

ANNEXES

Annex a)

List of Venues

Parkfield Sports and Social Club

Post office and local store

Garage and local store

Golf Range

Village Hall

St Peter's Church

Witchford Lodge

Wimblington Surgery

Anchor Pub

Wimblington Magazine

Media and Online Information sites

Posters

Leaflets to all households

Wimblington-pc.gov.uk

Facebook:

Wimblington & Stonea Neighbourhood Plan

Wimblington Village

Wimblington Community

Wimblington Discussion Page

Everything Wimblington

Wimblington History and Memories

Information Boards

Bus Stop

Outside local store

Outside Local School

Golden Lion Pub Stonea

Outside village hall

Outside church

Annex b)

Letter to schools and List



Wimblington and Stonea Parish council are about to embark on creating a Neighbourhood Plan.

The main purpose of a Neighbourhood Plan is to give power to communities to shape the development and growth of their area. Therefore, without meaningful community engagement, neighbourhood planning is meaningless.

Neighbourhood planning is not just about the input from the 'grownups or senior' members of the village, it should also include the younger generations, those individuals who will evolve within the village environment. Those individuals are as important in the development of our village as the 'grownups'

So, the Steering Group believe that it is extremely important to involve the children/teenagers that live in our village environment, to have a valued input from them into how the Neighbourhood Plan would influence their future in their village.

With this in mind the Steering Group are asking for all local schools if they would engage with any students that live in Wimblington or Stonea and encourage them to have an input. This may just be set as part of a homework task, a painting of how they see their village, a story or a poem. Any vision, any comment from our younger generation would be invaluable.

Hence I am approaching all the local schools to ask for their assistance in this very important advancement for Wimblington and Stonea Parish. If you are happy to help with an important contribution towards the ownership of Wimblington and Stonea Parish's Neighbourhood Plan, any help to secure student's ideas and hopes for their environments future, as part of a school project which we could access and use would be greatly appreciated.

With Regards

Cllr Angela Johnson

List of Schools:

Westwood

Thomas Eaton

Manea

Cavalry

Lionel Walden

Townley

Burrowmoor

Kingsfield

Neale Wade

Cromwell

Annex c)

Letter to Non-heritage Assets

September 2023

Address

Dear Homeowner

A Neighbourhood Plan (NHP) is currently in development for Wimblington & Stonea. Once completed and adopted by the District Council, the contents of the Plan will have to be taken into consideration when granting any development plans for our village.

The NHP Steering Group is undertaking an audit of buildings and green spaces within the village to identify any heritage assets, community assets and green spaces that are of historical importance to our village with a view to protecting its history and heritage.

Listed buildings are automatically given protection and consideration when development plans go before the District Council but there are a lot of buildings in our village that are historically important but do not have 'listed' status and are therefore left out of any consideration. For NHP purposes, these are identified as non-designated buildings of historical importance.

As part of our NHP, we are putting together a list of 'non-designated heritage assets' and areas within the village that should be taken into consideration when granting development plans. Your home has been identified as a building of value to the heritage of our village. As a result, the NHP Steering Committee is requesting permission to include your home in the Wimblington & Stonea NHP's list of non-designated assets. An example of how your home will be included in this list is attached.

Being included in the list does not mean your home becomes a 'listed building' and does not affect its current status but it does mean that when requests for development come before the Council's planning committee they will need to consider if there is any detrimental effect to any 'non-designated asset' included in our plan.

To give permission for us to include your home in the NHP, please return the tear-off slip below. **Please note – No response will be taken that you have no objection to your home being included.** If you have any knowledge of the history of your property, please give details to help us provide an informative entry into the NHP.

For more information, please contact the Steering Committee Lead, Angela Johnson, by email ajohnson@wimblington-pc.gov.uk. Thank you for your assistance, it is greatly appreciated.

Yours faithfully

On behalf of the Wimblington & Stonea NHP Steering Committee

Please return this slip using the attached SAE or using the post box at Wimblington Parish

| | | |
|-------------|-----|----|
| Permission: | Yes | No |
|-------------|-----|----|

Hall, Addison Road.

