
F/YR25/0893/F

Applicant: Mr Jeff Briscoe

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

Land West Of 5, Church Gardens, Westry, March Cambridgeshire

Erect 1 x self-build/custom dwelling

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1. The proposal seeks the erection of a dwelling on Land at Church Gardens, Westry. For the purposes of planning policy, the site is considered to fall within the Market Town of March, thereby rendering it acceptable in principle due to the highly sustainable nature and market town designation of March.
- 1.2. The proposal is further considered to be acceptable in respect of Flood Risk, amenity provision and impact, and Parking Provision and Highway safety.
- 1.3. Notwithstanding this, the location of the site in a prominent location that acts as a gateway into March would result in an unacceptable landscape character impact through the erosion of rural and open views in front of the church. This would further result in a detrimental impact on the character and setting on the Listed Church immediately south of the site. The proposal is therefore considered to be contrary to Policies LP16, and LP18 of the Fenland Local Plan (2014), and Section 66 of the Planning (Listed Building and Conservation Area (2019) Act.
- 1.4. Finally, whilst the proposal is submitted as being self-build, the application is not supported by the required Unilateral Undertaking to secure this. As such, the proposal fails to adequately demonstrate that the development would be exempt from BNG requirements, contrary to Policy LP19 of the Fenland Local Plan (2014).
- 1.5. Accordingly, it is recommended that planning permission is refused on this basis.

2 SITE DESCRIPTION

- 2.1. The site is situated to the north of St Mary's Church (a Grade II Listed Building) in Westry. It is situated to the south of an existing private access road (Church Gardens) which serves six detached dwellings. The site forms part of the front garden to No 5 Church Gardens. This property was permitted in 2016 (F/YR16/0834/F), albeit the site has since been enclosed by a close boarded timber fence, separating it from the surrounding area.

2.2. The site is located within Flood Zone 1.

3 PROPOSAL

- 3.1. The proposal seeks full planning permission for the erection of a one-and-a-half storey, 5-bed dwelling with a proposed palette of materials comprising buff facing brickwork and black cladding, and grey slate roof tiles.
- 3.2. The proposed dwelling measures 13.4m in width, 11.95m in depth, 3.7m in height to the eaves and 7.9m in height to the highest ridge point.
- 3.3. The site proposes access from an existing gated access point off 'Church Gardens'. The submitted site layout plan identifies 3no. parking spaces adjacent to the southern elevation of the dwelling with a turning area to the rear of the property surfaced with grass protection mats, with the private amenity space provision to the northeast beyond this.
- 3.4. A pedestrian access is proposed to join the existing public footpath on Wisbech Road.
- 3.5. Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR20/1221/F	Erect a dwelling (single-storey, 3-bed)	Refuse 12.02.21
F/YR21/0830/F	Erect 1 x dwelling (2-storey, 3-bed)	Refuse 27.09.21

5 CONSULTATIONS

5.1. **March Town Council – 06.01.26**

Recommendation; Refusal – overdevelopment, flooding and drainage issues

5.2. **CCC Archaeology – 04.12.25**

No objection subject to condition securing scheme of archaeological work

5.3. **FDC Environmental Health – 04.12.25**

No objection subject to working hours condition

5.4. **FDC Ecology – 09.12.25**

No objection subject to condition securing biodiversity enhancement and tree protection

5.5. **CCC Highways – 10.12.25**

No objection subject to condition securing pedestrian access

5.6. **CCC Minerals & Waste – 22.12.25**

The proposed development lies in part within the Consultation Area for the March

Anaerobic Digestion Plant (Westry) which is designated as a Waste Management Area in the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and lies approximately 250 metres north-west of the proposed development. It is also noted that this development is located near other existing residential properties.

Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) seeks to prevent inappropriate development being located near waste management facilities. To ensure that the policy has been adequately considered, the MWPA would like the applicant to confirm that they are aware of the March Anaerobic Digestion Plant and acknowledge that the legitimate operation of the anaerobic digestion plant under the terms of the existing planning permissions may have impacts on the occupiers of the proposed new dwelling. The applicant is asked to confirm if they are aware of any known existing or potential conflict between the existing waste management site and the proposed development. If so, details should provide details so that appropriate consideration may be given to it.

5.7. **FDC Tree Officer – 12.01.26**

No objection subject to condition securing tree protection method statement & soft landscaping scheme

5.8. **FDC Conservation Officer – 27.01.26**

Development of this site is strongly resisted in principle owing to unacceptable level of harm (less than substantial – Medium to high on the spectrum) that would be caused to the setting and significance of the GII listed church by this development. No alternative or additional information has been submitted to alter the conclusion from the previous refused applications on this site.

