Mole Architects to present their plans for the Cambridge Building Society site at the Parish Council meeting on 21 October 2024.

Proposed by Cllr Hart, seconded by Cllr Coulman. All in favour.

- b) To receive any updates and consider actions.

None received.

PL047/24 Land Transfers

- a) To consider actions for completing Orchard Gardens remedial works to enable Greater Cambridge Planning certification.

It was RESOLVED to investigate the donation of 2 trees to replace the dead trees. If no donations can be found then it is RESOLVED to cover the cost of replacing the two trees to allow for certification to be completed.

Proposed by Cllr Coulman, seconded by Cllr Alexander. All in favour.

PL048/24 To note the date of next meeting as **Monday 7 October 2024** at 7.30pm.

The date of the next meeting was noted as Monday 7 October 2024.

Meeting closed 20:14

MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 12 August 2024 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Barnes, Clark, Hart, Kilmurray (Chair)
Absent: Cllrs Alexander, Wilson
In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

PL027/24 To receive and approve apologies for absence

Apologies were received from Cllr Coulman and District Cllr Hales with acceptable reasons given. It was RESOLVED to accept apologies from Cllr Coulman and District Cllr Hales. Proposed by Cllr Hart, seconded by Cllr Clark. All in favour.

PL028/24 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

No declarations of interest declared.

PL029/24 To approve the minutes of the Planning Committee Meeting on 8 July 2024

It was RESOLVED to accept the minutes of the Planning Committee Meeting held on 8 July 2024 as an accurate record.

Proposed by Cllr Barnes, seconded by Cllr Hart. All in favour.

PL030/24 To report back on the minutes of the Planning Committee Meetings on 8 July 2024

Nothing to report.

PL031/24 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

No members of the public present.

PL032/24 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [22/01913/CONDB](#) | **Proposal:** Submission of details required by conditions 4 (surface water and foul water), 11 (hard and soft landscaping) and 12 (vehicular parking) of planning permission 22/01913/FUL | **Site address:** Land To The Rear Of 151 To 155 High Street Melbourn Cambridgeshire SG8 6AT | *MPC: No comment*
Decision: Discharge condition in full (01 Jul 2024)
It was noted.
- b) [24/01806/LBC](#) | **Proposal:** Replace all single glazed windows which were installed Circa 1969 with vacuum glazed windows and the installation of secondary glazing to all Heritage windows. | **Site address:** 25 Station Road Melbourn Cambridgeshire SG8 6DX | *MPC: Support no comment*
Decision: Application permitted (03 Jul 2024)
It was noted.
- c) [24/01463/HFUL](#) | **Proposal:** First floor side extension with render. | **Site address:** 3 The Lawns Close Melbourn Cambridgeshire SG8 6DR | *MPC Comment: Support no comment*
Decision: Application permitted (17 Jul 2024)
It was noted.
- d) [24/0601/TTCA](#) | **Proposal:** T5 - Cherry - Fell to ground level | **Site address:** 8 Moat Lane Melbourn Cambridgeshire SG8 6EH |
MPC: Council OBJECT to the felling of this tree under the following grounds:
** There does not appear to be a site line issue.*
** The tree looks perfectly healthy and no report has been provided to indicate otherwise.*

Signed..... Date.....

* As the tree is within a conservation area could consideration be taken to reduce the size of the tree rather than fell.

Decision: No objection (23 Jul 2024)

It was noted.

- e) [24/01252/FUL](#) | **Proposal:** Construction of scout storage hut built from block and steel cladding to replace a timber framed hut that was destroyed by fire. On the same site as the existing concrete slab and associated works. | **Site address:** Recreation Ground The Moor Melbourn Cambridgeshire | *MPC: Support no comment*

Decision: Application permitted (31 July 2024)

It was noted.

PL033/24 To note the following applications for tree work:

- a) [24/0706/TTPO](#) | **Proposal:** T1-T9: Sycamores - Crown lift to 2.4 meters from ground level and clear building by 2 meters | **Site address:** Building 3 Whiting Way Melbourn | (Deadline to comment 26/07/24) *No objections received before meeting*

It was noted.

- b) [24/0743/TTCA](#) | **Proposal:** 1 Sycamore Tree in rear garden. Client would like to have a tree removed from their garden as it is overgrown and hanging into neighbouring property. | **Site address:** 139 High Street Melbourn Cambridgeshire | (Deadline to comment 09/08/24)

Objections raised and shared with Planning – communication to be found in supporting documents.

It was noted that objections to the application had been raised as it appears that two applications for work to the same tree have come in from different parties. It was confirmed that the Tree Officer would raise this concern and follow up.

PL034/24 Planning Applications:

- a) INFORMATION ONLY [24/01688/NMA1](#) | **Proposal:** Non material amendment on application 24/01688/HFUL for amendment to a first floor extension flat roof from the previous pitched roof due to existing solar panel constraints. | **Site address:** 52 Medcalfe Way Melbourn Cambridgeshire SG8 6HU |

It was noted that this INFORMATION ONLY application has been granted permission.

PL035/24 Correspondence

- a) To discuss enquiry about land that is not being maintained on Rosemary Place – initial response sent to resident.

