
F/YR25/0211/PIP

**Applicant: McGarvie
JMC Construction March Ltd**

**Agent: Mr G Boreham
Morton & Hall Consulting Ltd**

Land North West Of 1C, Eastwood End, Wimblington, Cambridgeshire

Permission in Principle to erect up to 4 x dwellings including the formation of a new access

Officer recommendation: Grant

Reason for Committee: Letters of representation and Parish Council comments contrary to Officer Recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 17 April 2025

EOT in Place: Yes

EOT Expiry: 6 June 2025

Application Fee: £2515

Risk Statement:

This application must be determined by 06.06.2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1. The application seeks permission in principle for the erection of up to 4no. dwellings on Land North-West of 1C Eastwood End, Wimblington. As the application is only for Permission in Principle, it is only possible to assess the location, land use and amount of development proposed.
- 1.2. As assessed above, the location and proposed land use is acceptable in principle of new residential development. When considering the recent approvals for in-depth development on the western side of Eastwood End in recent years, it is considered that the amount of development in this location would be acceptable, on balance.
- 1.3. As such, it is considered that the proposal for residential development is acceptable in principle, subject to the determination of the detailed development proposals at Technical Details Consent stage.

2 SITE DESCRIPTION

- 2.1. The application is located on Eastwood End, Wimblington. The land in question is situated to the north-west of 1C Eastwood End.
- 2.2. The land currently comprises an area of scrubland within a former agricultural holding known as England's Farm.
- 2.3. Immediately to the east of the application site is an agricultural barn, for which prior approval has been granted for conversion into a residential dwelling under reference number F/YR23/1010/PNC04.
- 2.4. The site is located to the rear of the prevailing linear pattern of development along Eastwood End and is therefore classed as a backland site.
- 2.5. The site is served by a relatively narrow public highway which generally measures approximately 4.25m in width in the vicinity of the site. The site is proposed to be served via an existing agricultural access point, which is currently gated from the public highway.
- 2.6. The site is located within Flood Zone 1 and is at very low risk of flooding.

3 PROPOSAL

- 3.1. The application seeks Permission in Principle for the erection of up to 4 x dwellings including the formation of a new access.
- 3.2. The application is supported by an indicative site layout plan identifying a central spine road extending to the rear of the site, which the dwellings located on the western side of the spine road in a tandem form of development.
- 3.3. Full plans and associated documents for this application can be found at:

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

4 SITE PLANNING HISTORY

- 4.1. There is no site history relevant to the determination of this application.

5 CONSULTATIONS

5.1. Cambridgeshire County Council Highways – 31.03.2025

The internal road at this site would not be suitable for adoption. The Local Highway Authority (LHA) would not seek to adopt estate roads which serve fewer than 6 dwellings and the layout shown on Drawing 9797_04 also does not conform with the for adoption.

The first 10 metres of internal site road are to be constructed of a bound material for a distance of 5 metres from the carriageway. This is suitable construction for a shared access serving a development of this scale. The applicant has further specified that this area would be constructed to Cambridgeshire County Council specification.

Further consideration of the access design, including how the site shall prevent surface water from entering the public highway shall be expected at any future Technical Design Consent Stage.

I would further recommend that if this development was to be granted permission in principle, that the LPA should be satisfied that the internal layout of the site meets refuse strategy requirements considering the distance between frontages to dwellings and the proposed bin collection point.

5.2. Environment Agency – 01.04.2025

We have reviewed the relevant documents submitted and find that we would not wish to review any submitted Flood Risk Assessment at the Technical Details Consent stage.

The site is located approximately 8km from the nearest main river under the jurisdiction of the Environment Agency, and we consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the March East Internal Drainage Board (IDB). As such, whilst we have no objection to the proposed development on flood risk grounds, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals

5.3. Cambridgeshire County Council Archaeology – 01.04.2025

The proposed development lies in an area of high archaeological potential. Just to the north of the proposed development recent archaeological investigations have established Iron Age and Medieval settlement and agricultural remains (Cambridgeshire Historic Environment Record ECB7045, MCB32563). Further recent archaeological investigations to the south west, but also within the bound of Eastwood End, have found prehistoric activity including cremation burials (CHER MCB32563), and archaeological investigations just to the south of the proposed development area found both Roman and Medieval ditches (CHER MCB18530 MCB20073).

Despite the high potential for archaeology within the development area we are content that no works are required prior to determination of an application and consequently are happy for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a pre-commencement archaeological condition on development should be secured at Technical Details stage.