Name:

If no, please give your reason:

Address:

History of Property:

Signature:

Date:

Annex d)

Letter to Businesses and Shareholders and List



Angela Johnson
Steering Group Lead
ajohnson@wimblington-pc.gov.uk

17th September 2024

WIMBLINGTON AND STONEA DRAFT NEIGHBOURHOOD PLAN

TO WHOM IT MAY CONCERN

This letter is being sent to your company because you are a local business in the neighbourhood parish and as such have a say and an opportunity to influence The Wimblington & Stonea Neighbourhood Plan.

This plan is now in its draft version and can be viewed on the Wimblington Parish website, please take the time to read through it to ensure that the final version of the Neighbourhood Plan is acceptable.

The final Neighbourhood Plan, after it has been agreed by external examiner and a local referendum has been held to accept it, will sit alongside Fenland Districts Council's Local Plan Policy documentation and contribute towards the further development within the neighbourhood area.

Also below is a link to the recent questionnaire delivered to every household, please feel free to complete this as a local business here within the neighbourhood area:

<https://www.surveymonkey.com/r/NHPConsult>

Everyone's thoughts and opinions count.

There is to be an open discussion group on Saturday 21st September 2024 in the Parish Hall if anyone from your company would like to attend. A member of our Steering Group will be available to give a more structured view of the proposed Neighbourhood Plan and the policies that are going to be drafted into the plan.

Your participation in this project would be greatly appreciated and hopefully benefit both the local community and your organisation.

Yours faithfully

Angela Johnson

On behalf of the Wimblington & Stonea NHP Steering Committee

Letter emailed on 17th September 2024 to:
to:

Knowles
Recyplas
Datashredders
Law Fertilisers
Pavemac
Rutteford
MBA Polymers
Skylark
Fenland Caravan & Camping
MJS Construction
Chapel Cottage
JMC Construction

Letters delivered on 17th September 2024

LFF Potatoes
LM Groundworks
Parkfields Sports Centre
Priory Golf Club
Sisco garage
Wimblington Stores and Post Office
Savage Development
Fenland Group Practice
BC Risley

Letters delivered to local farms:

Latches Fen
Jenny Grays
Morris EH Stonea
Stonea Grange
Stonea Farm
Sparrowhall
Mortimer
Bank House
Stitches
Stonebridge

Annex e)

Proposed Amendments to NE3 and SD2

Fens Reservoir Amendments and Update

8.12. The development of the Fens Reservoir will affect the Parish, [with the reservoir site itself located within the south-western part of the](#) Parish. The new reservoir is at the heart of a whole new water supply project that will help secure a reliable water supply for generations to come and will be designed to provide opportunities for wildlife and for outdoor leisure and learning. The new reservoir and the impact that it is going to have on the local neighbourhood area are of great importance and interest to the local community. The proposed design, produced in phase two of the consultation (summer 2024) shows that the main amenities and facilities will be in the northwest corner of the reservoir, close to both Wimblington and Doddington. If the proposal set out in the main design brochure is agreed, it will not actually be completed until around 2036, but it is important to make suggestions now that the community would like to see implemented during the construction period, inclusions that will benefit both the local residents as well as visitors.

8.13. The proposed site incorporates the possibility of a number of business opportunities that could have a positive influence on Wimblington village and the surrounding neighbourhood area. It is hoped that these opportunities will be opened up to local entrepreneurs rather than outsourcing.

8.14. One of the main issues is access to the proposed site which is set on the east side of the busy A141 which has no pedestrian pathways and only one safe crossing point at the traffic lights at the Manea Road junction. There are PROW that can link people through to the proposed site, but these would need to be improved for use by walkers, cyclists and horse riders. Signage would need to be more prominent, surfacing would need to be improved and in places warning signs to alert road users of access/exit points to the PROWs.

[Through the latest Phase 3 consultation, further issues have been noted raising other issues and concerns. The southerly boundary of Wimblington & Stonea neighbourhood area will be greatly impacted as will the A141 and B1093 both during the construction phase and once the reservoir is open to the public domain.](#)

Anglian Water have stated that:

[“the plans will incorporate ‘**Better walking, cycling and horse-riding routes**’, people must be able to reach the reservoir safely without relying on cars, there will be a direct route between March and Chatteris using the disused railway corridor \(The Woodman’s Way\) as a conduit to a destination.”](#)

[Anglian Water should be aware that there are currently no pedestrian pathways where the Woodman’s Way exits onto Eastwood End, Wimblington. Similarly, there are no pedestrian pathways along the A141 verges from any of the junctions exiting Wimblington village. This will mean the provision of safe crossing areas over the A141 from the main junctions exiting the village, as well as the PROW integrated into the village.](#)

[A shared pathway for pedestrians, cyclists and horse riders should therefore be provided alongside the A141. This will provide direct and safe access to the reservoir site and allow for safe crossing points of the A141 at existing highway and Public Rights of Way junctions.](#)

It is therefore imperative that Anglian Water consider these prospective “crossing points areas”, as well as any other potential direct non-motorised routes from nearby settlements, including Manea, which pass through or close to the Wimblington & Stonea neighbourhood area.

