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**F/YR24/0684/F**

**Applicant: Mr W Savage  
Savage Developments Ltd**

**Agent : Mr R Papworth  
Morton & Hall Consulting Ltd**

**Land North of Hill View, Eastwood End, Wimblington, Cambridgeshire**

**Erect 8 x dwellings (single-storey 2-bed) and a 1.2m high boundary post and rail fence, and the formation of a new access and a 2.5m high bund**

**Officer recommendation: Grant**

**Reason for Committee: Parish Council comments contrary to Officer recommendation**

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### **Government Planning Guarantee**

**Statutory Target Date For Determination: 17 October 2024**

**EOT in Place: Yes**

**EOT Expiry: 18.12.2024**

**Application Fee: £4624**

#### **Risk Statement:**

**This application must be determined by 18.12.2024 otherwise it will be out of time and therefore negatively affect the performance figures.**

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## **1 EXECUTIVE SUMMARY**

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| <p>1.1 The proposal seeks full planning permission for the erection of 8no. dwellings, the creation of a new vehicular access, the erection of a 1.2m post and rail fence, and the creation of a 2.5m bund.</p> <p>1.2 The principle of development is established by virtue of the Permission in Principle granted on site for up to 9no. dwellings under reference F/YR22/0884/PIP and is therefore considered to be acceptable.</p> <p>1.3 The proposed house types, materials and site layout are considered to be acceptable on balance in the context of the surrounding area.</p> <p>1.4 The proposal is considered to be acceptable in all other regards, with no objections from any statutory or technical consultees.</p> <p>1.5 The proposal is overall considered to be acceptable in planning terms and is accordingly recommended for approval on this basis.</p> |
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## 2 SITE DESCRIPTION

- 2.1 The application site is located on Land North of Hill View, Eastwood End, Wimblington.
- 2.2 The site is currently an undeveloped greenfield site, although it benefits from Permission in Principle, granted under reference number F/YR22/0884/PIP.
- 2.3 The site benefits from established soft landscaping features on the Northern and most of the Western boundary of the site, restricting visibility from wider public vantage points.
- 2.4 There is residential development currently under construction on the site immediately to the East of the application site. At the time of the site visit, there appeared to be the storage of spoil and materials from the adjacent site taking place on the application site.

## 3 PROPOSAL

- 3.1 The proposal seeks full planning permission for the erection of 8no. dwellings, all single-storey, 2-bed properties. The proposal also includes the erection of a 1.2m boundary post and rail fence along the site frontage onto Eastwood End, the formation of a new access, and the creation of a 2.5m bund along the boundary of the site onto the A141.
- 3.2 The submitted site plan identifies a cul-de-sac style development, with plots 1 to 4 backing onto Eastwood End, and plots 5 to 8 facing towards Eastwood End. Each plot benefits from 1no. frontage parking space, with an additional space provided by an integral garage; and each plot will benefit from 1.8m close boarded fencing as a means of boundary treatment.
- 3.3 The proposal includes the creation of footpath links extending east and west from the access point.
- 3.4 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

## 4 SITE PLANNING HISTORY

F/YR22/0884/PIP	Residential development of up to 9 x dwellings involving the formation of an accesses (application for Permission in Principle)	Granted 25.11.2022
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## 5 CONSULTATIONS

### 5.1 Wimblington Parish Council

*The above planning application already benefits from Planning in Principle (F/YR22/0884/PIP) to which Wimblington Parish Council objected and further to last night's Parish Council meeting councillors still wish for their objections to be noted.*

*Whilst it is considered that the location and proposed land are acceptable in principle, the amount of development is considered to be fundamentally unacceptable on the basis that it would create a form of development significantly at odds with the prevailing pattern of development in Eastwood End, thereby harming the character of the area.*

*Residential dwellings within the area are of mixed design but predominantly 2 storey properties with integrated bungalows, the dwellings are set in a linear design following along Eastwood End most with open frontage. In Wimblington village there is no further requirement for housing, this amount of development is considered to be fundamental unacceptable on the basis that it would result in encroachment into the countryside and out of the linear line of the present line of dwellings.*

*As mentioned in the Parish's previous objections this application site is off of a narrow country lane and the access is close to a tight bend at the north end of Eastwood End, this is a concern for pedestrians, horse riders, cyclists and passing vehicles.*

*Highways comments (11th August 2022 - F/YR22/0884/PIP) are of major relevant to this proposed development and the road/pedestrian safety surrounding the proposed site. Wimblington Parish Council support the comments and conditions raised by Highways and request that, if Granted, these points are included and instigated.*

*Although the proposed site is in Flood Zone 1, which is low risk of flooding from sea or river, there has been recent flooding of land and properties within close proximity to this site which has resulted from surface/run off water and raised water levels. The private road is to be constructed of permeable block paving, this is not usually adopted by Highways or CCC. With the increase in developments at that corner of Eastwood End (6 new dwellings, five large 2 storey homes and one single storey bungalow) there will be an increase in run off and surface water. Therefore it is possible that there may be an increase in flooding problems.*

*This is to be a 6m private road that will have to be accessed by refuge vehicles, emergency vehicles and the large delivery trucks, these vehicles will be unable to turn using forward gear resulting in reversing to turn around and exit the site. Will refuge vehicles accept collection of bins within the private road?*

*The footpath link (planning application F/YR19/0550/O - under the same ownership) has yet to be constructed prior to occupation of the properties, (Condition 5 of the granted application) this raises concern for pedestrians, cyclists, horse riders and vehicles using Eastwood End at present and during the construction of the proposed site.*

*Planning Application F/YR20/0651/F (reference by the applicant) granted for 9 dwellings north of the proposed site has been delayed due to an Environmental Assessment being required after 'Great Crested Newts' were located. There has also been reports of surface flooding on this site.*

*With the above comments raised the Parish council still wish to object to this planning application*

## **5.2 CCC Archaeology**

No objection subject to conditions

### **5.3 Environmental Health**

No objection subject to conditions

### **5.4 CCC Highways**

No objection subject to conditions

### **5.5 Local Residents/Interested Parties**

### **5.6 Support**

A total of three letters of support were received from 2no. properties in Wimblington raising the following points:

- The site already has permission for up to nine dwellings and this scheme is smaller
- The site is located in Flood Zone 1

### **5.7 Object**

A total of four letters of objection were received from 2no. properties in Wimblington raising the following points:

- No need for further housing in Wimblington and Stonea
- Development out of character with the area
- Additional traffic movements on a small, tight road
- The lane has no safety features for pedestrians
- No public transport on this side of the A141, causing a reliance on cars
- Population of Wimblington has increased considerably over the last 20 years, but the infrastructure has remained the same
- Risk of flooding in Wimblington has become a major concern in recent years. Increased impermeable materials will increase the risk further

## **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).

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed and beautiful 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

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

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 **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

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

## 7.6 **Cambridgeshire Flood and Water SPD 2016**

## 7.7 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP7: Design

LP8: Amenity Provision

LP12: Meeting Housing Needs

LP20: Accessibility and Transport

LP21: Public Rights of Way

LP22: Parking Provision

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP28: Landscape

LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Design and appearance**
- **Residential Amenity**
- **Parking Provision and Highway Safety**
- **Flood Risk and Drainage**
- **Biodiversity Net Gain (BNG)**

## **9 BACKGROUND**

- 9.1 The application site benefits from Permission in Principle for up to 9 dwellings, which was granted on 25.11.2022.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The application seeks full planning permission for the erection of 8no. dwellings, the creation of an access and footpath link, erection of a 1.2m post and rail fence, and the creation of a 2.5m bund.
- 10.2 The principle of development on the site has been established by virtue of the Permission in Principle granted for up to 9no. dwellings under reference number F/YR22/0884/PIP and is therefore considered to be acceptable in this instance.

### **Design and appearance**

- 10.3 The site plan submitted with the application identifies a cul-de-sac style development with plots 1 to 4 backing onto Eastwood End, and plots 5 to 8 facing towards it.
- 10.4 Only one house type is proposed, that being single-storey, 2-bed properties with integral garages and solar panels. A variation in appearance is provided by handing the plots and offering different external finishes.
- 10.5 The proposed palette of materials includes red facing brickwork and grey roof tiles on plots 2, 3, 6 & 7; and yellow facing brickwork and grey roof tiles for plot 1, 4, 5 & 8.
- 10.6 No specific materials products are included within the submission detail. However, it is considered that these materials would be acceptable in principle in the context of the surrounding area, although it is considered that a condition should be imposed requiring details of specific materials to be submitted prior to any works above slab level.
- 10.7 Development along Eastwood End is characterised by a mix of single-storey and two-storey development, with the development currently taking place on the site immediately to the east being characterised by single-storey properties.
- 10.8 Given the nature of development in the surrounding area, it is considered that the provision of single-storey dwellings in this instance would be acceptable and would positively respond to the built environment.

- 10.9 Development in the southern part of Eastwood End is primarily characterised by road fronting, linear development. The form of development proposed in this instance is contrary to the prevailing character of development. However, given the constraints of the site in terms of its size and available access points onto the public highways, it is considered that the proposed layout of development is acceptable on balance.
- 10.10 The northern and eastern boundary of the site currently benefits from soft landscaping that appears to be well established and would offer a good level of screening from public vantage points. It is further proposed to create a 2.5m bund along the eastern boundary which will provide some additional screening. On this basis, it is considered that views of the development from public vantage points would largely be restricted to views on Eastwood End. It is therefore considered that the impact of the development on the character and appearance of the landscape would remain acceptable.
- 10.11 The proposal is overall considered to be acceptable in terms of character and appearance, having regard to Policy LP16 of the Fenland Local Plan (2014).

