



# Wimblington & Stonea Neighbourhood Plan

2026-2036

**Submission  
March 2026**

## TABLE OF CONTENTS

Foreword	3
<b>1. INTRODUCTION</b>	<b>4</b>
Role of this Neighbourhood Plan	4
Process	4
European Legislative Requirements	7
<b>2. THE STRATEGIC POLICY CONTEXT</b>	<b>7</b>
The National Planning Policy Framework	7
Sustainable development	7
Local Planning Documents	8
<b>3. PARISH DESCRIPTION</b>	<b>9</b>
History and Heritage	9
Parish facilities	9
<b>4. CONSULTATION</b>	<b>10</b>
<b>5. VISION AND AIMS</b>	<b>11</b>
Neighbourhood Plan Aims	Error! Bookmark not defined.
<b>6. SUSTAINABLE DEVELOPMENT</b>	<b>13</b>
Introduction	13
<b>7. RURAL ENVIRONMENT</b>	<b>14</b>
Public Rights of Way	15
Policy RE1: Rural Character	15
Policy RE2: Rural Character: Public Rights of Way	16
<b>8. NATURAL ENVIRONMENT</b>	<b>17</b>
Landscape	17
Policy NE1: Protecting the Landscape	17
Biodiversity	17
Fens Reservoir	19
Policy NE2: Biodiversity	19
Policy NE3: Proposed Fens Reservoir	21
<b>9. HISTORIC ENVIRONMENT</b>	<b>22</b>
Archaeology	22
Policy HE1: Protecting and Enhancing Understanding of Archaeology	23
Non-Designated Local Heritage Assets	23
Policy HE2: Protecting and enhancing local heritage assets	24
<b>10. SUSTAINABLE DEVELOPMENT</b>	<b>24</b>
Settlement Boundary	25
Coalescence of Settlements	25
Policy SD2: Strategic Gaps	26
High Quality Design	26
Heritage Views and Landmarks	27
Patterns of growth within the rural landscape	27
Accessible footpath and cycling network/access to the countryside.	27
People friendly streets and green links	27
Street lighting	27
Parking and servicing	27
Green and Blue Infrastructure	27
Water management	27

Trees	28
Open Spaces	28
Built form	28
Sustainability	28
Policy SD3: High-Quality Design	29
Sustainable Buildings and construction	29
Policy SD4: Provision of energy and water efficient buildings	30
Flooding	31
Policy SD5: Flood Risk	33
<b>11. HOUSING</b>	<b>33</b>
<b>TRAFFIC AND TRANSPORT</b>	<b>35</b>
Policy H1: Housing mix	35
Policy TT1: Car Parking	36
Policy TT2: Provision for pedestrians, cyclists and horse riders	37
<b>13. COMMUNITY</b>	<b>37</b>
Community Facilities and Services	37
Policy C1: Community facilities	40
Open Spaces and Local Green Spaces	40
Local Green Spaces	41
Policy C2: Local Green Spaces	42
<b>14. LOCAL BUSINESSES &amp; AGRICULTURE</b>	<b>43</b>
Policy C3: Supporting Local Employment and Agriculture	43
<b>15. ASPIRATIONS, IMPLEMENTATION AND MONITORING</b>	<b>44</b>
Implementation & Working in partnership	44
Funding and Implementation Mechanisms	45
Monitoring and Review	45
Annex A: Policies maps & additional information	46
Annex B: Public Rights of Way	52
Annex C: Heritage Assets	56
Annex E: Flood Risk Maps	76
Annex F: Local Green Space Assessment	77
Table of Aims and Policies	85

## Foreword

During September 2022, Wimblington and Stonea Neighbourhood Plan's Steering Group was established after a local request was circulated for volunteers to help develop the plan. A number of residents and Parish Councillors came forward, a Steering Group was established and Terms of Reference completed, and it is because of the hard work and commitment of these volunteers that Wimblington and Stonea now have a Neighbourhood Plan.

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Localism Act 2011 introduces a new right for communities to draw up a Neighbourhood Plan.

Neighbourhood Planning will allow communities, residents, employees and businesses, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go - and what they should look like. These plans can be very simple and concise, or go into considerable detail where people want allocations, designations and design aspirations.

The Neighbourhood Plan is an important document which will help shape the future of our Parish and the local environment. It is a formal planning document that contains Planning Policies which have been created after consultation within the neighbourhood area. During the creation of the Neighbourhood Plan residents were given opportunities to have their say in the way the future of our Parish developed, in the preservation of our heritage and history as well as our much-loved natural environment.

The financial support involved in the development of the Neighbourhood Plan was made available from grants applied for through Locality who also supplied technical support and relevant assessments: Housing Needs Assessment and a Design Code Assessment.

Having gained financial support, the Steering Group engaged the help of an independent planning consultant, Sally Chapman, who has worked alongside the volunteers.

During the community engagement activities there were many comments and suggestions put forward which cannot necessarily progress through planning policies but which the Steering Group and the Parish Council will endeavour to address with the relevant council departments, agencies or authorities.

The adoption of our Neighbourhood Plan enables our community to influence the impact that development has on our heritage, our history, our environment and the habitat within the neighbourhood area.

# 1. Introduction

- 1.1. In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.

## Role of this Neighbourhood Plan

- 1.2. This plan deals with the important land use and environmental qualities of the Parish that have been identified by the residents during various consultation events.
  - It sets out a clear vision for the Parish over the plan period, from 2026 to 2036. This represents a 10-year period assuming the Neighbourhood Plan is made in late 2026.
  - It refers to the issues raised and suggests how they can be approached through planning policies and aspirations.
  - As part of the development plans for Fenland District, the Neighbourhood Plan and Fenland Local Plan (or any subsequent plan for Fenland District) will be the starting point for determining planning applications within Wimblington and Stonea Parish. The policies in the Neighbourhood Plan are to be considered as a whole together with the policies of the FDC Local Plan. The National Planning Policy Framework (NPPF) is also an important material consideration in determining planning applications.
  - It contains policies to protect the Parish and to enable appropriate development, to meet local needs for houses and jobs.
  - It acknowledges that some development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district.
  - It contains maps of the Area (both in the Neighbourhood Plan and associated documents) showing the features protected for various reasons for example, important heritage assets and Local Green Spaces.

## Process

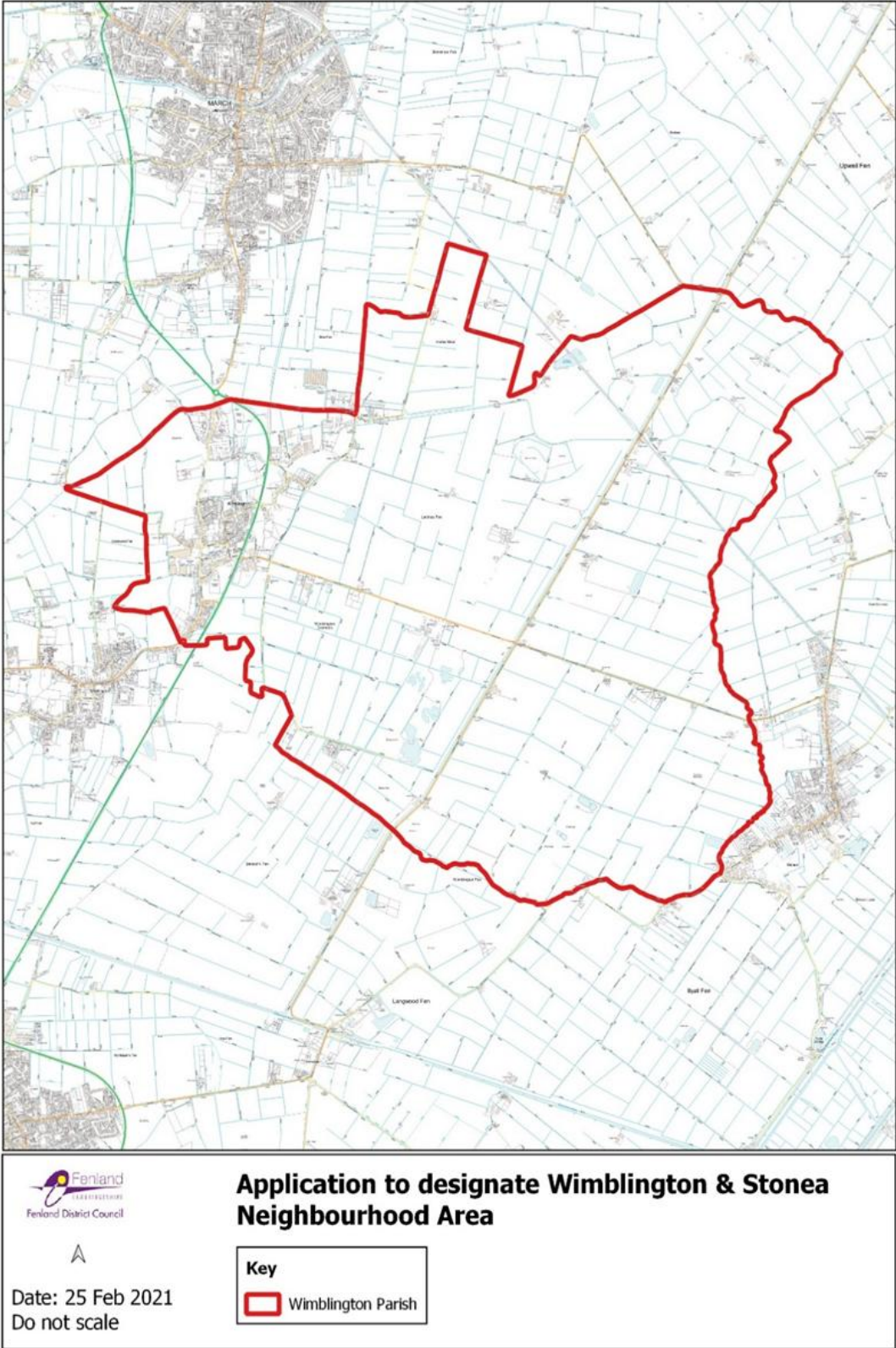
- 1.3. Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. The various stages include:
  - Designation of the Neighbourhood Area (contiguous with the Parish boundary)
  - Evidence gathering and initial consultation
  - Public consultation on the draft Neighbourhood Plan (6 weeks minimum)
  - Consideration of comments received, and plan amended (if necessary) before submitting for independent examination
  - Formally submit to Fenland District Council to arrange an independent examination
  - Examiner appointed and considers plan
  - Examiner's report submitted to Fenland District Council and Wimblington and Stonea Parish Council

- If supported by the Examiner (with any amendments) Fenland District Council arranges a local referendum
- If supported by a majority of voters at the referendum plan is approved
- Formal sign-off by Fenland District Council's elected Members
- Neighbourhood Plan becomes part of the District's development plan and can be used for decision making on planning applications within the NP area

1.4. The Neighbourhood Plan must conform to the following 'basic conditions':

- consistency with local planning policy
- demonstrates how the plan will contribute towards sustainable development
- regard to national policy;
- general conformity with strategic local policy;
- contributing to the achievement of sustainable development;
- compatibility with EU obligations; and
- meet prescribed conditions and comply with prescribed matters.

1.5. The Neighbourhood area was designated as being the whole of the Parish on 18<sup>th</sup> March 2021.



## European Legislative Requirements

- 1.6. The Strategic Environmental Assessment (SEA) Regulations (Environmental Assessment of Plans and Programmes Regulations, 2004) and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017) previously implemented the requirements of the SEA and Habitats Directives in England. Since leaving the European Union, these Regulations continue to apply and have been transposed into English law. In most cases, Neighbourhood Plans do not require a full Assessment in either case, but must be screened to confirm that this is the case. For Wimblington and Stonea, Fenland District Council has undertaken screening to see if a full assessment is required for either set of Regulations. The screening report (December 2025) concludes that full assessment is not required.

## 2. The Strategic Policy Context

### The National Planning Policy Framework

- 2.1. The National Planning Policy Framework (NPPF) version was published in February 2025 and sets out the Government's approach to sustainable development. A revised NPPF was published in October 2025 and is currently subject to consultation with a final version likely to be published before the end of the year. However, no changes have been proposed about the value of neighbourhood plans or the process for their production. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their local needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

### Sustainable development

- 2.2. The Neighbourhood Plan must contribute to the achievement of sustainable development. Sustainable development means 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (United Nations Brundtland Commission 1987).
- 2.3. The NPPF states that pursuing sustainable development means helping to build a strong, responsive and competitive economy, ensuring a sufficient number and range of homes is provided in a well-designed, beautiful and safe built environment with accessible services and open spaces and to contribute to protecting and enhancing our natural, built and historic environment.
- 2.4. Therefore, the aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

## Local Planning Documents

- 2.5. Wimblington and Stonea Parish lies within the local planning authority of Fenland District Council. The development plan in place currently is the 2014 Local Plan (together with the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021). The 2014 Local Plan is the document against which the Neighbourhood Plan has been developed and the NP policies must be in general conformity with its strategic policies.
- 2.6. Wimblington is classified as a 'growth village' in the 2014 Local Plan and limited scale development is allowed in or adjacent to the boundary subject to the criteria set out in Policy LP12 of the Local Plan. Policy LP4 – Housing requires that Wimblington's threshold as a 'growth village' provides 116 dwellings. Stonea is not classified as a settlement and therefore only development appropriate to the open countryside will be allowed.
- 2.7. FDC did embark upon a Local Plan Review and consulted on the Draft version of the Local Plan between 25 August 2022 and 19 October 2022. The Draft Plan sets out the emerging policies and proposals for growth and regeneration, and the proposed sites to deliver that growth. However, this local plan has now been withdrawn, and FDC are embarking on a new Local Plan called 'Fenland 50'. The public consultation on the initial steps for a new LP is currently underway (closes in March 2026).
- 2.8. In the absence of an up-to-date Local Plan, this Neighbourhood Plan, on advice from FDC, has taken into account the emerging policies as described in the Draft Local Plan 2022. This is particularly important regarding the proposal to include settlement boundaries which was a departure from the criteria-based policies of the Fenland Local Plan 2014. A link to the Draft LP 2022 which can be accessed here [https://www.fenland.gov.uk/media/18814/Draft-Local-Plan-August-2022/pdf/Draft\\_Local\\_Plan\\_for\\_Consultation\\_Aug\\_2022.pdf?m=1661177156537](https://www.fenland.gov.uk/media/18814/Draft-Local-Plan-August-2022/pdf/Draft_Local_Plan_for_Consultation_Aug_2022.pdf?m=1661177156537). There is no reason to assume that settlement boundaries will not be used as a policy tool in the Fenland 50 Local Plan especially given that the approach is being encouraged by the government in the current consultation document on changes to the NPPF. <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>
- 2.9. In the withdrawn 2022 Local Plan, a settlement boundary was proposed for Wimblington which was classified as a 'large village' in the settlement hierarchy. Two sites which were proposed to be allocated for development are already being built, Land East of March Road (LP50.01) (for 97 dwellings), although this development is now for 88 dwellings and Land North of King Street/Willow Gardens (LP50.02) for 21 dwellings (second phase). The emerging Local Plan also noted that (at 1<sup>st</sup> April 2021) sites have existing planning permission for a total of 67 new dwellings including Land north of 3A-9 Bridge Lane which has a pending application for 16 dwellings and Land North of Stoneleigh 22A Eaton Estate. Since that date, further development has been started, completed or planning permissions issued. This issue is set out further in Section 10 of the Neighbourhood Plan.
- 2.10. Policy LP2 of the emerging 2022 Local Plan clearly stated that there was no additional identified housing need to be met through Neighbourhood Plans.

### 3. Parish Description

- 3.1. Wimblington and Stonea is a civil, predominantly rural parish in Cambridgeshire. The village of Wimblington is located about 3 miles south of March on the A141 which runs north-south through the parish. The majority of the built up area of the village is on the western side of the main road, a hamlet known as Eastwood End is separated from the main village on the eastern side of the A141. The parish landscape is low lying agricultural land dissected by manmade water courses, the fields are mostly arable and form part of the wider fenlands landscape.
- 3.2. Stonea is a hamlet made up of scattered farms and houses, mostly situated along a man-made river, the Sixteen Foot Drain, which forms part of the Middle Level Drainage System.. Stonea Camp is an Iron Age Hill Fort, a scheduled monument, situated west of the Sixteen Foot Drain.
- 3.3. The closest train stations are Manea and March, providing rail connection to Cambridge and Peterborough, as well as further afield locations such as Birmingham, Ipswich, Liverpool, Manchester, Norwich, Bristol, London and Stansted Airport.
- 3.4. There were 2,370 residents of the Parish recorded at the 2021 census.