5.9. **Local Residents/Interested Parties**

A total of 5no. letters of objection were received on the application from residents of Waltham Abbey; Church Gardens & High Street, March. The following points were raised:

Objecting Comments	Officer Response
Harm to character of adjacent Listed Church	See 'Heritage Impact' section of report
Fencing and gates erected on site should be removed	See 'Character and appearance' section of report
Loss of view for existing properties	See 'Amenity Impact' section of report

A total of 8no. letters of support were received on the application from residents of Cavalry Drive, Silver Street, Gaul Road, Upwell Road, Station Road, and Knights End Road, March. The following points were raised:

Supporting Comments	Officer Response
Changes to character of area since church was listed – loss of rural feel	See 'Heritage Impact' section of report
Fence has been erected on site, restricting views	See 'Character and appearance' section of report
Site is in a highly sustainable location – close to March	See 'Principle of Development' section of report
Design of dwelling in keeping with area	See 'Character and appearance' section of report
Development of land would improve its appearance	See 'Character and appearance' section of report
Dwelling will have no impact on neighbours	See 'Amenity Impact' section of report

A total of 1no. letter of representation was received neither supporting nor objecting to the application from a resident of Church Gardens, March. The following points were raised:

Comments	Officer Response
Lack of consultation with Conservation Officer	Conservation Officer comments set out in paragraph 5.8 of the report
Inadequate neighbour consultation	Consultation carried out in accordance with 'Statement of Community Involvement'. Site notice posted and immediate neighbouring dwellings notified. Adjacent Church was missed from the consultations however comments subsequently received from Diocese.

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) and the March Neighbourhood Plan (2017).
- 6.2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

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 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 16 - Conserving and enhancing the historic 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
 Nature
 Uses
 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
LP9 – March
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
LP18 – The Historic Environment
LP19 – The Natural Environment

March Neighbourhood Plan 2017

H2 – Windfall Development
H3 – Local Housing Need

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Delivering and Protecting High Quality Environments in Fenland SPD 2014

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

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

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

9 BACKGROUND

- 9.1. The wider development surrounding the site, known as Church Gardens, was initially approved under reference numbers F/YR10/0035/F, F/YR12/0305/F, F/YR18/0003/F, and F/YR16/0389/F. These approvals allowed the erection of 5no. dwellings in total, with development set back from the public highway by approximately 130m.
- 9.2. A further dwelling was approved under reference F/YR16/0834/F, although this was still set back approximately 75m from the public highway.
- 9.3. The application site was previously subject to planning applications for similar proposals under reference numbers F/YR20/1221/F and F/YR21/0830/F. The amendments proposed under the current application relate to a change in siting of the dwelling to sit closer to the frontage of the site adjacent to Wisbech Road.

10 ASSESSMENT

Principle of Development

- 10.1. The proposal seeks the erection of a dwelling on Land at Church Gardens, Westry. Whilst the site is identified as having a 'Westry' address, for the purposes of planning policy it is considered to fall within the Market Town of March, owing to its obvious relationship with the established built form of the town.
- 10.2. This view in respect of principle of development is shared in the decision of F/YR16/0834/F for the dwelling immediately to the northeast of the site.
- 10.3. Policy LP3 of the Fenland Local Plan identifies March as a Market Town, meaning that it is a highly sustainable location where the majority of growth and development within the district should be directed. As such, it is considered that this is a broadly acceptable location, in principle, to support new residential development.

Self-build

- 10.4. The submission detail states that the proposal is for a self-build dwelling, with the self-build declaration submitted with the application. However, the submission is not supported by a Unilateral Undertaking, or other enforceable mechanism, to secure the self-build nature of the scheme.
- 10.5. Policy LP5 of the Local Plan seeks to ensure that housing solutions are provided which meet market expectations, including self-build homes. Under Section 1 of the Self-Build and Custom Housebuilding Act (2015), Local Authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under Sections 2 and 2A of that Act to have regard to this and to give enough suitable development permission to meet the identified demands.
- 10.6. As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3-year period, post the end of the base period.
- 10.7. The permission granted demonstrate that the demand for self-build and custom housing (as identified by the register) is currently being met in Fenland. Therefore, no weight will be given to the delivery of self/custom build housing at this time.
- 10.8. Notwithstanding this, the application is not supported by a suitable Unilateral Undertaking, or other enforceable means, of securing the self-build element of the development. As such, this forms a reason for refusal on the application and was not requested from the applicant due to other aspects of the scheme being considered fundamentally unacceptable, as will be discussed later in this report.