### **Residential amenity**

- 10.12 The proposed layout of the site allows for generous plot sizes, with all properties benefitting from suitable private amenity space provision having regard to the requirements of policy LP16. The proposed hard landscaping of 1.8m close boarded fences around properties will ensure that privacy is maintained for each property.
- 10.13 Further to this, the relationship and spacing between each of the properties, along with their single-storey nature, will ensure that there are no detrimental impacts arising from overlooking or over-dominance between properties.
- 10.14 Whilst the site is immediately adjacent to the A141, a busy and main public highway, it is proposed to create a 2.5m bund along the boundary of the site adjoining this highway. It is considered that this bund will offer some acoustic screening and significantly reduce the noise impact from traffic movements arising from the A141. The Environmental Health Officer has requested further confirmation prior to the occupation of the dwellings that the glazing and ventilation in the final construction of the dwellings secures high levels of amenity as required by Policy LP16.
- 10.15 It is noted that the bin carrying distances for the dwellings deeper in the site, particularly that of plot 4 (80m-90m) are in excess of the recommended distances of 30m as set in out in the Cambridgeshire and Peterborough Mineral and Waste Local Plan RECAP Design guide. Whilst this recommendation is exceeded by some distance and therefore weighs negatively against the scheme, it is considered in the overall planning balance that it would not be reasonable to refuse the application, solely on this basis.
- 10.16 It is therefore considered that the proposal has appropriate regard to Policy LP16 of the Fenland Local Plan (2014) in terms of the provision and preservation of residential amenity.

### **Parking provision and highway safety**

- 10.17 The Highway Authority have raised no objections to the proposal in terms of parking provision or highway safety.

- 10.18 Each property benefits from 2no. parking spaces, one frontage space and one integral garage space. It is considered that the provision of 2no. spaces for each property is sufficient to satisfy the parking requirements in this instance.
- 10.19 The access onto Eastwood End is able to achieve a suitable visibility splay in each direction, and the junction onto the A141 is considered to be suitable to accommodate the additional traffic to be generated by the development.
- 10.20 Overall, the proposal is considered to be acceptable in terms of parking provision and highway safety, having regard to Policy LP15 of the Fenland Local Plan (2014) and paragraphs 114 & 115 of the NPPF (2023).

### **Flood risk and drainage**

- 10.21 The site is located entirely in Flood Zone 1 and is at very low risk of surface water flooding. As such, there are no concerns with the development in terms of flood risk or causing an increased risk of flooding elsewhere. In order to secure this, conditions relating to the submission of a detailed foul and surface water drainage scheme is recommended and set out in full at the end of this report.
- 10.22 The proposal is therefore considered to be acceptable in this respect, having regard to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2023).

### **Biodiversity Net Gain (BNG)**

- 10.23 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.
- 10.24 In this instance a Biodiversity Gain Condition is required to be approved before development is begun and a condition can be included to secure this.

## **11 CONCLUSIONS**

- 11.1 The proposal seeks full planning permission for the erection of 8no. dwellings, the creation of a new vehicular access, the erection of a 1.2m post and rail fence, and the creation of a 2.5m bund.
- 11.2 The principle of development is established by virtue of the Permission in Principle granted on site for up to 9no. dwellings under reference F/YR22/0884/PIP and is therefore considered to be acceptable.
- 11.3 The proposed house types, materials and site layout are considered to be acceptable on balance in the context of the surrounding area.
- 11.4 The proposal is considered to be acceptable in all other regards, with no objections from any statutory or technical consultees.
- 11.5 The proposal is overall considered to be acceptable in planning terms and is accordingly recommended for approval on this basis.



## 12 RECOMMENDATION

### 12.1 Grant, subject to conditions as follows;

Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018). The applicant has been consulted on the proposed conditions and has confirmed their agreement to these in writing. It is therefore considered that the requirements of section 100ZA(5) have been met.

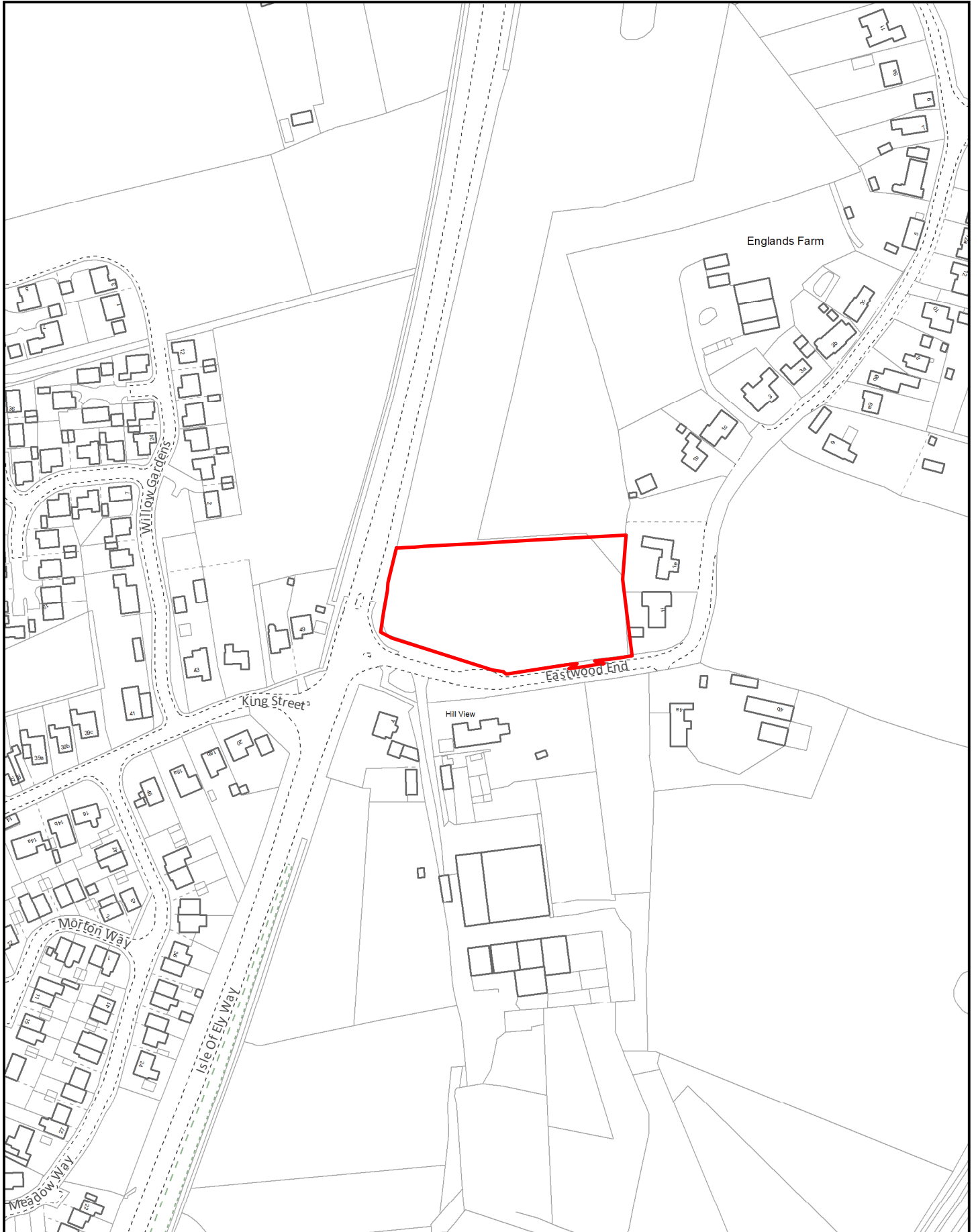
The proposed conditions are as follows;

1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"><li>a. The statement of significance and research objectives;</li><li>b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li><li>c. The timetable for the field investigation as part of the development programme;</li><li>d. The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li></ul> <p>Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).</p>
3.	<p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul water drainage and to</p>

	prevent the increased risk of pollution to controlled waters in accordance with Policy LP14 of the Fenland Local Plan 2014.
4.	<p>Prior to the commencement of any development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
5.	<p>Prior to the occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the levels and form of construction for the roads and footpaths. The dwellings hereby approved shall not be occupied until the roads and footpaths associated with the dwellings have been constructed and surfaced in accordance with the approved scheme.</p> <p>Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
6.	<p>Prior to the occupation of the development, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres x 43 metres measured along respectively the highway boundary.</p> <p>Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7.	<p>The footway shown on drawing 'Proposed Site Plan (Scheme 2)' H9619/1 1A between the eastern site boundary and the A141 shall be laid out and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all of the works have been completed in accordance with the approved details.</p> <p>Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
8.	<p>Prior to the occupation of the first dwelling, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p>

	Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.
9.	<p>Prior to any development above slab level, a detailed noise mitigation scheme shall be submitted to and approved by the Local Planning Authority, in accordance with the recommendations of report reference: HA/AG225/V1. Any such approved scheme shall be fully implemented prior to the occupation of the first dwelling.</p> <p>Reason – To ensure satisfactory development of the site in terms of residential amenity in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>
10.	<p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity</p> <p>Reason - To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
11.	<p>Prior to the commencement of the development hereby approved, a scheme for construction of the vehicular and pedestrian crossing of the ditch /watercourse along the frontage of the site shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.</p> <p>Reason - To ensure construction of a satisfactory access and protection of any important ecological features in the watercourse in accordance with the National Planning Policy Framework and Policies LP15 and LP19 of the Fenland Local Plan 2014.</p>
12.	<p>Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
13.	<p>The development hereby permitted shall be carried out in accordance with the submitted Preliminary Construction Management Plan (Ref: H9619/MH/rg).</p> <p>Reason – In the interests of protecting the amenity of existing nearby residents and businesses in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>
14.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

	Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
15.	<p>Notwithstanding the provisions of the Town &amp; Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <p>i) alterations including the installation of dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);</p> <p>ii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);</p> <p>iii) The enlargement of a dwellinghouse consisting of the construction of—</p> <p>(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or</p> <p>(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction. (as detailed in Schedule 1, Part 1, Class AA)</p> <p>Reasons: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of this part of the area/conservation area in which it is set.; and to prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.</p>
16.	<p>Development may not be begun unless: (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.</p> <p>Reason - To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p>
17.	The development hereby permitted shall be carried out in accordance with the approved plans and documents.



