
F/YR25/0814/PIP

Applicant: Mr S Munden

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

**Land North Of 10 Askham Row Accessed From, Hospital Road, Doddington,
Cambridgeshire**

Permission in principle for 4 x dwellings

Officer recommendation: Refuse

**Reason for Committee: Number of representations received contrary to Officer
recommendation**

1 EXECUTIVE SUMMARY

- 1.1 This application seeks Permission in Principle (PiP) for the development of up to three dwellings on agricultural land located to the west of Hospital Road, Doddington. The site comprises an undeveloped field outside the continuous built form of the village and forms part of a transitional gap between the built-up area of Doddington and the sporadic, rural pattern of development further north along Hospital Road.
- 1.2 The site was previously refused Permission in Principle for development of up to three dwellings. Since that refusal, outline planning permission has been granted for up to three dwellings on land to the north of the site. The current proposal reduces the red line boundary from the earlier scheme to align more closely with that adjacent approval. However, this change does not alter the site's relationship to the village or its contribution to the rural transition.
- 1.3 The proposal represents encroachment into the open countryside, introducing suburban built form, multiple access points, and the loss of boundary hedgerow, thereby eroding rural character and the edge-of-settlement transition. Although nearby approvals are material considerations, they are regarded as isolated instances of development and not indicative of a change in settlement pattern. The site remains visually prominent from Hospital Road, Benwick Road and nearby public footpaths.
- 1.4 The development fails to comply with Policies LP3, LP12 Part A(a), (c), (d) and (f), and LP16(c), (d) and (f) of the Fenland Local Plan, as well as paragraphs 133 and 187 of the NPPF. The Council can demonstrate a five-year housing land supply and the tilted balance does not apply.
- 1.5 The proposed development would yield a density of approximately 9 dwellings per hectare. Although low density aligns with the rural context, it represents inefficient use of land and conflicts with the environmental and economic objectives of sustainable development set out in paragraph 11 of the NPPF, and paragraph 130 relating to efficient land use. When combined with policy conflict regarding

location, the proposal does not constitute sustainable development.

1.6 Therefore, the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The site lies in the countryside and is a roughly rectangular parcel of land currently in use as an agricultural field. The site has an area of approximately 0.4 hectares. The site is set behind the rear of 8 – 10 Askham Row which is a relatively modern row of detached dwellings fronting Benwick Road. The site can only be accessed via Hospital Road which is a single-track road with no footways running north off Benwick Road.
- 2.2 Benwick Road extends from the High Street/Doddington village centre in a westerly direction. There is development on both sides of Benwick Road up to Hermitage Gardens and beyond this the development becomes more sporadic, especially to the south of Benwick Road at this point and even more so on both sides of Benwick Road as one travels further west. Doddington Hospital and Doddington Court retirement homes and then Askham House, a rehabilitation centre and nursing home are prominent developed sites to the north of Benwick Road.
- 2.3 The character as one travels west is one of sporadic development, mainly fronting the road interspersed with fields and most of the land to the rear of the frontage development comprises open fields. Built development lessens as one travels further along Benwick Road which is typical interface between a village core and the countryside beyond. It is noticeable that this character is being eroded by infill development in a ribbon style which is gradually urbanising this road and Askham Row is an example of this. However, there still remains a general semi-rural/rural feel to the road whereby development is interspersed with open land between development and to the rear.
- 2.4 Hospital Road is currently not much more than a track but it provides an emergency access to the hospital and car park and also the residential development including the dwelling Norbrown to the north of the hospital and to the east of Hospital Road and the four new dwellings that have recently been permitted between Norbrown and the Hospital (see history below), alongside the backland development to the rear of this site. Hospital Road continues for some distance and serves a few sporadic dwellings and farms and also other sporadic business including the Megaplants Garden Centre and, opposite this, a former poultry farm which now seems to be used for storage purposes.
- 2.5 The site subject of this application is flat and devoid of landscape except for a mixed native hedgerow along its eastern boundary where it adjoins Hospital Road. The site lies within flood zone 1 which is the area at lowest risk of flooding.