Evidence of land ownership could not be concluded. It was noted that this strip of land creates a useful green barrier between Rosemary Place and Victoria Way. ACTION: Office to communicate with original land owner and investigate land register and title plan details of properties in the area to try and ascertain ownership.

- b) To note Thriplow and Heathfield Neighbourhood Plan Public Consultation is open.

It was noted.

PL036/24 Compliance updates: To consider any compliance updates received since last meeting

- a) Issue with height of front garden fencing causing sight line obstruction to highway. Resident with no internet access requested Parish to report. Compliance team confirmed investigation.

It was noted.

PL037/24 To note the date of next meeting as Monday 9 September 2024 at 7.30pm and to note the move of future meeting date from 6 January 2025 to 20 January 2025.

The date of the next meeting was noted as Monday 9 September 2024.

Meeting closed 19:46

Previous comments:

It was RESOLVED to object stating the same grounds as previous objection. OBJECT on the grounds of:

- Road safety due to entrance/exit on to busy 60mph carriageway
- Green space lacking for family residential properties
- There is no footpath or safe greenway routes for pedestrians
- The application seems to contravene SCDC's sustainability policy.

Email response to AMENDMENT application

Cllr 1 - I would vote to keep the objection as previously stated. The amendment does nothing to resolve or mitigate our concerns.

Cllr 2 - I believe we all voted against this. I am still of the same view no change to my earlier decision. I agree with Cllr 1.

Cllr 3 – I agree.

Cllr 4 – I agree.

Email from Mole Architects, 2 September 2024

To whom it concerns,

I hope this email finds you well. I am contacting you on behalf of our client The Cambridge Building Society . The Cambridge Building Society are seeking to redevelop their property on 19-21 Station Road, Melbourn, SG8 6DX with a view to provide a form of affordable housing that would enable local people to get onto the housing ladder. We wish to engage with the Parish Council to get your feedback on the proposed scheme and the location of the Building Society branch within the village. We would really like to get your input early in the process, ahead of us applying for any planning application.

I see on your Parish Council website that you have several meetings coming up in October – would it be possible to present the scheme to your committee at your Monday October 21st meeting ?

Could you please let me know if you would require any information to be provided ahead of presenting at one of your meetings, and if there are deadlines for sending information to you?

Look forward to hearing from you,

Best wishes,

Xxxx Xxxxx

Senior Architect

Passive House Designer

PLANTING SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be BS3882:2015 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation
Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated, areas to be planted/seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is ascertained. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum of 50mm backfill beyond the root ball extent. Plants to be firm, watered-in and dead, damaged or lopped branches shall be removed after planting. Bare-root plants shall be all planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be underground guyed, using seven strand galvanised wire, with adjustable grippers, secured to 27mm diameter deadman at the base of the tree pit unless otherwise specified. All trees to be firm in after planting. All trees shall have irrigation/ventilation system units fitted to fully surround the root ball.

Hedge Planting
Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters/spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm normal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

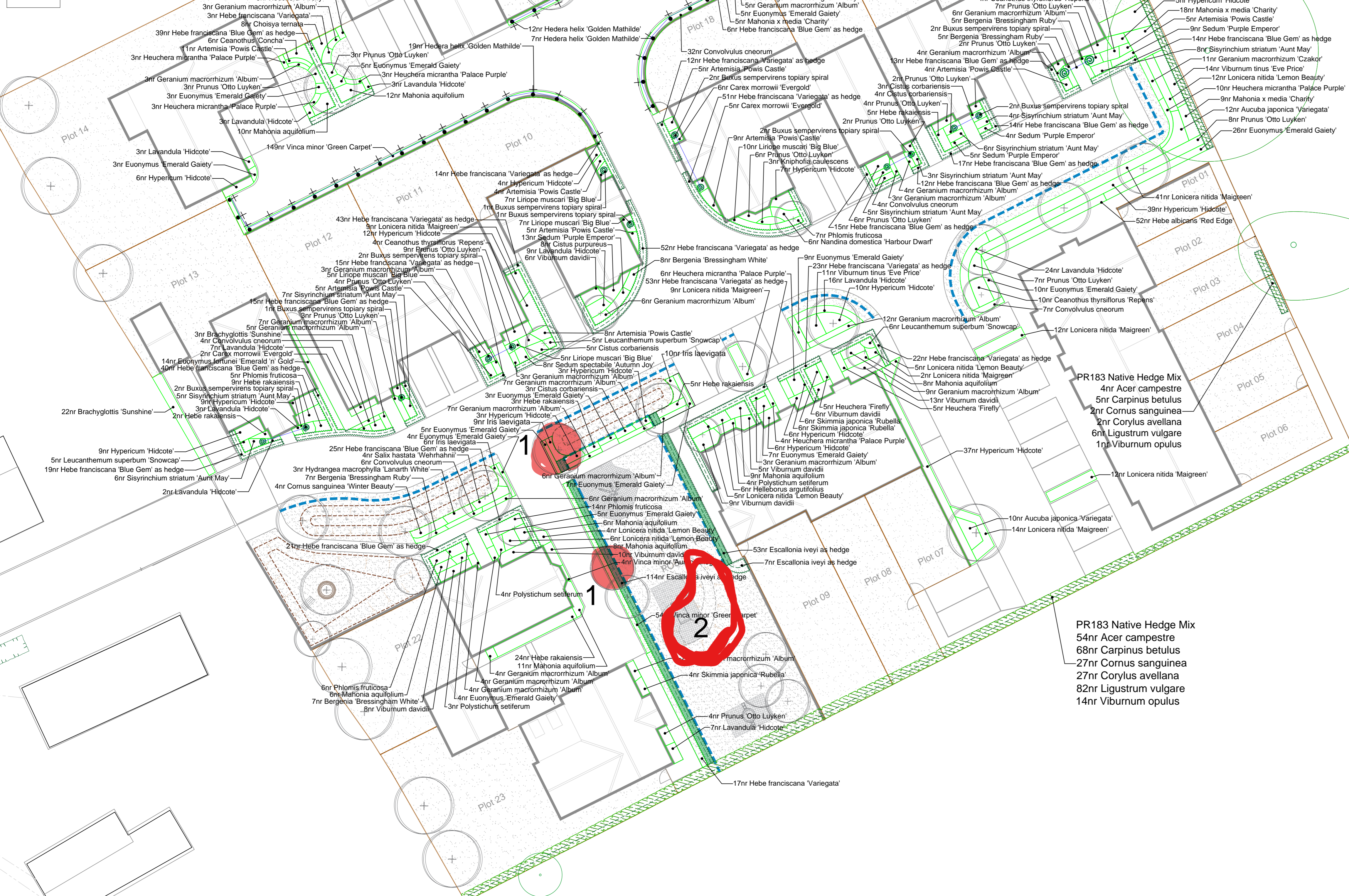
Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm depth. The surface of mulch to be 10mm below the surface of adjacent lawn.