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**DWELLING LEGEND**

- PLOT 1 = 2 BED
- PLOT 2 = 2 BED
- PLOT 3 = 2 BED
- PLOT 4 = 2 BED
- PLOT 5 = 2 BED
- PLOT 6 = 2 BED
- PLOT 7 = 2 BED
- PLOT 8 = 2 BED

**LEGEND**

- SLAB PAVING
- PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- TARMAC
- GRAVEL
- EXISTING DWELLINGS
- PAVEMENT
- WHEELIE BINS
- HEDGING
- VEGETATION
- SOLAR PANELS
- AIR SOURCE HEAT PUMP
- CAR SPACE OF 2.7m x 5.5m



A	CLIENTS COMMENTS	MAY 24
	REVISIONS	DATE

**MORTON & HALL CONSULTING LIMITED**  
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**Fenland District Council**  
**Building Design Awards**  
winner  
Building Excellence in Fenland

CLIENT		Savage Developments Ltd
PROJECT		Land West of 1 Eastwood End, Wimlington Cambridgeshire PE15 0QQ
TITLE		Proposed Site Plan (SCHEME 2) 8No DWELLINGS
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	Mar 2024	DRAWING NUMBER
SCALE	As Shown	H9619/11a



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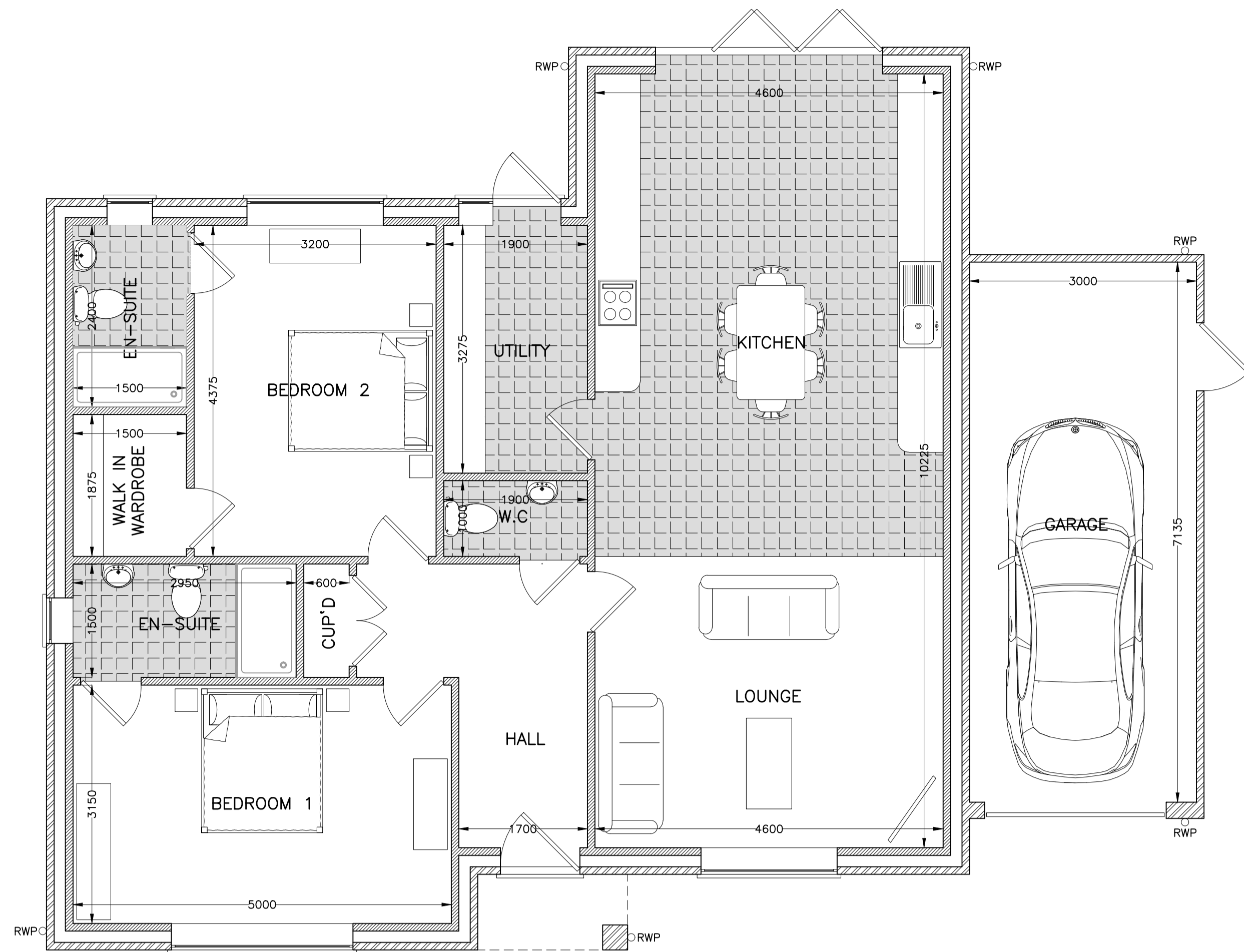
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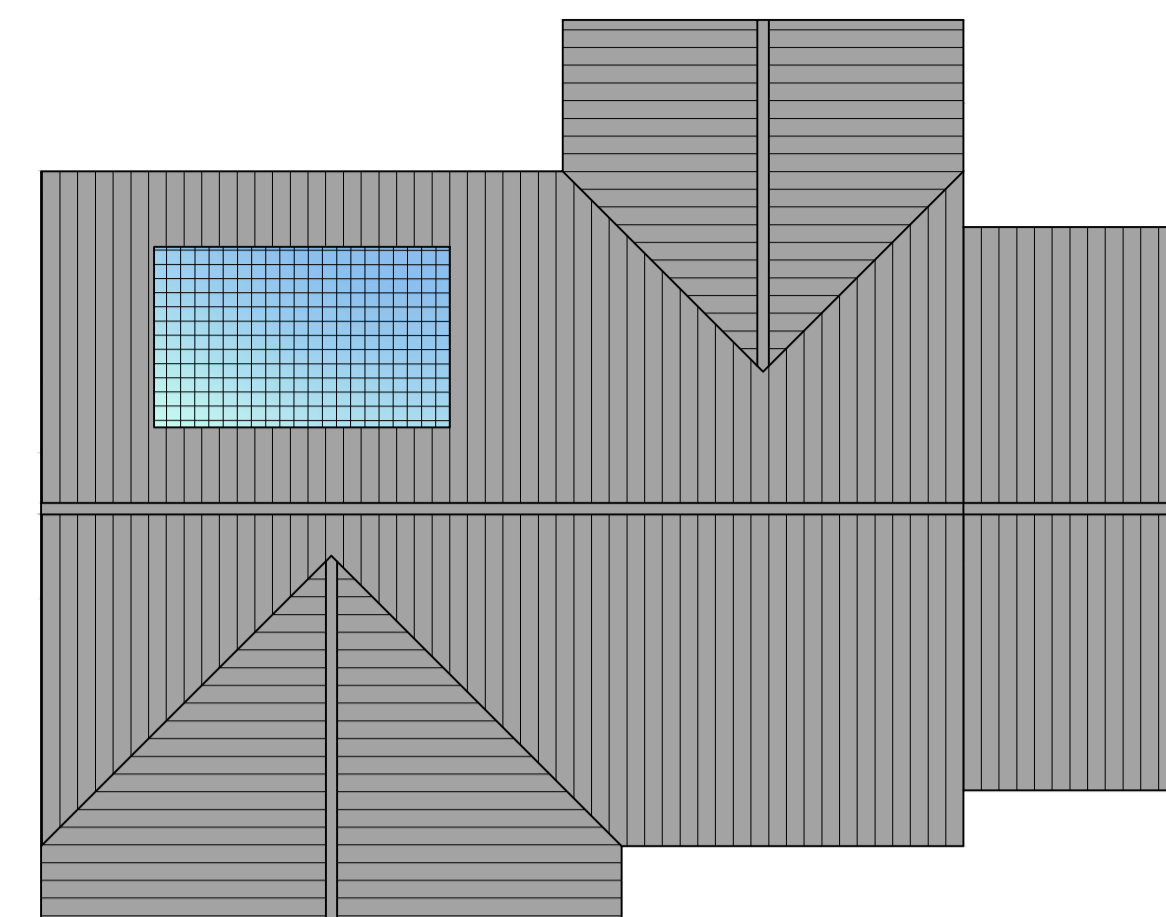