3 PROPOSAL

- 3.1 The current proposal is the first part of the Permission in Principle application; this “first stage” establishes whether a site is suitable in principle only and assesses the “principle” issues, namely;

1. Location
 2. Use, and
 3. Amount of development proposed
- 3.2 Should this application be successful the applicant would have to submit a Technical Details application covering all the other detailed material planning considerations. The approval of Permission in Principle does not constitute the grant of planning permission.
- 3.3 The applicant is only required to submit minimum information to accompany the application. However, an Indicative Site Plan has been submitted. This shows the provision of four dwellings, each with their own individual access points off Hospital Road serving the detached dwellings which face Hospital Road.

Full plans and associated documents for this application can be found at:

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

4 SITE PLANNING HISTORY

Reference	Proposal	Decision
F/YR22/1243/PIP	Residential development of up to 3 x dwellings (application for Permission in Principle)	Refused

Since the determination of the above application, land to the north of the application site as outlined in red has been granted outline planning permission for the construction of up to three dwellings under the terms of application F/YR23/0993/O.

5 CONSULTATIONS

5.1 Doddington Parish Council

Object for the following reasons:

- Site is an important gap and comprises countryside.
- No overriding need for the development given 5YHLS position
- Proposal would require substantial removal of hedgerow and trees
- Impact on Character and Appearance of the area
- Unsafe highway and access conditions
- Impact on biodiversity

Internal Consultees

5.2 FDC Environmental Health

No objection

External Consultees

5.3 Cambridgeshire County Council – Highways

It is not anticipated that the proposal would have a significant adverse impact on the highway at this stage. However, additional details at the Technical Details

stage will be required to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway or highways safety. The LHA go on to set out a number of key considerations and mitigation requirements for the TD stage should the application be approved.

5.4 Local Residents/Interested Parties

Four letters of objection from local residents on Benwick Road, have been received and are summarised below:

Objecting Comments	Officer Response
Access and Highway implications/safety	Comments noted and discussed below
Loss of Agricultural land	Comments noted and discussed below
Density – Over development	Comments noted and discussed below
Contrary to policy	Comments noted and discussed below
Drainage	Comments noted and discussed below
Environmental concerns	Comments noted and discussed below
Pressure on services	Comments noted and discussed below
Loss of view/outlook	Comments noted and discussed below
Visual impact and out of character	Comments noted and discussed below
Proximity to properties	Comments noted and discussed below
Trees	Comments noted and discussed below
Wildlife concerns	Comments noted and discussed below
Precedent	Comments noted and discussed below
Will potentially require access to land not in Applicants ownership for highway improvements	Comments Noted
Additional housing not required	Comments noted and discussed below.

Nine letters from local residents have been received from residents of Hospital Road, New Street, Ronald's Way, Juniper Close, Sutton Way, The Grange, The Rowans Doddington, and Westbourne Road Chatteris supporting the application, these comments are summarised below:

Supporting Comments	Officer Response
Appropriate location for development	Comments noted and discussed below
Growth of the community	Comments noted
More family homes needed	Comments noted and discussed below

Proposal constitutes infill	Comments noted and discussed below
Would improve Hospital Road	Comments noted and discussed below
Improvements to Access	Comments noted and discussed below
Effective use of land	Comments noted and discussed below

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)

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 8 – Promoting healthy and safe communities

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

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

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

LP12 – Rural Areas Development Policy

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

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

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Location**
- **Use**
- **Amount of development proposed**