5.4. Wimblington Parish Council – 09.04.2025

Fenland District Council's Planning Department are required to justify the need for further development within Wimblington Village, this requirement is stated in both FDC's LPPs and NPPF. If the planning department are unable to justify the need for further development then this planning application should be refused. The Design and Access statement constantly refers to 'other planning applications' and the fact that the site is close to the A141. The planning department states the 'other planning applications do not set a precedence so it is hoped that this is reflective. As to the site being close to the A141, the only access to the A141 is along the narrow single track lane, causing more congestion on what is going to become an extremely busy corner with all the 'granted' planning still to be built. Responses from other consultees, that were submitted at a very late stage, have questioned the access road and adoption, refuse collection and flooding issues. Although these are not relevant to a 'Permission in Principle' application they should still be reflective of possible problems in the future. The adjacent remaining plot of land houses a number of farm buildings which are reported as being built of

'asbestos' material, this is also another concern especially if future planning is applied for on that plot.

Stage 1 PIP assesses the:

Location:

This amount of development in this location is considered to be fundamentally unacceptable on the basis that it would result in encroachment into the remaining green space and countryside, it is out of the built linear line presented along Eastwood End, also it would create a traffic hazard in the narrow lane at its access point. The narrow lane does not lend itself to large vehicles manoeuvring into other accesses, ie. refuse vehicles, emergency vehicles, delivery vehicles. This proposal is for dwellings to be developed in the last of the green space buffer between the A141 and the present dwellings, as well as the last of the natural habitats for local wildlife. Congestion along the lane will become a major hazard once all present 'granted ' planning applications have been built, this proposal will add to this problem especially with refuse vehicles having to collect from the access point.

Use:

This site has been an integral part of the environmental open green space between the A141 and the dwellings on Eastwood End. It has been used as a grazing field and minimal farm storage site but is also a buffer and safe haven for wildlife within the natural countryside on the east side of the A141. The existing access is a narrow entrance off of a single lane,

Amount of Development proposed:

The addition of 4 more executive houses is not a requirement in the village of Wimblington, especially in the settlement of Eastwood End. There has already been an unsustainable increase in 'granted planning applications' along the narrow lane of Eastwood End. This is putting a strain on the infrastructure, the structure of the lane was not built to take the amount of vehicle movement that is now being forced into this area, including the Light Industrial Estate at the north end of the lane where both FDC and CCC have allowed overdevelopment of Heavy Industrial Businesses.

LP3 4.7 - This site is in a rural environment not a town street environment.

LP3 4.7.1 - This site does not conform with the settlement pattern of the local environment.

FDC LPP, as stated in 3.4.2 (Scale) need to review the growth of Wimblington village, as well as Eastwood End, and assess the sustainability of further development. There is a need to evaluate all the granted proposed development that is still outstanding in the village environment and decide if there is justification to grant an application for more 'executive homes' in the village area.

LP3 - 3.4.4 Phasing - improvements in supporting infrastructure need to be addressed. Present areas of development need to be completed and assessed before further applications are granted otherwise FDC are not adhering to those policies in the LPP and as such are in breach of their own written requirements.

LP4 - Housing

FDC has still to address their own 'NOTE' in regard to the Waste Water Treatment Works in Doddington which is struggling with capacity and unable to cope, hence numerous tankers are regularly pumping out sewerage from the area . Yet still Anglian Water are stating that the company can cope and FDC are granting more development of dwellings in both Wimblington and Doddington.

LP12 - Rural Areas Development Policy

This proposal is sited outside of the built form of the village settlement, it is taking away precious views of the surrounding countryside and open landscape. (NPPF - 99 Loss of open space)

LP13 - Supporting & Managing the Impact of a Growing District

(a) infrastructure - FDC and Anglian Water have not addressed the Waste Water Treatment Works in Doddington. Anglian Water are consistently having to pump out drains in various areas of the village, both waste water and sewer.

LP14 (b) - all development proposals should adopt a sequential approach to flood risk from all forms of flooding, pluvial and fluvial. Pluvial being the biggest concern here in the village.

LP16 (d) - this is not a positive contribution to a narrow rural country lane, it would not enhance its local setting or improve the character of the local built environment.

NPPF - 112 - considering development proposals

(a) Access to this site is on to and off of a narrow country lane close to a tight left hand bend that is already congested and struggling with the increase in traffic from other new developments, construction vehicles, heavy good vehicles (illegally using this restricted 7.5t access) to get to the industrial estate, farms and other businesses further along Hook Road.