 **Fenland**  
CAMBRIDGESHIRE  
Fenland District Council

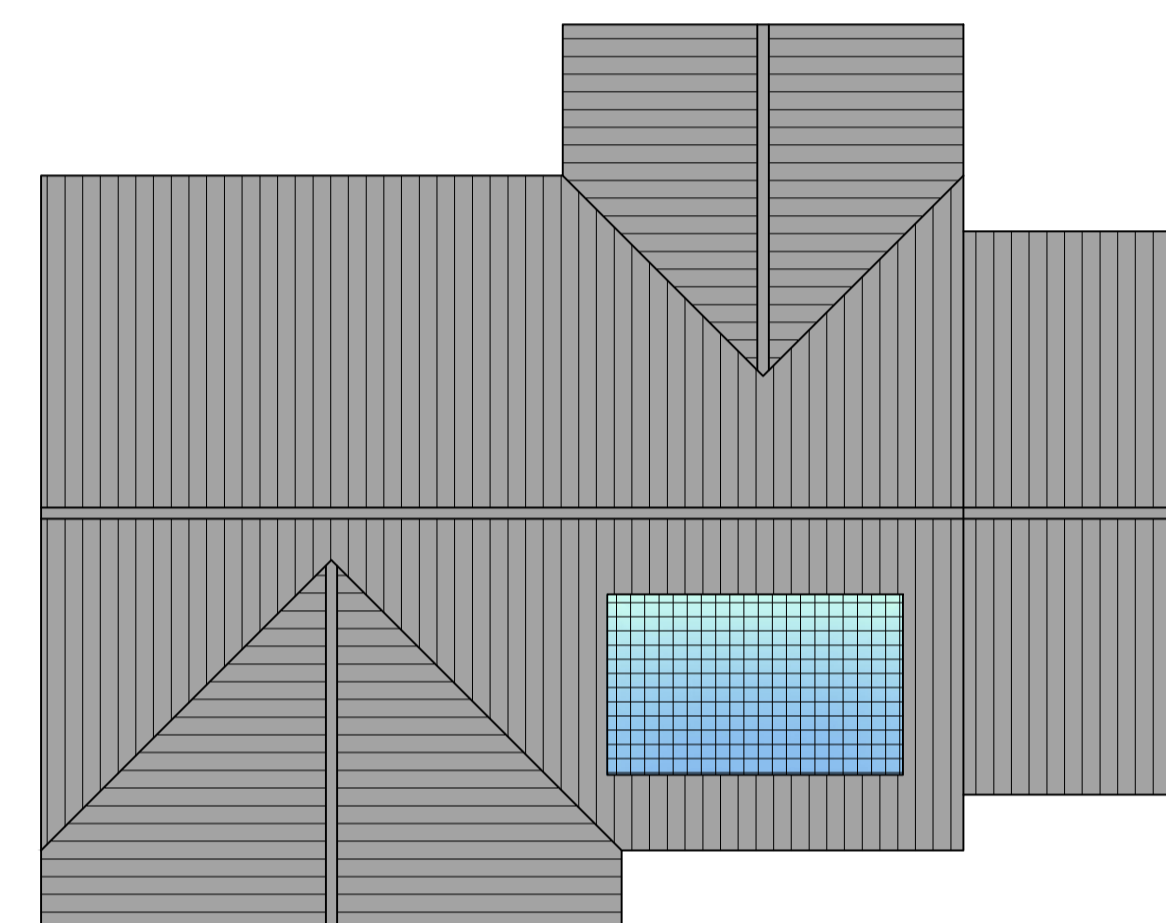
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 Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.  
 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.  
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.  
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer



PROPOSED GROUND FLOOR PLAN  
(1:50)



PROPOSED ROOF PLAN  
(PLOT 1)  
(1:100)



PROPOSED ROOF PLAN  
(PLOT 5)  
(1:100)



PROPOSED FRONT ELEVATION  
(PLOT 5)  
(1:100)

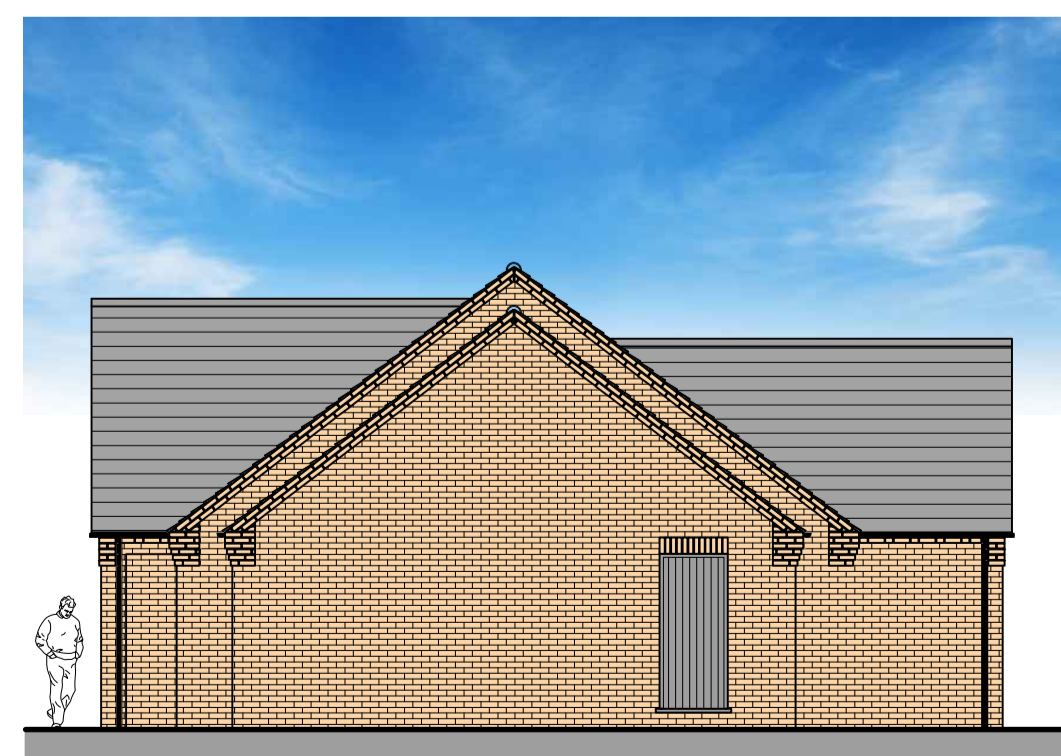


PROPOSED REAR ELEVATION  
(PLOT 5)  
(1:100)

MATERIALS	
ROOF	-
WALLS	-
GUTTERS & DOWNPIPES	-
JOINERY	-



PROPOSED FRONT ELEVATION  
(PLOT 1)  
(1:100)



PROPOSED RHS ELEVATION  
(PLOT 1 & 5)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 1)  
(1:100)



PROPOSED LHS ELEVATION  
(PLOT 1 & 5)  
(1:100)

A	CLIENTS COMMENTS	MAY 24
	REVISIONS	DATE

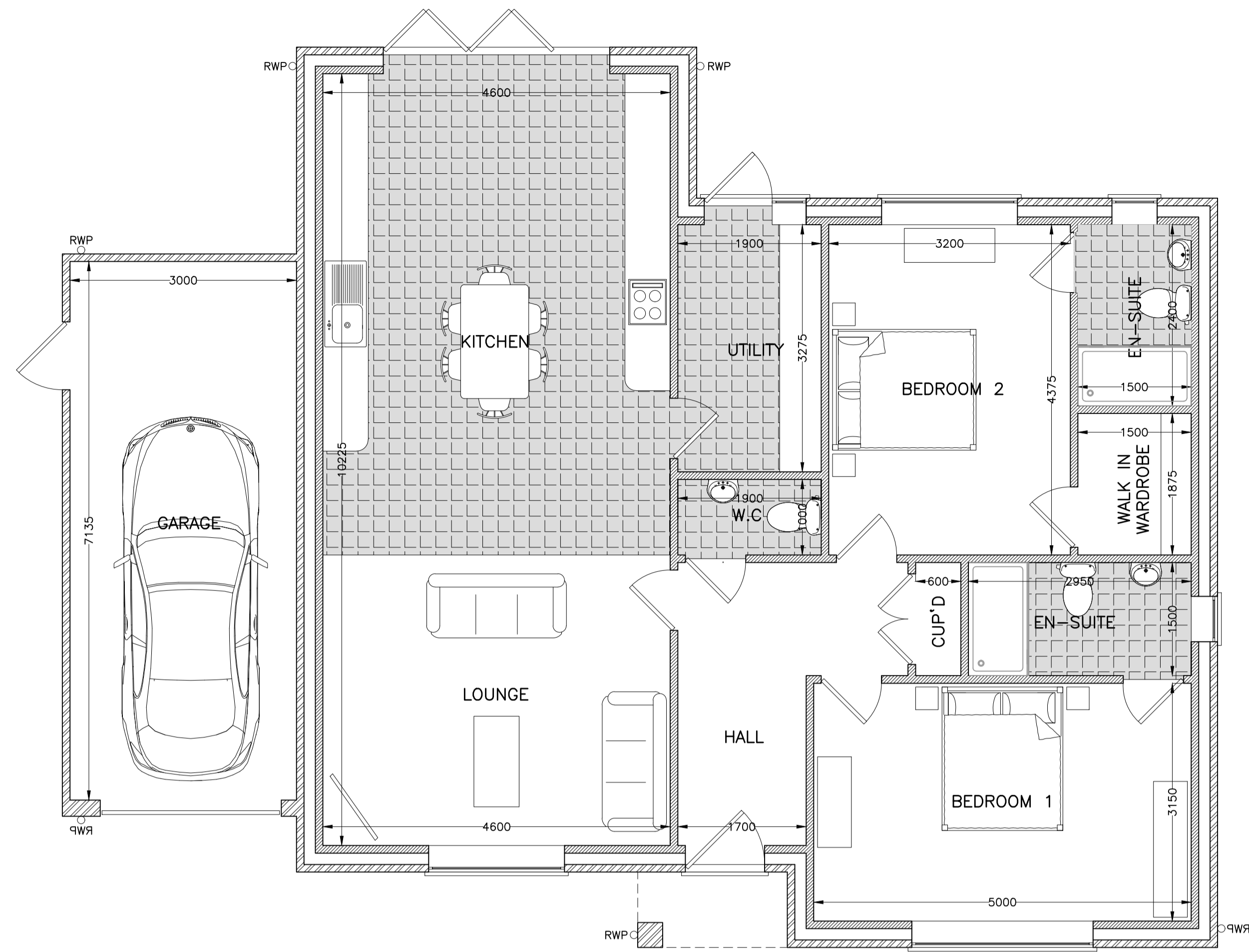
**MORTON & HALL CONSULTING LIMITED**  
 CONSULTING STRUCTURAL ENGINEERS

1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ  
 Tel: 01354 655454  
 Fax: 01354 660467  
 Email: info@mortonandhall.co.uk  
 Website: www.mortonconsultingengineers.co.uk