GRASS AREAS
Turf shall accord with BS 3969:1998. It shall be good quality meadow/overlaid, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's specifications and turf shall be laid in accordance with BS 4428:1989.

Turf shall be laid with broken joints well-butted up, working from timber palings to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

LEGEND

- Existing trees to be retained
- Proposed trees
- Proposed front lawn or verge
- Proposed ornamental groundcover planting
- Proposed low (below 600mm) informal flowering evergreen boundary hedge
- 1.8m high formal native mix hedge
- 0.9m high evergreen flowering hedge
- Climbing plant station
- Evergreen topiary accent
- 600mm high timber knee rail
- 1.8m high close boarded fence



MAINTENANCE SCHEDULE

	January	February	March	April	May	June	July	August	September	October	November	December
Herbaceous plants												
Grasses			Cut down wintered stems to the ground in early spring									
All other herbaceous sp.			Remove dead leaves, deadhead flowers and trim back as necessary.									
Shrub planting												
Artemisia 'Powis Castle'			Cut out damaged or congested shoots in mid-late spring after frost has passed									
Brachyglottis (Senecio) sp.								Dead head flowers regularly to encourage more growth	Trim back if necessary in autumn after the flowers fade.			
Ceanothus sp.							Prune back to form a neat shrub after the flowers fade.					
Choisya sp.												
Cistus sp.												
Cornus sp.												
Escallonia sp. as hedge												
Euonymus sp.												
Hebe sp.												
Hypericum 'Hidcote'												
Hydrangea sp.												
Lavandula sp.												
Lonicera shrub esp.												
Mahonia sp.												
Phlomis frutescens												
Prunus laurocerasus 'Otto Luyken'												
Salix hastata												
Skimmia japonica 'Rubella'												
Viburnum sp.												
Vinca sp.												
Grass areas												
Amenity grass												
Plant mixes												
Native hedge mix												

WILDFLOWER AREAS

Emergote Seeds - EM8 MEADOW MIXTURE FOR WETLANDS or similar approved

EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

Wild Flowers	%	Latin name	Common name
Achillea millefolium	0.5		Yarrow
Eleonora officinalis (Stachys officinalis)	1		Betony
Centaurea nigra	3		Common Knavehead
Filipendula ulmaria	0.4		Meadowweet
Galium verum	3		Lady's Bedstraw
Geranium pratense	0.5		Meadow Crane's-bill
Leonodon viduus	0.5		Rough Hawkbit
Leucanthemum vulgare	1.8		Oxeye Daisy - (Moon Daisy)
Linum catharticum	0.2		Great Burnet
Plantago lanceolata	1		Ribwort Plantain
Prunella veris	0.5		Cowslip
Ranunculus acris	0.8		Saltmarsh Meadow Buttercup
Rhinanthus minor	0.8		Yellow Rattle
Rumex acetosa	1.4		Common Sorrel
Sanguisorba officinalis	0.1		Greater Burnet
Silene alba	0.3		Pepper Saxifrage
Silene flos-coccini (Lychnis flos-coccini)	1.7		Flagged Robin
Succisa pratensis	0.4		Devil's-bit Scabious
Taraxacum officinale	0.6		Dandelion
Vicia cracca	0.8		Tufted Vetch