9 BACKGROUND

- 9.1 There are a number of recent decisions relating to development in the vicinity of the site which Members should be aware of when determining this application.
- 9.2 Firstly, a total of four detached dwellings adjacent to Norbrown (a pre-existing dwelling) have been approved by Planning Committee, contrary to officer recommendation, further north and to the east of Hospital Road from the site subject of this application (refs F/YR20/0182/O and F/YR21/1522/O). A further five dwellings to the rear of those referenced have also been permitted (ref: F/YR23/0070/O)
- 9.3 Planning permission has also been granted (ref: F/YR22/0032/F) for café/retail buildings at Megaplants, a garden centre served off Hospital Road with conditions requiring passing bays on Hospital Road.
- 9.4 Planning application F/YR22/0390/F was refused by Committee (in line with the officer recommendation) for change of use of land to the north of 5 – 7 Askham Row (including erection of chicken run and pond) on 26th August 2022. This site is to the immediate west of the current application site. The application was refused for the following reason;

Policy LP12 Part A (c) and Policy LP16 (d) of the Fenland Local Plan 2014, DM3 (d) of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 and Paragraph 130 of the NPPF require that developments do not adversely impact upon the character and appearance of the open countryside. The development creates a significantly sized domestic garden which results in an urbanising encroachment into the open countryside to the significant detriment of the character and visual amenity of the area. As such, the development is contrary to the aforementioned policies.

9.5 The application site, as referenced in the Planning History section of this report, was refused Permission in Principle for up to three dwellings. The application was refused for the following reasons:

1. *The site does not lie adjacent to the continuous built form of the settlement of Doddington and is in a countryside location, defined as "elsewhere" in policy LP3 of the Fenland Local Plan.*

The development of this site for up to three dwellings fails to recognise the intrinsic character and beauty of the countryside and the pattern and character of the surrounding natural landscape and built character of the immediate area which is sporadic, interspersed with open land and largely frontage development. It would be inconsistent with the core shape of the village and would appear incongruous both in terms of the landscape character of the area and in terms of visual appearance to adjacent occupiers of land/property and users of the nearby public footpath network. It will inevitably result in the severance of a continuous length of hedgerow to the east boundary of the site with Hospital Road which will result in a further urbanising impact and an adverse impact on the verdant rural character.

As such the proposal is contrary to policies LP3, LP12 A (a), (c), (d) and (f), LP16 (c) and (d) and paragraphs 130 and 174 of the NPPF.

2. *If the principle of residential development on this site were acceptable in terms of location and use of land, development of up to 3 dwellings would not make efficient use of the land and as such would not constitute sustainable development in accordance with paragraph 8 of the NPPF.*

9.6 Since that decision, outline planning permission for up to three dwellings on land immediately to the north was granted at Committee on 11 December 2024 under application reference F/YR23/0993/O.

9.7 The principal change to the current submission, aside from the evolving planning context in the surrounding area, is a reduction in the red line boundary. The revised site area is now smaller than the previously refused scheme.

10 ASSESSMENT

Location

- 10.1 Policy LP3 of the Local Plan defines Doddington as a growth village. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than appropriate to market towns.
- 10.2 Development not falling into one of the defined village hierarchies will fall into the "elsewhere" category and will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. Although this site could be viewed as a potential village extension, it must still satisfy the detailed criteria of Policy LP12 alongside LP3.
- 10.3 Policy LP12 Part A supports development where it contributes to the sustainability of the settlement and does not harm the wide-open character of the

countryside. To meet LP12, proposals must satisfy criteria including proximity to the developed footprint, compatibility with village form, avoidance of coalescence or ribbon development, retention of natural features, and safeguarding agricultural land and local character.

- 10.4 The developed footprint referred to in criteria (a) is further defined in a footnote as *“the continuous built form of the settlement and excludes:*

- (a) individual buildings and groups of dispersed or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement (emphasis added).*
- (b) gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement. (emphasis added).*
- (c) agricultural buildings and associated land on the edge of the settlement*
- (d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement”*