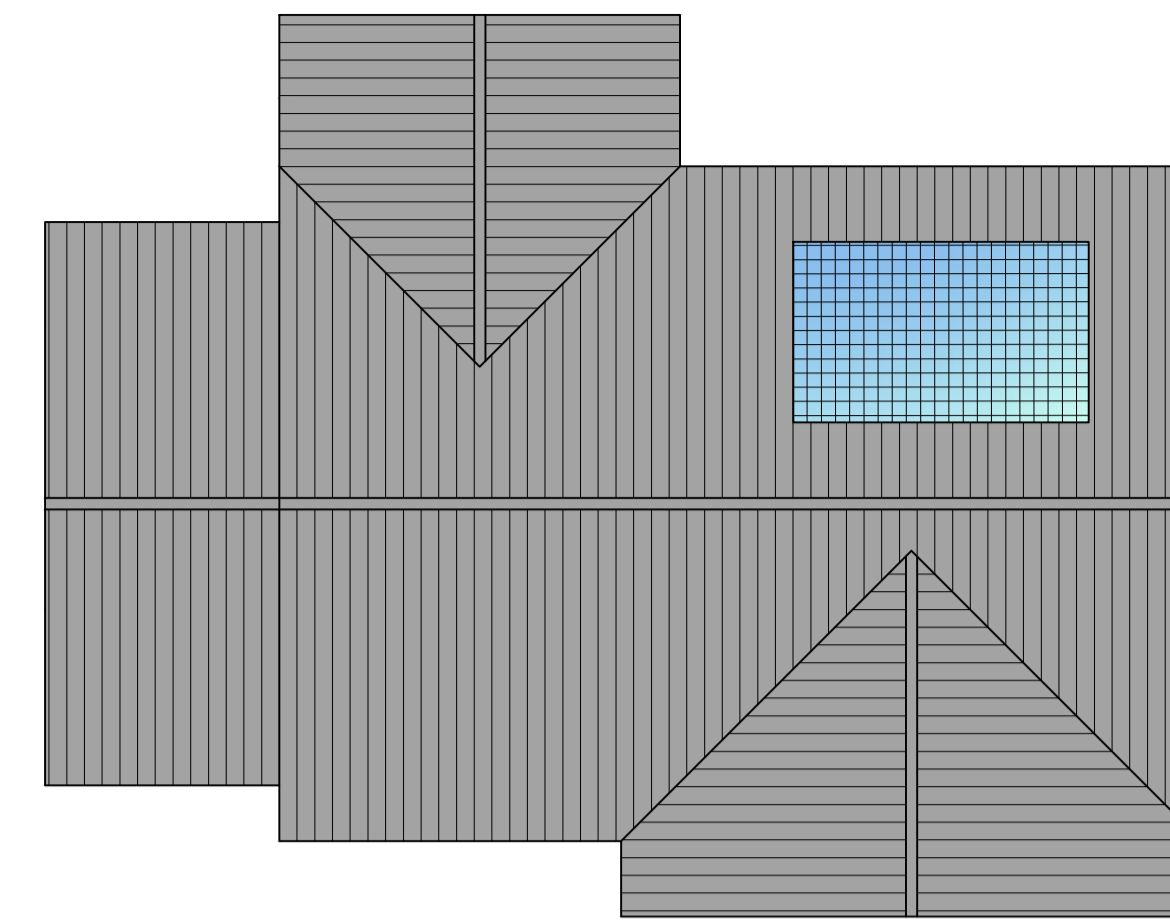
LAB<sup>CP</sup> Fenland District Council  
 Building Design Awards  
 winner  
 Building Excellence in Fenland

CLIENT	Savage Developments Ltd
PROJECT	Land West of 1 Eastwood End, Wimlington Cambridgeshire PE15 0QQ
TITLE	Proposed Plans & Elevations (PLOT 1 & 5)
DRAWN	R.Papworth
CHECKED	
DATE	Mar 2024
SCALE	As Shown
DATE OF ISSUE	
DRAWING NUMBER	H9619/04A

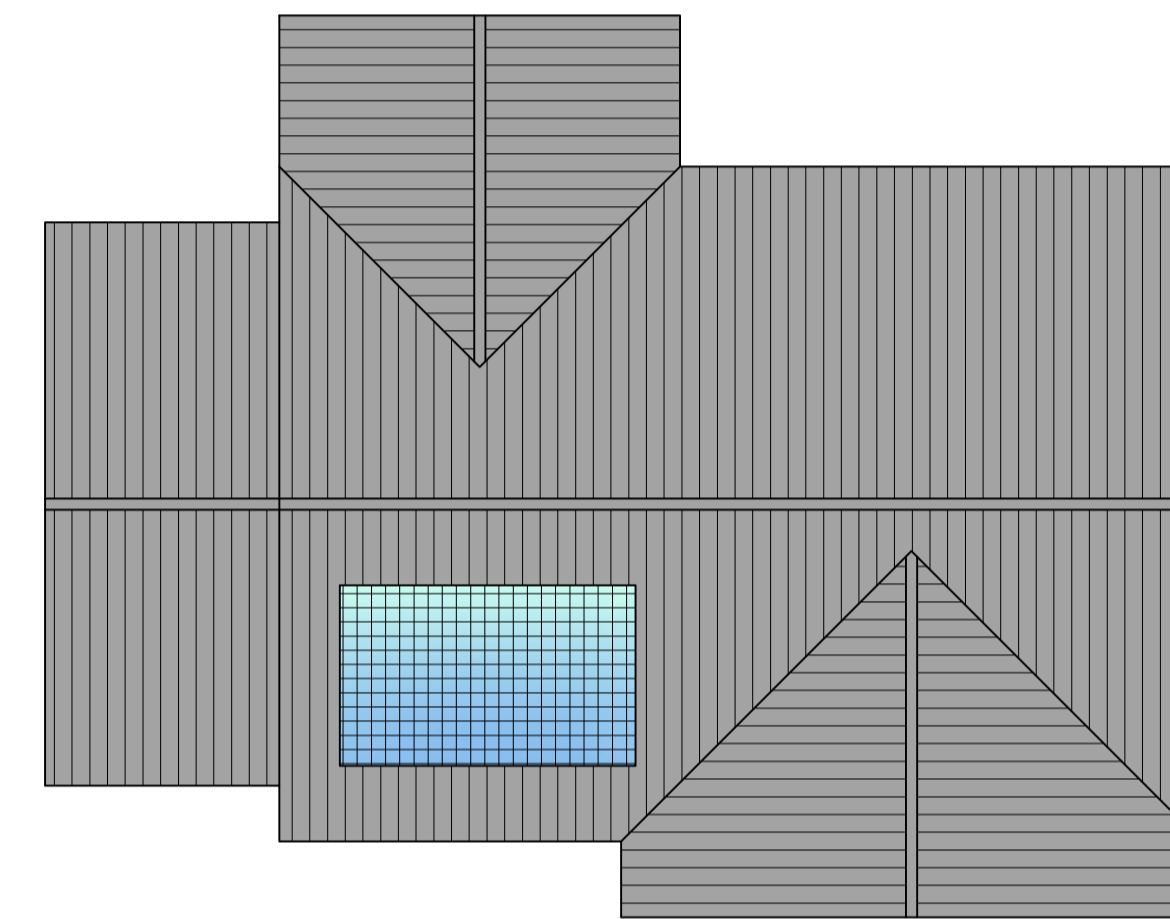




PROPOSED GROUND FLOOR PLAN  
(1:50)



PROPOSED ROOF PLAN  
(PLOT 2)  
(1:100)



PROPOSED ROOF PLAN  
(PLOT 6)  
(1:100)



PROPOSED FRONT ELEVATION  
(PLOT 6)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 6)  
(1:100)



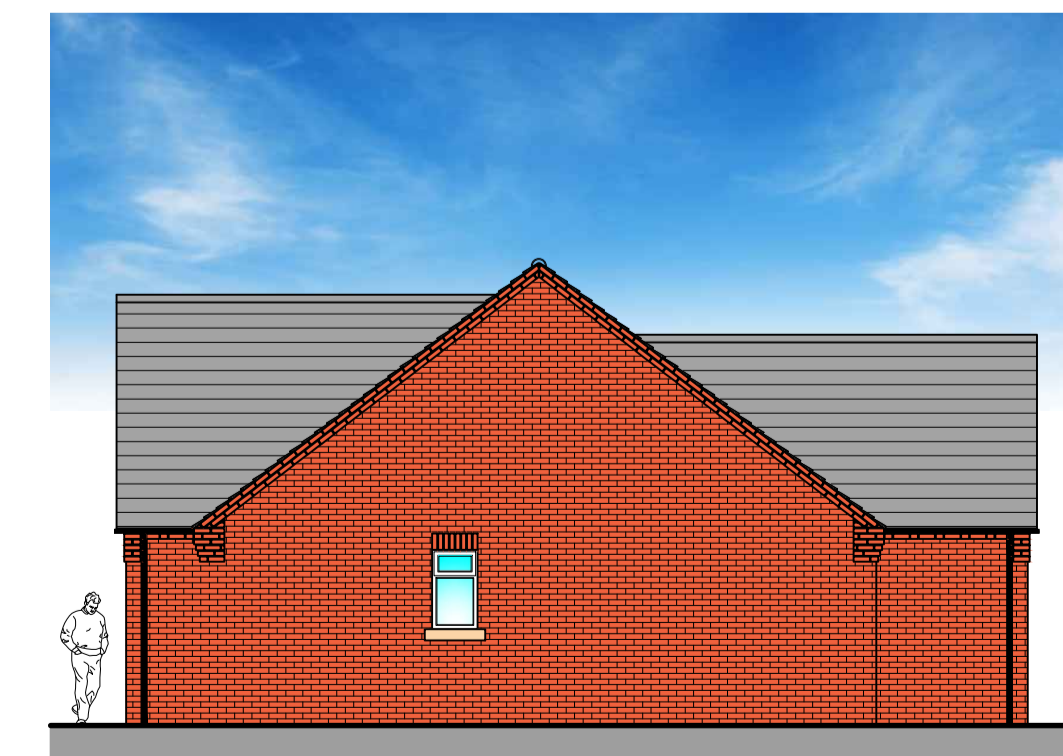
PROPOSED FRONT ELEVATION  
(PLOT 2)  
(1:100)