(C) there will be a conflict on such a narrow country access road, not just with the vehicles using Eastwood End, but with pedestrians, horse riders from the local equestrian centres, ramblers using the PRow routes, cyclists and general public trying to navigate the increasing number of accesses along what should be a country lane not a street of cul-de-sacs. There is a small industrial estate at the south A141 access to Eastwood End and a larger heavy industrial estate off of the north A141 access to Eastwood End. Further along the lane, heading into the Hook, the road is already collapsing from drainage problems and excessive heavy vehicle use.

This site will not be within the local settlement area, it will not be in keeping with the local character of the village or Eastwood End, (which has already been subjected to uncharacteristic, over sized dwellings that create a more urban characteristic rather than a quaint historical, rural environment.)

This planning application should be refused on the above criteria.

5.5. Environmental Health – 25.03.2025

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality or adversely impact the local amenity due to excessive artificial lighting.

In the event that Permission in Principle (PIP) is granted and a further application for the site is submitted in the future, owing to the scale of the proposed development and close proximity to existing residents, this service requests the submission of a robust Construction Environmental Management Plan (CEMP) in line with the template for developers, available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk) The CEMP shall be expected to include working time restrictions to negate the need for a separate condition.

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

Due to the Design and Access Statement provided by Morton & Hall Consulting Limited describing the existing use as a farmyard, it is also recommended that a contaminated land assessment is undertaken, with the associated report submitted to support any further site applications.

5.6. Cambridgeshire County Council Waste and Minerals – 08.04.2025

The proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane, Wimblington Waste Management Area (WMA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). The proposed development is located approximately 175 metres south of the WMA with woodland between the two sites; and there are existing residences located closer to the WMA than the proposed site. The MWPA is, therefore, content that the proposed development is unlikely to conflict with the safeguarded waste management uses and raises no objection to the proposal

5.7. Local Residents/Interested Parties

Objectors

A total of 13 letters objection were received from residents of Eastwood End and Breton Avenue in Wimblington. The following points were raised:

- Encroachment into open green space of the countryside
- Traffic hazard in the narrow lane at its access point
- Note suitable for large vehicles such as refuse, delivery and emergency vehicles
- Loss of open greenspace that provides buffer between A141 and existing dwellings.
- Already a significant increase in dwellings on Eastwood End
- Strain on infrastructure as a result of growth
- Restricted pedestrian pathways along Eastwood End
- Contrary to settlement pattern of the local environment
- A large number of new properties yet to be sold on Eastwood End

Supporters

A total of 18 letters of support were received from residents of Morton Avenue, March, and Eastwood End, Hook Road and Tudor Place in Wimblington. The following points were raised:

- Approved building already in the surrounding area
- Will be in keeping with surrounding developments
- Need for good quality housing
-

6 STATUTORY DUTY

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) and the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Homes and Buildings

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

Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the very early stage which the draft plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry very limited weight in decision making. Of relevance to this application are policies:

- Policy NE1 – Protecting the Landscape
- Policy SD3 – High-Quality Design
- Policy SD5 – Flood Risk
- Policy TT1 – Car Parking
- Policy TT2 – Provision for pedestrians, cyclists and horse riders

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Policy 10 - Waste Management Areas (WMAs)

Policy 14 - Waste management needs arising from residential and commercial Development

Policy 16: -Consultation Areas (CAS)

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

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

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 49 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
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management
- LP33: Development on Land Affected by Contamination

8 KEY ISSUES

- **Location**

- **Land Use**
- **Amount**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

- 9.1. Noting the guidance in place regarding Permission in Principle (PiP) submissions, assessment must be restricted to (a) location, (b) use, and (c) amount and these items are considered in turn below.