Heritage Impact

- 10.9. Policy LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF (2024) sets out that any harm to the setting or significance of a designated heritage asset should be met with a presumption for refusal, unless there are clear and strong public benefits that outweigh the identified harm. Furthermore, Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that development proposals

should seek to preserve or enhance the character and setting of Listed Buildings.

- 10.10. The proposal is to build a three bedroomed, single storey dwelling on land immediately north of St Mary's Church, whereby the proposed dwelling would be positioned 25m to the north of the church, which is a Grade II Listed Building. It was constructed in 1874. Map evidence from the 1889 OS map shows that originally it stood alone in its rural location with the nearest building being The Rectory to the northeast (where Phoenix House now stands) and odd buildings beyond that.
- 10.11. As Wisbech Road development had not occurred at that time the footprint of the town ended at the Norwood Road junction. Today, Westry sits on the northern edge of the March trading park and the "settlement" of Westry now comprises houses and businesses stretched out along Wisbech Road (A141).
- 10.12. Despite being associated with a more established grouping of buildings, St Mary's Church still benefits from a strong rural setting derived from the sense of space around the building, within the churchyard and beyond, and strong natural qualities around the church comprising of trees and hedging to its boundaries and around the site.
- 10.13. The building closest to the church is the simple building that is the Parish Room, or Church Hall, which is situated south of the church and was shown in position on the 1927 OS map. By its nature, it has a functional relationship serving the church. Beyond the parish rooms, other buildings do not unduly encroach into the setting of the church.
- 10.14. The proposed dwelling would result in residential development on land directly to the north of St Mary's Church and only 25 metres from it. As such, it would be in the immediate vicinity of the church and therefore forms part of its setting.
- 10.15. It is considered that the land proposed for development directly forms part of the surroundings in which the designate heritage asset is experienced. The site in question makes a tangible and increasingly valuable contribution to the sense of space and natural qualities around the church and churchyard, serving to reinforce the church's historic rural and isolated context.
- 10.16. Recently the host site has been bounded by a close board fence which has created a hard and harsh environment to what was a previously a positive verdant paddock/meadow. Whilst it is considered that the erected fence detracts from the character and setting of the Listed Building, it is noted that the General Permitted Development Order allows for the erection of fences up to a height of 2m without the requirement of planning permission.
- 10.17. Notwithstanding the impact that has already occurred as a result of the erection of the fence, development of the application site is set substantially forward of the church and would be in direct visual competition, by way of being the dominant feature in views from the north and forming a significant and unsympathetic backdrop feature in views from the south. The dwelling would erode that visual rural buffer which currently sits to the front and either side of the church, and would in effect surround the church with development, thereby severing its last link with its rural setting and isolated position.
- 10.18. The principle of developing this site for a further residential dwelling has previously been resisted under reference numbers F/YR20/1221/F and F/YR21/0830/F, and it is not considered that the changes made to the proposal are

sufficient to overcome the previous objections made in respect of the heritage impact of the scheme.

- 10.19. The submission detail fails to identify any public benefits arising from the scheme that would outweigh the harm identified.
- 10.20. Accordingly, the proposal would result in harm to the character and setting of a Grade II Listed Building – less than substantial, medium to high on the spectrum – without any identified public benefits arising from the scheme. Therefore, the proposal is considered to be contrary to Policies LP16 and LP18 of the Fenland Local Plan (2014), Chapter 16 of the NPPF (2024) and Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

Character and appearance

- 10.21. Policy LP16 of the Fenland Local Plan sets out a number of criteria which proposals are required to meet to ensure that high quality environments are provided and protected. Most relevant to the proposal are:
- (d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.*
- 10.22. Further guidance is provided within the Delivering and Protecting High Quality Developments SPD.
- 10.23. The proposal seeks full planning permission for the erection of a one-and-a-half storey, 5-bed dwelling with a proposed palette of materials comprising buff facing brickwork and black cladding, and grey slate roof tiles.
- 10.24. The proposed dwelling measures 13.4m in width, 11.95m in depth, 3.7m in height to the eaves and 7.9m in height to the highest ridge point.
- 10.25. At present, the boundary between the site and Wisbech Road is characterised by a close-boarded timber fence and two well established trees. The submitted site plan identifies that these features are to be retained, albeit with an opening created to allow for the pedestrian access to the public footpath.
- 10.26. However, the site plan does also show the dwelling to be situated in close proximity to the boundary of the site, therefore meaning that the dwelling will be highly visible from public vantage points, even with the current boundary treatments and features being retained.
- 10.27. There are other examples of road fronting, residential development on this side of the road, approximately 70m to the south of the site. However, these are separated from the application site by the Church, which offers a gateway into the settlement when approaching from the north. Further, the road fronting dwellings to the south of the site are among an area of higher density development that appears as a more urbanised area compared to that of the application site, which currently retains a fairly open and rural appearance.
- 10.28. It is considered that the siting of the dwelling in close proximity to the public highway, and the subsequent street scene impact that would arise from this, would be to the detriment of the current gateway into March offered by the Church to the

south, and would therefore result in harm to the open landscape character of the area.