### History and Heritage

- 3.5. The placename 'Wimblington' is first attested in a document of circa 975, where it appears as Wimblingetune. The name means 'the town or settlement of Winebald's people'. Evidence has been found of settlement here since the Bronze Age. People in the Iron age also settled on the clays of what was then Wimblington island and occupancy continued through Roman times with people raising cattle, sheep or producing salt.
- 3.6. In 1714 Thomas Eaton bequeathed two houses and 8½ acres of land for provision of a school in the village but it wasn't completed until 1817. An Enclosure Act was passed for Wimblington in 1791. The award was not made until 1805 when 676 acres of land were shared amongst fifteen proprietors.
- 3.7. Formerly a hamlet of the larger Doddington parish, in 1874 Wimblington became a separate parish and a new church, St Peter's, was opened on 15 May of that year. The war memorial 'Angel' statue is sited in the cemetery of St Peter's church.
- 3.8. The War Memorial Playing field was purchased in 1953 with funds raised by the village. It does appear from old press cuttings, etc., that it was to be presented to the Parish Council as a testimony to those who lost their lives in both World Wars. However, the Parish Council registered the land in perpetuity for leisure purposes and not a war memorial. The entry gates to the playing field were presented to the village by The British Legion and are listed as a war memorial.
- 3.9. The village grew gradually, the population of Wimblington was 965 in 1831, 1269 in 1931, 1315 in 1971. Since then it has grown more rapidly, in 2002 it was 1700 and 2211 in 2011.
- 3.10. Wimblington Railway Station was sited three-quarters of a mile south of the village on the Wisbech and St Ives branch of the Great Eastern railway. The line, which was opened 1848, closed in the 1960's as part of the Beeching cuts, ran along the course of the present A141 Chatteris - March bypass, veering off at the bend past Bridge Lane on a route which takes it along Woodman's Way route.

### Parish facilities

- 3.11. The village has a modest number of amenities including a surgery, a post office and convenience store, a village hall, a church, a bowls club, a recreation ground, golf range, sports field and club, a

petrol station, garage and convenience store, a couple of hairdressers and The Anchor public house. The Golden Lion in Stonea has reopened recently.

- 3.12. Thomas Eaton School is an academy primary school providing co-educational opportunities for children who reside in Wimblington and the hamlet of Stonea, although children from outside the catchment area are admitted if places are available. Currently, the school has capacity for 210 children.
- 3.13. Local businesses are relatively limited, with warehouses for the storage of potatoes, a large grain store and a sizeable transport depot.

## 4. Consultation

- 4.1. During the creation of the Wimblington and Stonea Neighbourhood Plan the Steering Group ensured that they engaged with the local community giving them the opportunity to identify key points in the way development evolved here in the Parish. The process started with questionnaires delivered to every household in the Parish explaining the concept of a Neighbourhood Plan and asking for input from residents.
- 4.2. Village Hall and Community Meetings
  - Open Forum - 28th October 2022
  - Public Meeting - 4th March 2023
  - Retirement Club - 9th March 2023
  - St Peter's Church - 7th March 2023
  - Public Forum - 10th June 2023
  - Public Consultation 21<sup>st</sup> Sept 2024
- 4.3. Survey Questionnaires
  - October 2022
  - September 2023
  - September 2024
- 4.4. Stakeholders
  - Letters sent
  - Email sent (including to local schools)
- 4.5. Regulation 14 formal consultation ran from 28<sup>th</sup> October 2024 - 9<sup>th</sup> December 2024 for residents and local businesses. Relevant statutory consultees were also informed and given an opportunity to make comments. Documents were available on the PC website and paper copies available at locations within the village. Local media and posters were used to publicise the consultation, including email reminders.



Public Forum 18th October 2022



## 5. Vision and Aims

- 5.1. The Vision and Aims of this Neighbourhood Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help set the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Aims are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

### Vision

***The community's Vision is that Wimblington and Stonea remains a tranquil, rural parish. The tradition and history of the neighbourhood area will be celebrated and the community spirit will be fostered. Future housing design and developments will respect the character of the village and fulfil the needs of the community.***



<b>Neighbourhood Plan Aims</b>	
<b>Environment</b>	
<b>Rural Environment</b>	1. The rural character of the parish, including its open landscape and Big Skies, will be maintained and enhanced through appropriate small-scale developments and improvements. The Woodman’s Way walking trail will be retained and enhanced.
<b>Natural Environment</b>	2. The natural environment, including water features will be enhanced and protected.
<b>Historic Environment</b>	3. The historic character and heritage assets of the parish will be preserved and enhanced.
<b>Sustainable Development</b>	
<b>High Quality Design</b>	4. High quality, sustainable design will be secured in all new development reflecting the distinctive character of Wimblington.
<b>Housing</b>	5. New housing growth will contribute to a compact and integrated village, meeting the needs of existing and future residents in terms of housing mix and tenure.
<b>Traffic and Transport</b>	
<b>Transport</b>	6. The roads in the Parish will be safe and accessible for pedestrians, cyclists, horse riders and motorists. New development will be required to make improvements to the road and pavement infrastructure to increase safety, including traffic calming on new access roads, reduce the impact of congestion and provide adequate parking. Public transport provision will be encouraged.
<b>Rights of Way</b>	7. The footpaths, cycle routes and bridleways network will be improved to be safe and accessible and additional links put in place to improve access to facilities and services.
<b>Community</b>	
<b>Facilities</b>	8. Existing community facilities will be retained. New facilities or improvements to existing facilities will be encouraged to enhance opportunities for community cohesion.
	9. Formal and informal amenity spaces will be protected and enhanced and Local Green Spaces designated to protect those spaces of particular community value.
<b>Business</b>	10. Small scale local businesses will be supported and the impact of new business development will be in keeping with the rural character of the area.

## 6. Sustainable Development

### Introduction

- 6.1. Reflecting the NPPF, new development must be sustainable, achieve high design & environmental standards, reflect local preferences in terms of location and especially important, deliver new community infrastructure.
- 6.2. The Parish has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by walking and cycling and public transport.
- 6.3. It is generally accepted that new development will happen but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs. The policies reflect the issues facing the Parish, the Vision and the Aims.
- 6.4. For Wimblington and Stonea, the meaning of sustainable development is set out below.

#### ***Sustainable Development Principles***

*Sustainable development for Wimblington and Stonea means that development should be:*

- *aligned with environmental responsibilities and infrastructure capacity,*
- *At an appropriate scale and in locations where it would support the community,*
- *Ensuring that there is no increase in the risk of flooding,*
- *Of a high standard of design, reflecting the character of the surroundings,*
- *Contributing towards community infrastructure,*
- *Providing superfast broadband connections,*
- *Meeting contemporary construction, energy efficiency and water management standards,*
- *Located and designed to enable safe walking and cycling to local services and facilities.*

*The following adverse impacts must be avoided:*

- *The loss or inappropriate diversion of public rights of way,*
- *Avoidable intrusion into open countryside,*
- *The loss of or damage to wildlife habitats, hedgerows and trees,*
- *A loss of amenity for existing residential properties,*
- *Overloading existing utilities and services (water, drainage, sewage and waste).*

## 7. Rural Environment

- 7.1. The Parish lies within the Fens, a predominantly rural area and residents place a high value on the contribution of the local natural environment and landscape to the character of the Parish and village life. A Design Guidance and Codes document for the Parish has been prepared and is a separate technical background document to the Neighbourhood Plan.
- 7.2. The defining character of the parish is the typical fenland landscape of low-lying fields and large skies and corresponding panoramic views surrounding the village of Wimblington. The village has a variety of building styles and ages and is relatively compact in nature, with two primary roads running through the village, the A141 and the March Road/Doddington Road (B1093). The countryside beyond the village is seen through gaps between houses and the rural character is always present given the lack of standardised housing patterns and layouts. The intermittent stands of trees particularly along the A141 main road provide an important natural feature, the tallest of which form a dominant feature given the flat landscape and big skies.
- 7.3. The modest scale of buildings in the village reflects its agricultural past with more modern buildings and housing estates dispersed along the main routes out of the village centre. The lack of formal boundary treatments to houses also contributes to the rural feel of the village.
- 7.4. To the south, the built-up area of Doddington is very close to the parish boundary and the two settlements would seem part of the same village if there were no signage. The villages were part of the same parish originally.
- 7.5. Stonea consists of a scattering of houses and agricultural buildings. The majority of buildings front onto the B1098, and Sixteen Foot Bank, but are set back from the road.
- 7.6. There are only a few remaining views that locals can see when travelling through the village of Wimblington. Coming in from March along the main road the first open fields are to the west, just past the historic Eastwood Hall. They sit just outside of the settlement boundary. The next open fields are on the west just prior to leaving the village en route to Doddington and there is also a small open space to the east, both of which are outside the settlement boundary. These open spaces are the last gap between Wimblington and Doddington and should be retained. Coming from March travelling along the A141 to Chatteris there are still a few wide-open spaces to the east looking out over the field towards Stonea and then through to Manea. To the south, Parkfield sports area and surrounding fields are still enjoyed.

## Policy RE1: Rural Character

*The rural character of Wimblington village, Stonea and the surrounding landscape as identified in the Design Guide and Code document should be respected through new development by ensuring that*

- *the scale and character of new buildings are modest and in keeping with the rural setting,*
- *the variable sense of space between and around existing buildings in Wimblington village is retained where appropriate, particularly where views of the countryside beyond the village are available. The design of new buildings should ensure that adequate space is provided around them to compliment the rural character of the village,*
- *boundary treatment and landscaping schemes are carefully designed so as to maintain the rural character of the area,*
- *proposals take advantage of the local topography, landscape and water features, trees and plants in the vicinity and on the site,*
- *The Design Guidance and Code Document adopted by the Parish Council is used to guide the design of new development.*

## Public Rights of Way

- 7.7. There are a number of popular Public Rights of Way (PRoW) that weave through the village of Wimblington linking it to Doddington, March and as far afield as Manea. These PRoW are important assets of the Parish, contributing to the character of the area by allowing access from the built up areas into the open countryside and the big skies landscape. The uninterrupted views that are available from a number of the countryside PRoWs draw residents and visitors alike to walk these routes and are marked on Policy Map 1 at Annex A. Importantly, their presence contributes to the health and wellbeing of the local residents and adjacent communities by providing opportunities for outdoor exercise and social networking. Responses from local residents, on the questionnaires and during consultation periods, highlighted their concerns regarding the protection and maintenance of the PRoWs.
- 7.8. There are various types of PRoW which should be marked with signs or coloured arrows.
- Footpaths - a 'right of way' along which you can walk, use mobility scooters and powered wheelchairs.
  - Byways - are open to all traffic including cars but are predominately used by walkers, cyclists and horse riders.
  - Restricted Byways - allows people to travel with any transport without a motor and mobility scooters or powered wheelchairs.
  - Bridleway - for walking, cycling, horse riding, mobility scooters and powered wheelchairs.
- 7.9. The various routes that allow access through the village and out through the open landscape allow individuals to experience the environment of the local area in a number of ways. These PRoWs are popular with walkers, joggers, dog walkers, horse riders, cyclists, as well as ramblers. Some form part of the Woodman's Way walking trail between March and Wimblington, incorporating part of the Greenwich Meridian Trail.

- 7.10. **The Greenwich Meridian Trail:** This long-distance walking trail was inaugurated in 2009, to coincide with the 125th anniversary of the Greenwich Meridian. This trail begins in East Sussex and ends 273 miles later, on the coast in East Yorkshire that follows the line of the Prime Meridian, as closely as practical, using public rights of way. This route comes into Wimblington from Chatteris along Nixhill Road, down the Manea Road, crossing over into Church Street then through Norfolk Street, Eaton Estate along the footpath out onto Bridge Lane turning left to the end crossing over March Road to the footpath along Sedge Fen.
- 7.11. **The Woodman's Way:** This is a circular 6.5 mile historic walk starting at the historic, heritage site of St Peter's church, leading through the village past a number of designated and non-designated heritage assets, across the typical Fens landscape of uninterrupted, wide, open views out to the horizon then on through to the ancient St Wendreda's church in March before heading back along the tranquil, dismantled railway edged with hedges and trees that support the natural habitat of this farming environment. A map including the route has been produced by the Hereward Community Rail Partnership (see Annex B). Residents in the questionnaires recognised its value to the Parish and have concerns about its maintenance. It follows an ancient byway and part of it has been included in the Greenwich Meridian Walk. It is a particularly vulnerable route because development of commercial buildings has been allowed closing in the open views.
- 7.12. PRow are an essential part of village life and residents want to ensure that any future development, small or large, dwellings or industrial, will not destroy the sense of open views, the natural flora and fauna or the greatly appreciated connectivity they provide. The Design Guide and Codes acknowledges the importance of access into the countryside. The proposed Fens Reservoir (see below) will have a pronounced effect on the PRow in all of the surrounding villages but especially Wimblington as PRow from here connect through to March and Manea giving the much needed freedom for people to walk rather than use a vehicle.
- 7.13. In order to ensure the retention and enhancement of PRow, Policy RE2 seeks to restrict the erosion of those PRow already part of the village's lifestyle, health and wellbeing and to engage with developers to integrate new developments with the mapped PRow where available.

## **Policy RE2: Rural Character: Public Rights of Way**

***The wide open views, rural character and natural flora and fauna that contribute to enjoyment of the Public Right of Way network and the associated heritage of the Parish should be respected through new development by ensuring that***

- ***the open countryside character visible from a Public Right of Way is retained, particularly close to the built up areas;***
- ***The amenity of the existing PRow 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.***
- ***Development that will adversely affect any of the PRow will not be supported.***

***The Woodman's Way will be protected from new development which would adversely affect the route and enhancements and additional links will be encouraged.***

***Where appropriate and relevant, new development should enhance and provide links to the existing PRow network.***

## 8. Natural Environment

### Landscape

- 8.1. Landscape Character Assessment (LCA) is the systematic division of the countryside into discrete and relatively homogenous units of land, within which the constituent physical, biological, historical and cultural elements occur in repeating patterns and share certain aesthetic characteristics. It is a very useful tool for establishing important characteristics of local landscapes that can then be protected and/or enhanced when new development takes place. The National Character Areas (produced by Natural England) describe the 159 natural sub divisions of England based on a combination of landscape, biodiversity and geodiversity. These Character Areas are further divided locally.
- 8.2. The Parish includes the March Clay Island Character Area with the east of the Parish lying within the The Fens National Character Area. The Fens is a generally flat landscape with extensive views and big skies, with very few hedgerows and long straight roads elevated above the surrounding arable fields. The March Clay Island is slightly elevated allowing views across the fens and there are more hedgerows. It is this slightly elevated island that Wimblington village is set upon.
- 8.3. Residents understand the importance of the landscape, it's big skies, features and views, with 95% agreeing that they should be retained or replaced wherever possible.
- 8.4. Some change that occurs in the landscape is outside planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement. Guidance both in the Landscape Character Assessment and the Design Code and Guide should be used to inform proposals for development.

#### **Policy NE1: Protecting the Landscape**

***Any proposals for development should recognise and seek to protect, strengthen and enhance the historic and natural landscape of the Parish, as well as open views which contribute to the character of the area including big skies, ditches, field ponds, mature trees and hedgerows. Such features should be protected and retained, giving opportunities for the enjoyment by the local community, and where appropriate incorporated into any landscape design schemes and their long-term maintenance ensured.***

### Biodiversity

- 8.5. In the initial consultation questionnaire, 96% agreed that the protection of existing and new habitats should be paramount and 39% people said that they had noted natural habitats or corridors that need protecting. 95% of residents agreed that biodiversity net gain is an important factor in development.
- 8.6. Whilst the internationally recognised sites of the Nene Washes and the Ouse Washes are not within the Parish, the eastern half of the Parish lies within the Goose & Swan

Functional Land Impact Risk Zone which is a specified area designed to protect the foraging or other ecological functions of qualifying bird species, including Bewick's and Whooper swans associated with the internationally important habitats of the Washes. Within this zone, any proposals for major development requires a Habitats Assessment to demonstrate that the development would not have any adverse effects on the Nene Washes or Ouse Washes.

- 8.7. There is one designated County Wildlife Site within the Parish; the Wimblington Common Gravel Pits CWS. The Local Nature Recovery Strategy for Cambridgeshire and Peterborough identifies priority actions for nature and maps specific areas for improving habitats for nature recovery.
- 8.8. Wimblington and Stonea Parish Council hope to encourage local residents to create a Local Nature Recovery group that will ensure the ongoing protection and management of the local wildlife, habitats and natural environment. There is a proposal for a Fens Reservoir to be sited close to Wimblington Common Gravel Pits taking up a sizeable area of land close to the Parish and the proponents Anglian Water and Cambridge Water are actively involving the local communities and keeping them up to date with progress. Wimblington and Stonea Neighbourhood Plan has addressed a number of issues with them; biodiversity, PRoW, natural habitats and the environment and will continue to work with them..
- 8.9. All proposals for new development will be required to demonstrate how the design has considered its potential impact on local habitats and species. This will include sites and features that are locally important in the parish, including ditches, streams and ponds, trees, hedges and woodland and unimproved grassland. Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats.
- 8.10. Biodiversity Net Gain (BNG) is a concept proposed in the Governments 25 Year Environment Plan and mandated as a condition of planning permission in the 2021 Environment Act. Biodiversity Net Gain requires a minimum of 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. In locations such as Wimblington where all new development will be close to the countryside, it is really important that this principle is adopted to mitigate the impact of losing biodiversity value of undeveloped land to development. However, certain types of development are excluded from this requirement, including householder applications.
- 8.11. In addition, all new development should seek to increase biodiversity by incorporating wildlife friendly features such as swift bricks, bat boxes etc., into new buildings, particularly at the edges of the settlement. Landscaping schemes will be required to use appropriate native species for planting schemes, particularly those found locally including Elm and Black Poplar. Such measures can also be implemented where there is no need for planning permission.
- 8.12. Where Sustainable Urban Drainage systems (SUDS) are required to serve new developments, every opportunity to link them into habitats should be taken.