PROPOSED LHS ELEVATION  
(PLOT 2 & 6)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 2)  
(1:100)



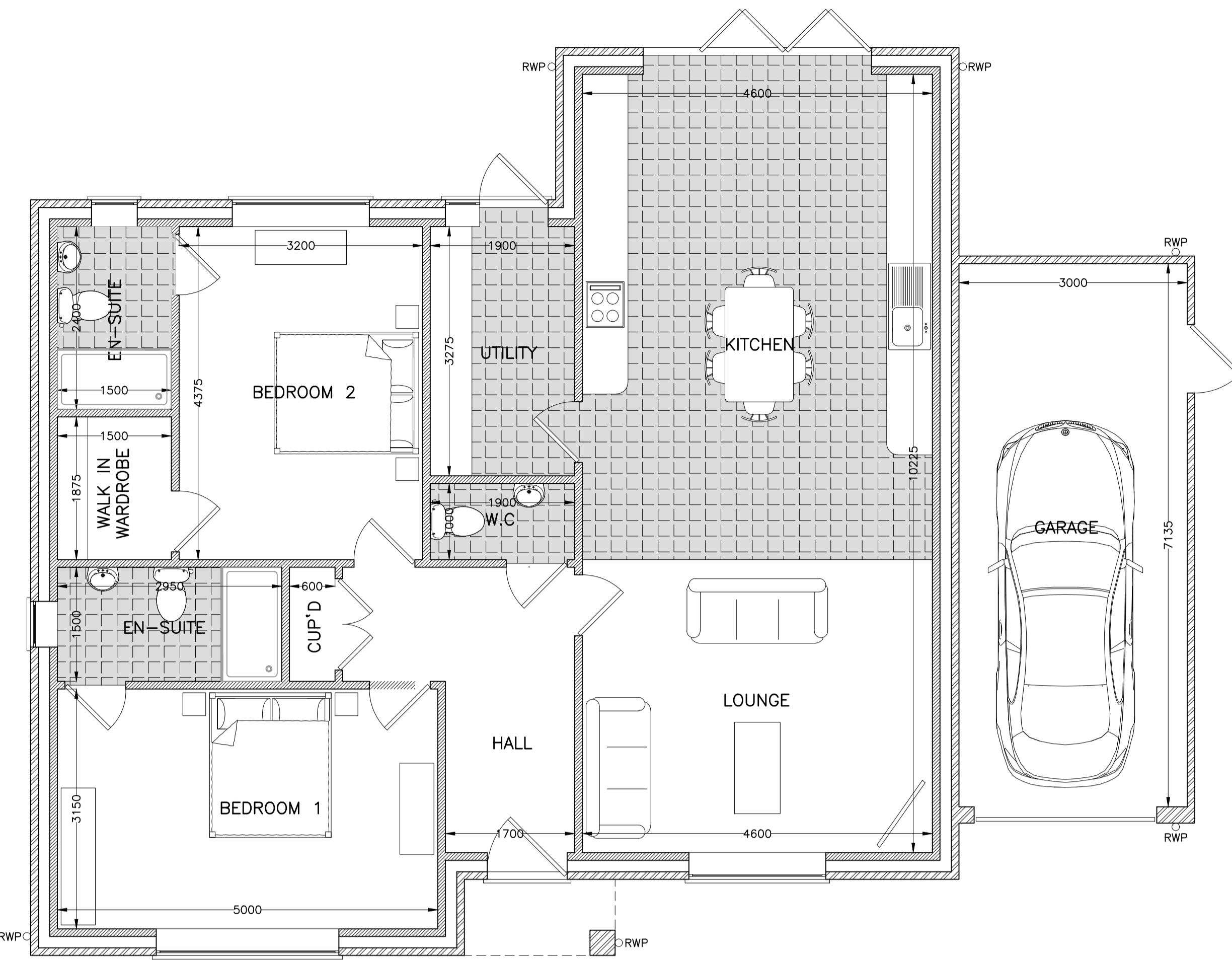
PROPOSED RHS ELEVATION  
(PLOT 2 & 6)  
(1:100)

**MATERIALS**

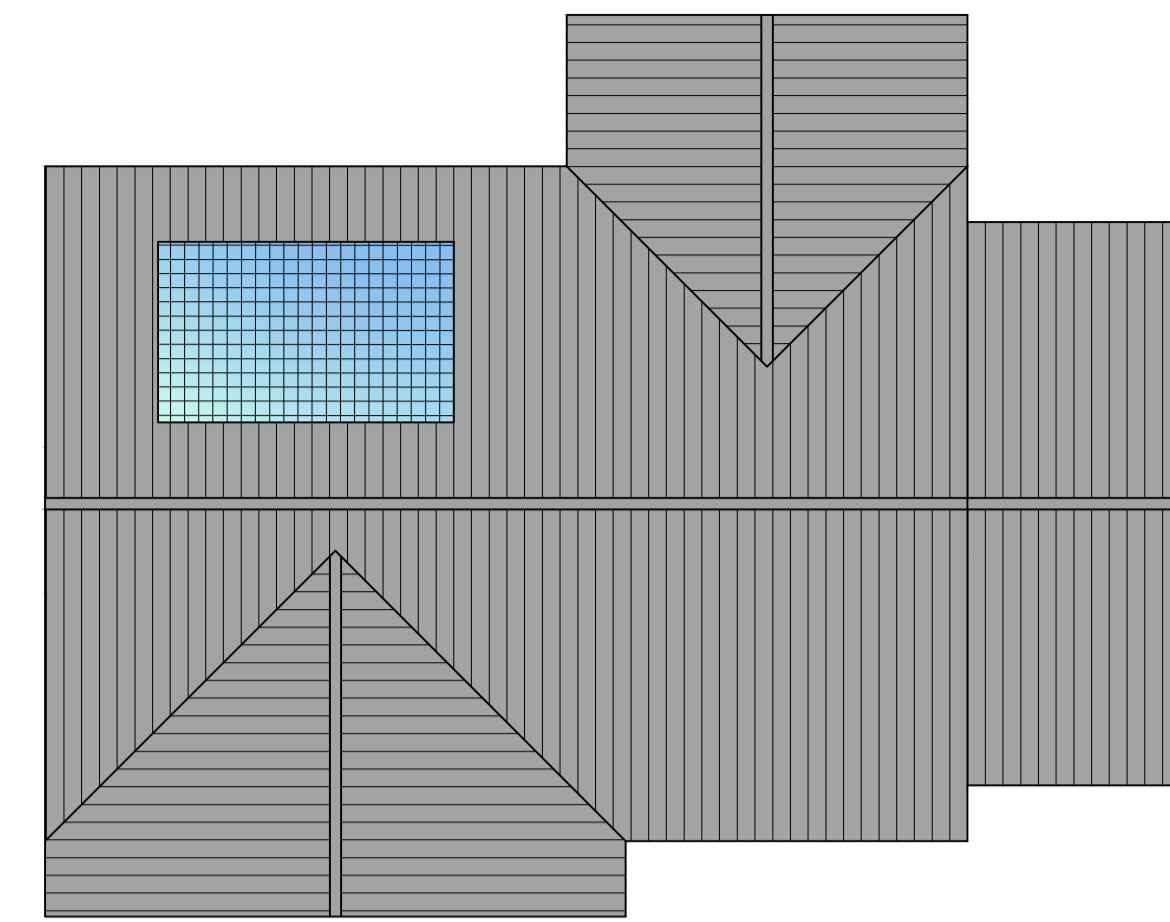
- ROOF –
- WALLS –
- GUTTERS & DOWNPIPES –
- JOINERY

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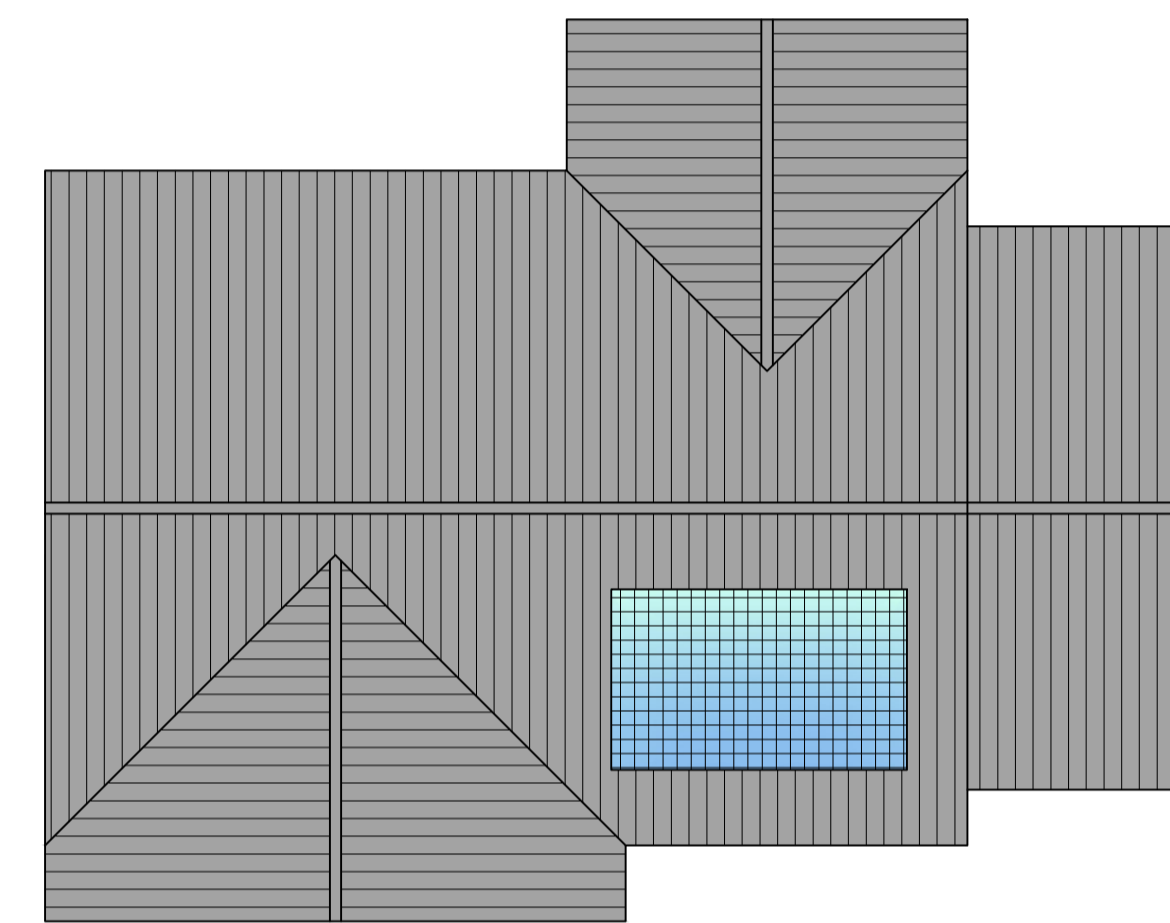
A	PLANNERS COMMENTS	AUG 24
	REVISIONS	DATE
<p><b>MORTON &amp; HALL CONSULTING LIMITED</b> CONSULTING STRUCTURAL ENGINEERS</p> <p>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</p>		
<p>LABC Fenland District Council winner Building Design Awards Building Excellence in Fenland</p>		
CLIENT		
Savage Developments Ltd		
PROJECT		
Land West of 1 Eastwood End, Wimblington Cambridgeshire PE15 0QQ		
TITLE		
Proposed Plans & Elevations (PLOT 2 & 6)		
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	May 2024	DRAWING NUMBER
SCALE	As Shown	H9619/12A