10.29. It is noted that an enclosing fence and gate have been erected at the site that now stands at a height taller than the 2m allowed under permitted development rights. Whilst this would result in something of a domestication of the site and close some of the currently open views, it is not considered that this is justification enough to allow a far greater domestication and visually harmful development to the character of the area.

10.30. Notwithstanding the wider character harm identified, it should be noted that the dwelling is considered to be acceptable purely in terms of, in isolation, its design and proposed palette of materials.

10.31. However, it is considered that the proposal is overall contrary to Policy LP16 of the Fenland Local Plan (2014) in terms of its character and appearance impact.

Residential Amenity

10.32. Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similar, Policy LP16 seeks to ensure development proposals result in high quality environments.

10.33. The site is located on a generous plot that affords ample rear private amenity space provision to the dwelling, with a depth measuring approximately 32m. As such, the proposal is considered to be acceptable in terms of private amenity space provision.

10.34. In respect of inter-dwelling relationships, the nearest neighbouring property is located approximately 25m from the boundary to the northeast of the site. The separation distance is such that no overlooking will occur from windows above first floor level. Further, the site plan shows a boundary treatment of 2m close boarded fence and hedge planting enclosing the entirety of the site. This will ensure that the amenities enjoyed by the occupiers of each dwelling will be maintained.

10.35. The proposal is therefore considered to accord with Policies LP2 and LP16 of the Fenland Local Plan (2014) in respect of residential amenity.

Flood Risk and Drainage

10.36. The site is located in Flood Zone 1 and is at very low risk of surface water flooding. As such, it is considered that there are no issues to address in respect of flood risk, having regard to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).

Parking Provision and Highway Safety

10.37. The application site is proposed to be served via an access point of the existing service road known as 'Church Gardens', which is then served by an existing access onto Wisbech Road.

10.38. The Highway Authority have considered the proposals and have raised no objections to the scheme in terms of highway safety, subject to a condition securing the pedestrian access shown on the site plan.

10.39. Church Gardens is a low-trafficked road that serves several residential properties and, as such, it is not considered that the introduction of one further dwelling would

materially impact on the use of this road.

- 10.40. The same principle applies to the junction between Church Gardens and Wisbech Road. Whilst this is a highly trafficked road, and a main route between March & Wisbech, the geometry of the road is extremely straight, therefore affording significant visibility splays in both directions.
- 10.41. It is therefore considered that the proposal is acceptable in terms of highway safety and access.
- 10.42. The site layout plan shows a total of 3no. parking spaces to be provided down the side of the dwelling, which enables the development to satisfy the level of parking required by Appendix A of the Fenland Local Plan (2014).
- 10.43. It is therefore considered that the proposal satisfies the requirements of Policy LP15 of the Fenland Local Plan (2014) in respect of parking provision and highway safety.

Biodiversity Net Gain (BNG)

- 10.44. 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.
- 10.45. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.
- 10.46. However, no means of securing the self-build nature of the development via a Unilateral Undertaking has been submitted in support of the application. As such, the proposal cannot be considered to satisfy the requirements of Biodiversity Net Gain and is therefore contrary to Policies LP16 and LP19 of the Fenland Local Plan (2014) in this regard.

1 CONCLUSIONS

- 11.1. The proposal seeks the erection of a dwelling on Land at Church Gardens, Westry. For the purposes of planning policy, the site is considered to fall within the Market Town of March, thereby rendering it acceptable in principle due to the highly sustainable nature and market town designation of March.
- 11.2. The proposal is further considered to be acceptable in respect of Flood Risk, amenity provision and impact, and Parking Provision and Highway safety and would deliver limited benefits in terms of economic impact and contribution to the housing supply (especially given the Council's ability to demonstrate in excess of a five year housing land supply).
- 11.3. Notwithstanding this, the location of the site in a prominent location that acts as a gateway into March would result in an unacceptable landscape character impact through the erosion of rural and open views in front of the church. This would