Location

- 9.2. Policy LP3 defines Wimblington as a growth village, where small village extensions will be appropriate, albeit of a more limited scale than that appropriate to the market towns. Locations which do not fit within the defined settlement hierarchy set out in policy LP3 are deemed “Elsewhere” locations where only development meeting the criteria set out within this policy will be acceptable.
- 9.3. Eastwood End is located to the east of the A141. It is a single carriageway road with few footpaths and loops back around to the west to rejoin the A141 further north. There are other roads which radiate off this loop and continue in a northerly and easterly direction. The area to the north of Eastwood End is given over mainly to agriculture/employment buildings. For the most part, Eastwood End is fronted by residential dwellings.
- 9.4. The site is located towards the northern part of Eastwood End and currently comprises scrubland opposite an agricultural building for which Prior Approval has been granted for conversion into a residential dwelling. Further, the site is located to the rear of the existing road fronting, linear development.
- 9.5. In an appeal decision made in respect of the refusal of planning application F/YR20/0635/F deemed that Eastwood End is contiguous with the settlement of Wimblington and is therefore more consistent with the characteristics of a Growth Village, rather than an “Elsewhere” location, as had previously been considered the case.
- 9.6. The aforementioned appeal decision along with other decisions made by Fenland District Council along Eastwood End are material considerations in the assessment of this application. The decision to which consideration and weight has been given in the assessment of this application are as follows:
- F/YR19/0550/O – Land South of 6 Eastwood End. Planning Permission granted for 3no. dwellings
 - F/YR21/0455/F – 1 Eastwood End. Planning Permission granted for 3no. dwellings involving demolition of existing dwelling
 - F/YR20/0641/F – Land South of Eastwood End. Planning Permission granted for 9no. dwellings with garages.
 - F/YR22/0884/PIP – Land north of Hill View, Eastwood End. Permission in principle granted for up to 9no. dwellings.
 - F/YR24/0458/PIP – Land East of Hill View, Eastwood End. Permission in Principle granted for up to 7no dwellings.

- 9.7. When having regard to these decisions made by the Planning Inspectorate and Fenland District Council, it is apparent that Eastwood End has recently, generally, been considered a sustainable location for residential development.
- 9.8. Therefore, the proposal is considered to be acceptable in terms of the principle of location having regard to Policy LP3.

Use

- 9.9. The site is located to the rear of an existing band of road fronting, residential development along Eastwood End and is in a locality characterised by residential development.
- 9.10. As the proposal seeks the introduction of further residential development, this is considered to be in keeping with the surrounding land uses and is therefore considered to be acceptable.

Amount

- 9.11. The application seeks Permission in Principle (PiP) for up to 4no. dwellings. Whilst not required as part of a PiP application, an indicative site layout plan has been submitted showing 4no. detached dwellings set out in a linear, tandem fashion. The size, shape and constraints of the site would mean that the detailed scheme would likely follow the indicative pattern of development shown on this plan.
- 9.12. The site measures approximately 0.45 hectares in size, providing a low density of development of approximately 9 dwellings per hectare. It is noted that properties along Eastwood End generally benefit from large plot sizes and curtilages, and as such, it is considered that the density of development would be acceptable in this location.
- 9.13. Furthermore, it is noted that there have been other approved developments on the western side of Eastwood End which have altered the character of development on this side of Eastwood End. The developments are as follows:
- F/YR20/0641/F – Erect 9 dwellings
 - F/YR24/0684/F – Erect 8 dwellings
- 9.14. When considering these recent approvals, it is considered that the linear nature of development historically seen along this side of Eastwood End has altered through the introduction of development in depth, away from the public highway.
- 9.15. As such, it is considered that the amount of development is acceptable, on balance, having regard to Policy LP16 of the Fenland Local Plan (2014).

Biodiversity Net Gain (BNG)

- 9.16. 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.

9.17. Applications for Permission in Principle is not within the scope of mandatory BNG. However, any subsequent Technical Details Consent application would be required to satisfy this requirement. It is at this point that the Biodiversity Gain Condition is required to be approved before development is begun.

