



West March

Working in conjunction with the land owners, Persimmon Homes East Midlands are delighted to be bringing forward this attractive and well-presented site in March which would deliver up to 1,200 new homes and major new infrastructure.

The site aligns with Fenland District Council's Local Plan which identified the need for 4,200 new homes in the March catchment area.

Persimmon Homes will be delivering zero carbon ready homes on site and have designed this development to reflect the character of the local area.

Key aspects to the scheme:

- 🕒 Delivery of 1,200 much-needed zero carbon ready homes for Fenland
- 🕒 240 homes to be made available for below market rent or shared ownership
- 🕒 £2.4m to be spent on local public services including libraries and sports facilities
- 🕒 More than £3.1m to be invested into local transport infrastructure and buses
- 🕒 Three new play areas, a community garden and active trails
- 🕒 Over 14 hectares of public open space
- 🕒 352 new jobs to be supported each year

Building homes for local people

Persimmon Homes has a strong record of meeting local housing needs across Fenland and is proud of how it has supported first time buyers and young families to get on the housing ladder.

At our community at AbbotWalk, Chatteris:

- 🕒 64% of our private homes were sold to First Time Buyers
- 🕒 35% of homes were sold to customers living within a 10-mile radius of the development

West March will offer a range of new homes, including family housing and starter homes for younger people. In addition to this, 240 homes will be transferred to a housing partner and offered for below market rent or shared ownership, helping those on the Local Authority's housing waiting list.



A CGI representation of the proposed site at West March

Supporting community

Alongside the much-needed new homes, land will be provided at West March for a new local centre and primary school for up to 420 pupils – with additional land available for a future expansion of 210 pupils.

A contribution of £419,360 has also been allocated towards a 3G sports pitch at Estover Road, or other sports provision. A further £2.4 million will be invested into other local services to support education, libraries, healthcare and additional sports facilities in the district.

To enhance the sustainability of the scheme, £719,000 will also be invested into local bus services and transport infrastructure to include a bus service through the development into the town centre together with bus infrastructure to include bus stops, real time passenger information and maintenance both on and offsite.

'The scheme would be attractive and of high-quality design and would offer future occupiers a high standard of accommodation, with good internal and external amenity areas, as well as publicly accessible open parkland.'

Case Officer Report, November 2024

Highways improvements

Off site highways works in excess of £3.5 million will be delivered via a range of local projects identified for improvements to benefit March and the wider area. This includes:

- ⌚ £559,602 to deliver highways projects within March and neighbouring areas including possible upgrades to the Peas Hill roundabout
- ⌚ £804,869 has been reserved for improvements to the A141 junction with Gaul Road
- ⌚ £25,000 towards improvements to traffic signals on the A141/A605 junction
- ⌚ £431,945 towards enhancements to Public Rights of Way
- ⌚ £133,160 to improve various footpaths and crossings in March
- ⌚ £202,570 for a pedestrian/cycle link through the recreation ground to The Avenue
- ⌚ £244,796 towards improvements to the Slade End roundabout in Chatteris
- ⌚ A new roundabout on the A141 which will provide access to the site from the A141



A CGI representation of the proposed site at West March

Sustainability

Sustainable development is at the heart of what we are proposing with all homes on site being zero carbon ready.

Homes will be equipped with:

- Air source heat pumps
- Enhanced insulation
- EV charging points
- PV panels

Homes be of modern design and built using the most sustainable building materials.

The environmental aims continue through the masterplan, which is built around community areas, three equipped play areas, a community garden with the potential to include a community orchard, an active trail and bridleway around the site.

Persimmon Homes has also engaged with the IDB and the Environment Agency to provide enhanced drainage features including ponds, swales and wetlands to manage surface water on site alongside installing an additional pumping station. This will ensure there is no increase in runoff flow rates and that there is no reduction in outflow in vulnerable areas currently at risk of flooding.

We have also worked closely with Historic England and Fenland District Council to mitigate concerns regarding any views of St Wendredas Church which might have been obstructed and are pleased to have made adjustments to the scheme to protect this. Furthermore, we have identified with the county archaeological team areas of historical interest which will be protected and retained.

New employment and increased spending

As well as meeting local housing needs and investing into local public services and infrastructure, the development would also offer a major boost for the local economy, providing skilled jobs, new employment opportunities and increased spending power. Each year, our scheme will support:

- ③ 151 jobs directly on site
- ③ 201 jobs indirectly with local suppliers and support services
- ③ Over £32,200,000 worth economic activity

Welcome to Abbot Walk



About Persimmon

Founded in 1972, Persimmon Homes is one of the UK's leading 5-star homebuilders, the highest rating for quality and customer satisfaction. The company is proud to be an accredited Living Wage Foundation employer and a Top 100 Apprenticeship employer.

Persimmon also employ 5,000 people directly and support a further 86,000 jobs in the construction sector.

As well as being an official partner of Team GB, Persimmon Home's Community Champion's scheme has donated over £5m since 2015 to local charities, sports clubs and good causes in the areas we work. Persimmon Homes East Midlands recently supported a Fenland ballet school, with Steve Barclay MP joining us as we presented a cheque for £1,000 towards their annual showcase.

🔗 If you know of an organisation who could benefit, please visit: persimmonhomes.com/community-champions

Get in Touch

If you have any further questions, or require more information, please get in touch with Ben Walker, Head of External Affairs

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'The development would generate a significant number of local jobs which would in turn make a positive contribution to the economy over the next few years.'

Officer Report, November 2024