All of these PROW and potential routes will require better signage, adequate surfacing and safe access points from roads.

Wimblington & Stonea Parish council expect a firm commitment from Anglian Water that connectivity from the main village west of the A141, from Eastwood End settlement and from the PROW are made safe, provide for direct desire lines ~~given direct line~~ and are made available ~~availability~~ to all users.

During the construction period the expectant routes will increase the amount of heavy vehicles impacting heavily on our village infrastructure, as would the construction of a new ‘haul road’. There is a need for AW to carefully consider these impacts of noise, the air quality, traffic movement and working hours.

The rail options identified by AW will also have an impact on Wimblington & Stonea Parish neighbourhood area. Transportation from March via the A141 and transportation from Manea, along the already badly surfaced, B1093 unless the new ‘haul road’ was constructed but, this also raises concern as it runs very close to one of the parish’s historic sites. Consultation directly with Wimblington village, who will be subjected to a number of issues, is imperative during the lead up, construction period and decision making.

8.15. The Parish Council will seek an improvement in the PROWs to enable local residents and visiting public to safely visit the reservoir and enjoy the open landscape, flora and fauna as well as local wildlife. With this project there are the possibilities of an increase in local business opportunities, tourism, and transportation. The reservoir site will also incorporate part of the Greenwich Meridian Trail which leads through the village.

8.16. These two important schemes, the Fens Reservoir and the possible business acquisitions from this highlight the need for the Parish Council to encourage local residents to create a Local Nature Recovery Group committee and ensure that the natural environment and habitats are maintained.

Policy NE3: Proposed Fens Reservoir

The Fens Reservoir will be supported where it makes a positive contribution to the lives of local residents in the Neighbourhood Area, providing safe and easy access to the proposed amenities and facilities associated with the Fens Reservoir, including:

- ***Improvements to the PROW, signage, surfacing and desired crossing lines leading to the proposed site are provided and retained in conjunction with, Anglian Water, Cambridgeshire County Council and Fenland District Council,***
- ***Well located and convenient crossing points provided on the A141 ~~will be provided~~ to enable pedestrians, cyclists and horse riders to safely cross to the Fens Reservoir and its amenities/facilities,***
- ***The natural landscape and habitats that may be disturbed during construction are retained as much as possible and any replacement provided to at least as good a standard as the existing.***
- ***Disturbance during construction, including traffic movements, is kept to a minimum with no unacceptable adverse impact on the amenity of local residents.***

- **Varied traffic speeds are addressed on the A141 especially at junctions with the village and PROW network to maximize opportunities for safe and controlled at-grade crossings.**

Strategic Gaps - Coalescence of Settlements Update and Amendments

10.11. There are a few open spaces still visible on the various routes through Wimblington village, and it is these open spaces that help prevent the coalescence of Doddington and Wimblington as well as March and Wimblington.

Stonea hamlet has an expanse of fields surrounding the residential area and no possibility of coalescing with other settlements.

10.12. The Strategic Gaps as defined in the neighbourhood area and policy map should remain open in order to prevent the coalescence between settlements thereby therefore maintaining the distinct individual character of the rural areas around the village and helping it retain retaining its unique characteristics. At present there is a sense of separation as you travel between March, Wimblington and Doddington even though development has occurred along these roads. Development of dwellings extends almost to the Wimblington boundary with the Doddington and March parishes with much of the surrounding rural agricultural fields are within these their parishes. It is also Doddington's aim to ensure the continued separation so that the distinctive identities of each village can be maintained.

Policy SD2: Strategic Gaps

All development proposed should prevent coalescence between settlements by ensuring that there is no encroachment on the Strategic Gaps as set out in the Policies Map, located between Wimblington and March and Wimblington and Doddington.