10 CONCLUSIONS

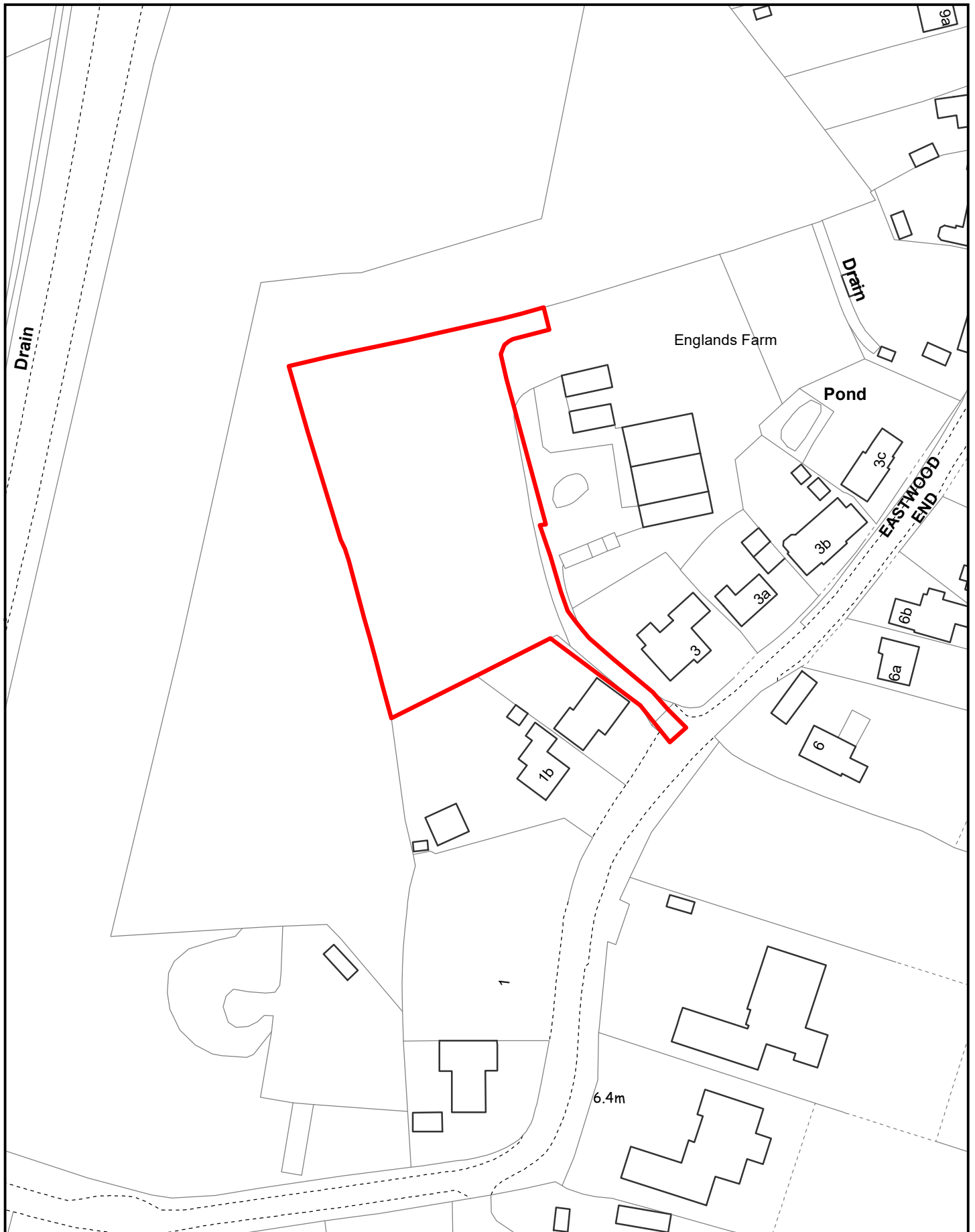
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11.2. As assessed above, the location and proposed land use is acceptable in principle of new residential development. When considering the recent approvals for in-depth development on the western side of Eastwood End in recent years, it is considered that the amount of development in this location would be acceptable, on balance.

11.3. As such, it is considered that the proposal for residential development is acceptable in principle, subject to the determination of the detailed development proposals at Technical Details Consent stage.