Grasses	%	Latin name	Common name
Agrostis capillaris	10		Common Bent
Alopecurus pratensis	3		Meadow Foxtail (w)
Anthriscum odoratum	3		Sweet Vernal-grass (w)
Bromo media	3		Quaking Grass (w)
Cynosurus cristatus	24		Crested Dogtail
Deschampsia cespitosa	3		Tufted Hair-grass (w)
Festuca rubra	32		Slender-creeping Red-Fescue
Hordium vulgare	3		Meadow Barley (w)

Soiling Rates	g/m ²	g/acre	g/m ²
10		10	
40		40	

PLANTING SCHEDULES

Qty	Name	Height/Spread	Root	Cntr	Centres
56	Artemisia 'Powis Castle'	25-30cm	C	3L	0.450
29	Aucuba japonica 'Variegata'	50-60cm	C	10-15L	0.600
28	Brachyglottis 'Sunshine'	40-60cm	C	10-15L	0.600
15	Buxus sempervirens topiary spiral	100-125cm	C	25L	
6	Ceanothus 'Concha'	40-50cm	C	10-15L	0.600
18	Ceanothus thyriflorus 'Repens'	60-80cm(D)	C	10-15L	0.600
30	Choisya temata	50-60cm	C	10-15L	0.600
15	Cistus corbariensis	40-60cm	C	10-15L	0.600
16	Cistus purpureus	40-60cm	C	10-15L	0.600
4	Cornus sanguinea 'Winter Beauty'	40-60cm	C	3-5L	0.800
174	Escallonia Iveyi as hedge	60-90cm	C	5L	0.250
96	Euonymus 'Emerald Gaiety'	30-40cm(D)	C	10-15L	0.500
14	Euonymus fortunei 'Emerald 'n' Gold'	30-40cm(D)	C	10-15L	0.600
52	Hebe albanica 'Red Edge'	30-40cm(D)	C	10-15L	0.400
296	Hebe franciscana 'Blue Gem' as hedge	40-60cm	C	10-15L	0.330
20	Hebe franciscana 'Variegata' as hedge	40-60cm	C	10-15L	0.600
285	Hebe franciscana 'Variegata' as hedge	30-40cm(D)	C	10-15L	0.330
48	Hebe rakaiensis	30-40cm	C	10-15L	0.600
38	Hedera helix 'Golden Malthide'	125-150cm	C	10-15L	
3	Hydrangea macrophylla 'Lanarth White'	50-60cm	C	5L	0.800
156	Hypericum 'Hidcote'	50-60cm	C	10-15L	0.600
93	Lavandula 'Hidcote'	30-40cm	C	10-15L	0.500
32	Lonicera nitida 'Lemon Beauty'	40-60cm(D)	C	10-12L	0.600
109	Lonicera nitida 'Maigreen'	40-60cm(D)	C	10-15L	0.600
85	Mahonia aquifolium	30-40cm	C	3-5L	0.500
32	Mahonia x media 'Charity'	60-80cm	C	10-15L	0.600
89	Prunus 'Otto Luyken'	60-80cm	C	10-15L	0.600
4	Salix hastata 'Wehrhahnii'	40-60cm	C	5-7-5L	0.800
16	Skimmia japonica 'Rubella'	40-60cm	C	10-15L	0.600
57	Viburnum davidii	40-60cm	C	10-15L	0.600
37	Viburnum tinus 'Eve Price'	40-60cm	C	10-15L	0.600
18	Vinca minor 'Aureovariegata'	20-30cm	C	3-5L	0.350
203	Vinca minor 'Green Carpet'	20-30cm(D)	C	2-5L	0.350
2174					