Development will not be supported if individually or cumulatively it would result in the loss of visual and physical separation of the settlements villages, or if it would harm the setting and identity of these distinct areas.

Annex f)

Public Engagement at St Peter's Church

7th March 2023 from 1030-1200hrs

This morning Michele and I went along to the Coffee Morning at St Peter's Church. There was a good turnout of residents, 31, who were all very interested in hearing about the Neighbourhood Plan and what it meant to the village and its residents. There were a number of valid responses and questions raised:

VOC (Variation on Condition) - can we raise (via the NHP) objections to these being constantly put forward especially without residents being consulted. It was explained that this would have to be put to FDC planning.

Developers to include:

Bin enclosures

Storage areas - most people use their garages

Loft flooring (it was mentioned that Developers recommended that loft spaces were not to be used)

Residents asked which areas had already been granted for development and mentioned whether Parkfields could be part of further development. How can local residents help to gain designated 'green/open spaces'?

Issues with the lack of footpaths through the new developments, especially to link estates to each other and through to the village, it would help to promote community interaction. Also additional linked footpaths that would take local residents through the new developments and link to the Woodmans Way.

Developers should include and promote amenities within their developments, ie other shops, larger doctor's surgery. They should also include an information pack for new residents giving them information about the local area, amenities, clubs, activities. (This would have to involve the Parish Council and other association's).

There was an interest in a local cafeteria business that could also be a community hub. Volunteer groups to attend each others functions to promote their activities, the Parish Council 'volunteer day' would be a good opportunity to put this forward.

There were comments about the parking issues, solutions for March/Doddington Road were very limited but requests to approach Highways and FDC to ask their advice or input.

HGV's travelling through the village, requests to approach the various companies and discuss solutions - weight restrictions, working hours etc.

The group were informed that we would be having a Presentation Day in the very near future and the information on date and time would be passed to Ian or Amanda for them to advertise.

Annex g)

Retirement Club - 9th March 2023 - 1030hrs

Engaged with the Retirement Club before one of their Bingo Sessions. There were 14 local residents attending who interacted well, raising a number of issues, comments and valid points.

Predominantly the group was concerned with the infrastructure within the village and the fact that it had not be improved on enough in order to accommodate the increase in dwellings. Complaints about the flooding, the drainage and the sewerage, comments were made in regards to the serious flooding and sewerage back flow a number of years back. It was discussed that developers where not upholding the conditions of their applications ie. Pathways, attenuation ponds, lighting, which brought on a discussion that these type of conditions should be implemented before and development took place.

The steady increase of HGV's going through the village were also a major concern (weight restrictions through the village and working hours for heavy transport), the impact on the roads, speeding and roadside parking. A valid point was raised with regards to installing 'average speed cameras' from Mill Hill roundabout along March Road and through to Doddington, this was also commented on at the Church coffee morning. Overdevelopment of local industries, they and developers should be asked to contribute towards a means of safely crossing the A141. Accessibility for older residents to places like the Woodmans Way, when crossing the A141 is nigh impossible, would enhance the opportunity to travel into March. There is already a major lack of alternative means of transport as in a regular bus service, the opportunity of association buses. Lighting along the new pathways from Nursery Gardens to the Woodmans Way was mentioned, safety issues for users.

Affordable Housing for the younger population in the village was raised, complaints that larger developments seem to be allowed to exit the NPPF percentages on providing Affordable Houses. Amenities to deal with the increase in population, the doctors surgery is already stretched to it's limit, schooling and amenities for the younger generation.

Annex h)

Post Reg 14 Meeting with Fenland District Council Friday 14th February 2025

Gareth Martin

Angela Johnson

Wendy Vickers

This meeting was to discuss the responses received from a small number of those nominated consultation bodies contacted from the list provided by Fenland District Council, these were:

Swifts & Planning Group

National Highways

Natural England

Cambridgeshire County Council's Historic Environment Team (CHET)

Historic England

LLFA - SuDs and Flood Risk

Anglian Water Services

Fenland District Council

The comments from these consultation bodies were taken into consideration, some of the comments would be incorporated into the preamble of the various sections of the Neighbourhood Plan and other requests would be considered for inclusion in either bullet points in various NHP Policies.

Swift & Planning Group - Would require an amendment on the Natural Environment Biodiversity Policy NE2.