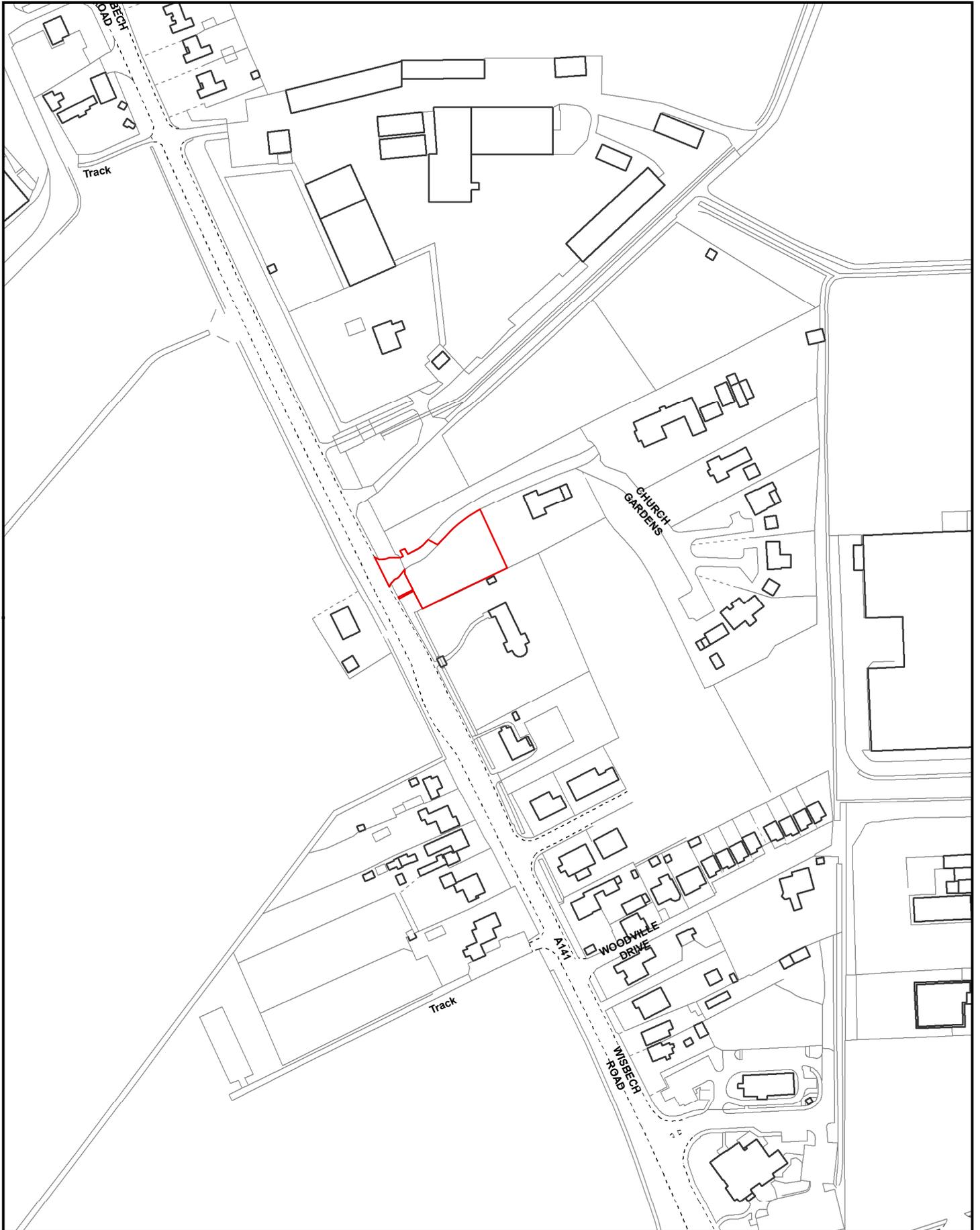
further result in a detrimental impact on the character and setting on the Listed Church immediately south of the site. The proposal is therefore considered to be contrary to Policies LP16, and LP18 of the Fenland Local Plan (2014).

- 11.4. Finally, whilst the proposal is submitted as being self-build, the application is not supported by the required Unilateral Undertaking to secure this. As such, the proposal fails to adequately demonstrate that the development would be exempt from BNG requirements, contrary to Policy LP19 of the Fenland Local Plan (2014).
- 11.5. Notwithstanding that the proposal is considered to be acceptable in many respects, given that the proposal is identified in resulting in harm to the character and setting of an adjacent Listed Building, the NPPF is clear that there should be a clear presumption of refusal unless the harm would be outweighed by public benefits.
- 11.6. The submission detail fails to demonstrate that any such benefits exist and therefore, when considering the overall planning balance, the harm arising from the scheme, particularly in terms of the harm to the adjacent Listed Building, is not considered to be outweighed by any benefits, and therefore renders the proposal unacceptable in planning terms.
- 11.7. Accordingly, it is recommended that planning permission is refused on this basis.