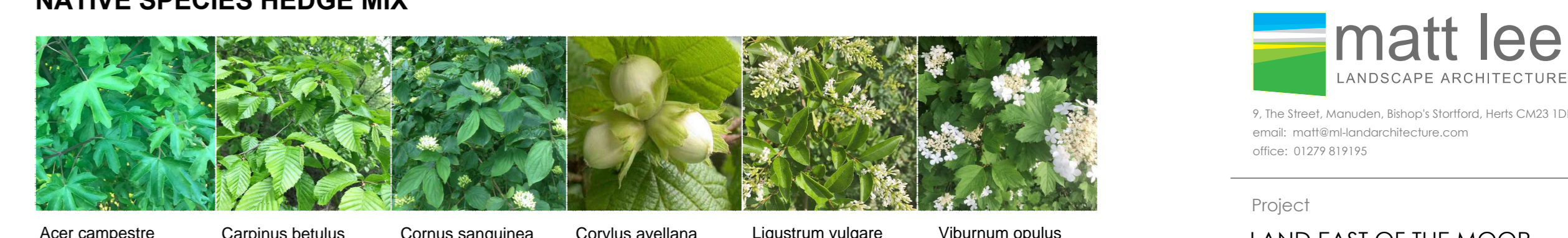
PLANT IMAGES



Planting Schedule Herbaceous

Qty	Name	Root	Cntr	Centres (m)		
24	Bergenia 'Bressingham Ruby'	C	4L	0.450		
22	Bergenia 'Bressingham White'	C	4L	0.450		
13	Carex morrowii 'Evergold'	C	2-5L	0.450		
97	Convulvulus cneorum	C	4L	0.500		
131	Geranium macrorrhizum 'Album'	C	4L	0.450		
11	Geranium macrorrhizum 'Czako'	C	4L	0.450		
6	Helianthus angulifolius	C	5-7-5L	0.600		
13	Heuchera 'Firefly'	C	4L	0.450		
29	Heuchera micrantha 'Palace Purple'	C	4L	0.450		
25	Iris baevigata	C	1-2L	0.400		
3	Kingfishia caulescens	C	4L	0.600		
16	Leucanthemum superbum 'Snowcap'	C	1-2L	0.400		
34	Liriodie muscari 'Big Blue'	C	4L	0.450		
32	Phlox frutescens	C	10L	0.500		
11	Polystichum setiferum	C	10L	0.600		
45	Cornus sanguinea	C	1/2	60-80cm	B	25.00%
31	Sedum 'Purple Emperor'	C	4L	0.400		
8	Sedum spectabile 'Autumn Joy'	C	5-7-5L	0.400		
44	Sisyrinchium striatum 'Aunt May'	C	5-7-5L	0.450		
550						

NATIVE SPECIES HEDGE MIX



Planting Schedule by Mix and Class						
PR183 Native Hedge Mix						
Qty	Name	Form	Age	Height	Root	%
90	Acer campestre	Transplant	1/1	60-80cm	B	20.00%
113	Carpinus betulus	Transplant	1/1	60-80cm	B	25.00%
45	Cornus sanguinea	Transplant	1/2	60-80cm	B	10.00%
45	Corylus avellana	Transplant	1/2	60-80cm	B	10.00%
8	Sedum spectabile 'Autumn Joy'	Transplant	1/1	60-80cm	B	30.00%
23	Viburnum opulus	Transplant	1/2	60-80cm	B	5.00%
452						

matt lee
LANDSCAPE ARCHITECTURE

Project: LAND EAST OF THE MOOR
MELBOURN, CAMBRIDGESHIRE

Client: STONEBOND PROPERTIES LTD



Title: DETAILED PLANTING PLAN

Date: FEB 2020 Scale: 1:2000 A0

Job No: PR183 Drawing No: 02 Rev: F

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16 August – Greater Cambridge Planning issued list of remedial works needed to Orchard Gardens to allow them to sign off planning conditions.

<p>1</p>	<p>1no. Betula Pendula ‘Obelisk’ and 1no. Carpinus betulus ‘Frans Fontaine’ trees were found to be dead within the LAP area of the site.</p>  <p>Please refer to the remedial works plan for the location(s) of identified dead specimens.</p>	<p>All failed tree(s) should be replaced/ planted at earliest opportunity, within the next growing season (from October 2024 – March 2025)</p> <p>Ensure that the ground is suitably prepared for planting and that the tree(s) / hedges(s) are fitted with suitable strimmer guards and support stakes, as per the approved landscape specification details.</p>
<p>2</p>	<p>At the time of the visit the playground embankment and slide were fenced off, being unmaintained and not usable as a play feature.</p>  <p>Please refer to the remedial works plan for the location(s) of identified dead specimens.</p>	<p>Please resolve the issues and make this area available/ operational as a play feature inc. removing the temporary fence.</p>

On speaking to our Solicitors it is suggested that Stonebond COULD be held responsible for the works to be carried out as transfer has not yet taken place. However, due to MPC agreeing the terms of work to date and the minimal costs for remedial works (£150approx for trees) it is proposed that MPC cover the cost for the reinstatement of the 2 x trees and to clear and make usable the play area.

PL024/24a) Victoria Way / Cemetery Road

From: resident
Sent: 22 September 2024 17:50
To: parishclerk@melbournparishcouncil.gov.uk
Subject: Cemetery Road, Victoria Way

FAO Parish Clerk:

Good morning,

Myself and the other owners of houses on the Cemetery road at Victoria Way are in the process of transferring ownership of the road from Granary Developments (Xxxx Xxxx) to ourselves (acting as the house owners/residents association).

I am hoping to check whether the Parish Council has any formal agreements or arrangements in place with Granary or Xxxx relating to ongoing maintenance of the cemetery road (which remains unadopted).

My understanding at the moment is that there is nothing in place beyond what is described in the covenants in the title deeds, but I would like to confirm this or hear otherwise if there have been discussions, agreements, disagreements etc.

I'd be happy to discuss on the phone if you would like me to give you call.

Many thanks,

Xxxxxxx Xxxxxx

Xx Victoria Way

From: parish clerk <parishclerk@melbournparishcouncil.gov.uk>
Sent: 27 September 2024 14:03
To: resident
Subject: RE: Cemetery Road, Victoria Way

Hi Xxxxxxx

Sorry for the delay in getting back to you.

From the initial investigations it looks as if you are correct and there is nothing in place between Granary/Xxxx and the Parish Council. I am just doing some final checks to make sure there is nothing lurking and will be taking this to the Planning Committee meeting on Monday 7 October for discussion.

If I find anything in the meantime I will let you know.

If you have any plans showing exactly which areas you are looking at taking over we can ensure we are all working to the same details. From Land Registry it looks as if the parcel of land includes the hedges along the green area opposite the houses so it would be good to determine if you will be taking on care of these as they currently still sit with Granary/Brian.