PROPOSED GROUND FLOOR PLAN  
(1:50)



PROPOSED ROOF PLAN  
(PLOT 3)  
(1:100)



PROPOSED ROOF PLAN  
(PLOT 7)  
(1:100)



PROPOSED FRONT ELEVATION  
(PLOT 7)  
(1:100)

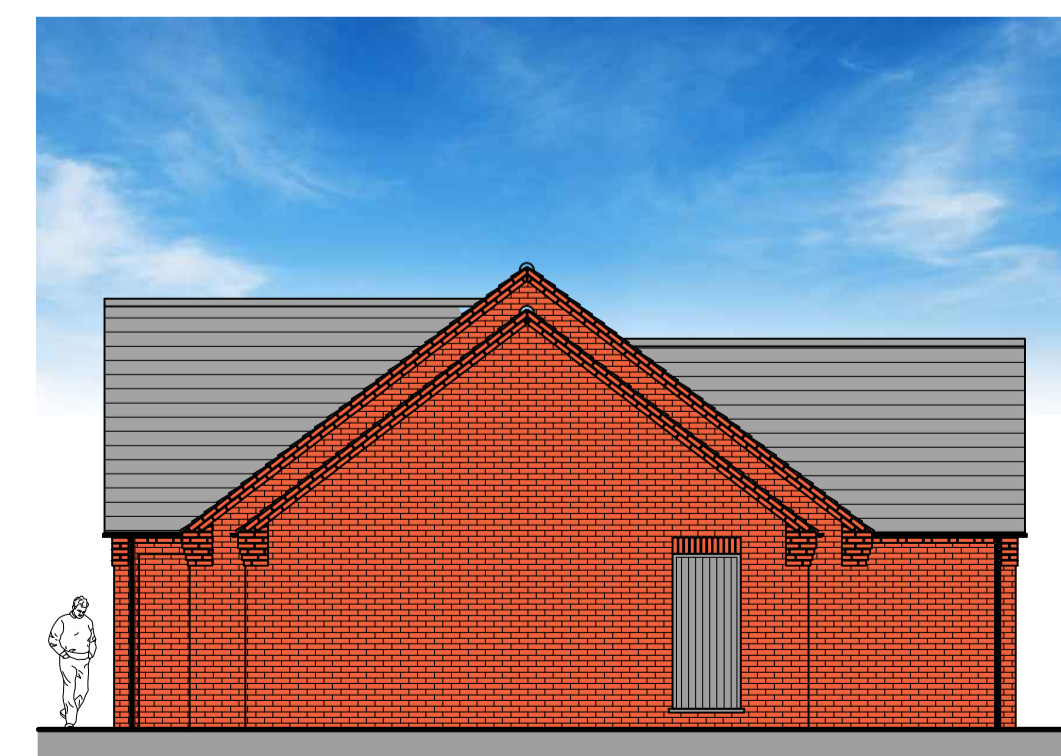


PROPOSED REAR ELEVATION  
(PLOT 7)  
(1:100)

MATERIALS	
ROOF	-
WALLS	-
GUTTERS & DOWNPIPES	-
JOINERY	-



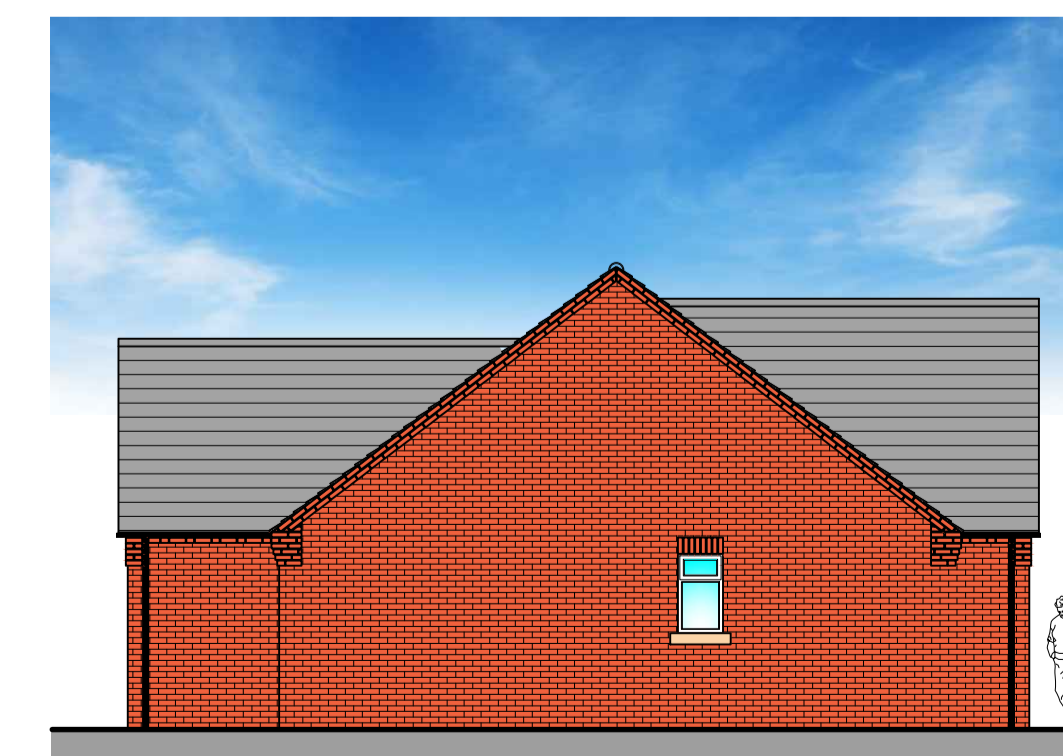
PROPOSED FRONT ELEVATION  
(PLOT 3)  
(1:100)



PROPOSED RHS ELEVATION  
(PLOT 3 & 7)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 3)  
(1:100)



PROPOSED LHS ELEVATION  
(PLOT 3 & 7)  
(1:100)

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REVISIONS	DATE

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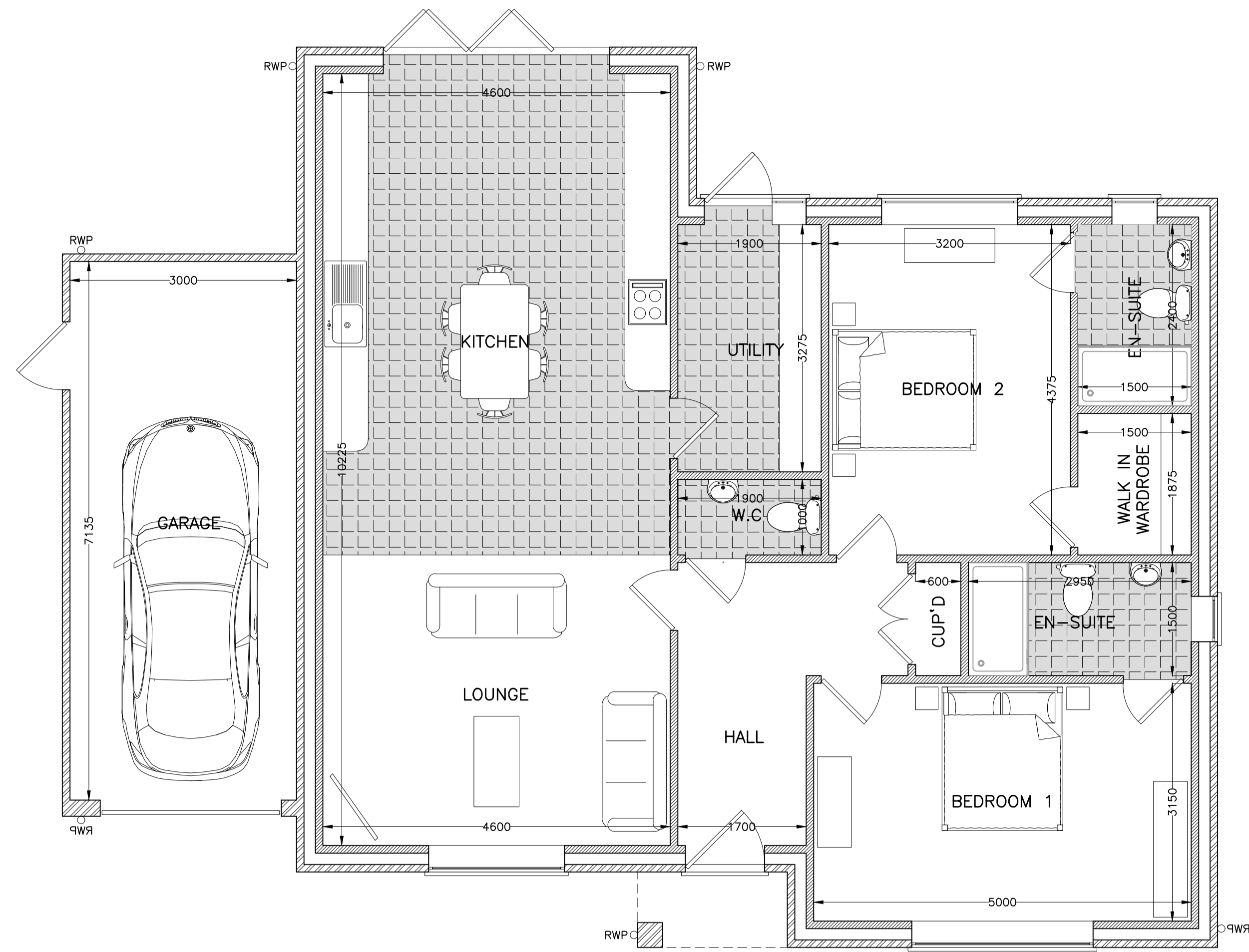
LABC Fenland District Council  
winner Building Design Awards  
Building Excellence in Fenland