The provision of appropriate species-related measures will be required, including, for example swift bricks, bat and owl boxes, hedgehog gateways

The above statement will not count towards Biodiversity Net Gain and so will need their own clear policy for inclusion and clarity. It was decided that including a Policy NE4 to the Natural Environment would not constitute a major change. It was also suggested that

the Design Guidance and Code should be amended and contain the advised wording and best-practice guidance such as BS42021 or CIEEM.

Policy NE2 Biodiversity should also include a statement referencing to 'functional link land' - this is to ensure that various species do not lose the land required throughout their habitats that link them to their environments. This was raised by MLC.

National Highways offer "No Comments" as the document is unlikely to have a severe impact on the operation of the trunk road. Natural England did not have any specific comments on this draft NHP but advised a number of websites that we could reference.

CHET has highlighted a small number of corrections for clarity which are simple to amend in the NHP, also recommended that contact is maintained between the Steering Group and the FDC Conservation Officer, this has been happening, in case Cambridgeshire Local Heritage List Project makes any additions to the list. An interesting paragraph highlighting the large number of non-designated heritage assets of Wimblington & Stonea, this would be nice to include in the preamble of 9 - Historic Environment in the NHP. A 'Below Ground' non-designated assets map has been requested from HER to improve the non-designated historic environment evidence base within the NHP.

CHET also believe that the NHP should contain a Policy that supports LP18 of the Fenland Local Plan and NPPF (2023 paras 195 to 214) that provides appropriate protection for Wimblington & Stonea's valuable below ground heritage assets. CHET are happy to help with the wording. An additional Policy or amended Policy in the Historic Environment would not be classed as a major change.

Historic England welcomed the production of the NHP, they also advised we consult our local Conservation Officers which has already been made and is constantly in practice, also to make contact with HER which we have. Otherwise they do not consider it necessary for Historic England to be involved in detailed development of our NHP.

LLFA - Flood Risk Team recommended including a Policy to address the flood risk in Wimblington & Stonea neighbourhood, this would be used to advise new developments of the minimum expectations in terms of drainage and aid to prevent developers from installing inadequate drainage systems. It was discussed that some of this was covered in 10 - Sustainable Development, SD5. The recommendation to reference Fenland Local Plan LP14 has already been included in Policy SD5 also but an amendment can be made to reference Chapter 14 of the NPPF as well. This is not a major change to the Policy.

Anglian Water Services have made a number of comments and recommendations that needed to be discussed. A strong statement made by Anglian Water Services, "We want

to ensure that growth aligns with environmental responsibilities and infrastructure capacity" is a comment that should be highlighted in the NHP development section. Some paragraphs of their preamble could also be useful if incorporated into the NHP preamble, Sustainable Development - Flooding, Rural Environment, Sustainable Buildings and construction. There are small additional comments that can be included as bullet points to a couple of Policies in Sustainable Development and one in the Natural Environment - Biodiversity.

Policy NE2 - Biodiversity - Maximise green infrastructure connectivity through minimising surface water run-off in built up areas, including the creation of rain gardens.

Policy NE3 - Proposed Local Fens Reservoir - Anglian Water have offered to support and work with the Parish Council in producing a by producing a plan that would plot both the reservoir and pipelines plotted onto an Ordnance Survey map. The Steering group have approached both Anglian Water and the Fens Reservoirs team. Anglian Water Services would also like highlight in this Policy 'the potential for significant long term opportunities to the local community, the environment and economy,' outside the scope of their Development Consent Order.

An amendment to bullet point 4 to include 'minimising the impacts on the amenity of local residents with mitigation provided where required' addition of bullet point 5 'provision of long-term benefits to the community, wider environment and economy'.

There are number of amendments/additions that Anglian Water Services have asked to be done in the Design Guidance and Code, these have been forwarded to AECOM for consultation.

Sustainable Development - Sustainable Buildings and Construction

Policy SD1 - Development and the Settlement Boundary - a further bullet point was recommended by Anglian Water Services 'Infrastructure capacity is a key consideration and it is relevant to require new development to be served by a sustainable provision.'

Policy SD4 - Provision of Energy and Water Efficient Buildings - 'Developers are to achieve the level of tighter water efficiency standards as set in the Government's and DEFRA's Environment Improvement Plan, ie 100lts per person per day in domestic homes.'