Let me know if you wish to discuss further at this time.

Will be back in contact when we know more.

Kind regards

Abi

PL024/24a) Victoria Way / Cemetery Road

From: resident

Sent: 28 September 2024 18:57

To: parishclerk@melbournparishcouncil.gov.uk

Subject: RE:Cemetery Road, Victoria Way

Hi Abi,

Great to hear from you and thanks for looking into this.

We'll look forward to hearing the outcome of your final checks – hopefully nothing lurking, unless it's beneficial for the Council and for us!

Let me know if you need one of us to attend any planning committee meeting (7th Oct?).

I hope that we are looking at the same plans as you. It would be helpful if you could share the registry title numbers that you have in front of you (and a scan of the diagrams if you could).

We have CB214050 which covers the cemetery and (for instance) CB417679 which is our house, number XX – clearly there will be some other title numbers for #XX and #XX – I can get those for you if it's useful.

On our house titles, the land registry diagrams showing the hatched area which Granary currently retains seems to extend only from kerb to kerb, not including any of the hedges. At some point, a face to face chat to compare notes on these outlines would be a good idea – it's a complex patchwork!

Looking forward to our next chat.

Best regards,

Xxxx.

Notes:

- Land Reg files in the office document that Melbourn Parish Council do not hold ownership to the roadway – only to the land as shown on the attached titles.
- No correspondence could be found to the contrary.



- No title plan available for the cadastral parcel shown as 62252665
- 38537886 & 38540596 (partially shown) belong to Melbourn Parish Council.
- Title CB214050 and Title CB347604 attached for reference



Title register for:

land lying to the south west of New Road, Melbourn (Freehold)

Title number: CB214050

Accessed on 02 October 2024 at 12:14:08

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	CB214050
Registered owners	MELBOURN PARISH COUNCIL First Floor, 28 Station Road, Melbourn, Royston, Herts
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1998-07-02	CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being land lying to the south west of New Road, Melbourn.

2 1998-07-02 The land was formerly copyhold of the Manor of Melbourn with Meldreth and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.

3 1998-07-02 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 17 June 1998 referred to in the Charges Register:-

"TOGETHER WITH the easements rights and privileges specified in the Second Schedule hereto for the benefit of the Property and each and every part thereof BUT EXCEPT AND RESERVED unto the Vendor for the benefit of the Retained Land and each and every part thereof the easements rights and privileges specified in the Third Schedule hereto.

THE SECOND SCHEDULE

Rights Granted

1. A right to enter onto the Retained Land to construct a roadway 5.0 metres wide on that part of the Retained Land shown coloured green on the plan annexed hereto leading from the Property to New Road Melbourn and to enter onto the Retained Land for the purposes of repair renewal and maintenance as may be from time to time necessary.

2. A right of way for the Purchaser and their successors in title to the Property with or without vehicles at all times and for all purposes and for all purposes in connection with the use of the Property as a cemetery over and along the accessway 5.0

metres wide (the accessway) the approximate position of which is shown coloured green on the plan or any alternative accessway provided in accordance with paragraph 2 of the Third Schedule hereto.

3. The right to lay one waterpipe from and to New Road Melbourn and the Property under the accessway or under such other part of the Retained Land as the relevant water or other authority or authorities may require and which is reasonably acceptable to the Vendor together with the right to enter upon the Retained Land for the purposes of laying the waterpipe and thereafter of maintaining cleansing inspecting repairing or renewing the same.

4. A right to use the said waterpipe once laid and to run and pass water through and along the same.

5. A right to instal and retain lockable gates at some point on the accessway or alternative accessway in such a position (subject to the provisions of paragraph 2 of the Fifth Schedule hereto as may be agreed in writing by the Vendor subject to the right for the Vendor to require them to be relocated (subject to the provisions of paragraph 2 of the Fifth Schedule) at the Vendor's expense upon reasonable notice.

THIRD SCHEDULE

Exceptions and Reservations

1. A right for the Vendor and the Vendor's successors in title to the Retained Land to use in common with the Purchaser and all others entitled thereto the accessway constructed over the land coloured green at all times and for all purposes with or without vehicles subject to the payment of a fair proportion of the cost of maintaining the same.

2. If necessary due to planning or highways requirements a right for the Vendor and the Vendor's successors in title to the Retained Land on not less than twenty eight days prior written notice to the Purchaser to remove at the Vendor's cost the accessway shown coloured green on the plan and to construct an alternative accessway or roadway of no less than 5.0 metres in width to no less a standard than that removed providing access by such reasonable route as the Vendor shall in his reasonable discretion think fit to and from the Property from the publicly adopted highway New Road Melbourn provided that in exercising such right the minimum amount of inconvenience shall be caused to the Purchaser and the relevant works shall be carried out with due diligence and speed and provided further than an adequate means of access with or without vehicles for use by the Purchaser shall be maintained at all times."

.....

FIFTH SCHEDULE

Vendor's Covenants

.....

2. Not to do anything which would result in a breach of Planning Permissions number S/0711/96/F including without prejudice to the foregoing the erection of gates on the vehicular access to the Property set back less than 7.5 metres from the edge of the public highway.