CLIENT  
Savage Developments Ltd

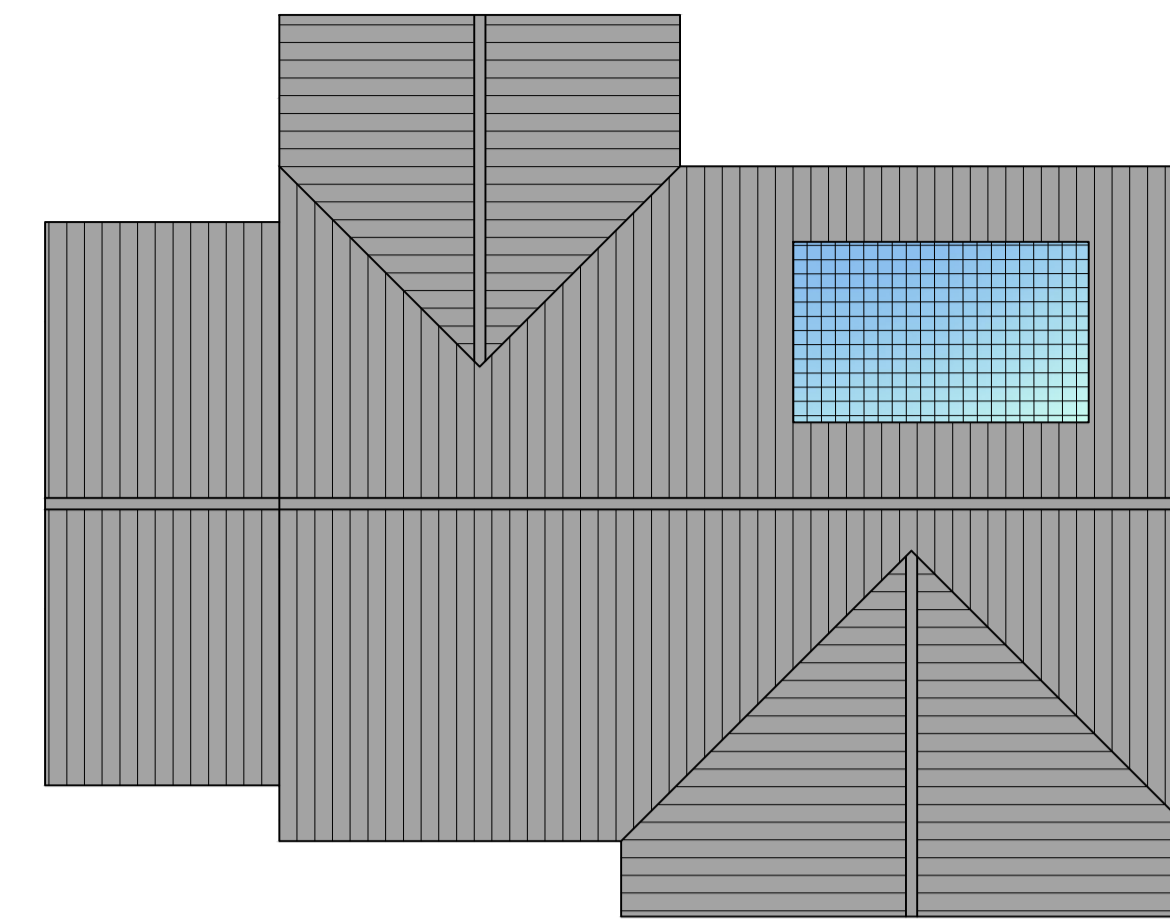
PROJECT  
Land West of 1 Eastwood End, Wimlington Cambridgeshire PE15 0QQ

TITLE  
Proposed Plans & Elevations (PLOT 3 & 7)

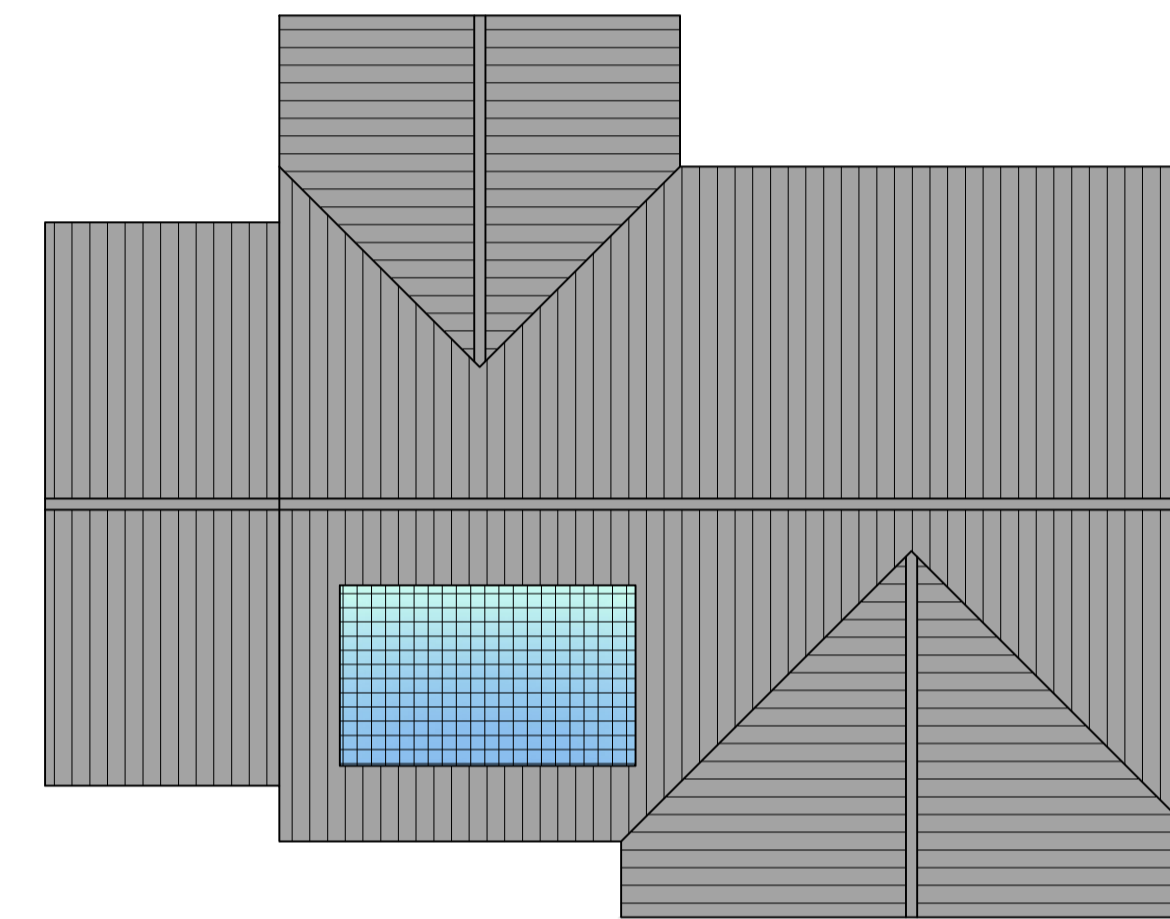
DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE May 2024	DRAWING NUMBER H9619/13
SCALE As Shown	



PROPOSED GROUND FLOOR PLAN  
(1:50)



PROPOSED ROOF PLAN  
(PLOT 4)  
(1:100)



PROPOSED ROOF PLAN  
(PLOT 8)  
(1:100)



PROPOSED FRONT ELEVATION  
(PLOT 8)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 8)  
(1:100)



PROPOSED FRONT ELEVATION  
(PLOT 4)  
(1:100)



PROPOSED LHS ELEVATION  
(PLOT 4 & 8)  
(1:100)



PROPOSED REAR ELEVATION  
(PLOT 4)  
(1:100)



PROPOSED RHS ELEVATION  
(PLOT 4 & 8)  
(1:100)

**MATERIALS**

- ROOF –
- WALLS –
- GUTTERS & DOWNPIPES –
- JOINERY

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REVISIONS	DATE

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Savage Developments Ltd

PROJECT  
Land West of 1 Eastwood End, Wimlington Cambridgeshire PE15 0QQ

TITLE  
Proposed Plans & Elevations (PLOT 4 & 8)

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE May 2024	DRAWING NUMBER H9619/14
SCALE As Shown	