Anglian Water Services are supportive to addressing surface water run-off, SuDs and requirement of permeable surfaces for pavements and roads, but it is questionable as to whether CCC highways will adopt permeable surface roads or area due to possible maintenance problems.

Traffic and Transport - Car use and Parking

Policy TT1 - Car Parking - to insert include 'permeable surfaces' for off road car parking spaces to help alleviate surface water run-off.

None of the changes to any of the above Policies are seen to be major.

Fenland District Council produced a comprehensive response to the draft NHP which the members of the Steering Group were there to comment on, these required either adjustments, amendments, additions or corrections. One comment raised, more than once, was referencing more to the contents of the Design Guidance and Code, this is being addressed by the NHP consultant. Formal public consultation of the Design Guidance and Code was raised, public consultation has previously been sought both online and hard copies being available in a number of public places within the neighbourhood area.

FDC stated that the maps included in the draft NHP could be improved in a number of areas and that they would be willing to work with the Steering Group to accomplish this. Gareth Martin to speak to FDC technical department about producing a base map which can then be used to improve one those maps already own use. None of the Steering Group members have the relevant software to produce such maps.

7 - Rural Environment - some grammatical errors, clarification and spelling corrections required, NHP consultant to rectify.

Policy RE1 - Rural Character - to be inserted in the first sentence: 'as identified in the parish council's Design Guidance and Code document'.

Bullet point 2 - add 'Wimblington village'. Bullet point 5 - change to read 'Design Guidance and Code document is used to guide the design of new development'.

Policy RE2 - Rural Character: Public Rights of Way - Again further prominence should be given to the Design Guidance and Code. Bullet point 2 suggested change to be made 'The amenity of the existing PROWs are not detrimentally impacted including in terms of loss of views, overbearing developments, loss of vegetation, traffic, general noise and a loss of the landscape buffers.

Policy NE1 - Protecting the Landscape - to insert the wording 'should refer to the parish council's Design Guidance and Code' in the first sentence, also to add in reference to rain water gardens as part of the biodiversity net gain.

Preamble to biodiversity needs some clarity that biodiversity can be implemented without the need for planning permissions, also clarification of last sentence in 8.8. This sentence was to highlight the fact that the Steering Group had already contacted the Fen

Reservoir team to try and establish their views and commitment to biodiversity, PRoWs, natural habitats and the environment, especially during and after the construction of the reservoir.

Policy NE2 - suggested amendments are to be overviewed by the NHP consultant, some of the suggested amendments contradict the comments above from Swifts & Planning Group who suggest an additional Policy to incorporate swift bricks etc that do not count towards the 10% net gain.

Policy NE3 - Proposed local Fens Reservoir - bullet point 1 to include FDC in the list - it already does. 2 bullet point to include 'and Sixteen Foot Bank' - this should also state 'Sixteen Foot Bank, Stonea!

This Policy has also already received input from Anglian Water Services but only minimal changes.

Historical Environment - para 9.1 amendments required 'location, form, scale and design of new development'. Amendment to 9.2 is not required it already states that. para 9.4 remove the word 'nonetheless' and include the wording after The policy 'will help to ensure they are retained and respected in the planning decision making process. NHP consultant to reword.

Policy HE1 - insert the word 'local' between non-designated and heritage assets, then also change from 'Cambridgeshire County Council's' list to read Cambridgeshire Local Heritage List. (Ref. Comment from CHET and Historic England).

10 - Sustainable Development - there were a number of issues raised within this section regarding both the preamble and the Policies. In 10.5 the (1 to 3 dwellings for infill/redevelopment and H1 - Housing Mix) is not in accordance to Fenland Local plan (LP3) but it was discussed that the community and the Parish Council believe that Wimblington village has far exceeded the proposed developments, both large and small, within the village settlement area. Further large development will not be supported and this will be highlighted in the Policies.

Policy SD1 - Development and the Settlement Boundary - this Policy also needs to be strengthened to emphasize the need for both Parish Council and community support. Further clarification needs to be made on the comments 'outside but adjacent to the settlement boundary', - small development outside the settlement boundary will be considered if it demonstrates that: it is within easy access to facilities by walking and cycling, in accordance to the Design Guidance and Code, reflects the rural built form both in scale and historic, heritage area.