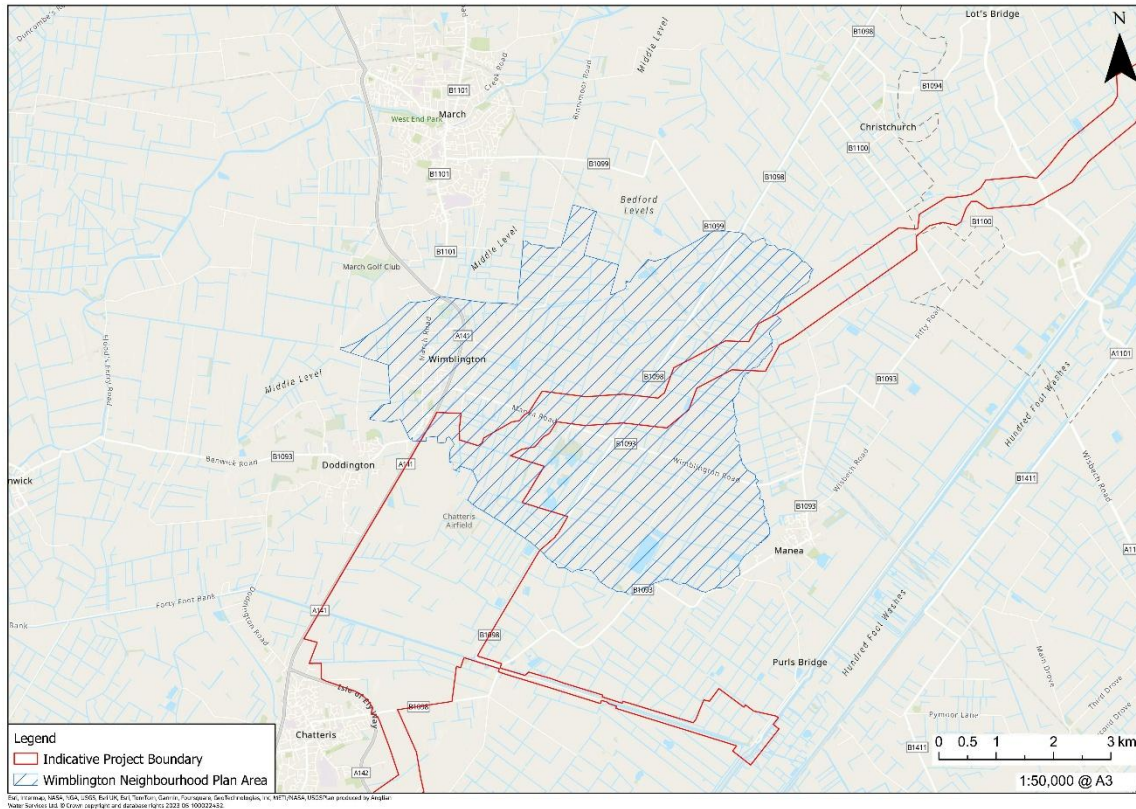
## Policy NE2: Biodiversity

***New development will be required to protect and enhance existing natural features of sites and where required, provide at least or above the 10% net gain in biodiversity. Proposals to enhance and protect wildlife corridors such as hedgerows and watercourses will be supported. All new development (other than householders or changes of use) should provide a range of biodiversity enhancement measures appropriate to the scale of development, including for example swift bricks, bat and owl boxes, hedgehog gateways and the incorporation of native species into landscaping schemes. Regard should be had to the Local Nature Recovery Strategy and opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.***

## Fens Reservoir

- 8.13. The development of the Fens Reservoir will affect the Parish with the reservoir site itself 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.
- 8.14. 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.
- 8.15. One of the main issues is access to the proposed site which is set on the eastside 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.
- 8.16. 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. 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.'*

- 8.17. Anglian Water should be aware that there are 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. 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 at-grade (i.e. at the same level) crossing points of the A141 at existing highway and Public Rights of Way junctions.
- 8.18. It is therefore imperative that Anglian Water consider these prospective "crossing points", 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.
- 8.19. 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, giving direct line and availability to all users.
- 8.20. During the construction period the expected routes will increase the volume of heavy vehicles impacting heavily on our village infrastructure, as would the construction of a new 'haul road'. There is a need for Anglian Water to carefully consider these impacts of noise, the air quality, traffic movement and working hours.
- 8.21. The rail options identified by Anglian Water 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 residents of Wimblington village, who will be subjected to a number of issues, is imperative during the lead up, construction period and decision making.
- 8.22. 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 the Greenwich Meridian Trail.
- 8.23. 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.



Neighbourhood Area (blue hatched) with Proposed Reservoir Project Overlay (red)

## Policy NE3: Proposed Fens Reservoir

***The Fens Reservoir will be supported where it makes a positive contribution to the lives of local residents, environment and economy 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 and Sixteen Foot Bank 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 and mitigation provided where required.***
- ***Varied traffic speeds are addressed on the A141 especially at the junctions with the village and PRoW network to maximise opportunities for safe and controlled at-grade crossings.***

## 9. Historic Environment

- 9.1. The village has a great variety of buildings in style, age and building materials. There are 18 listed buildings, monuments and sites including the Parish Church of St Peter's, the Addison House and the Manor House. There are 3 scheduled monuments in the Parish including Stonea Camp and numerous archaeological assets in the Parish. More information is available in the National Heritage List for England and Cambridgeshire Historic Environment Record.
- 9.2. It is essential that the location, form, scale and design of new development has regard to the historic character of the local area and setting of designated and non-designated heritage assets.
- 9.3. 99% of those who responded to the questionnaire said that the historic integrity and character of the neighbourhood area must be respected.
- 9.4. Listed Buildings and Scheduled Monuments are protected from harmful development by law whilst NPPF paragraphs 200 – 210 require that great weight is attached to the asset's conservation and that clear and convincing exceptional justification would be needed to justify any loss or harm to the asset. Policy LP18 of the Fenland Local Plan seeks to protect heritage assets although the wording of that policy is not up to date. It is not considered necessary for the Neighbourhood Plan to repeat the requirements for protecting designated historic assets i.e. listed buildings and scheduled monuments.

### Archaeology

- 9.5. Wimblington and Stonea have a large number of archaeological assets, including a range of historic features and ridge and furrow. Within Wimblington itself, March Road, formerly the turnpike road from Chatteris Ferry to Tyd Gote and Wisbech (Cambridgeshire Historic Environment Record reference MCB31386) has provided a focus of attention for significant areas of recent development which have informed understanding of the village's archaeological character. On this west side are larger rural Roman sites (eg. MCB31818) recent excavations finding evidence of a substantial Roman building linked to smaller satellite sites to the north and south by a track. An excavation in 2014 revealed Iron Age and Roman ditches, pits and postholes and a sub-square Roman enclosure (MCB20356).
- 9.6. Ditches of probable Roman date were excavated in 2005/6 during trenching in advance of construction of the Anglian Water pipeline (CHER refs MCB17553, MCB17554), while more recent excavations undertaken opposite on the eastern frontage of March Road revealed further evidence of Roman ditching and quarrying (MCB20018). In addition a Roman flagon (MCB15647) and further evidence of prehistoric occupation have also been found in the vicinity (MCB13420, MCB13421).
- 9.7. To the east, in the area around Eastwood End which forms another focal area for recent development activity recent excavations indicate that the area was a focus of industrial and agricultural activities through the late medieval and post medieval periods, overlying dispersed Iron Age settlement activity (eg. CHER MCB32563). Other recent investigations in the area around Eastwood End seem to further support there having been a focus of activity here during the Iron Age.

- 9.8. The policy will help to ensure that the designated and non-designated archaeological remains of the Parish are protected and where they are affected by development, a publicly available record is made of all work.

### **Policy HE1: Protecting and Enhancing Understanding of Archaeology**

*All development proposals that affect archaeological remains or are within areas that have the potential to include archaeological remains should demonstrate that they have considered the impact on archaeology. Where archaeological remains will be unavoidably affected by development, developers will be required to implement mitigation strategies to ensure that evidence of the past is not lost before it is investigated and recorded. Where significant archaeological remains are revealed, mitigation strategies may include preservation in situ. As a minimum, information derived from all archaeological investigations should be made publicly available via the Historic Environment Record.*

*Development proposals that affect Scheduled Monuments whether directly or by virtue of development within their setting will need to demonstrate that they will not cause substantial harm to the significance of the monument, unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.*

*The effect of an application on the significance of a non-designated archaeological site, should be taken into account in determining any planning application. In weighing applications that directly or indirectly affect a non-designated archaeological site, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the site concerned.*

### **Non-Designated Local Heritage Assets**

- 9.9. Neighbourhood Plans may identify important heritage assets which are not already protected by listing known as Non-Designated Heritage Assets (NDHA). A list of non-designated heritage assets was compiled alongside the preparation of the Neighbourhood Plan with the assistance of the Conservation Officer at FDC and the report is attached as Annex C. The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of the Parish. The policy will help to ensure they are retained and respected in the planning decision making process. Those properties identified were contacted by letter to ask if they were happy to be included on the list, a few declined. The Conservation Officer did identify some, even though declined, as of extreme importance to the architectural history and heritage of the village and has included them on FDC's Local Heritage List.

## **Policy HE2: Protecting and enhancing local heritage assets**

*All development proposals affecting identified designated local heritage assets and non-designated heritage assets listed in Annex C or any which subsequently form part of Cambridgeshire Local Heritage List will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail.*

*The effect of an application on the significance of an identified local heritage asset should be considered in determining the planning application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned in accordance with the most up-to-date guidance and legislation.*

## **10. Sustainable Development**

- 10.1. Sustainable development means ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development. For Wimblington Parish, this means new residential and commercial development over time which is appropriate in scale and integrates well into the village without damaging the natural and historic environment.
- 10.2. Wimblington village is listed as a ‘growth village’ in the Local Plan where new housing development in or adjacent to the existing built-up area is permitted up to a threshold of 15% of the 2011 number of dwellings (771 dwellings). The latest position statement issued by Fenland District Council (17/1/24) shows that a much larger number of dwellings than 15% has been built or given planning permission, 15% should have been 116 dwellings but 315 have been built. This represents a percentage increase of 40.8%. There are further developments underway and others granted planning permission still to be included in this figure. This is a pattern consistent with the other ‘growth villages’ which also have a much larger percentage of new dwellings. Policy LP12 of the Fenland Local Plan requires that a pre-application community consultation exercise is required for developments in villages that have already reached that threshold.
- 10.3. Some of the larger scale developments that have been built over the last 10 years have not respected the character of the village and are of generic design with no discernable local distinctiveness. In addition, they have not been designed to integrate new development into the community, resulting in a lack of footpath links into the village which means that unnecessary car journeys are being made for residents to access to local facilities. This is not a sustainable pattern of development and any more such developments would erode the character of Wimblington even further.
- 10.4. The emerging Local Plan makes it clear that Neighbourhood Plans are not expected to provide housing allocations and proposes a different approach to the 2014 Local Plan by defining settlement boundaries and allocating specific sites in villages and towns. This approach is generally supported by the Parish Council. It is acknowledged that sites for

new housing are likely to come forward in the Local Plan and that the Neighbourhood Plan will not prevent those allocations.

## **Settlement Boundary**

- 10.5. To ensure new housing development is in keeping with the village and small scale (around 1 to 3 dwellings or infill/redevelopment), it is considered that a boundary preventing extending the village outwards would ensure protection of the surrounding countryside. The Settlement Boundary for the village is defined in this Plan (see Policy Map 2 at Annex A) and separates the village from the surrounding countryside. This has been drawn up, acknowledging existing land uses and boundaries on the ground and takes into account the settlement boundary set out in the 2022 withdrawn Local Plan. It does include the proposed allocation at March Road (88 dwellings being built) in the 2014 Local Plan. As previously stated all the sites in the withdrawn Local Plan are either already being developed or have planning permission - two of these have new planning applications which would increase the number of dwellings (previous site references LP50.05 and LP50.06).
- 10.6. Opportunities for new small scale housing development are likely to continue to arise in the village throughout the plan period. Within the Settlement Boundary, development will be considered for infill development, small-scale employment uses, and opportunities for facilities that would enhance the community amenities, as acceptable in principle, subject to other policies in the Neighbourhood Plan.
- 10.7. New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, 'infill' sites can be acceptable for 1 to 2 new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the rural character of the village.
- 10.8. Much of the recent development beyond the original built up area of the settlement has not reflected the character of the village, therefore any new proposals must be in keeping with the rural character and size of the village because it is important to maintain the compact nature of the village and ensure that local facilities are within walking or cycling distance for all residents. This would apply to new allocations in the 'Fenland 50' Local Plan.
- 10.9. Immediately adjacent to the Settlement Boundary there may be opportunities for small scale development but to be considered acceptable, these would need to be small scale and appropriate in nature, including affordable housing and development for community facilities
- 10.10. Beyond the Settlement Boundary only development appropriate to the open countryside will be acceptable for example, farm and countryside leisure related uses.

## **Coalescence of Settlements**

- 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 within the neighbourhood area and shown on the Policies Map should remain open in order to prevent the coalescence between settlements thereby maintaining the distinct individual character of the rural areas around the village and helping it retain 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 within these Parishes. It is also Doddington's aim, through their emerging Neighbourhood Plan, to ensure the continued separation so that the distinctive identities of each village can be maintained.
- 10.13. Please note that the coalescence boundaries are shown on the Policies Map for context, the Neighbourhood Plan policy can only be applied to land within the Neighbourhood Area (Parish Boundary). Photographs showing some of these spaces are in Annex D.

### **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 (green hatched area within green coalescence boundaries), 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, or if it would harm the setting and identity of these distinct areas.***

### **High Quality Design**

- 10.14. The NPPF and the national proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings and it is not about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings.
- 10.15. In keeping with the questionnaire respondents' views about the style of new developments the Neighbourhood Plan requires all developments, including alterations to existing buildings, to be of high-quality design and use materials that are sympathetic to the character of surrounding buildings and landscape.
- 10.16. The village has a wide variety of density, building date and materials, testifying to its historic past. It is important that this variety is carried through in new development whilst respecting the immediate surroundings. A Design Guidance and Codes document for the village has been prepared and is a separate technical background document to the

Neighbourhood Plan. The following paragraphs set out a summary of the Design Codes for the parish.

#### ***Heritage Views and Landmarks***

10.17. Beyond protecting the individual historic assets, the heritage of the parish needs to be respected and new development can stimulate the ways that the heritage can be enhanced. This can be achieved by retaining and enhancing scenic views and links with the open countryside, allow spaces between new buildings to preserve views of the countryside and maintain the perceived openness of the village, creating short distance views and adding trees and landscaping to either create buffers or lead the eye to the feature or countryside beyond.

#### ***Patterns of growth within the rural landscape***

10.18. New development should understand the scale, orientation and enclosure of the surrounding built environment, mostly maintaining a linear character but letting building setbacks to be irregular. Rooflines need to be considered to avoid hard lines of the silhouette against the sky. Landscaping should be used to reinforce the building pattern and existing vegetation should be retained where possible.

#### ***Accessible footpath and cycling network/access to the countryside.***

10.19. The existing network of footpaths and opportunities for cycling in the parish are limited undermining the safe and easy access to the surrounding countryside and to other settlements and facilities. The footpath and cycleway network needs to be attractive and accessible to encourage people opting for it while getting closer to nature or using local facilities. Therefore, new developments should make sure that safe and suitable footpath and cycle routes networks are provided and maintained.

#### ***People friendly streets and green links***

10.20. Streets in a rural area should be built to allow all users, not just maximizing the speed of cars. There should be a varied character of streets with a legible street hierarchy and use landscaping to soften and integrate roads into the village.

#### ***Street lighting***

10.21. Any new development in the Parish, which is a rural area, needs to minimise the impact of street lighting and reduce light pollution that disrupts the natural habitat and human health. The 'dark skies' character of the countryside should be protected since it benefits both people and wildlife.

#### ***Parking and servicing***

10.22. In such a rural area there is a high dependency on cars. Parking should be well integrated into design so as to not dominate the public realm. Space should also be incorporated to allow bins for waste and cycle storage.

#### ***Green and Blue Infrastructure***

10.23. Opportunities should be sought to introduce green assets into design and contribute to biodiversity. This includes green links for people and wildlife.

