
CHRIS ANDERSON

Residential Development Land Agent Ltd

**LAND AT BLACKSMITHS LANE, REED SG8 8BA
(THE TURNEY TRUST)**

**Erection of 21 Dwellings, Creation of 2 Vehicular Access Roads
And Off-Site Highway Improvements, Provision of a Local Area
of Play, Landscaping Proposals and Associated Infrastructure**

Schedule of Submitted Documents and Plans

- Planning statement - December 2025 (V2).
- Design, Sustainability and Access Statement Rev P1_11/11/2025.
- Location Plan (A3).
- Existing Site Plan 256-PL(11) 01-P2.
- Proposed Site Plan 256-PL(90) 01-P2.
- Type A Floor Plans and Elevations 256-PL(21) 01-P1.
- Type B Floor Plans and Elevations 256-PL(21) 02-P1.
- Type C Floor Plans and Elevations 256-PL(21) 03-P1.
- Type D Floor Plans and Elevations 256-PL(21) 04-P1.
- Type E Floor Plans and Elevations 256-PL(21) 05-P1.
- Type F Floor Plans and Elevations 256-PL(21) 06-P1.
- Type G Floor Plans and Elevations 256-PL(21) 07-P1.
- Proposed Site Sections and Bin and Bike Stores 256-PL(21) 08-P1.
- Heritage Statement (20/11/2025).
- Noise Impact Assessment Ref IE/4242/01/AVH.
- Transport Statement Ref 406. V58297.00001 (04/12/25).
- Soft Landscaping Scheme drawing references: PS596-SLS00 V3 Nos (00), (01), (02) and (03).
- Tree Protection Scheme (including Arboricultural Method Statement and Tree Protection Plan) - P5596-TPS01 V1 (06/11/2025).
- Arboricultural Impact Assessment (including Tree Survey)-P5596-AVA01 VJ (06/11/2025).
- Flood Risk Assessment and Sustainable Drainage Strategy Ref 3075-FRA and DS Rev A-Dec 2025.
- Bat Survey Report - January 2026.
- Ecological Impact Assessment - January 2026.
- Biodiversity Net Gain Statement - January 2026.
- Biodiversity Metric Calculation - January 2026.
- Reptile Survey Report - January 2023.
- BNG Condition Assessment sheets 2026.

26/01/2026

19 Whitecroft Road, Meldreth, Royston, SG8 6ND

Tel: 01223 893444 E-mail: chris@chrisandersonlandagent.co.uk

Company Registration No. 765 9658 Registered Office: 62 Hills Road, Cambridge CB2 1LA