.....

"Perpetuity Period" the period of eighty years commencing on the date of this Transfer.

"Retained Land" the adjoining land of the Vendor shown for the purposes of identification only in part hatched green and in part coloured green on the plan annexed hereto."

NOTE: Copy plan filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
---------------------	-------------------	--

1	1998-07-02	PROPRIETOR: MELBOURN PARISH COUNCIL of First Floor, 28 Station Road, Melbourn, Royston, Herts.
---	------------	--

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
---------------------	-------------------	--

1	1998-07-02	A Transfer of the land in this title dated 17 June 1998 made between (1) Brian Tyler (Vendor) and (2) Melbourn Parish Council (Purchaser) contains the following covenants:-
---	------------	--

"The Purchaser so as to bind the Property and any part or parts into whosoever hands the same may come COVENANTS with the Vendor for the benefit of the Retained Land and each and every part to observe and perform the stipulations set out in the Fourth Schedule but so that the Purchaser shall not be personally liable for any breach of such

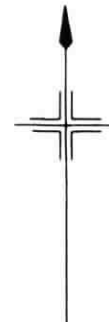
covenants after the Purchaser shall have ceased to have any interest in the Property.

FOURTH SCHEDULE

Purchaser's Covenants

Not to use the Property for any purpose other than as a cemetery with a car parking area and with ancillary shelters and buildings including public toilets."

H.M. LAND REGISTRY		TITLE NUMBER
		CB214050
ORDNANCE SURVEY PLAN REFERENCE	TL3843	Scale 1/2500
ADMINISTRATIVE AREA CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE		© Crown Copyright



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Title register for:

Land lying to the south west of New Road, Melbourn, Royston (Freehold)

Title number: CB347604

Accessed on 01 December 2023 at 10:23:35

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	CB347604
Registered owners	Melbourn Parish Council 28 Station Road, Melbourn, Royston, Hertfordshire SG8 6DX
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2005-07-20	CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being Land lying to the south west of New Road, Melbourn, Royston.

2 2005-07-20 The mines and minerals beyond the distance of 200 feet from the surface are excluded from this registration.

3 2005-07-20 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of land lying to the south west of the land in this title dated 17 June 1998 referred made between 1) Brian Tyler (Vendor) and 2) Melbourn Parish Council (Purchaser) :-

"TOGETHER WITH the easements rights and privileges specified in the Second Schedule hereto for the benefit of the Property and each and every part thereof BUT EXCEPT AND RESERVED unto the Vendor for the benefit of the Retained Land and each and every part thereof the easements rights and privileges specified in the Third Schedule hereto.

THE SECOND SCHEDULE

Rights Granted

1. A right to enter onto the Retained Land to construct a roadway 5.0 metres wide on that part of the Retained Land shown coloured green on the plan annexed hereto leading from the Property to New Road Melbourn and to enter onto the Retained Land for the purposes of repair renewal and maintenance as may be from time to time necessary.

2. A right of way for the Purchaser and their

successors in title to the Property with or without vehicles at all times and for all purposes and for all purposes in connection with the use of the Property as a cemetery over and along the accessway 5.0 metres wide (the accessway) the approximate position of which is shown coloured green on the plan or any alternative accessway provided in accordance with paragraph 2 of the Third Schedule hereto.

3. The right to lay one waterpipe from and to New Road Melbourn and the Property under the accessway or under such other part of the Retained Land as the relevant water or other authority or authorities may require and which is reasonably acceptable to the Vendor together with the right to enter upon the Retained Land for the purposes of laying the waterpipe and thereafter of maintaining cleansing inspecting repairing or renewing the same.

4. A right to use the said waterpipe once laid and to run and pass water through and along the same.

5. A right to instal and retain lockable gates at some point on the accessway or alternative accessway in such a position (subject to the provisions of paragraph 2 of the Fifth Schedule hereto as may be agreed in writing by the Vendor subject to the right for the Vendor to require them to be relocated (subject to the provisions of paragraph 2 of the Fifth Schedule) at the Vendor's expense upon reasonable notice.

THIRD SCHEDULE

Exceptions and Reservations

1. A right for the Vendor and the Vendor's

successors in title to the Retained Land to use in common with the Purchaser and all others entitled thereto the accessway constructed over the land coloured green at all times and for all purposes with or without vehicles subject to the payment of a fair proportion of the cost of maintaining the same.

2. If necessary due to planning or highways requirements a right for the Vendor and the Vendor's successors in title to the Retained Land on not less than twenty eight days prior written notice to the Purchaser to remove at the Vendor's cost the accessway shown coloured green on the plan and to construct an alternative accessway or roadway of no less than 5.0 metres in width to no less a standard than that removed providing access by such reasonable route as the Vendor shall in his reasonable discretion think fit to and from the Property from the publicly adopted highway New Road Melbourn provided that in exercising such right the minimum amount of inconvenience shall be caused to the Purchaser and the relevant works shall be carried out with due diligence and speed and provided further than an adequate means of access with or without vehicles for use by the Purchaser shall be maintained at all times."

.....

FIFTH SCHEDULE

Vendor's Covenants

.....