10.24. Biodiversity, woodlands, hedgerows and ditches should be protected and enhanced where possible and be an integrated part of the design process rather than an afterthought.

#### ***Water management***

10.25. The risk of flooding is a major concern in the parish and the majority of the residents would want to see some improvements to surface water drainage in particular. Therefore, the

introduction of some sustainable drainage systems, (SuDS), and permeable surfaces would be beneficial for the parish.

10.26. Water efficiency should be practiced in all new developments.

#### **Trees**

10.27. Trees should be protected and new development supported by landscape planting including trees, shrubs and hedgerows of a variety of species appropriate to the area.

#### **Open Spaces**

10.28. Existing open spaces used for community gathering, leisure and quiet enjoyment should be retained and protected and new open spaces provided with new developments including play equipment, where relevant. S106 legal agreements should be sought and used towards projects within the parish.

#### **Built form**

10.29. Boundary lines, boundary treatments and corner treatments should all reflect the setting and rural character of the parish.

10.30. Focal points and public spaces in new development should be designed in good proportions and delineated with clarity.

10.31. When places are legible and well signposted, they are easier for the public to understand, therefore likely to both function well and be pleasant to live in or visit. It is easier for people to orient themselves when the routes are direct and visual landmarks clearly emphasise the hierarchy of the place.

10.32. Building heights, density and housing mix are three important parameters that should be designed and decided with careful consideration of Wimblington's rural context, including the restriction of buildings of more than 2 storeys and avoiding hard lines of the rooflines against the sky.

10.33. A wide variety of high-quality buildings using a variety of locally appropriate materials should be the aim for new developments.

#### **Sustainability**

10.34. Design Codes 19-23 in the document include sustainable guidelines for new development including minimising energy use, where possible solar panels or alternative green energy sources, adaptability of buildings for lifetime, minimising construction waste, recycling materials and buildings and charging points for electric vehicles.

10.35. Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting. This is essential to ensure that the special character of the village is protected and its local distinctiveness is enhanced and reinforced.

## **Policy SD3: High-Quality Design**

*Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design principles set out in the Wimblington and Stonea Design Guidance and Codes.*

*All new development must:*

- *Respect the historic landscape setting and reinforce views and accessibility to the countryside;*
- *Relate to the existing development pattern in terms of enclosure and definition of streets/spaces;*
- *Be of an appropriate scale and density in relation to its setting;*
- *Use materials appropriate to the development's context;*
- *New dwellings should not be more than 2 storeys in height;*
- *Ensure that commercial, street or countryside signage and street lighting are appropriate to the rural setting;*
- *Use planting schemes to reinforce the rural character, views and routes;*
- *Be well integrated with the community and facilities by reinforcing pedestrian, cycle and equestrian connections and taking opportunities to provide new ones;*
- *Integrate car parking within landscaping so that it does not dominate the street;*
- *Incorporate Sustainable Drainage (SuDS) as the preferred method of surface water drainage for all development;*
- *Provide storage areas for bins and secure cycle storage.*

## **Sustainable Buildings and construction**

10.36. The homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050s already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings, including historic and listed buildings is also improved. Building Regulations cover many requirements for sustainable buildings and construction and are updated regularly. In June 2022, part L was updated, including energy efficiency and construction standards.

10.37. There are two main elements in achieving net zero carbon buildings: achieving net zero 'whole life' carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and

definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.

- 10.38. Fenland is in an area of 'high water stress'. This means it has poor overall water quality and quantity of water resources. This is justification in requiring new housing development to achieve the tighter level of water efficiency of 100 litres per person per day in domestic homes as set out in Anglian Waters 'Water Efficiency Protocol'. A small local contribution can be made by requiring that all new homes are provided with water butts for harvesting and storage of water for garden use and other measures designed to reduce water consumption including grey water for toilets.
- 10.39. More detailed information on suggestions for energy efficiency and sustainable development design solutions are set out in the Design Codes.

#### **Policy SD4: Provision of energy and water efficient buildings**

*The design and standard of any new building should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions. Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.*

*The retrofit of existing buildings including heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.*

*This includes the following measures (where relevant to the proposed development, feasible, and viable):*

- *Siting and orientation to optimise passive solar gain without resulting in overheating,*
- *The use of high quality, thermally efficient building materials,*
- *Installation of energy efficiency measures such as loft and wall insulation and double glazing.*
- *Incorporation of on-site energy generation from renewable sources such as solar panels.*

*All developments must be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features. New domestic dwellings should comply with the target of 100litres per person per day as set in the Government's and DEFRA's Environment Improvement Plan.*

*Relevant information should be submitted, where required in relation to the scale and type of development being proposed, in an Energy Statement and/or in a Design and Access Statement accompanying planning applications.*

## Flooding

- 10.40. Flooding is an important issue for many residents and at all village consultations great concern has been expressed over historic and recent flooding problems and the potential increases in flood risks from any new building developments.
- 10.41. The whole area of the Parish lies within the Fens, which is especially vulnerable to climate change due to its low lying nature and the potential threat from sea level rises. The area is characteristic of its open arable fen landscape with much of the Neighbourhood Area low lying and vulnerable to flooding. The majority of the land in the Neighbourhood Area is in agricultural use, providing high quality soils for food production which could be threatened by drought, flooding and changing temperatures.
- 10.42. Flooding is probably the most devastating natural hazard that homeowners, landowners and businesses face. There are a number of reasons for areas flooding but predominately in the Wimblington & Stonea area it is pluvial flooding. This is flooding that occurs when surface water accumulates, sometimes as a result of intense rainfall, saturating the drainage system, the ditches and raising water levels in the waterways and overloading the pumping stations in the area.
- 10.43. Flooding then has an effect on the already overloaded sewerage system. The Doddington 'Waste Treatment Centre' (which is still waiting for expansion and improvement) is already over capacity and local residents have witnessed large tankers pumping out from the Waste Treatment Centre and have also experienced the nauseous smell emanating from it on a daily basis.
- 10.44. With the large increase in the number of dwellings, both built, under development and with granted planning permission, the problems experienced in the village are only going to become more prevalent. Over the past 5 years the increased number of problems with both surface water/run off water and sewage has steadily increased leaving members of the community uncertain of the consequences that flooding could have on their lives, their residents and their home insurances. The failure to fully consider issues related to water and flood risk management is an ongoing issue and, from the perspective of March East IDB, many of its requirements were not incorporated into the Lily Avenue development and if care is not taken this may also happen at future developments.
- 10.45. Areas in the village of Wimblington that are already experiencing problems with both water and sewage flooding:
- Hassock Way - Flooding of the road during heavy rainfall. Drains becoming blocked to the extent that residents can't flush their toilets, run water in their sink, do washing. Anglian Water was too busy to attend to the problem for 3 days. Waterlogged back gardens. This has been happening since the increase in construction of dwellings in the surrounding area.
  - Eaton Estate – adjacent to Hassock Way. This estate is one of the older dwelling areas in Wimblington and has a large play green central to the cul-de-sac. A new development of 48 dwellings has just been granted north of Eaton Estate and West of Hassock Way. Residents of the Eaton Estate objected strongly because they already have ongoing problems with the drains that have to be pumped regularly by Anglian Water. The residents have experienced sewage seeping out into their gardens because the drainage system has become overwhelmed.

- St Peters Church - this historic building has been experiencing an increase in the level of flood water in the cellar to the extent that they have a pump permanently installed. Parts of the surrounding area and churchyard become waterlogged.
- Eastwood End – a number of properties on the east side of the A141 are still on Septic tanks, others have been connected to the mains drains. Those still using tanks are having problems with the surface water draining back into their tanks filling them to the extent that the property owners are unable to use their household amenities because their tanks are full to capacity. One resident had their tank emptied every other day but in the end was unable to live in their property because they had no amenities such as toilet, showers or general washing. Another local resident was having their septic tank emptied from full, during the process they heard creaking from within the tank and realised that the outside pressure surrounding the tank was stronger than the internal pressure. A local Grade 2 listed thatch residence flooded in December 2020 from water coming up through the ground. (This listed property sits on compounded mud) this was the first time in its 170 year history. The water table in this area is rising maybe because the Industrial Estate, which has now outgrown the residential estate, has massive areas of non-permeable concrete, produces gallons of run off/surface water, filled in or obstructed, unmaintained ditches`
- Bridge Lane - On this rural, single lane track there have been a number of planning applications for large development, one was recently refused due to objection from the LLFA because the field proposed was already subjected to constant flooding that impacted the local properties. Properties have experienced sewage back flushing into the baths and toilets.
- Manea Road – this area has an ongoing dispute based on the flooding issues both of Froggs Abbey Lane and Workhouse Drove. Properties and residents have experienced flooding in their gardens, paddocks and homes which has been contributed to the ditches, these have been filled in with out the relevant pipework, they are unmaintained, the extensive development of industrial businesses have contributed to the excessive amount of surface /run off water that the system cannot deal with.
- March Road – this is the main road through the village and has been susceptible to flooding due to the drains not being able to cope with the rain and surface water/run off. Three or four properties on March Road have seen sewage in the gardens and Anglian Water have been out on more than one occasion to clean up. The fields west of March Road are also subjected to flooding in areas.
- Doddington Road – by Sisco Petrol Station and Blue Lane - by Knowles Transport Depot - both have experienced overflow from the drains flooding the road and pathways, this caused concern during the winter months due to the possibility of freezing.
- Nursery Gardens – This is a fairly new development and yet it has already experienced problems with the drains and sewage resulting in Anglian Water being called out on a number of occasions.
- Addison Road – There has been flooding in the field opposite the historic listed building Addison House and flooding in the two properties east of the field.

- 10.46. Another major concern is the lack of maintenance of SuDs attenuation ponds, once the developers have completed their construction and dwellings are occupied, the maintenance of the site is rarely forthcoming.
- 10.47. In view of these issues, all future developments will require a flood risk assessment and the suitability of appropriate SuDs will need to be explored at a site level and, where suitable, these measures must be incorporated in the development. Maintenance of installed SuDS must be ongoing and finance provided for this.
- 10.48. Proposals will be required to comply with and comply to the relevant up to date guidance from competent authorities including the Environment Agency, the Local Lead Flood Authority, Middle Level Drainage Board and Anglian Water Authority and should evaluate the cumulative impact of further development within the settlement area of Wimblington village. New development which could affect the flood risk in the local area, in any form, and drainage must comply with Policy LP14 in the Fenland Local Plan, the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), the Surface Water Planning Guidance from Cambridgeshire County Council and the NPPF requirements in chapter 14 particularly with regard to the sequential test, climate change and conserving watercourses.

## **Policy SD5: Flood Risk**

***Development proposals shall comply with Local Plan Policy LP14 and ensure that proposals***

- are designed and constructed so that the overall level of flood risk from all sources, including foul water, within the Parish will not be increased.***
- will provide appropriate and effective surface water drainage demonstrating compliance with existing guidelines including use of Sustainable Urban Drainage Systems (SuDS). The location of SuDS within multifunctional green infrastructure is preferred.***
- make suitable arrangements for the future maintenance of flood alleviation measures.***
- include separate provision for surface water.***

## **11. Housing**

- 11.1. In March 2023, a Housing Needs Assessment (HNA) was produced for the Parish Council by AECOM and the report is a background document to the Neighbourhood Plan. Much of the data relies upon 2011 census information although some releases of the 2021 census data have been published since then. The HNA therefore needs to be seen as a snapshot of information at that time. The recommendations in that report project the requirements for housing including size, affordability and need based on age up to 2040 which is the plan period for the emerging Local Plan.
- 11.2. The key findings of the HNA state that:
- From 2012 to 2022, 139 dwellings were constructed, none of them 'affordable'.
  - In 2011, the vast majority of households owned their own home (77.4%) which is significantly above the average across Fenland and England.

- Between 2012 and 2021 house prices rose, with the median house price rising by 98% to £297,000. Local households on average incomes are unable to access even entry-level homes in Wimblington & Stonea unless they have the advantage of a very large deposit.
  - The greatest proportion of dwellings are 3-bedroom, with the prevalence decreasing slightly between 2011 and 2021. In 2011 this was followed by 2-bedroom dwellings but in 2021 this was followed by 4+ bedroom dwellings, showing growth in the proportion of larger dwellings over the last decade. The proportion of 1-bedroom dwellings increased slightly but remained low, at 4.8% of dwellings. The parish had a smaller proportion of 1-bedroom and 2-bedroom dwellings than Fenland and England and a greater proportion of larger (4+ bedroom) dwellings.
  - There are currently 22 units of specialist accommodation for older people all available for social rent, but given the ageing population, by the end of the plan period (up to 2040) there will be a need for 50-78 specialist accommodation units.
- 11.3. In the first questionnaire, residents were asked what type of housing should be encouraged. Whilst privately owned was the largest category (181 ticks), a significant number of people asked for affordable social rented housing (69 ticks) and shared ownership properties (99 ticks). A number of people asked for bungalows and/or specialist housing for the elderly.
- 11.4. The withdrawn Local Plan (Policy LP12) required that developments on greenfield sites in the south of the District (including Wimblington) of 10 houses or more should provide 20% affordable housing and developments on brownfield sites should provide 10% affordable housing. A proportion of these affordable units should be 'First Homes' (a government initiative) and affordable rent. The new Local Plan 'Fenland 50' is likely to set these requirements out. Accommodation for older people will be required given the ageing population. In part, this can be accommodated by requiring new homes to be accessible and adaptable (Building Regulation M4(2)). The withdrawn Local Plan stated that 25% of all new homes should meet these standards. Until the Fenland 50 Local Plan sets out the new standards, the withdrawn Local Plan requirements will be used as a target unless FDC require otherwise on a site by site basis.
- 11.5. The overall conclusion is that whilst there is a need for both market housing and for affordable housing, both of these sectors need to provide affordable properties in the widest meaning of the term to include smaller (and therefore cheaper) units. This would enable younger people and first-time buyers to live in Wimblington to help build the community of the future. The provision of specialist or adaptable accommodation for older residents also gives the opportunity for residents to stay in the village and downsize. All new housing developments will be subject to other policies in the Neighbourhood Plan to ensure that they are of high quality design in accordance with the Design Code, and provide appropriate access and open space.
- 11.6. Given the lack of affordable and specialist housing in the Parish, the implementation of Policy H1 is critical in redressing the balance in the current housing crisis.

## **Policy H1: Housing mix**

*In new developments of 10 housing units or more (both affordable and market housing), a mix of house size and type will be required to include:*

- *At least 50% 2 bedroom units with 1 and 3 bedroom units included in the total mix.*

*The proportions of affordable housing and adapted housing will be sought as below unless Fenland District Council decide at planning application stage that different requirements are appropriate on a site by site basis. For housing developments of 10 units or more:*

- *At least 25% affordable housing; and*
- *At least 25% of units suitable or adaptable for older people/people with reduced mobility.*

## **Traffic and transport**

- 11.7. In terms of traffic, the village is relatively poorly served by public transport, with a corresponding reliance on the private car for transport to work, school, facilities and services. The first questionnaire results revealed that 53% travelled to work by car (but this relatively low figure is balanced by the fact that nearly 40% of those who responded marked this questions as not applicable) and only 14% travelled by other means.
- 11.8. The growth of public transport is paramount in the parish area, as highlighted in the Housing Needs Assessment, to accommodate the growth in the number of older residents and give the younger generations access to a social environment within the neighbouring towns with onward links to trains and transport.
- 11.9. Concerned residents through the first questionnaire made comments regarding road safety in relation to traffic speeds, large lorries through the village road network and pavements. Parking in certain locations was identified as an issue, as was the lack of pavements in certain areas of the village.
- 11.10. The Parish Council acknowledges that motorists speed and behaviour (for example poor parking) is not within the scope of the Neighbourhood Plan but will consider how these issues can be addressed separately.

## **Car use and Parking**

- 11.11. The questionnaire highlighted challenges for parking within the village. With the relative lack of facilities within the village, there are frequent trips outside of the village for example to shops, larger medical facilities and secondary schools. Such trips require households to own vehicles, many with multiple vehicles requiring parking. This also highlights the need for better transport links.
- 11.12. Adherence to Fenland District Council's parking standards reflect these local factors and seek to ensure that new development provides sufficient parking and does not add to current levels of congestion. Larger parking spaces because of increasing car sizes and the use of garages for storage rather than parking is reflected in the policy. The Design Guidance and Codes gives further guidelines for parking (DC.02 7 and 8).

- 11.13. Electric vehicles are a broadly more sustainable mode of travel that is increasing market penetration and current building regulations require that every new dwelling is supplied with electric car charging point.

