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**WIMBLINGTON**

Inset proposals Map. No. 27

**1. INTRODUCTION**

- 1.1. This section contains the detailed planning background, policies and proposals for Wimblington. It must be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the District.

**2. LOCATION**

1. Wimblington is situated two miles south of March. A bypass to the east has removed much through traffic from the village.

**3. HISTORY**

- 3.1. The village name means "Farm of Winebeald's People". At Stitches Farm there are trenches excavated by Cromwell's men during the Civil War.

**4. POPULATION**

- 4.1. The village population rose from 1100 in 1981, to 1240 in 1986, and rose again to 1330 in 1989.
- 4.2. In mid 1990 the housing stock numbered some 536 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 52 housing completions in Wimblington.

**5. SERVICES AND FACILITIES****Shops and Associated Services**

- 5.1. There is a basic range of local services, including shops, a post office, a garage, a church, village hall and two public houses.

**School**

- 5.2. The Thomas Eaton School has a capacity of 125 with a current roll of 130, (January 1990).

**Public Open Space**

- 5.3. There is a shortage of public open space in Wimblington, and the playing field to the west of the main road is away from the main village centre. There is also a privately owned playing field south of Chapel Lane in the area known locally as 'The Park Fields' which the owner makes available to both the village football and cricket teams.

**Public Utilities**

- 5.4. There is some foul drainage capacity to the north of the village but there is very limited capacity for development south of Chapel Lane. There are no sewers east of the bypass. There are only limited surface water sewers available. Adequate provision for disposal must be made before development can be permitted.

## 6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village has developed in three distinct ways, being tightly clustered in the area of Norfolk Street, more open and rural in nature on Church Street, Chapel Lane and Addisons Road and very linear along March Road and Doddington Road.
- 6.2. Trees and open areas are very much a feature of the village, both in the centre and on peripheral areas such as Blue Lane and the Park Field.
- 6.3. Wimblington has two areas of development divorced from the main settlement namely Bridge Lane and Eastwood End which retain their own distinctive character.

## 7. DEVELOPMENT STRATEGY

### Constraints

- 7.1. Boundaries to development are well established to the north, east (bypass) and south (boundary with Doddington). Development to the west is somewhat restricted by problems of access.
- 7.2. Trees and open areas are an important feature of the village and, where it is desirable to retain these features, may restrict development. However, the form of the village does allow for further development which would not encroach upon the open countryside or be detrimental to local amenity. Wimblington is an attractive village, but it is not considered to be of sufficient character or historic interest to justify designation as a Conservation Area.

### Commitments (1. 7. 90)

#### Housing

- 7.3. There are currently planning permissions for 148 additional dwellings in the village. The principal sites are:

	Hectares	(Acres)
South of The Gables, March Road	1.77	(4. 4)
32-34 March Road	2.06	(5. 1)

#### Employment

- 7.4. There is currently planning permission for industry on the following sites:

	Hectares	(Acres)
North of Bridge Lane (West)	3.22	(8.0)
North of Bridge Lane (East)	0.4	(1.0)
South of Manea Road	2.0	(4.9)

#### Policy

- 7.5. Wimblington is an attractive Fen village, with a good service base and a physical form that allows for unobtrusive development to take place. As such it is proposed that Wimblington be designated a Limited Rural Growth Settlement (Policy H6) which allows for development of small estates where suitable sites exist and are identified.

## 8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District. This section sets out the specific proposals for Wimblington.

### Housing Allocations

**WIM/H1 IT IS PROPOSED TO MAKE PROVISION FOR 245 DWELLINGS IN WIMBLINGTON IN ACCORDANCE WITH POLICY H7. THE SITES WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS, ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATIONS ARE:**

	HECTARES	(ACRES)
EAST OF MARCH ROAD	2.67	(6.6)
NORTH OF CHAPEL LANE	0.8	(2.0)
SOUTH OF CHAPEL LANE	1.04	(2.57)

- 8.2. It is proposed to phase the remaining allocation east of March Road in accordance with Policy H2.
- 8.3. The proposed allocation south of Chapel Lane is for a limited frontage development only, well designed to safeguard the character of Chapel Lane and the 'parkland' setting. It will also be subject to the dedication of a playing field area for the use of the village in perpetuity. (See Policy WIM/R1 below).

### Development Area Boundary

- 8.4. The proposed Development Area Boundary for Wimblington is shown on the Inset Proposals Map attached. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3) and this is particularly important to the south of the village. Here it is necessary to protect the visual break between Wimblington and Doddington and prevent the two settlements from merging thereby retaining their individual identities.
- 8.5. The Development Area Boundary will be drawn tightly around the outlying hamlet of Eastwood End and Bridge Lane allowing for infill development only. Further development on March Road beyond the Development Area Boundary will generally be resisted.
- 8.6. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

### Employment

**WIM/EMP1 IT IS PROPOSED TO MAKE PROVISION FOR 9 HA (22 ACRES) OF LAND FOR BUSINESS, GENERAL INDUSTRY AND STORAGE AND DISTRIBUTION PURPOSES. THE SITES WHICH COMPRISE EXISTING PERMISSIONS AND AN ALLOCATION ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATION IS:**

	HECTARES	(ACRES)
NORTH OF BRIDGE LANE	3.6	(8.9)

- 8.7. This site has gained planning approval in principle subject to a Section 106 Agreement regarding off site highway improvements.

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**Recreation****WIM/R1**

**IT IS PROPOSED TO ALLOCATE 1.8 HA (4.5 ACRES) OF PUBLIC OPEN SPACE ON LAND SOUTH OF CHAPEL LANE IN ACCORDANCE WITH POLICY R2.**

- 8.8. It is intended that this proposal will be implemented by the private sector in association with proposed residential development on Chapel Lane. The public open space will be offered to the District Council or the Parish Council by Deed of Gift in perpetuity and the remainder of Park Field will be enhanced by planting.

**Environment**

- 8.9. Areas within the Development Area Boundary, such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.