2 RECOMMENDATION

Refuse; for the following reasons:

1.	Policy LP16 of the Fenland Local Plan 2014 requires new development to deliver and protect high quality environments and make a positive contribution to the street scene. The siting of the dwelling in this location would be an incongruous, cramped addition which would be visually jarring within the street scene. Therefore, the proposal would not make a positive contribution to the street scene which would be contrary to Policy LP16 of the Fenland Local Plan 2014
2.	Policies LP16 and LP18 of the Fenland Local Plan 2014 seek to protect and enhance heritage assets. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant. The proposed dwelling would have a substantial impact on the setting of the church fundamentally changing the surrounding in which the heritage asset is experienced. It is considered that the proposed development would have a negative impact on the setting of the church and the surroundings in which it is experience and would harm the setting of the church. This would be contrary to Policies LP16 and LP18 of the Fenland Local Plan 2014, and Chapter 16 of the NPPF (2024).
3.	In the absence of a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).



Created on: 03/12/2025

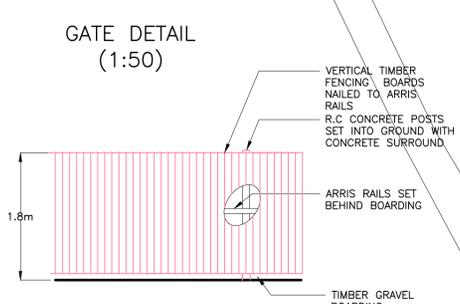
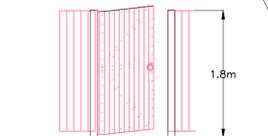
© Crown Copyright and database
rights 2025 Ordnance Survey 10023778

F/YR25/0893/F

Scale = 1:2,500

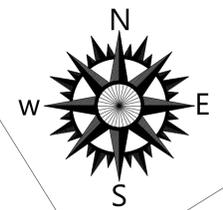
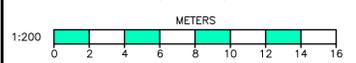


Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.
 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 Contractor to check all dimensions 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
 All finishes, insulation and damp-proofing to architect's details



- LEGEND:**
- EXISTING DWELLINGS
 - PAVEMENT
 - GRASS
 - PERMEABLE BLOCK PAVING (NON SLIP)
 - TARMAC
 - ECOGRID TREE ROOT PROTECTION GRAVEL GRIDS AND GRAVEL
 - GRASS PROTECTION MESH / DRIVE ON GRASS MATS
 - SLAB PAVING
 - WHEELIE BINS
 - HEDGING
 - VEGETATION

PROPOSED SITE PLAN (1:200)



EXAMPLE OF GRASS PROTECTION DRIVEWAY MATS



EXAMPLE OF ECOGRID GRAVEL GRIDS

F	PLANNERS COMMENTS	NOV 2025
B	CLIENTS COMMENTS	NOV 2025
C	CLIENTS COMMENTS	NOV 2025
D	CLIENTS COMMENTS	NOV 2025
E	CLIENTS COMMENTS	NOV 2025
A	CLIENTS COMMENTS	NOV 2025
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
 CONSULTING STRUCTURAL ENGINEERS