### **Policy TT1: Car Parking**

*Development proposals will provide parking in line with Fenland District Council's parking standards and have adequate on-site parking to meet current and future needs, unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Parking spaces will preferably be 2.4 x 4.8m and exclude domestic garages from calculating car parking spaces in new development.*

*Appropriate measures will be taken to reduce speed where on-road parking is prevalent, i.e. traffic calming.*

*Proposals for new development that provide additional off-road car parking spaces, to alleviate parking congestion will be expected.*

*Permeable parking surfaces will be encouraged.*

### **Provision for pedestrians, cyclists and horse riders**

- 11.14. A partnership approach between the Parish Council, Fenland District Council, Cambridgeshire County Council and developers will be required to improve highway safety, ensure that new accesses are designed to be safe for both vehicular users and pedestrians and minimise conflicts between road traffic, cyclists and pedestrians.
- 11.15. It is intended to support new ways of managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volume. The Parish Council have recently had safety signs painted on the road outside the War Memorial playing field "children playing". Two further Motor Vehicle Activated speed signs have been purchased and the village has a very active Speedwatch volunteer group who carry out regular sessions.
- 11.16. The challenges for pavement provision in this village are as follows:
- The pavements and pedestrian ways need to be completed in order to link residents through housing developments to the village facilities avoiding the busy main road.
  - The central historic part of the village is characterised by narrow lanes, some without pavements;
  - Walking access to the village school
  - Parking space is restricted outside some of the community facilities and where there is no pavement, parked cars can often block access for pedestrians.
- 11.17. Where new development is proposed, the pavement network should be improved to assist in encouraging pedestrians.

#### **Public Rights of way**

- 11.18. There are a number of public footpaths in the Parish but only one stretch of public bridleway. 70% of respondents to the first questionnaire stated that they walk local

footpaths on a weekly basis. A list of registered PROW is attached at Annex B and Policy RE2 seeks to protect and enhance the PROW network.

- 11.19. Improvements to the network will always be encouraged, in particular provision of additional links between existing routes and maintenance of paths, stiles and vegetation.

### **Policy TT2: Provision for pedestrians, cyclists and horse riders**

*New development should include measures that keep traffic speeds low to ensure safety and improve the provision of pavements and access for pedestrians and cyclists and horse riders.*

*Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to complement the rural character of the village and reflect local heritage in a manner that can still be adopted to Cambridgeshire Highway standards..*

*Developers will be required to complete connecting footpaths, giving accessibility to facilities and the village, prior to any initial occupation of the site.*

*The rights of way network will be retained and new links both within the village, to neighbouring villages and to the wider countryside will be encouraged.*

## **13. Community**

### **Community Facilities and Services**

- 13.1. Facilities in the Parish need to be retained and supported, and to some degree new small businesses should be encouraged. The Parish Council may decide to apply for facilities to be registered as Assets of Community Value. The main facilities regularly used by residents are listed below and it is important that these are enhanced, supported and improved wherever possible.

<b>Type of facility</b>	<b>Address</b>	<b>Name</b>	<b>Value to Community</b>
<b>Public House</b>	Norfolk Street	The Anchor	Social meeting place
<b>Cottage</b>	2 Norfolk Street	Premier Convenience Store	Shop & Post Office
<b>Sports Club</b>	Chapel Lane	Parkfield Sports Club	Social meeting place and recreational sports club
<b>Service Station</b>	Doddington Road	Sisco Service Station	Garage, petrol station and shop. Amazon/Hermes point and launderette.
<b>Golf Range</b>	March Road	Priory Golf & Activites Centre	Sports and entertainment centre
<b>Camping Ground</b>	March Road	Fenland Camping & Caravan Park	Facilities for camping and caravans

<b>Allotments</b>	March Road	Allotments	31 spaces for cultivating food and flowers, each having a purpose erected shed
<b>Hall/kitchen and toilets</b>	Addison Road	Parish Hall	Hall for meetings, social activities, events and for public hire
<b>Garden Centre</b>	Manea Road	Skylark	Garden centre, café, out of school activities
<b>Church</b>	Chapel Lane	St Peters	Place of worship/cemetery
<b>Classrooms</b>	Church Street	Thomas Eaton Community Primary	Primary school for 210 children
<b>Bowls Green and Clubhouse</b>	Church Street	Wimblington Bowls Club	Social meeting place and recreational sports club
<b>War Memorial Playing Field</b>	Doddington Road	War Memorial Playing Field	Recreational equipment, playing field, meeting area
<b>Recreation Ground</b>	Eaton Estate	Recreation Playing Area	Open green space and play equipment
<b>Golden Lion</b>	Sixteen Foot Bank, Stonea	Golden Lion	Pub and static caravan site

13.2. Wimblington is privileged to have great facilities, one of which was donated by a well-known late resident. These are:

- The Parish Hall - In the 1890's the Reverend Hill, of Addison House, sold a small plot of land to the Parish Council for £25 to build the Parish Hall.
- The Anchor Public House - Records show that in 1906 there were 11 public houses in Wimblington and 3 public houses in Stonea. The Anchor, built in 1810 and overseen by Admiral Taverns, is the only public house that has survived in the village and is still open to the local community.
- The Golden Lion Public House – built in 1827, the pub although no longer open, has a camping site attached.
- Parkfield Sports Ground and Clubhouse - in 1992 land for the sports field was gifted by the late Mr and Mrs Bellamy to be used for sport and leisure activities. The Parish Council formed a Management Committee to raise funds for the venue. It was agreed that, if possible, the provision of the facilities would be at no cost to the parishioners of Wimblington. Since that day, where once stood just a shed, the parish have built up the facilities to include a social area, changing rooms and a tennis court. Parkfield is due to undergo a revamp of the premises in the near future.
- War Memorial Playing Field - The field was bought by the parish in 1953, Wimblington playing field cost £520, a further £200 was donated by the National Playing Fields Association and spent on a children's recreation area.
- School - When Thomas Eaton died in 1714 it was his wish that a free school be built in Wimblington. Property and land from his estate raised enough money to start building a school and a schoolhouse. The school was opened in 1818 with facilities to teach 20 boys and 20 girls. In 1877 the school was renamed 'The Eaton's Endowed School' run by 8 governors and extended to accommodate 150 boys and girls but after financial

difficulties the school was handed over to the School Board and is now 'Thomas Eaton Academy'.

- Places of worship - St Peter's Church was dedicated on 15th May 1874 after Wimblington became a Parish in its own right. The church has a simple design of one main aisle with a polygon apse at the east end. The fine timber roof looks similar to the structure of a boat and a reminder that the word 'nave' derives from the Latin for ship. There is an elegant wrought iron screen separating the chancel from the nave as well as a number of beautiful stained-glass windows. In the cemetery stands a rare Italian marble Angel that is the village's War Memorial.

- 13.3. The policy is intended to retain these facilities and services to maintain Wimblington as a sustainable village. Accordingly, change of use, conversion or demolition of any of the facilities listed to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant will need to put forward evidence that the existing use is no longer commercially viable and prove that a genuine attempt has been made to market the enterprise as a going concern for at least a year.
- 13.4. Some development, including change of use comprises 'permitted development' so proposals are not all subject to planning control. New facilities and improvements to existing facilities will be encouraged and supported.

## **Policy C1: Community facilities**

*The following community facilities will be retained and planning applications which result in either the loss of or significant harm to these buildings or sites will be resisted.*

- *Post Office and general store*
- *St Peter's Church*
- *Parish Hall*
- *War Memorial Recreation Field*
- *Petrol station, garage and convenience store*
- *The Anchor Pub*
- *Parkfield Sports centre and club*
- *Golf Range*
- *Thomas Eaton Academy (Primary School)*
- *Bowls Green*
- *Golden Lion Pub*

*If it can be clearly demonstrated that the continued use of any of the above listed facilities is no longer viable with evidence that the property has been actively marketed, commensurate with its use at a fair open market value for a period of at least 12 months, other uses may be considered which are community focussed.*

*The provision of new community facilities will be encouraged.*

*Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects the village character in general, and the resulting increase in use is appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.*

## **Open Spaces and Local Green Spaces**

- 13.5. Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Residents were asked to suggest open spaces which are of particular value to them through the first questionnaire.
- 13.6. Green spaces benefit the local community socially, economically and environmentally. Places where informal interaction can take place, sports and physical activities, pathways connecting the villages, events, growing local food (allotments and orchards) but predominantly providing attractive settings and outlooks for residents.
- 13.7. All proposals for new development will be required to provide various types of green space and recreation space to the required level as per standards set out in the Fenland Local Plan and the emerging Local Plan. Where it is impractical to provide the required level of provision on-site this will require an off-site location accessible by local residents or a financial contribution, equal to the value of land that would be required, which will be

spent on projects on existing green/open spaces and recreational facilities within the neighbourhood area.

- 13.8. An audit has been carried out of the Parish green spaces and the open spaces residents recommended in their surveys to assess and determine which of them fulfilled the Local Green Space Criteria. The audit is set out in Annex C. A number of these areas which do not fulfill the criteria (the majority because they are extensive tracts of land), remain important to local people, wildlife and the character of the Parish and therefore any development which would affect these areas must take into account the contribution that they make.

## Local Green Spaces

- 13.9. Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the criteria in Paragraph 106 of the NPPF:

- The area concerned is local in character and is not an extensive tract of land.
- The open space is demonstrably special to a local community and holds a particular local significance, including for one or more of the following reasons:
  - A. Beauty - enhances the local character, setting of a building or group of buildings.
  - B. Historic Significance - an area or open space that enhances the view or setting of an historic asset, a landmark, ancient tree, whose value as an asset needs protecting.
  - C. Recreational value - play areas, allotments, informal areas within housing estates, sports and playing fields.
  - D. Tranquility - an area away from traffic, a calm space that allows for quiet enjoyment, that creates a feeling of remoteness.
  - E. Richness of wildlife - habitats that encourage biodiversity, geodiversity and creates a safe environment for known species, especially protected species.



View of Parkfield Sports Ground  
from Station Road

## **Policy C2: Local Green Spaces**

*The designated Local Green Spaces for the parish are listed below and shown on the Policies Map at Annex A.*

- 1 - Attenuation Pond, northeast corner of Nursery Gardens*
- 2 - Lily Avenue amenity area*
- 3 - Nursery Gardens/Lily Ave Green Space*
- 4 - Honeymead/ Greenwood Way green space*
- 5 - Eaton Estate large green space*
- 6 - Woods and pond, east of Hook Lane*
- 7 - Morely Way green space*
- 8 - March Road orchard*
- 9 - The Walnuts orchard*
- 10 - Fullers Lane green space*
- 11 - Norman Way/ Meadow Lane informal parkland*
- 12 - Meadow Way large green space*
- 13 - Wimblington Village Green*
- 14 -Field/paddock corner of Addison Rd and Doddington Rd*
- 15- Wimblington Bowls Green*
- 16 -St Peter's Church Cemetery*
- 17 - War Memorial Playing Field*
- 18 - Local Cemetery Doddington Rd*
- 19 - Allotments Doddington Rd*
- 20 - Parkfield Sports Club and sports field*
- 21 - Spinney and Paddock area behind Park House, Chapel Ln*
- 22 - Attenuation Pond, Pond Close*
- 23 -Green Space, Pond Close*
- 24 - Parkfield Lane orchard*

*Proposed development within the Local Green Spaces will be treated consistently with those for the Green Belt and development should not be approved except in very special circumstances. Inappropriate development will be resisted to protect their special character and contribution to the Parish.*

## 14. Local Businesses & Agriculture

- 14.1. Wimblington parish has limited employment opportunities with the majority of working people working elsewhere. Local businesses include a large haulage company, an Industrial Estate that has a number of small industrial/recycling businesses, an agricultural grain store, a cottage garden nursery business, farming and agricultural businesses.
- 14.2. The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. This is supported by the questionnaire where nearly 80% of respondents said that expansion of existing industries will be considered on their merit of viability and value to the village and 73% agreed that consideration for increased business will be given where there are new employment opportunities for local residents.
- 14.3. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time.
- 14.4. The diversification of agriculture and agricultural buildings is supported in principle. However, development must be of a scale, intensity and use appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the village and its rural hinterland.
- 14.5. The provision of high-speed broadband is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working. Modernisation and installation of fibre-optic broadband is imperative within the village and the development of both houses and businesses.

### **Policy C3: Supporting Local Employment and Agriculture**

*Proposals for the development of new small businesses and for the expansion or diversification of existing businesses, including farm-based operations, will be encouraged, providing that:*

- *it can be demonstrated that there will be no adverse impact from increased traffic, lighting, noise or other emissions or activities arising from the proposed development;*
- *it would have an acceptable impact on the character and scale of the village, its rural hinterland and landscape; and*
- *where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development; and*
- *the proposals make adequate provision for car parking and bicycle spaces for employees and visitors relevant to the scale of development.*
- *Working hours respect the residents living within the neighbourhood area.*

*Applications for extensions or part change of use of dwellings to enable flexible or home working will be supported, subject to there being appropriate parking and that the residential amenity of neighbouring properties is maintained.*

*In each instance, the provision of effective high speed broadband services will be expected and appropriate measures should be incorporated into the design of workplaces.*

## 15. Aspirations, Implementation and Monitoring

- 15.1. The local community were consulted, on one of the questionnaires and at public meetings, as to what their aspirations were for the future of the Parish.
- Friendly welcoming community spirit
  - A nice relaxing village to live in and not busy with traffic
  - A nice quiet place to live
  - A strong community-spirit
  - Low crime rate
  - Excellent rights of ways for all vulnerable users
  - Sustainable and with great access to the countryside. Peaceful. NOT an industrial zone or mega haulage yard with a few houses dotted between warehouses
  - Our flora and fauna should be protected, they create a happier and healthier lifestyle
  - Would very much like the village to remain 'a village'
  - Desirable place to live
  - More social activities and move into 21st Century
  - Better roads
  - Services, health care and education MUST be improved to keep pace with the growing population.
  - An environment where pedestrians take priority

### Implementation & Working in partnership

- 15.2. Wimblington Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community.
- 15.3. The Plan will be used by the Parish Council to:
- guide comments on planning applications,
  - negotiate with landowners and developers to achieve the best possible outcomes from new development,
  - direct financial resources to the village in a structured way,
  - bring together groups or working parties to improve the village environment,
  - lobby local authorities to support the parishioners' wishes and aspirations.
- 15.4. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.
- **Fenland District Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities
  - **Cambridgeshire County Council**: Drainage, Highways and Transport, Education, Landscape, Minerals and Waste and Social Services.
  - **Adjoining Parish Councils** – Assessing impact of large scale planning applications and discussing local facilities.

- **Environment Agency** The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, Waste management, Land contamination and soil and other regulation.
- **Middle Level Commissioners;** Curf & Wimblington Combined Internal Drainage Board; March East Internal Drainage Board; Ransonmoor District Drainage Commissioners & Upwell Internal Drainage Board.
- **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.

## Funding and Implementation Mechanisms

- 15.5. Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) (if in place) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. FDC is working on CIL at present in the context of the Local Plan Review.
- 15.6. In addition, the Parish Council will seek to influence annual and other budget decisions by FDC and CCC on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 15.7. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.

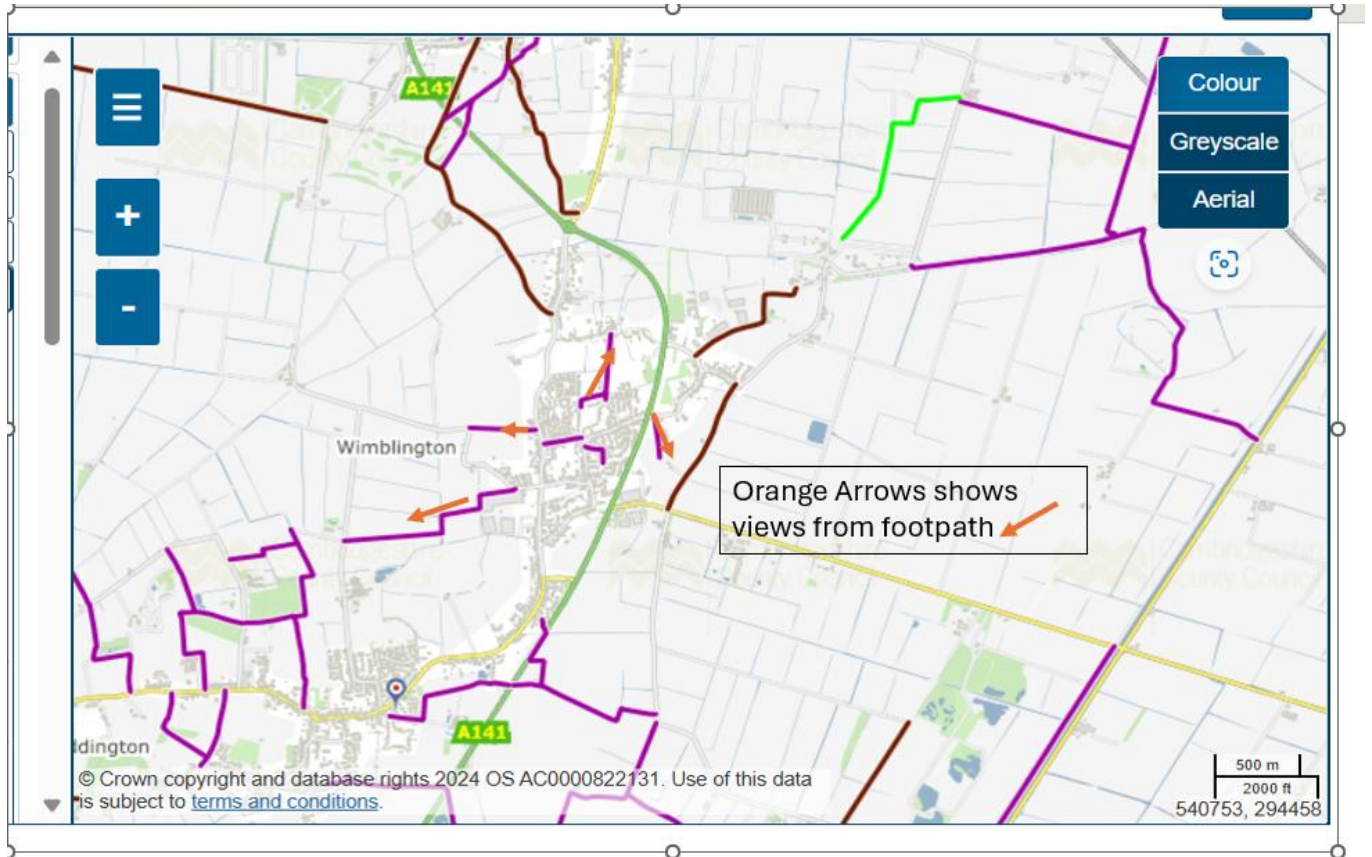
## Monitoring and Review

- 15.8. It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider:
- if progress is being made to achieve the vision and the objectives of the Plan,
  - if progress is being made towards the implementation of the policies in the Plan,
  - if financial contributions available to the community arising from development is being targeted towards the identified plans and projects,
  - if the Plan remains based on the most up to date information,
  - if the Plan is being taken into account by FDC when determining planning applications.
- 15.9. However, it may prove necessary to formally review the Plan prior to 2036, for example following the publication of a new Local Plan or changes in national policy. The Parish Council will conclude whether a review is required. If so, it will commence the review at an appropriate time and secure opinions of residents and stakeholders to update the Plan.