- 10.5 The application site comprises agricultural land and adjoins open fields to the west and north, with large rear gardens of Askham Row to the south. Despite recent outline permission for three dwellings to the north, the site remains detached from the continuous built area and therefore does not meet LP12 Part A(a).
- 10.6 LP12 Parts A(c) and (d) require development to reflect the prevailing character of its surroundings. Hospital Road marks a transition from the village edge into a rural landscape characterized by sporadic, predominantly frontage development interspersed with open fields. The site forms part of this open rural setting and is read as countryside rather than built-up land.
- 10.7 Although outline permission to the north has introduced the potential for residential frontage development along the western side of Hospital Road, this is considered to be a relatively modest intervention and is not in such a prominent location on Hospital Road as that of this application. In contrast, and as a result of the proposed development to the north, the application site forms a key transitional gap, maintaining separation between the village and more isolated rural development further north. Its development would encroach into the countryside and erode this transition.
- 10.8 The development plan remains the starting point in decision-making. As the site fails to satisfy LP12 Part A(a), proposals must rely on other LP12 criteria, yet the scheme is also contrary to LP12 Parts A(c) and (d), meaning the location is not acceptable in policy terms even when recent nearby approvals are considered.
- 10.9 The site does not reflect the core shape of the settlement and would extend development westward in a manner inconsistent with village form. While the northern approval constitutes a material consideration, it does not alter the rural character of this parcel, which continues to relate more strongly to open farmland. The proposal would therefore remain contrary to LP12 Part A(c) and (d).
- 10.10 The cumulative impact must also be considered. The approved scheme to the north will already introduce change, but this represents only a minor intrusion. The current proposal, combined with the northern dwellings, could result in up to seven new dwellings and significantly urbanise Hospital Road. The application

site currently provides an important break in built form and contributes visually to the rural transition. Its development would result in a suburban pattern of clustering rather than sporadic edge-of-settlement development.

- 10.11 The site is highly visible from Hospital Road, Benwick Road, rear upper windows of Askham Row, and several public footpaths. These routes currently enjoy open rural views. The proposed development would result in a noticeable shift from agricultural land to built form, harming public perception of the countryside and conflicting with paragraph 187 of the NPPF, which seeks to protect the intrinsic character and natural features of rural areas.
- 10.12 The indicative plans show four new access points off Hospital Road requiring removal of established hedgerow and trees. This further urbanises the lane, diminishes its rural character, and results in biodiversity loss, contrary to LP12 Part A(c) and (f).
- 10.13 As the site does not meet the criteria of LP12 Part A, it falls within the “Elsewhere” category of LP3, where residential development is not supported. The scheme does not relate to a use essential to rural economic function and therefore fails to comply with LP3.
- 10.14 Policy LP16 requires new development to retain natural features, reinforce local identity, and protect settlement pattern and landscape character. The proposal does not respect field boundaries, existing hedgerows, or the established rural pattern and therefore conflicts with LP16 (c), (d), and (f).
- 10.15 The development represents a piecemeal subdivision of agricultural land unrelated to existing settlement form and would further erode the rural identity of this edge-of-settlement location, contrary to LP16.
- 10.16 Paragraph 135 (c) of the NPPF requires new development to be sympathetic to local character, enhance sense of place, and be visually attractive through high-quality layout and landscaping. The proposal cannot fulfil these aims due to its backland-style, isolated countryside location.
- 10.17 For these reasons, the scheme fails to achieve the placemaking objectives of paragraph 135.
- 10.18 There is no identified housing need that would justify overriding the Development Plan. The Council can demonstrate a five-year housing land supply and policies remain consistent with the NPPF; therefore, the tilted balance does not apply. The proposal is contrary to LP3, LP12(a), (c), (d), (f), LP16(c), (d), and paragraphs 135 and 187 of the NPPF.
- 10.19 Detailed technical matters; such as detailed design, access layout, biodiversity, and archaeology could be addressed at Technical Details stage, but these do not outweigh the fundamental objection to the site’s location in principle.

Use

- 10.18 Policy LP12 ((i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss. Paragraph 187 of the NPPF states that decisions should recognise the intrinsic character and beauty of the countryside....including the economic benefits of the best and most versatile agricultural land. Grades 1, 2 and 3a agricultural land fall within this category. A large proportion of agricultural land in Fenland District is best and most versatile land. While there is insufficient information upon which to assess whether the loss the land might mean loss of best and most versatile agricultural land. However, the Council has rarely

refused applications for this reason, given the quantity of such land within the District, and it is not considered that this issue could therefore be used as a reason for refusal in this instance. This stance was supported at the time of the last application and did not form part of the reason for refusal, given there is no material change in circumstances, it would be unreasonable to come to a different conclusion under this application.