11 RECOMMENDATION

Grant



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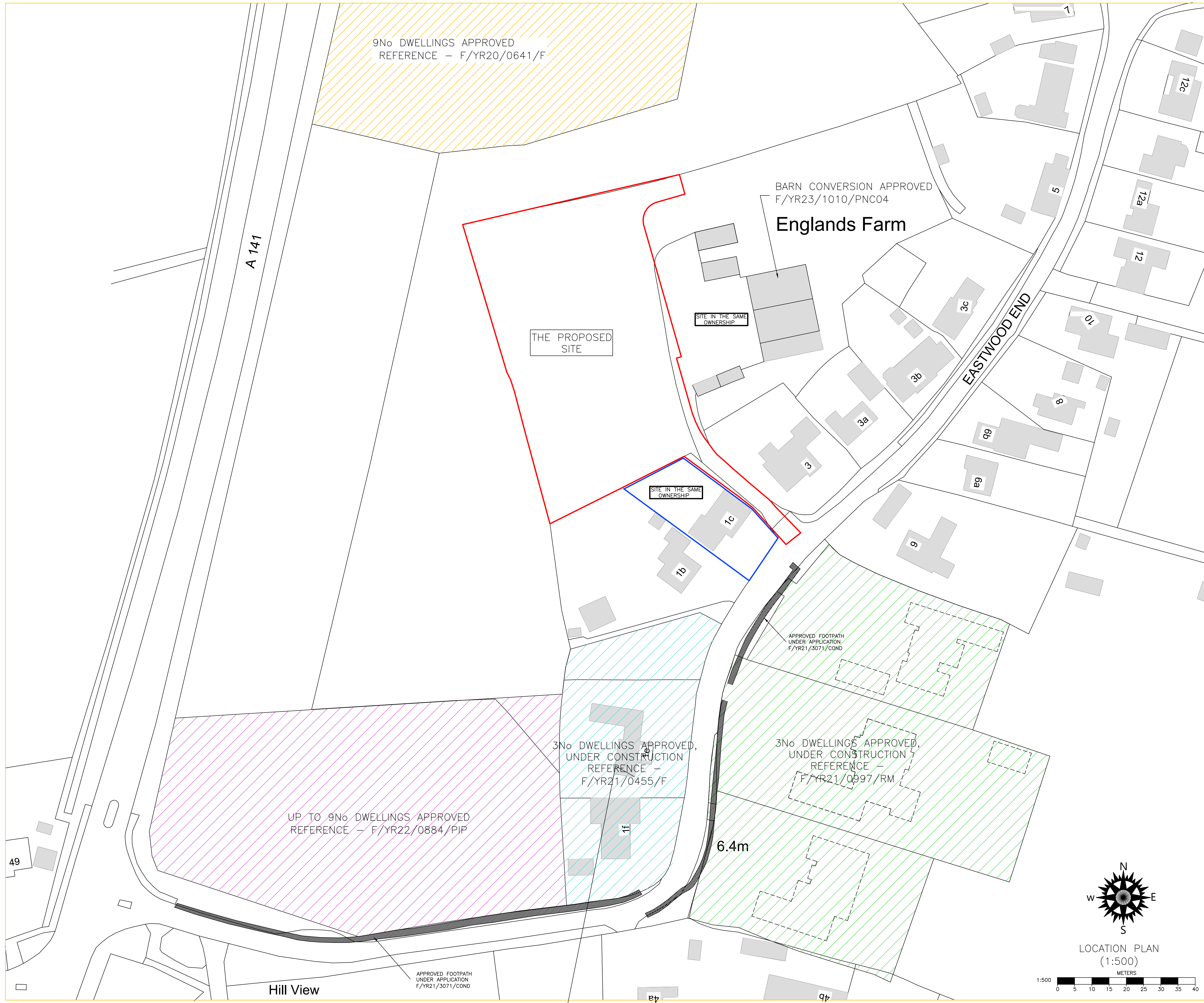
Contractor to check all dimensions on site before work starts. Materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.

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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 NHEBC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer.

All finishes, insulation and damp-proofing to architect's details



REVISIONS		DATE	
<h1>MORTON & HALL</h1> <h2>CONSULTING LIMITED</h2> <p>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</p>		 <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</p>	
 <p>LABC BUILDING EXCELLENCE AWARDS</p> <p>winner</p>	 <p>Fenland District Council</p>  <p>Building Design Awards Building Excellence in Fenland</p>		
CLIENT			
JMC Construction (March) Ltd			
PROJECT			
Development at Englands Farm Eastwood End Wimblington PE15 0QQ			
TITLE			
Local Development Plan			
DRAWN		DATE OF ISSUE	
MH			
CHECKED			
DATE		DRAWING NUMBER	
June 2024		H9797/02	
SCALE			
As Shown			

Englands Farm

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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
All finishes, insulation and damp-proofing to architect's details

LEGEND:

- EXISTING DWELLINGS
- PAVEMENT
- GRASS
- PERMEABLE BLOCK PAVING (NON SLIP)
- TARMAC
- GRAVEL
- SLAB PAVING
- WHEELIE BINS
- HEDGING
- VEGETATION

REVISIONS	DATE
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LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland	
CLIENT	
JMC Construction (March) Ltd	
PROJECT	
Development at Englands Farm Eastwood End Wimlington PE15 0QQ	
TITLE	
Proposed Site Plan INDICATIVE LAYOUT	
DRAWN MH	DATE OF ISSUE
CHECKED	
DATE June 2024	DRAWING NUMBER
SCALE As Shown	H9797/04