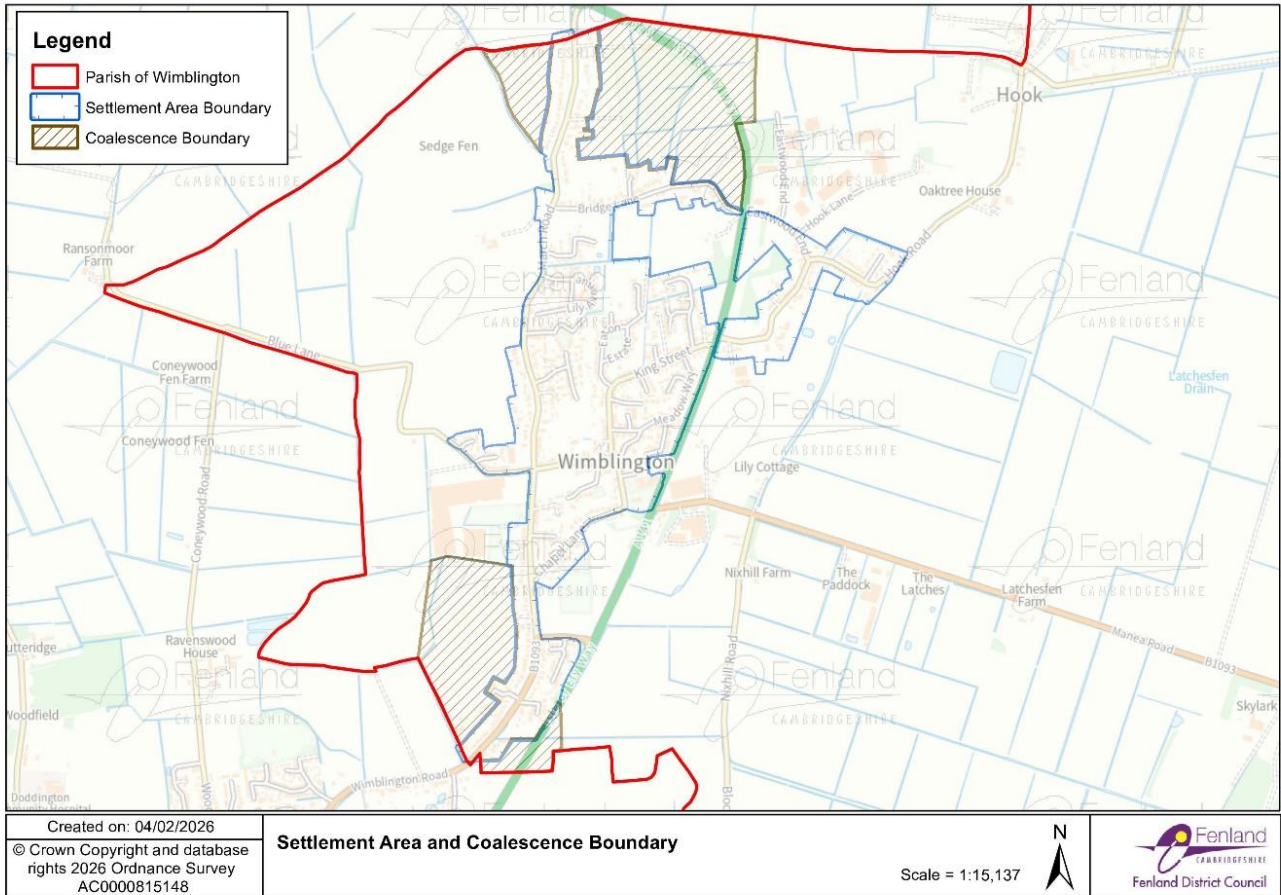
## Annex A: Policies maps & additional information

### Policy Map 1: Public Rights of Way (Policy RC2) including arrows

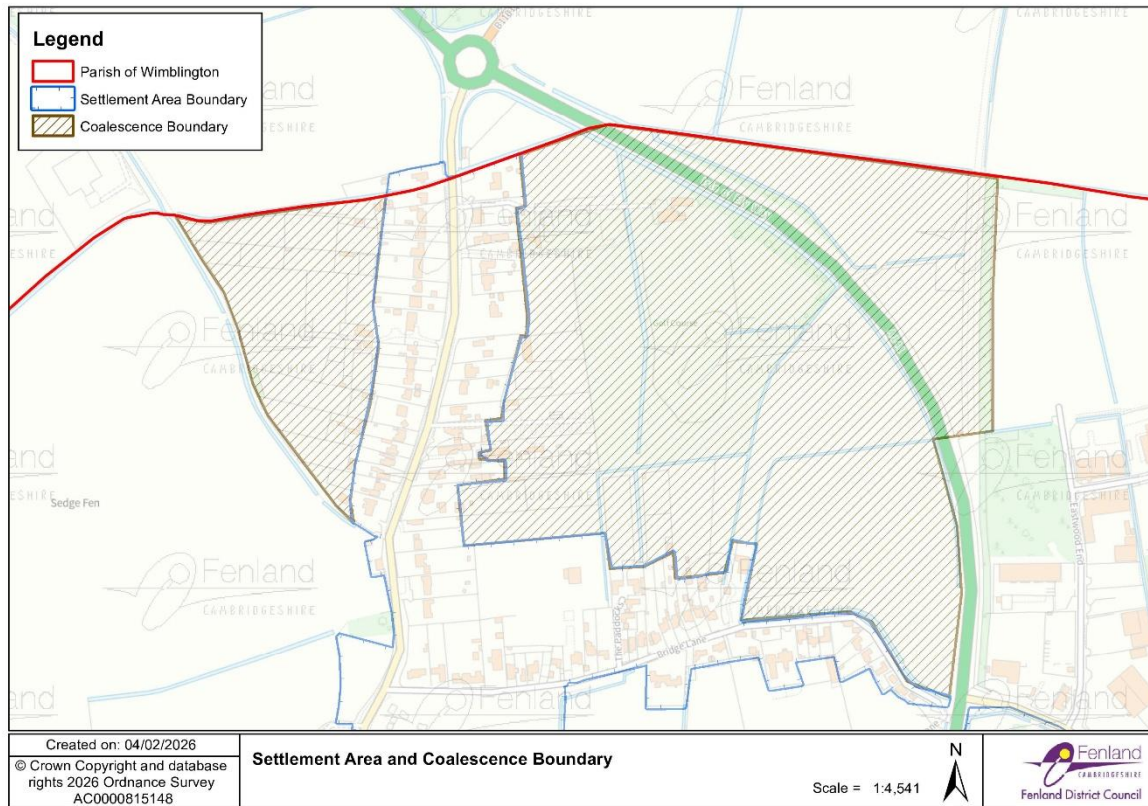
(Extract from Cambridgeshire County Council website. Footpaths in purple, bridleways in brown)



**Policy Map 2: Settlement Area Boundary & Settlement Coalescence boundaries (Strategic Gaps)  
(Policy SD1, Policy SD2)**



## Detail of coalescence boundary between Wimblington and March



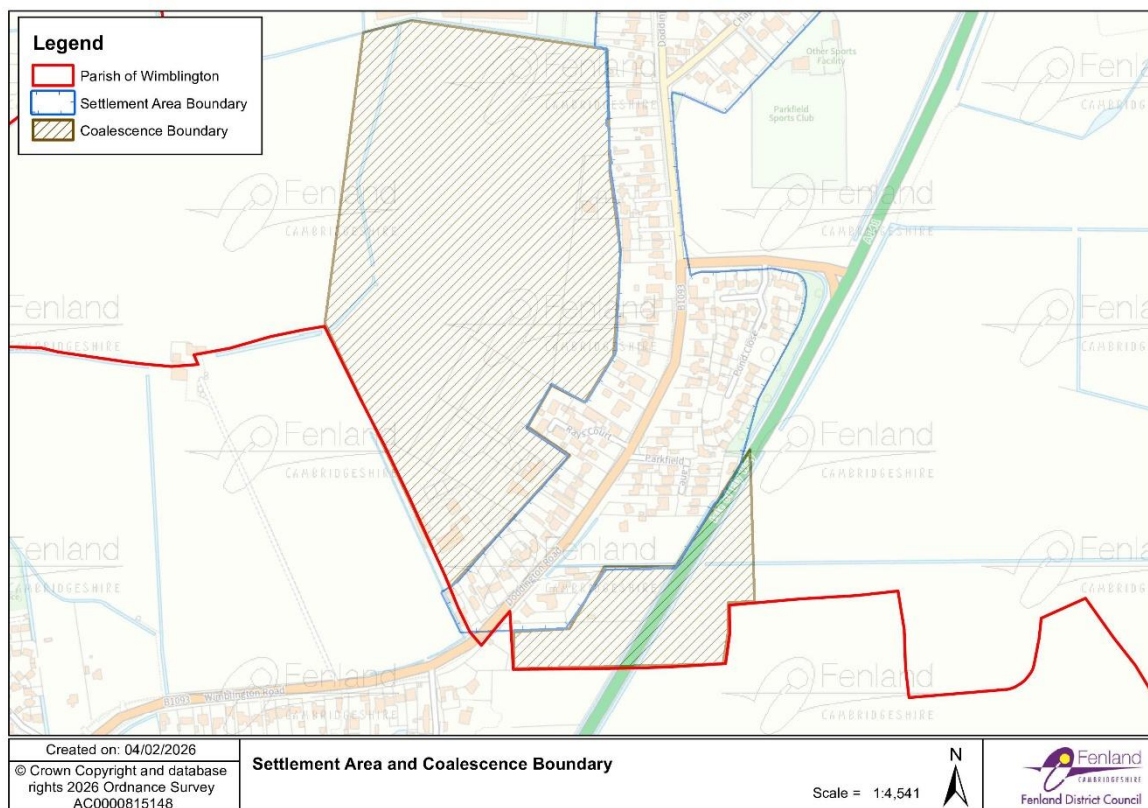
### 1. View of NE boundary between Wimblington and March



2. View of NW boundary between Wimblington and March



Detail of coalescence boundary between Wimblington and Doddington



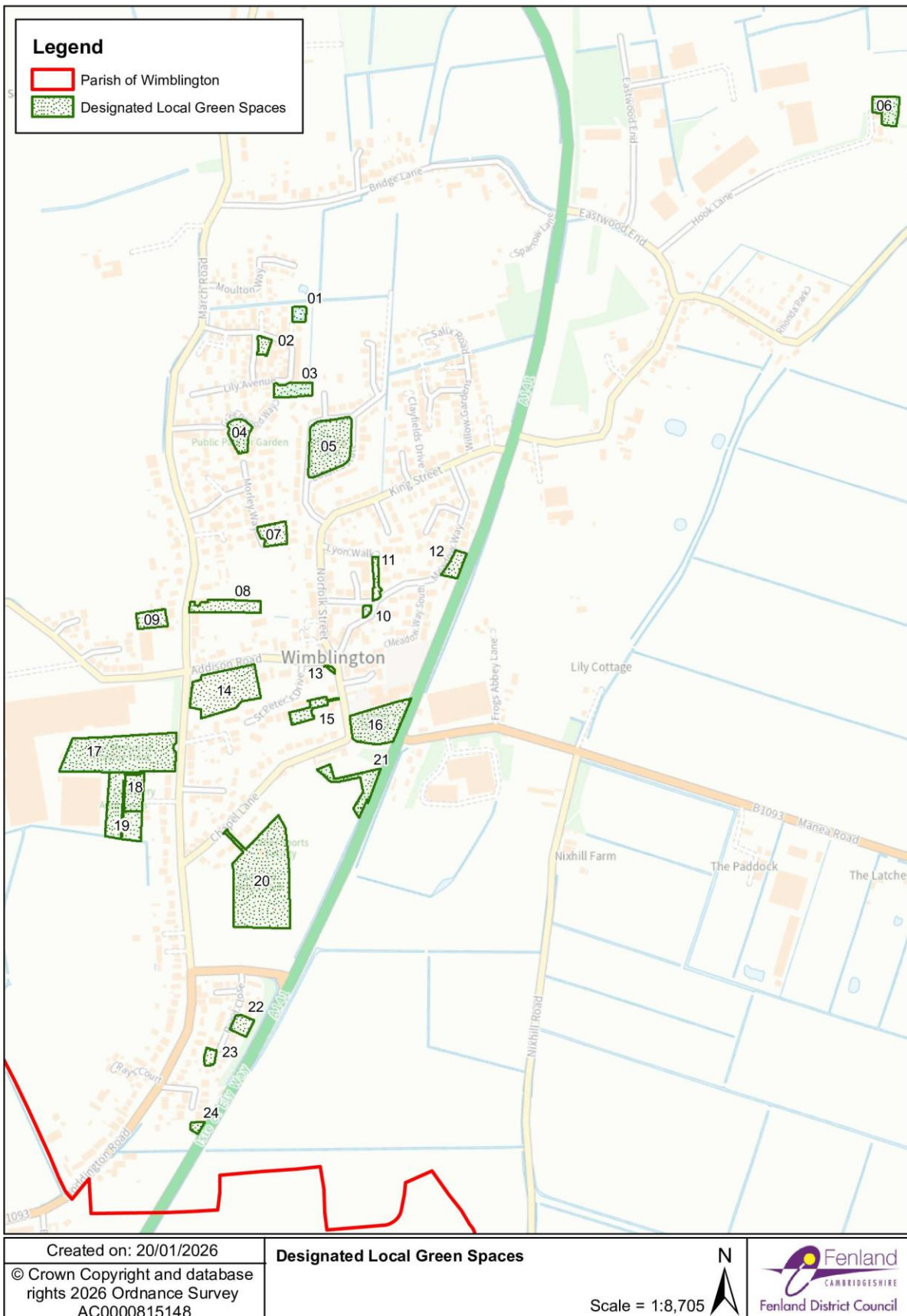
3. View of SE boundary between Wimblington and Doddington