- 10.19 Considering the land use in relation to surrounding land uses, the use of the land for residential purposes, in principle, would not give rise to unacceptable impacts on surrounding users by reason of noise or disturbance or vice versa. Account has been taken of the motocross site which is situated to the north-west but this is likely of sufficient distance from the site so as not to significantly adversely impact future occupiers.

Amount

- 10.20 The proposal is for permission in principle for up to three dwellings. The site area is 0.44 hectares approximately. This would equate to an approximate density of 9 dwellings per hectare. This is not efficient use of land. However, policies LP12 (c) and (d) and LP16 (d) requires development respond to the local character as does paragraph 135 of the NPPF.
- 10.21 Densities vary within the local area from the care home facilities, through to the older established dwellings along Benwick Road to the low density of Askham Row. Taking aside that this location is unacceptable for residential development in principle (as set out above), if this land were to be developed it would not amount to efficient use of land.
- 10.22 One of the three overarching objectives that the planning system has is achieving sustainable development. Set out in paragraph 11 of the NPPF is an environmental objective which includes making efficient use of land. This ties with the economic objective of ensuring that sufficient land of the right types is available in the right places at the right time to support growth (it has already been set out in the report above that this is not the right land in the right location and is not needed to support growth). Efficient use of land and proper planning including good layouts ensure that the wider environmental objectives set out in paragraph 130 e.g. improving biodiversity, using natural resources prudently (best agricultural land is a natural resource), minimising waste and adapting to climate change are maximised. Piecemeal development, inefficient use of land and developments not in accordance with the adopted development plan are individually and cumulatively counter to these aims. The NPPF defines sustainable development as development that accords with an up-to-date development plan. It follows that development not in accordance with adopted policies is most likely to be unsustainable development and this is considered the case here.
- 10.23 In this instance, whilst a lower-than-average density would be more in keeping with the countryside setting, a development of up to only 4 houses on a parcel of land of this size resulting in a density of approximately 9 dwellings per hectare is not making efficient use of land and therefore the amount of development proposed is unacceptable and contrary to paragraph 130 of the NPPF. While the application site has decreased in size slightly and the quantum of development has increased by one dwelling, it is not considered that these revisions are sufficient to overcome the previous reason for refusal.

Matters raised during consultation

- 10.24 It is noted that during the consultation concerns by local residents have been raised regarding drainage, this is matter that could be dealt with at the Technical Details stage should this application be approved.

11 CONCLUSIONS

- 11.1 The proposal seeks Permission in Principle for residential development on land that lies outside and detached from the continuous built form of Doddington. The site forms an important transitional gap between the built-up extent of the village and the sporadic, rural pattern of development further north along Hospital Road. Its development would result in suburban encroachment into the open countryside, eroding this rural transition and failing to respect the established settlement pattern. The scheme would introduce built form, multiple access points, and loss of hedgerow in a manner that would urbanise the rural lane and diminish the intrinsic character of the countryside.
- 11.2 The development is therefore not in a location that reflects the core shape or form of the settlement and fails to comply with Policies LP3, LP12 Part A(a), (c), (d) and (f), and LP16(c), (d) and (f), as well as paragraphs 133 and 187 of the National Planning Policy Framework (NPPF). There are no material considerations, including nearby approvals, that outweigh this conflict with the Development Plan. As the Council can demonstrate a five-year housing land supply, the tilted balance is not engaged.
- 11.3 Furthermore, the amount of development proposed is also unacceptable. A scheme of up to three dwellings on a site of approximately 0.44ha represents an inefficient use of land at roughly 9 dwellings per hectare. Although low density may reflect the semi-rural surroundings, inefficient and piecemeal development in a location which is not allocated or required to support growth conflicts with the environmental and economic objectives of sustainable development as set out in paragraph 11 of the NPPF, as well as paragraph 130 which seeks efficient use of land. When combined with its conflict with the Development Plan, the proposal therefore does not represent sustainable development.