A new bullet point - 'the proposal is accompanied by clear demonstrable evidence of positive community support generated via a thorough and proportionate pre-application community consultation exercise' and 'is supported by the Parish Council'. (This is reminiscent of a similar statement in the Fenland Local Plan.). The last paragraph to be removed and added to Policy SD3.

Policy SD2 - Strategic Gaps - this policy requires a map to clearly show the splay of the gap area between the two other towns, Doddington and March.

Gareth to explore with FDC technical department in providing a 1:2500 map showing the settlement boundaries for more clarity.

Policy SD3 - High Quality Design - bullet point 5 to be more descriptive rather than just stating height by storey - height, scale, size and character of new dwellings must be appropriate to the local built form and characteristics of village historic heritage. Bullet point 6 needs to state that it is "street signage" or "countryside signage" should be characteristic of the local environment and street lighting should be respectful to the natural environment and surroundings. Suggested wording added to this Policy to help maintain the townscape and visual amenities, such as the orchards on March Road and behind The Walnuts, "The development of private green space, open spaces and gardens which make a significant impact on the village landscape and environment contribution to the neighbourhood area will not be permitted.

Reference could be made in the preamble that street lighting is down to Cambridgeshire Highways.

The last paragraph from Policy SD1 to be incorporated into this policy.

10.37 - to be added 'Water efficient fixtures and fittings to be used as set out in the Design Guidance and Code.'

Policy SD4 - Provision of Energy and Water efficient buildings - the contents of this policy need to be reviewed most of the content could be inclusive in the preamble - NHP consultant to address this issue, possible incorporate both SD3 and SD4.

Policy SD5 - Flood risk - change reference 'village' to 'neighbourhood area'. The 4th bullet point does not refer to combined sewers if it refers to the fact, also highlighted by Anglian Water Service, of excessive surface run-off water entering the sewer pipes. Reference could be made to the 'Drainage Hierarchy', as the nationally accepted requirement, within the policy.

H1 - Housing Mix. It was discussed that the Fenland Local Plan (LP5) covered the required percentages relating to housing mix in developments above 10 dwellings so, due to the fact that Wimblington Parish (a growth village) has already exceeded its present housing development requirement, there was a need for a stronger Policy in place to stop further large scale development. It was discussed that the Policy should state that 'no further large scale development would be supported by the Parish or the local community. Only 'small scale infill development, within the settlement areas that were in keeping with the Design Guidance and Code, as well as the historic/heritage character of the village and in keeping with the scale of the local built form in the neighbourhood area' would be considered. The built form is of great importance because recently this has not been considered with new planning applications. Therefore a reviewed Policy H1 needs to be presented that should reference that housing has to be within the limits of the settlement boundaries and development needs to comply with the built form of the village maintaining the character and history of Wimblington Village.

12 - Traffic and Transport

Policy TT1 - Car Parking - small amendments to the wording are needed, this will be addressed by the NHP consultant, it is not conducive to assume that on-street parking reduces traffic speed, the policy will include the statement 'domestic garages are excluded from the calculation for car parking numbers. Additional comments could be put into the preamble regarding car parking spaces and referencing the Design Guidance and Code.

Policy TT2 - Provision for pedestrians, cyclists and horse riders - typo's to be corrected, plus extra wording added into para 2 and para 4 by NHP consultant.

13 - Community - Policies to be correctly numbered

13.1 - Additions to the communities facilities and services 'War Memorial Recreation Field' and the 'Golden Lion in Stonea' (There has been a planning application to develop a static caravan park along side the Golden Lion, Stonea). Should the terminology be 'facility' or 'asset'? Mentioning in the preamble that any threatened facility may be subject to a separate asset of community value application - this is a lengthy process and needs the support of the community. Permitted development needs to be in the preamble purely because a planning application is no always required.

Policy C1 - Community facilities - change War Memorial Playing Field to Recreation Field to coincide with FDC maps, amendment to 2nd para to state 'at a fair open market value'.

Policy C2 - Local Green Spaces - change Lily Avenue waste land to read Lily Avenue POS/Amenity area, insert Honeymead and Greenwood Way green spaces. Also to be shaded on the relevant map.

Further reference to local green spaces Meadow Way/Norman Way this is used by local residents and connected to one of the PRoWs in Wimblington Village. The ownership of the plot of land on the corner of Fuller Lane is questionable? The different shades of green on the maps are those produced by FDC (these are in pale green) and then those inserted by the NHP Steering group (these are in the darker green). Maps are to be amended once FDC technical department produce a 1:2500 base map for the NHP Steering group to use.