4. View of SW boundary between Wimblington and Doddington



## Policy Map 4: Local Green Spaces (Policy C2)



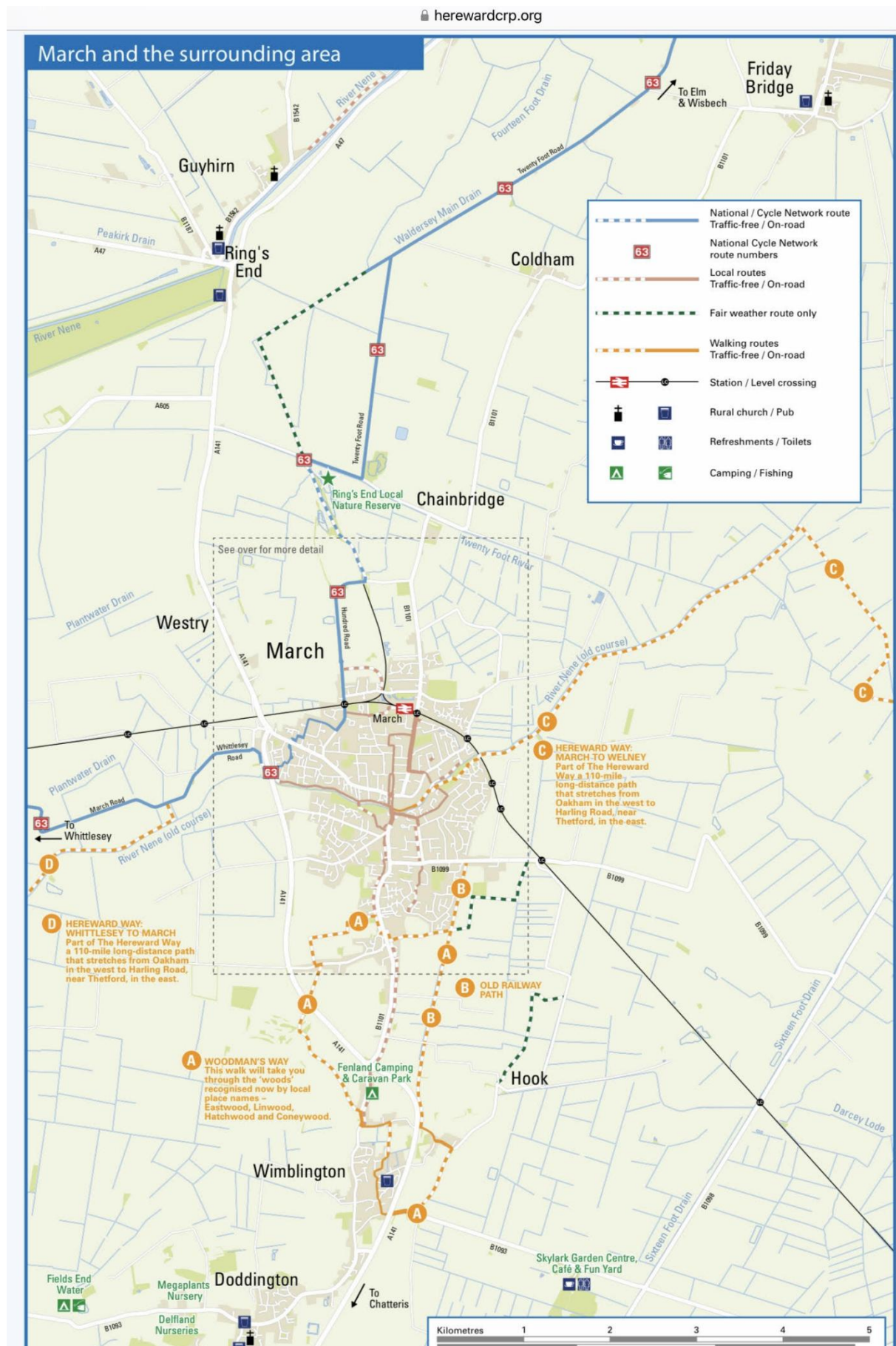
## Annex B: Public Rights of Way

PROW Definition	NUMBER	LENGTH	DIRECTIONS
Footpath	263/4	3.213	From corner of Hook Road & Horsemoor east towards Stonea Grange Farm then north to Stonea Camp following Harding's drain towards Manea Road then east to Sixteen foot bank. This PROW gives open views out across field to the historic Stonea Camp and the 16 foot drain, offering spectacular views of the typical Fen landscape and as such needs to be protected.
Footpath	263/16	0.930	Take a left heading east off the 263/4 along Black Drove towards Upwell Road March. This route offers open views of the historic Stonea Grange Farm, fields and the local rail line from Manea through to March.
Footpath	263/15	1.034	Take a left heading west off the 263/16 Black Drove past England's Farm back to Horsemoor Road, offering a wide open view of the farming landscape that is prevalent to the Fens and the neighbourhood area.
Byway	263/12	0.830	From Hook Lane south/south east to Chapel Cottage Hook Road connecting through to the Bridleway 263/14. This route is part of the published Woodman's Way walk, it now takes in the part of an industrial estate but then opens out to the fields, reflective of the previous landscape, through to Upwell Road, March. This area is in need of protection from further development
Byway	263/13	0.0446	From south side of 33 March Road head west along Linwood Lane Sedge Fen (this byway goes through March golf course) it is open on both sides to fields, hedgerows and trees. This is on the boundary line between Wimblington and March and needs protecting in order to avoid coalescence of the town and village, <i>it is mentioned in the Fenland Interim Nature Recovery Network '15 Ha of land to the east of Linwood Lane and west of Mill Hill Drove which contains prominent ridge and furrow features and a number of mature trees and hedgerows which would lend itself to natural greenspace provision as well as complementing the rights of way network in the vicinity'.</i>
Byway	263/20	0.750	From the far end of Common Drove to Middle Drove turn right heading north on to Narrow Drove through to Block Fen Drove. This PROW will have a profound impact on the connection between Wimblington/Stonea and the proposed Fen Reservoir. It also gives open views of the noted Wimblington Common area as well as wooded area and the lakes to the north of Skylark and Boot's Farm area. Connecting through to the PROW 263/19 along the 16ft bank.
Footpath	263/19	1.782	Heading north along the Sixteen Foot bank from Boots Bridge to Block Fen Drove. This part of PROW connects to Stonea showing the vast open views that are offered throughout the village area of Stonea across fields and the manmade drains common to this area.
Footpath	263/17	1.632	Off of the Wimblington Road turn right at Ghant Farm heading north along New Giant Drove then turn left heading east along Five hundred Drove on to Westfield Road. The PROW 263/17 connects to the PROW

<b>PROW Definition</b>	<b>NUMBER</b>	<b>LENGTH</b>	<b>DIRECTIONS</b>
			263/6 creating a scenic route that would take in the typical flat open fields of our neighbourhood area.
Footpath	263/6	1.948	From Westfield Road heading south to Darcey Lode, keeping left head back to Plantation Cottage, Wimblington Road (this footpath also links to Manea footpaths) it has views of village of Manea to the east of the route, a typical impression of the Fens and its historic heritage.
Byway	263/10	0.863	Corner of Eastwood End/Hook Road turn right heading north along Workhouse Drove through to Manea Road, with views to the east of open fields and Stonea Camp in the distance. This route will also be relevant to connectivity to the proposed Fen Reservoir and how visitors could explore the area.
Bridleway	263/14	1.289	From Corner House Horsemoor Road head north along Firelots Drove taking a right out to England's Farm. An important route for many horse riders from the equestrian centres and stables here in the neighbourhood area. Tranquil and scenic with connectivity to other routes.
Footpath	263/5	0.602	Off of Bridge Lane north to Hassock Way, or take a right across to Stoneleigh Cottage and out onto Eaton Estate. This route is of great importance to the local residents as well as ramblers and horse riders. It connects through to the main village while still trying to maintain the open views offered of the typical village landscape. Part of this PRoW has already been compromised and it is important to ensure that this PRoW remains accessible.
Footpath	263/1	0.211	Off of the Eaton Estate down the side of Woodysfield crossing Morely Way through to March Road. This is one of the busiest PRoW used by all members of the community, is a very important link through to the main March Road and other dwellings along the March Road. It also links residents to one of the popular green spaces in Wimblington.
Footpath	263/2	0.382	From March Road head west through open fields to Blue Lane. This is another popular PRoW that residents and ramblers use. It connects users through to Doddington along a quiet, tranquil, open road as well as connecting to the PRoW 263/8 that returns back to Blue Lane. There are vast open views of the wet fields that were known to have been popular here in the Fens.
Footpath	263/9	0.188	Turn left off of Norfolk street onto Lyons Walk heading to Rose Cottage take a right through to Norman/Meadow Ways which will take in the old Methodist church at the entrance off of Norfolk Street and a terrace of original dwellings that are still part of the typical village environment. It leads out onto a small public green space behind North Witchford Lodge.
Footpath	263/3	0.251	Alongside Hill View Eastwood End head north through to Frogs Abbey Lane, although this PRoW does not connect through to other areas it is used by horse riders at the equestrian centre. This PRoW could also

<b>PROW Definition</b>	<b>NUMBER</b>	<b>LENGTH</b>	<b>DIRECTIONS</b>
			contribute towards connecting the village with the proposed Fen Reservoir.
Footpath	263/8	0.633	From the corner of Blue Lane adjacent to Knowles Transport head west across the field to Coneywood Road (this leads through to Doddington) This PRoW is another popular route that takes users out into the vast, wide, open views of the surrounding flat lands so typical of the fens. It also leads through to the villages of Doddington creating a circular route back to Wimblington or connects to a route back via Blue Lane to the village.
Footpath	263/21	0.280	Found at the far corner of Parkfield Lane passing the old orchard out to the A141 it crosses over and then links to a footpath through to Block Fen Drove. Although this PRoW is not used regularly, mainly due to the fact that users have to cross the A141, it is another route that could be made popular if a means of connection to the Fen Reservoir could be created.

Map including Woodman's Way (source Hereward Community Rail Partnership [Hereward Community Rail Partnership](http://herewardcrp.org) | [Explore the Hereward line \(herewardcrp.org\)](http://herewardcrp.org))



## Annex C: Heritage Assets



Listed Buildings and Scheduled Monuments




Wimblington and Stonea Parish has 18 Grade II listed buildings and 3 Scheduled Monuments listed below.




Location	Type of Building	Address	Name	Year
Eastwood End	Thatched Cottage	13-15 Eastwood End		c.1840
Wimblington	Church	Church Street	St Peter's of Wimblington	1874
Wimblington	War Memorial	St Peters Churchyard	Wimblington War Memorial	
Wimblington	Thatched Cottage	31 Norfolk Street		
Wimblington	Georgian Manor	7 Church Street (corner of Governess Close)		
Wimblington	Georgian Manor	16 Addison Road	Addison House	
Wimblington	Georgian Manor	2 Church Street	North House	
Wimblington	Georgian Manor	Doddington Road	The Manor House	
Wimblington	Thatched Semi-detached Cottage	6 Norfolk Street	Old Butcher's Shop	
Wimblington	Thatched Semi-detached Cottage	8 Norfolk Street	Old Carpenter's Arm Pub	
Stonea	Barn	Stonea Grange Farm		
Stonea	Farmhouse	Stonea Farm	Stonea Farm House	
Stonea	Barn	North East of Stonea Farm House		
Stonea	Ancient archeological site	Stonea (off Manea Road)	Stonea Camp	
Stonea	A Multivallate hill fort	Latches Fen	Stonea Camp	
Stonea	Historic monument	700m NNW of Bridge Farm	Bowl Barrow	
Stonea	Historic monument	600m W of Honey Hill Farm	Bowl Barrow	
Stonea	Historic monument	Near Honeybridge (along Sixteen Foot Bank)	Romano-British settlement	




### Non-Designated Heritage Assets of Historical Value




There are many characterful properties and assets in the villages that are of historical significance to the local residents but are not classified as listed and are unlikely to ever be due to modern extensions and alterations, etc. A survey carried out in September/October 2023 asked all Wimblington & Stonea parish residents to recommend non-listed properties within the villages that were of historical importance to them. Many residents commented on the importance in the village of the houses with stone markers indicating the year of construction, the Old Rectory (now Eastwood Hall) dating back to 1874 and Parkfield House and Parkfield Lodge next to the church as being of historical heritage importance to the village. The following list, which is not exhaustive, includes properties that have been assessed and those which are identified as non-designated heritage assets (NDHA) in the Neighbourhood Plan are highlighted **NDHA**. The historical and heritage significance of the identified NDHA should be protected and taken into consideration when the local planning committee are handling planning applications for and adjacent to these properties.