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

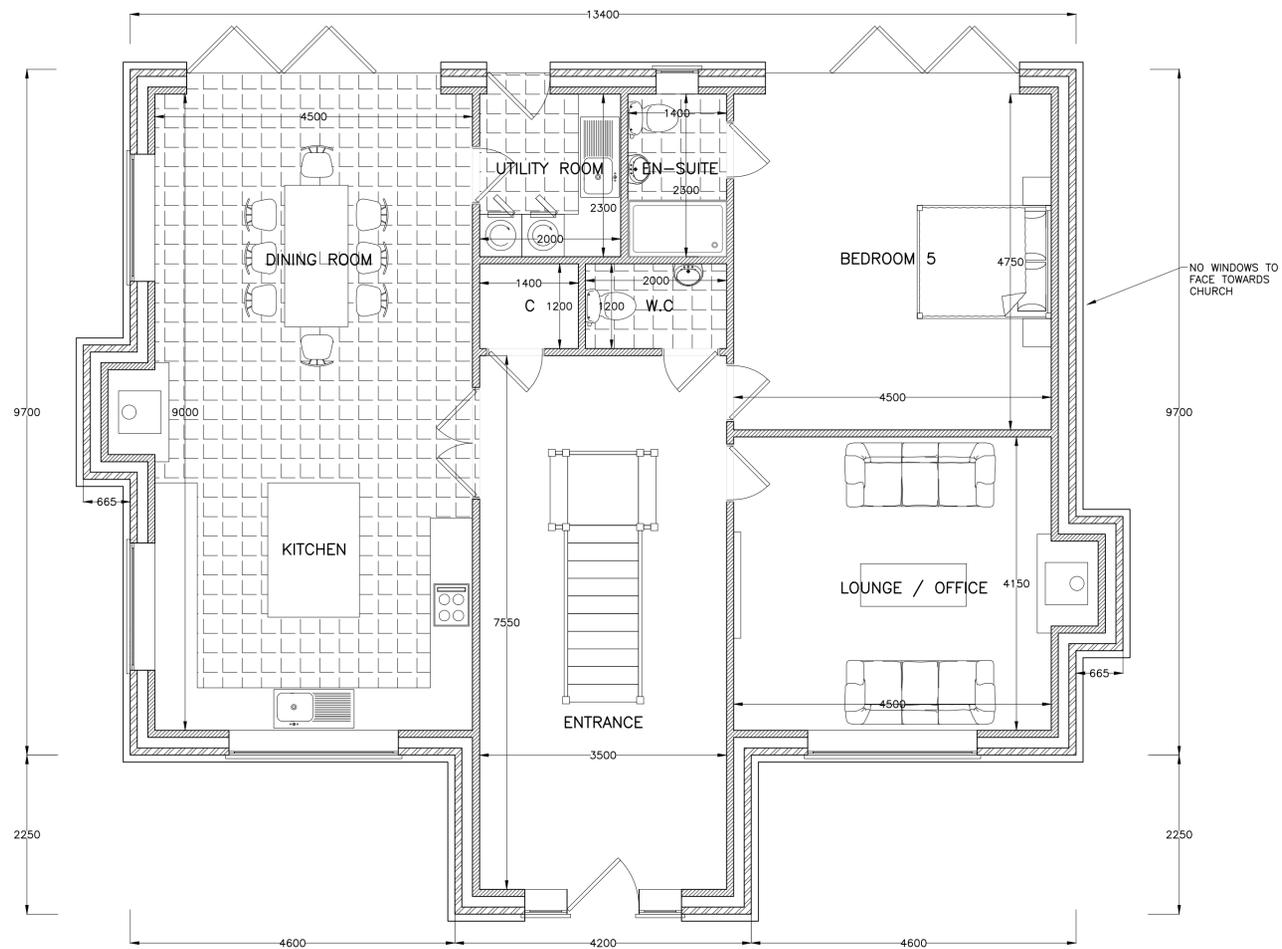
LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT
Geoff Briscoe