12 RECOMMENDATION

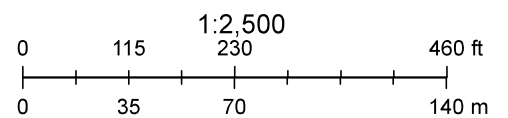
Refuse for the following reasons:

1	<p>The proposal would result in residential development on agricultural land that lies outside and detached from the continuous built form of Doddington. The site forms a transitional gap between the built-up area of the village and sporadic rural development further north along Hospital Road, contributing to the rural setting and character of this edge-of-settlement location. The development would introduce suburban built form, multiple new access points, and the loss of established hedgerow, resulting in an urbanising encroachment into the open countryside that would erode this rural transition and undermine the sporadic pattern of development that characterises the locality.</p> <p>As such, the proposal is not in a location that reflects the core shape or form of the settlement, does not contribute positively to local distinctiveness, and</p>
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	fails to respect natural boundaries or the rural character of the area. The development therefore conflicts with Policies LP3, LP12 Part A(a), (c), (d) and (f), and LP16(c), (d) and (f) of the Fenland Local Plan and paragraphs 133 and 187 of the National Planning Policy Framework.
2	If the principle of residential development on this site were acceptable in terms of location and use of land, development of up to 3 dwellings would not make efficient use of the land and as such would not constitute sustainable development in accordance with paragraph 130 of the NPPF.



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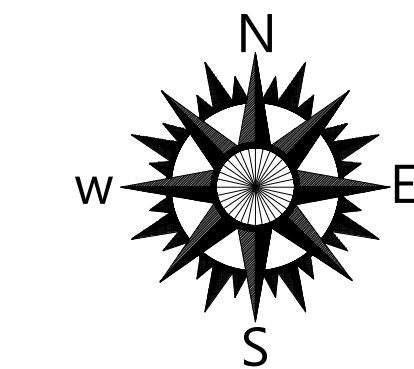




REFER TO STAFFORD
INFRASTRUCTURE
ENGINEERING DETAILS
REGARDING HIGHWAY
IMPROVEMENT WORKS
AS APPROVED AS
PART OF APPLICATION
F/YR23/0070/0

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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

ESS



PROPOSED SITE PLAN
(1:200)

C	DRAWING UPDATED	OCT 2025
B	DRAWING UPDATED	OCT 2025
A	CLIENTS COMMENTS	SEP 2025
REVISIONS		DATE
MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS 1 Gordon Avenue, Tel: 01354 655454 March, Fax: 01354 660467 Cambridgeshire, E-mail: info@mortonandhall.co.uk PE15 8AJ Website: www.mortonconsultingengineers.co.uk		
 LABC  LABC  Fenland District Council Building Excellence Award Winner Design Awards Building Excellence in Fenland		
CLIENT		
Mr & Mrs Munden		
PROJECT		
Land East of Askham House Benwick Road Doddington		
TITLE		
Proposed Site Plan (INDICATIVE LAYOUT)		
DRAWN	R.Papworth	DATE OF ISSUE
CHECKED		
DATE	Aug 2025	DRAWING NUMBER
SCALE	As Shown	H8685/102c



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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 SCo (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

C B A	DRAWING UPDATED DRAWING UPDATED CLIENTS COMMENTS	OCT 2025 OCT 2025 SEP 2025
REVISIONS		DATE

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LABC
THE BUILDING EXCELLENCE AWARD

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winner
Building Excellence in Fenland

CLIENT	
Mr & Mrs Munden	
PROJECT	
Land East of Askham House Benwick Road Doddington	
TITLE	
Proposed Block Plan (INDICATIVE LAYOUT)	
DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE Aug 2025	DRAWING NUMBER
SCALE As Shown	H8685/103c