2. Not to do anything which would result in a breach of Planning Permissions number

S/0711/96/F including without prejudice to the foregoing the erection of gates on the vehicular access to the Property set back less than 7.5 metres from the edge of the public highway.

.....

"Perpetuity Period" the period of eighty years commencing on the date of this Transfer.

"Retained Land" the adjoining land of the Vendor shown for the purposes of identification only in part hatched green and in part coloured green on the plan annexed hereto."

NOTE: Copy plan filed under CB214050.

4	2005-07-20	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 1-27 Victoria Way dated 31 January 2005 made between 1) Brian Tyler and 2) Flagship Housing Group Limited.
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NOTE: Copy filed under CB297471.

5	2009-08-26	The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 30 July 2009 made between (1) Brian Tyler and (2) Melbourn Parish Council.
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NOTE: Copy filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

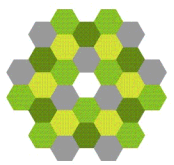
Class of Title: Title absolute

Entry number **Entry date**

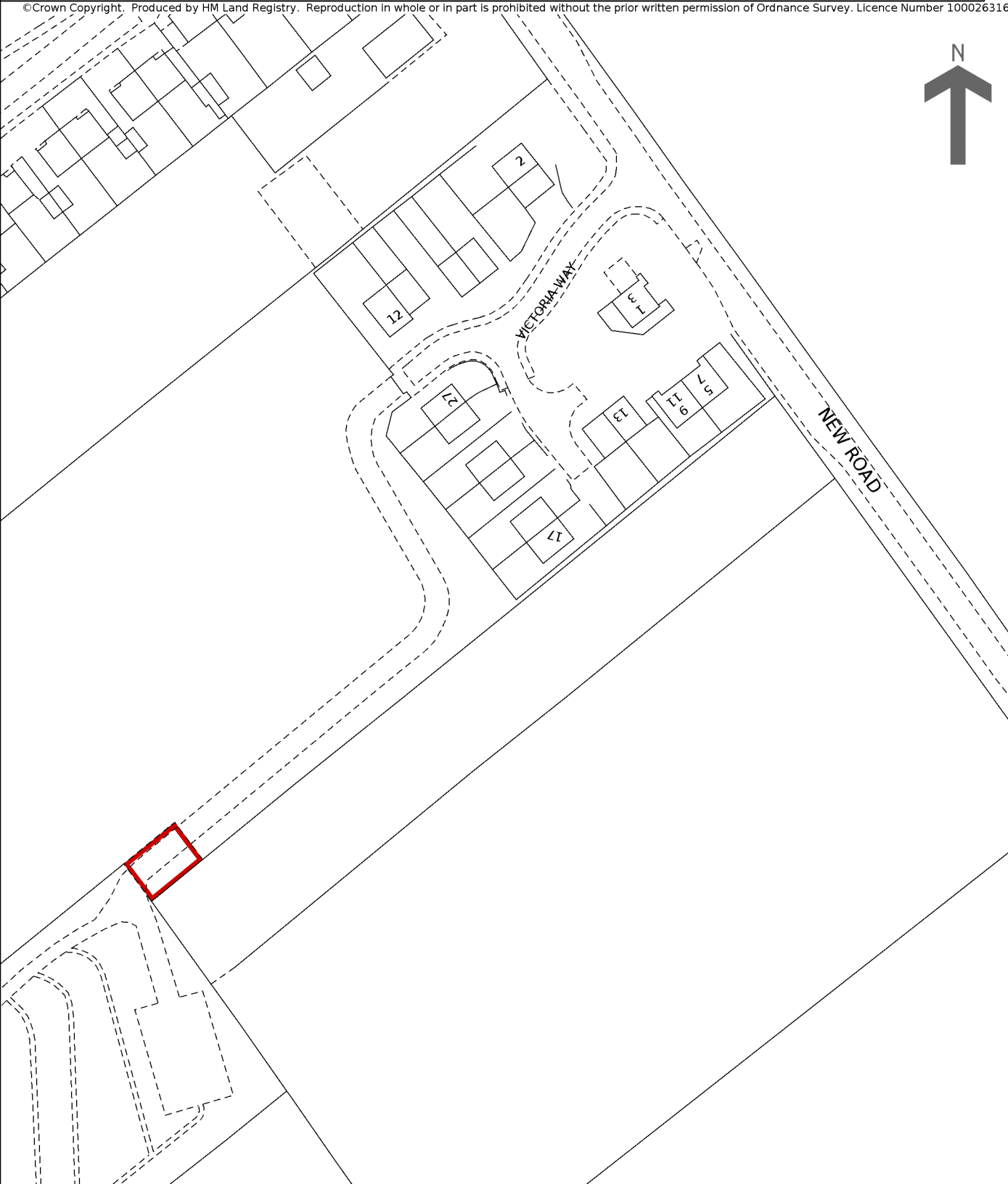
1 2009-08-26 PROPRIETOR: MELBOURN PARISH COUNCIL of
28 Station Road, Melbourn, Royston, Hertfordshire
SG8 6DX.

HM Land Registry Current title plan

Title number **CB347604**
Ordnance Survey map reference **TL3844SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cambridgeshire : South
Cambridgeshire**



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