Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the Practice.
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Approved Outline Planning Permission for erection of up to 900Nr Dwellings
Ref: H09-0521-14

Development Land with Active Planning Application for erection of 38Nr Dwellings
Ref: H09-0784-21

Development Land with Active Planning Application for erection of 8Nr Dwellings
Ref: H09-0950-22

1m Bollard Estate Lighting
Final placement and style to be confirmed

OLD RIVER (DRAIN)

1m Easement from bank of IDB Drain

Garden- layed to lawn, general shrubs

Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

tarmac driveways

Garden- layed to lawn, general shrubs

Tarmac Driveways

Shared Driveway

All footpaths surrounding the dwellings and a house are to have paving slabs

BEDFORD CLOSE (BROADENDYKE)

Existing Roadway & Turning Facility

pathway

Low level timber gate leading to/from housing development

Additional paved area to suit fire pumping appliance turning circle requirements

Garden- layed to lawn, general shrubs

House

GARAGE

Forecourt

Existing Access Roadway

Access Road to be suitable for fire pumping appliance of 18 tonnes

EXISTING ACCESS

TUDOR LODGE

Existing Ø150mm Surface Water pipe from chmber adjacent to the highway, which then discharges into IDB's Old River (Drain) along the western boundary.
Extent TBC by CCTV Survey.
Any defects will be made good.

2m High acoustic timber fence/light against existing Leylandii (along eastern boundary)

LOCATION PLAN

PROPOSED BLOCK PLAN

NOTE:
Soft landscaping remains unaltered other than removal of SuDs ponds.
Surface water to discharge in to boards drain at rear of the site.
Boundary treatments to be 2m feathered edged timber fencing unless otherwise stated.

Revision	Date	Drawn	Description
Client	713 Emmerson Limited – In Administration		
Project	Proposed Residential Development of 5 Detached Dwellings Emerson Court, Holbeach		
Drawing	Planning (Block & Location Plans)		
Scale	1:250, 1:1250 @ A1	Drawn AWM	Checked TAC Date 06/03/2026

TAC ARCHITECTS

Drawing No. 25/695/PA/007

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