Policy C3 missing

Policy C4 - Supporting Local Employment and Agriculture - insert additional wording in 4th bullet point 'relevant to the scale of development', the 5th bullet point should reference neighbourhood area in place of village and the word 'encouraged' in the last paragraph to be replaced by 'expected'.

The final suggestion of an additional Policy is recognised but this would have to be investigated further through Parish Council and the community to establish what projects could be put forward or possibly worded such that *"any future projects or maintenance requirements that are identified to provide community benefits to help improve the lives of people living and working in the Parish will be prioritised and reflected in Section 106 agreements where appropriate"*. This is something that will be discussed with Paris Council and our NHP consultant

Conclusion after the meeting was that the changes, amendments, additions and exclusions being made to the Draft Neighbourhood Plan were not so extensive as to warrant another Reg 14 consultation.

REGULATION 14 CONSULTATION BODIES

| Consultation Body | Title & Name | Position | Email | Response to email 24.10.24 |
|--|--------------------------|------------------------------|--|--|
| Cambridgeshire and Peterborough Combined Authority | Dr Nik Johnson | Mayor | contactus@cambridgeshirepeterborough-ca.gov.uk | |
| Fenland District Council | Mrs Kirsty Paul | Planning and Policy Manager | planningpolicy@fenland.gov.uk | |
| Cambridgeshire County Council | Mr Colum Fitzsimmons | | colum.fitzsimmons@cambridgeshire.gov.uk | |
| Doddington Parish Council | Ms Ruth Huron | Chair | clerk@doddingtonparishcouncil.gov.uk | |
| Chatteris Town Council | Mrs J Melton | | chatteriscouncil@btconnect.com | |
| Manea Parish Council | Mr Alan Melton | | clerk@manea-pc.gov.uk | |
| March Town Council | Mr Clive Lemmon | Clerk | clive.mlc@btconnect.com marchtowncouncil@btconnect.com | |
| Mepal Parish Council | | Clerk | clerk@mepalparish.org | |
| The Coal Authority | Miss Rachael Bust | Chief Planner | planningconsultant@coal.gov.uk | 25.10.24 - Coal Authority have no comments to make regarding planning policies in area which lie outside of the coalfield. |
| Homes England | Mr Mark White | Sustainable Land Use Advisor | mark.white@homesengland.gov.uk | |
| Natural England | Ms Janet Nuttsall | | consultations@naturalengland.org.uk | 25.10.24 - SM-NE-Consultations (NE) - will respond within 21 days |
| Environment Agency | Mrs Elizabeth Mugova | Sustainable Places Advisor | planning.brampton@environment-agency.gov.uk | |
| Environment Agency | Ms Alison Craggs | Sustainable Places Advisor | planning.brampton@environment-agency.gov.uk | |
| Public Health | Ms Caecilia Murphy-Roads | | growthdevelopment@cambridgeshire.org.uk | |
| Historic England | Mr Andy Northfield | MAAT | eastplanningpolicy@historicengland.org.uk | 25.10.24 - Andy Northfield - Ross McGivern to respond in due course. |
| Historic England | Ms Debbie Mack | Historic Environment PA | eastplanningpolicy@historicengland.org.uk | |
| Middle Level Drainage | Mr Graham Moore | Planning Engineer | planningmatters@middlelevel.gov.uk engineers@middlelevel.gov.uk | 25.10.24 - Business Support Team - response within 28 days |
| Cambridgeshire County Council | Mr Harry Pickford | | harry.pickford@cambridgeshire.gov.uk | 25.10.24 - Harry Pickford - on leave until 2nd January 2025 |
| Network Rail | Mr James Ashman | Senior CSS | | |
| Highways England | Mr David Abbott | Asset Manager | planningEE@highwaysengland.co.uk | 12.11.24 - Philip Porter - No comments |
| Marine Management Organisation | Ms Angela Atkinson | Stakeholder & Networks Org | consultations@marinemangement.org.uk | 25.10.24 - MMO - formal response. |
| Fen Reservoir | Ms Karen Staples | | info@fensreservoir.co.uk | 01.11.24 - Karen Staples - Vicky Burrell Planning Lead to assess and respond. |