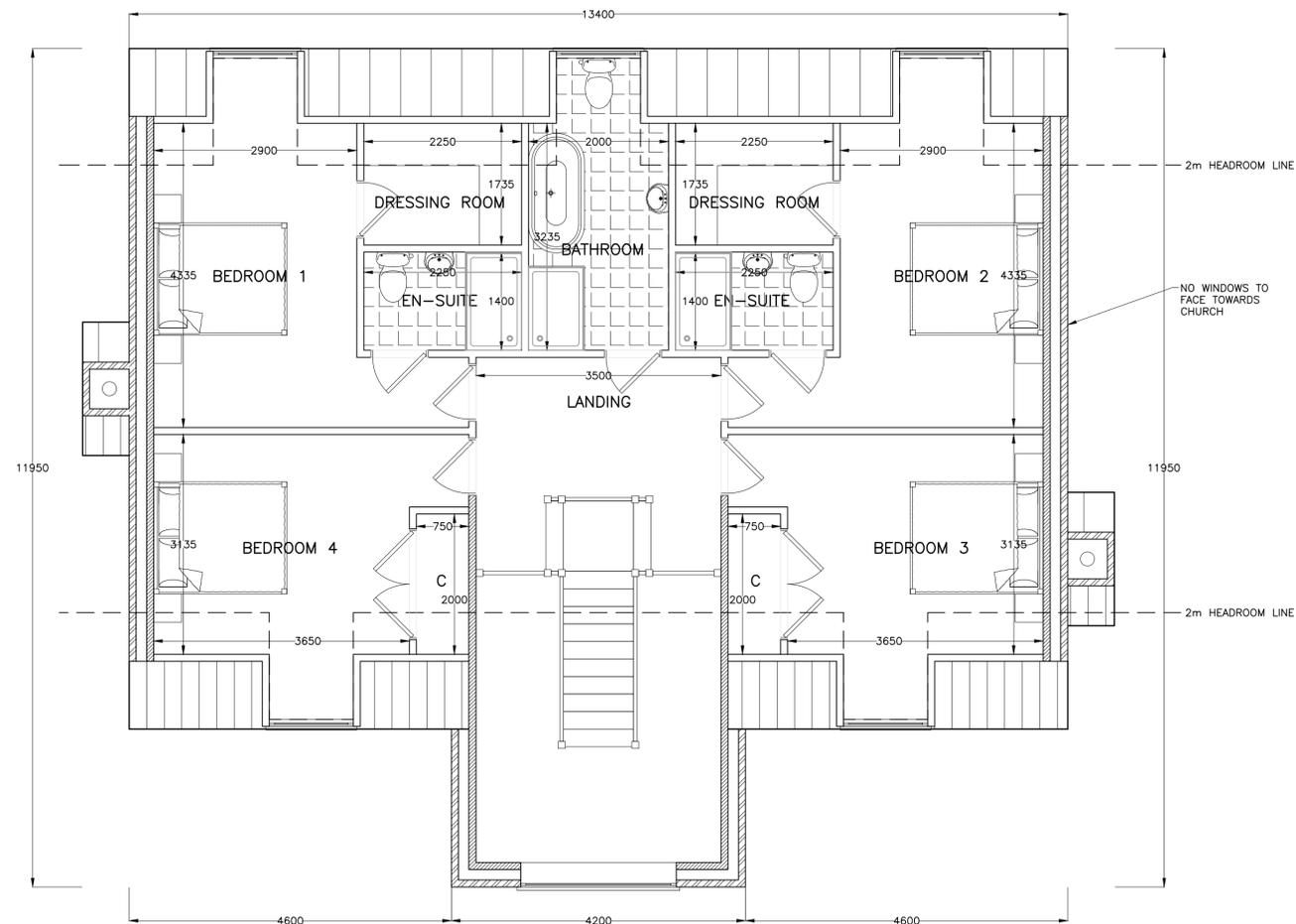
PROJECT
 Plot South of 5 Church Gardens, Westy March, Combs, PE15 0BQ

TITLE
Proposed Site Plan

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Oct 2025	DRAWING NUMBER H10694/02_F
SCALE As Shown	



PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED FIRST FLOOR PLAN (1:50)



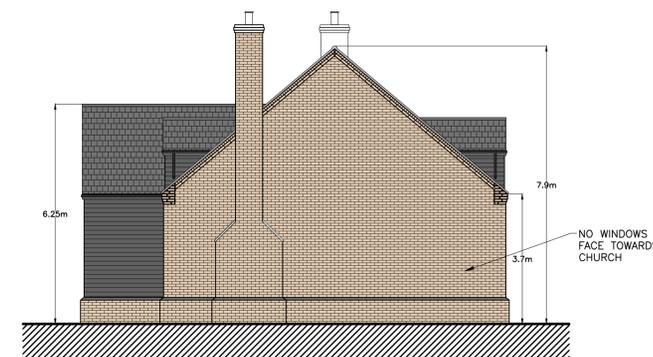
PROPOSED FRONT ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)

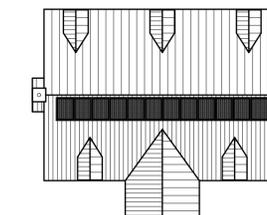


PROPOSED LHS ELEVATION (1:100)



PROPOSED RHS ELEVATION (1:100)

Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission.
Please read, if in doubt ask. Change nothing without consulting the Engineers.
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.
All finishes, insulation and damp-proofing to architect's details



PROPOSED ROOF PLAN (1:200)

C	CLIENTS COMMENTS	NOV 2025
B	CLIENTS COMMENTS	NOV 2025
A	CLIENTS COMMENTS	NOV 2025
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
CONSULTING STRUCTURAL ENGINEERS

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

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

CLIENT
Geoff Briscoe

PROJECT
Plot South of 5 Church Gardens, Westy March, Cambs, PE15 0BQ

TITLE
Proposed Dwelling Arrangements

DRAWN	G. Boreham	DATE OF ISSUE
CHECKED		
DATE	Oct 2025	DRAWING NUMBER
SCALE	As Shown	H10694/03c