Location/NDHA confirmed	Date	Use	Reason for inclusion	Description	Photograph
The Old Chapel Sixteen Foot Bank Stonea <b>NDHA</b>	c.1900	Residential	This building is a former Wesleyan Methodist Chapel. The architectural detailing and quality are unique and makes a positive contribution to the character of the area.	Late 19 <sup>th</sup> century chapel. Red brick gable frontage with brick arches above windows and limestone stone cills. Stone detailing to flaking stepped buttresses. Stone tracery windows with stained decorative glass. Central doorway lost to high level window infill.	
14 Eastwood End Wimblington	Pre-1900	Residential	This building is of historical value as it is the site of the former public house, The Chequers.	Mid-19 <sup>th</sup> century detached cottage. Formerly brick and slate construction. Heavily altered with concrete tile roof, raised front eaves, rendered elevations and uPVC windows and doors. Chimney stacks removed. Characteristic raking outshot to rear which has had a modern dormer incorporated	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
16-20 Eastwood End Wimblington	Pre-1900	Residential	These terraced cottages are excellent examples of how the labourers for the local farms and railway lived in the 19 <sup>th</sup> century.	Late 19 <sup>th</sup> century/early 20 <sup>th</sup> century terrace of three workers' cottages. Originally local brick and slate. Heavily altered with concrete tiles, altered fenestration and rendered. 2 of 3 original chimney stacks removed	
Grace Cottages 22 & 24 Eastwood End Wimblington	1909	Residential	These semi-detached cottages are excellent examples of early 20 <sup>th</sup> century cottages in the village.	Pair of early 20 <sup>th</sup> century cottages. Local gault brick under replacement concrete pantile roof. Window openings formed by stone lintels with projecting keystones – Original sash windows replaced with uPVC. Entrance doors to flank elevations. Central chimney stack serving both.	
Oaktree House Hook Road Wimblington	1902	Residential	This cottage is an excellent example of a rural agricultural home.	Early 20 <sup>th</sup> century detached farm cottage, local gault brick under replacement concrete tile roof. Double fronted with central doorway. Original sash windows replaced with uPVC top-hung casements. Chimney stacks lost.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Royal Oak Cottage Hook Road Wimblington <b>NDHA</b>	Pre-1900	Residential	This building is of historical value as it is the site of the former public house, The Royal Oak.	Mid-19 <sup>th</sup> century former public house with single storey cottage to end. Much altered with rendered elevations and concrete pantile roof. Cottage element has an unusual mid-19 <sup>th</sup> century hexagonal chimney.	
The Corner House Hook Road Wimblington	Pre-1900	Residential	This cottage is an excellent example of a rural agricultural home.	19 <sup>th</sup> century farm cottage, double fronted characteristic asymmetrical gable with raking outshot to rear. Originally local brick and Slate. Heavily altered with changed fenestration and upvc windows, render coat under a concrete tile roof. Lost end stacks.	
The Conifers Hook Road Wimblington <b>NDHA</b>	c.1800	Residential	Formerly Hook Chapel, the current cottage was built on the grounds of a primitive methodist chapel	19 <sup>th</sup> century brick and tile cottage. Largely altered with uPVC windows. Double-fronted with central entrance.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Bobby Den's Cottage 27 Doddington Road Wimblington	1890	Residential	This cottage has a strong link to the village and has a historical tragic story.	Late 19 <sup>th</sup> century double fronted cottage. Formerly brick and slate. Much altered by way of rendered elevations, concrete tiled roof and fenestration. Retains one of two end chimney stacks	
29 & 31 Doddington Road, Wimblington	Pre 1900	Residential	Excellent examples of original cottages first built in Wimblington	19 <sup>th</sup> century pair of cottages built with Gault brick and slate roof.	
Station Lodge 33 Doddington Road, Wimblington	Pre 1900	Residential	This 19 <sup>th</sup> century cottage is historically linked to Wimblington's railway history and was likely an old public lodging house called The Railway Inn	Late 19 <sup>th</sup> century cottage. Formerly brick and slate. Much altered by way of rendered elevations, concrete tiled roof and fenestration. Retains one of two end chimney stacks	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Amhurst Cottage 35 & 37 Doddington Road, Wimblington	1919	Residential	This building is an excellent example of early 20 <sup>th</sup> century semi-detached cottages in the village.	Early 19 <sup>th</sup> century pair of cottages with large central stack. First floor windows are formed by half dormers with decorative timber fascias. Originally brick and slate. Brick now painted and slate replaced with concrete tiles.	
Holly House 45 Doddington Road, Wimblington	1886	Residential	This building is an excellent example of a late 19 <sup>th</sup> century cottage in the village.	Late 19 <sup>th</sup> century cottage. Gault brick, original style windows with stone lintels.	
2 Parkfield Lane, Wimblington	c. 1850	Residential	Historical value as this was the old Station House for Wimblington Station, which was closed under the Beechings cutbacks.	Mid-19 <sup>th</sup> century cottage. Originally brick and slate. Vastly altered and modernised but of historical value to the village.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
1 & 3 Parkfield Lane, Wimblington	Pre-1900	Residential	Semi-detached cottages part of old station master's house	Mid-19 <sup>th</sup> century semi-detached cottages. Originally brick and slate. Vastly altered and modernised but of historical value to the village.	
8-22 Doddington Road, Wimblington	c. 1930	Residential	Terraced cottages with NWRDC stone tablet (North Witchford Rural District Council)	Terrace of early-mid 20 <sup>th</sup> century council dwellings. London brick plinth with pebbledash render above. Concrete tiled roof with hipped ends. Replacement uPVC windows and doors. Projecting brick detailing surrounding windows and door openings.	
7-19 Doddington Road, Wimblington	1886	Residential	These buildings are excellent examples of late 19 <sup>th</sup> century terraced and detached labourers' cottages in the village.	Terrace of late 19 <sup>th</sup> century cottages with a detached cottage. The detached cottage has original chimney stacks and slate roof with arched stone entrance. Some of the cottages are original brick and some have been sympathetically modernised with rendering and uPVC windows.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
5 Doddington Road, Wimblington <b>NDHA</b>	c. 1800	Residential	Historical value as this used to be the Bell Pub, originally thatched but damaged in a storm.	Thatch has been replaced with 1900's slate roof. Low, large windows with lintels and low, wide doorway that reflect the public house history. Originally brick-built with modern rendering.	
1-3 Doddington Road, Wimblington <b>NDHA</b>	c. 1800	Residential	Historical value as this used to be a nursery	Thatch has been replaced with modern roof. Originally brick and stone built. Heavily changed but sympathetically modernized with rendering.	
Sall Cottage 38 King Street <b>NDHA</b>	c.1890	Unoccupied	Original village cottage, now dilapidated and in disrepair	Mid-19 <sup>th</sup> century structure re-fronted in the early-mid 20 <sup>th</sup> century. Very unusual. Added projecting veranda with timber framed front gable. Pebbledash render side elevations and asbestos roof tiles. 19 <sup>th</sup> century chimney remains.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
37 & 39 King Street Wimblington	c.1915	Residential	These buildings are an excellent example of early 20 <sup>th</sup> century semi-detached cottages in the village.	Early 19 <sup>th</sup> century pair of cottages with chimneys. Originally brick and slate. Brick now rendered and slate replaced with concrete tiles. Windows modernised with uPVC.	
16a Norfolk Street Wimblington <b>NDHA</b>	1877	Residential	A Wesleyan Methodist Chapel built in 1877 to replace the old chapel building in Chapel Lane. The chapel closed in 2017 as it was unable to meet its costs.	Built on Gothic Revival style with handmade gault Cambridge Buff bricks. Windows are lancet style and roof is of concrete tiles (not original)	
35 Norfolk Street Wimblington <b>NDHA</b>	1893	Residential	This building is an excellent example of late 19 <sup>th</sup> century semi-detached cottages in the village that now forms one home.	Gault brick, timber windows with brick lintels. Originally 2 houses.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
37 Norfolk Street Wimblington	c.1890	Residential	This building is an excellent example of a late 19 <sup>th</sup> century cottage in the village.	Late 19 <sup>th</sup> century cottage. Local gault brick under replacement concrete pantile roof with end chimney stack. Double-fronted with central entrance. Original sash windows replaced with uPVC but stone lintels retained.	
The Anchor Inn Norfolk Street Wimblington <b>NDHA</b>	c. 1850	Public House	The only pub left in the village. The building is an example of local rural architecture	Original roof, rendered brick walls, new windows.	
Fern Villa 10 Norfolk Street Wimblington	1893	Residential	Historical cottage representative of the local houses with stone tablets denoting the year of construction	Late 19 <sup>th</sup> century gault brick cottage with Staffordshire Blue engineering brick-band detailing between floors. Original slate roof replaced with concrete tiles. Painted stone window lintels and cills. Original sash windows replaced with uPVC sashes and end chimney stacks removed.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Norfolk Cottages 11-25 Norfolk Street Wimblington	1909	Residential	Historical row of terraced cottages representative of the rural village architecture	Early 20 <sup>th</sup> century row of terraced cottages. LBC common brick elevations with stone lintels under a slate roof. Stone date tablets in first floor elevation. Low historic wall to frontage providing positive enclosure to streetscene.	
3-5 Norfolk Street Wimblington	1893	Residential	This building is an excellent example of terraced cottages typical of rural village architecture. Historical value as No. 5 used to be the old bakery	Late 19 <sup>th</sup> century cottages, now vastly altered but of historical value to the village. Originally brick built, the brick work has been painted and windows replaced with modern uPVC windows. End chimney stacks remain.	
2 Norfolk Street Wimblington	c.1880	Business with residential apartment	Village shop and Post Office Example of cottage representative of rural village architecture	Late 19 <sup>th</sup> century gault brick cottage with Staffordshire Blue engineering brick-band detailing between floors. Original slate roof replaced with concrete tiles. Original sash windows replaced with uPVC sashes. Chimney stack remains.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Vine House 4 Fullers Lane Wimblington	1908	Residential	Classic style of village cottage with stone marker of year of construction.	Brick built, tile roof (not original), stone lintels. Modern rendering but sympathetically maintained to village character.	
Ivy House 6 Fullers Lane Wimblington	1898	Residential	Classic style of village cottage with stone marker of year of construction.	Gault brick, tile roof (not original), concrete lintels, central doorway. Modern rendering but sympathetically maintained to village character.	
Gas Villa 8 Fullers Lane Wimblington	1893	Residential	Classic style of village cottage with stone marker of year of construction.	Brick built, tile roof (not original), stone lintels. Modern rendering but sympathetically maintained to village character.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Garages Between Lyon Walk & Orchard Way	c.1960	Garages	Iconic original garages provided by local authority in 1960's/70's	Concrete build with lift-over steel doors	
Wobbs Cottage 4-8 Addison Road Wimblington	c.1880	Residential	Terraced labourers' cottages of typical rural architecture. Historical value No. 6 used to be Alldays shop.	Original brick walls. Slate roof has been replaced with concrete modern roof tiles. Chimney stacks remain. Sympathetically modernised with uPVC windows.	
Hill House 3 Church Street	c.1820	Residential	This house is a good example of an early 19 <sup>th</sup> century Georgian House.	Early 19 <sup>th</sup> century Georgian house. Wooden frame windows and end chimney stack. Original brick has been painted, modern double-storey extension to the rear and early 20 <sup>th</sup> century garage added.	




Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Chapel Lane <b>NDHA</b>	c.1850	Boundary wall	Original external wall surrounding the property next to the lodge in Chapel Lane	Highly prominent early – mid-19 <sup>th</sup> century brick wall with chamfered brick plinth and rhythm of piers. Continuous brick coping	
52 & 54 Chapel Lane	1897	Residential	This building is an excellent example of late 19 <sup>th</sup> century semi-detached cottages in the village.	Late 19 <sup>th</sup> century gault brick cottages. Original slate roof replaced with concrete tiles. Original sash windows replaced with uPVC sashes but lintels and chimney stack remain.	
2-24 March Road, Wimblington	c.1930	Residential	These buildings are excellent examples of early 20 <sup>th</sup> century labourers' terraced cottages provided by North Witchford Rural District Council with NWRDC stone tablet.	Terrace of early-mid 20 <sup>th</sup> century council dwellings. London brick plinth with pebbledash render above. Concrete tiled roof with hipped ends. Replacement uPVC windows and doors. Projecting brick detailing surrounding windows and door openings.	


Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
7 March Road Wimblington	1928	Residential	This building is an excellent example of original style of a 20 <sup>h</sup> century village cottage.	Gault brick core building. Stone window lintels with key block.	
East View 9 March Road Wimblington	1924	Residential	This building is an excellent example of original style of an early 20 <sup>th</sup> century village cottage.	Gault brick with stone lintels and stone date tablet. New windows and roof with same style sympathetic modernization.	
Selwyn House 15 March Road Wimblington	1924	Residential	This building is an excellent example of original style of an early 20 <sup>th</sup> century village cottage.	Gault brick with stone lintels and stone date tablet. New windows and roof with same style sympathetic modernization.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Ibstock House 30 March Road Wimblington	c.1950	Residential	This building is an excellent example of original style of a mid-20 <sup>th</sup> century village cottage.	Red stretch bond brick, rosemary tiled roof and metal windows. Largely original.	
35 March Road Wimblington	1937	Residential	This building is an excellent example of an original style of village cottage in the early 20 <sup>th</sup> century.	Solid red brick wall, rosemary tiles. No. 37 has original roof with modern extension and windows.	
37 March Road Wimblington	1937	Residential	This building is an excellent example of an original style of village cottage in the early 20 <sup>th</sup> century.	Solid red brick wall, rosemary tiles. No. 37 has original roof with modern extension and windows.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
41 March Road Wimblington	1937	Residential	This building is an excellent example of an original style of village cottage in the early 20 <sup>th</sup> century.	Solid red brick wall with headers, double-fronted cottage, dormer windows at the front with flat clay rosemary tiles. Two-storey dwelling with modern flat-roofed conservatory to the rear.	
42 March Road Wimblington	1925	Residential	This building is an excellent example of the original style of village cottage in the early 20 <sup>th</sup> century.	Original design cottages original slate roof and gables with timber boarding.	
44 March Road Wimblington	1925	Residential	This building is an excellent example of the original style of village cottage in the early 20 <sup>th</sup> century.	Original design cottage with original pebble dash render with a sizeable, modern extension and windows have been widened.	

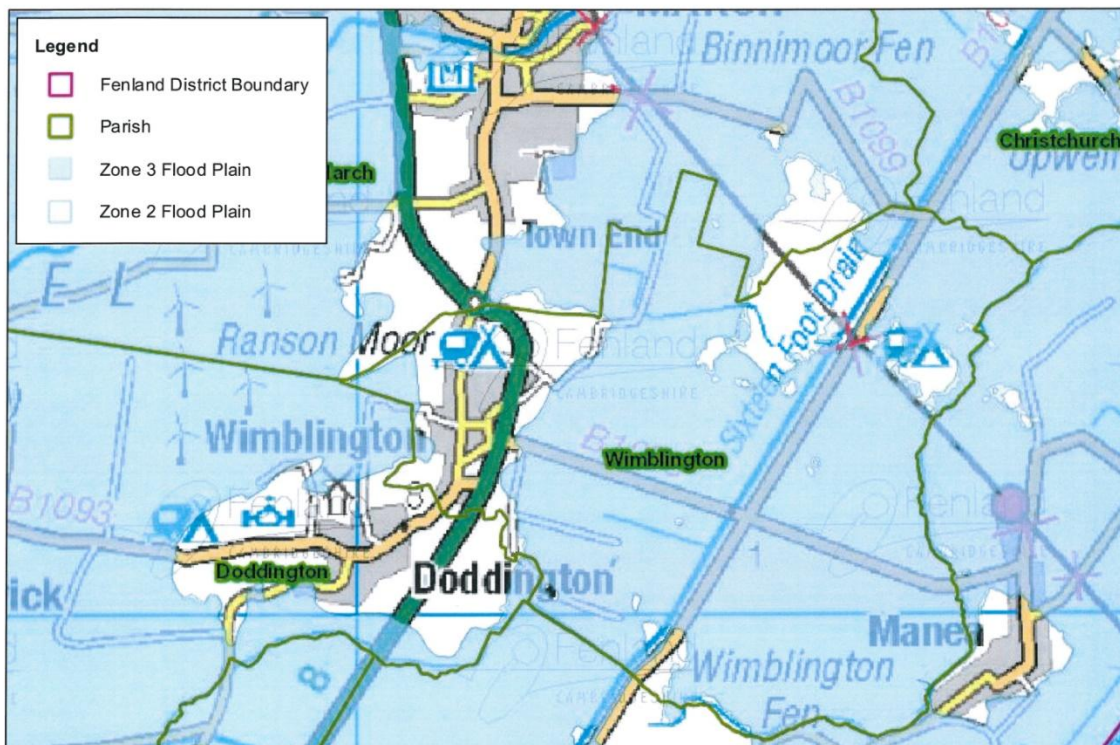
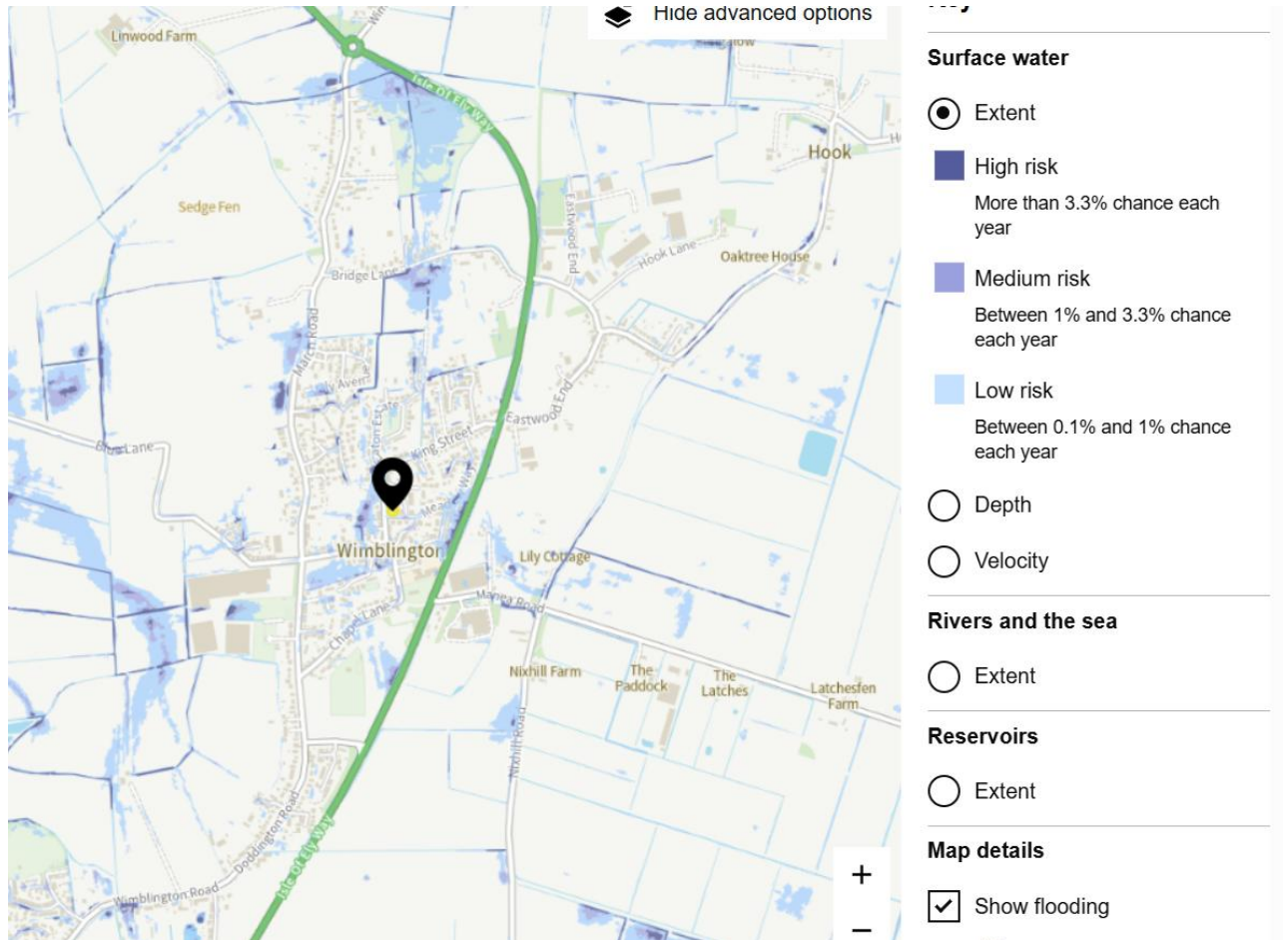
Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
46 March Road Wimblington	1925	Residential	This building is an excellent example of the original style of village cottage in the early 20 <sup>th</sup> century.	Original design single storey cottage.	
The Thatch 58 March Road Wimblington	c.1930's	Residential	This building is a 1930's replica of a rural thatched cottage (replicating the authentic style of local Grade II listed thatched cottages in the villages).	Good character, unaltered, authentic thatch and brick chimney.	
60 March Road Wimblington	1933	Residential	This building is an excellent example of an original style of village cottage in the early 20 <sup>th</sup> century.	Solid red brick wall, rosemary tiled roof and projected canted bay windows.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Ivy Cottage 2 Bridge Lane Wimblington	1840	Residential	Excellent example of original style of village cottage that has been sympathetically refurbished.	Rendered walls and height of roof has been raised from original building.	
12 Bridge Lane Wimblington	1840	Residential	Although this building has been modernized, it has historical value to the village as this was the old dairy.	Gault brick, red brick detailing with modernised roof and windows. Some of the original dairy room details are present in a side room.	
Glenburn 6 Blue Lane Wimblington	1840	Residential	This building is an excellent example of early 19 <sup>th</sup> century terraced cottages used by local labourers.	Modernised roof and windows. External painted render.	

Location/ <b>NDHA</b> confirmed	Date	Use	Reason for inclusion	Description	Photograph
Blue Lane Cottages	1932	Residential	This building is an excellent example of semi-detached cottages in the early 20 <sup>th</sup> century.	Rendered bays with arches. Modern windows.	

## Annex E: Flood Risk Maps

The first map shows surface water flood risk centred on Wimblington Village (extract from Environment Agency website). The second map shows the Flood Zones relative to Wimblington Parish.



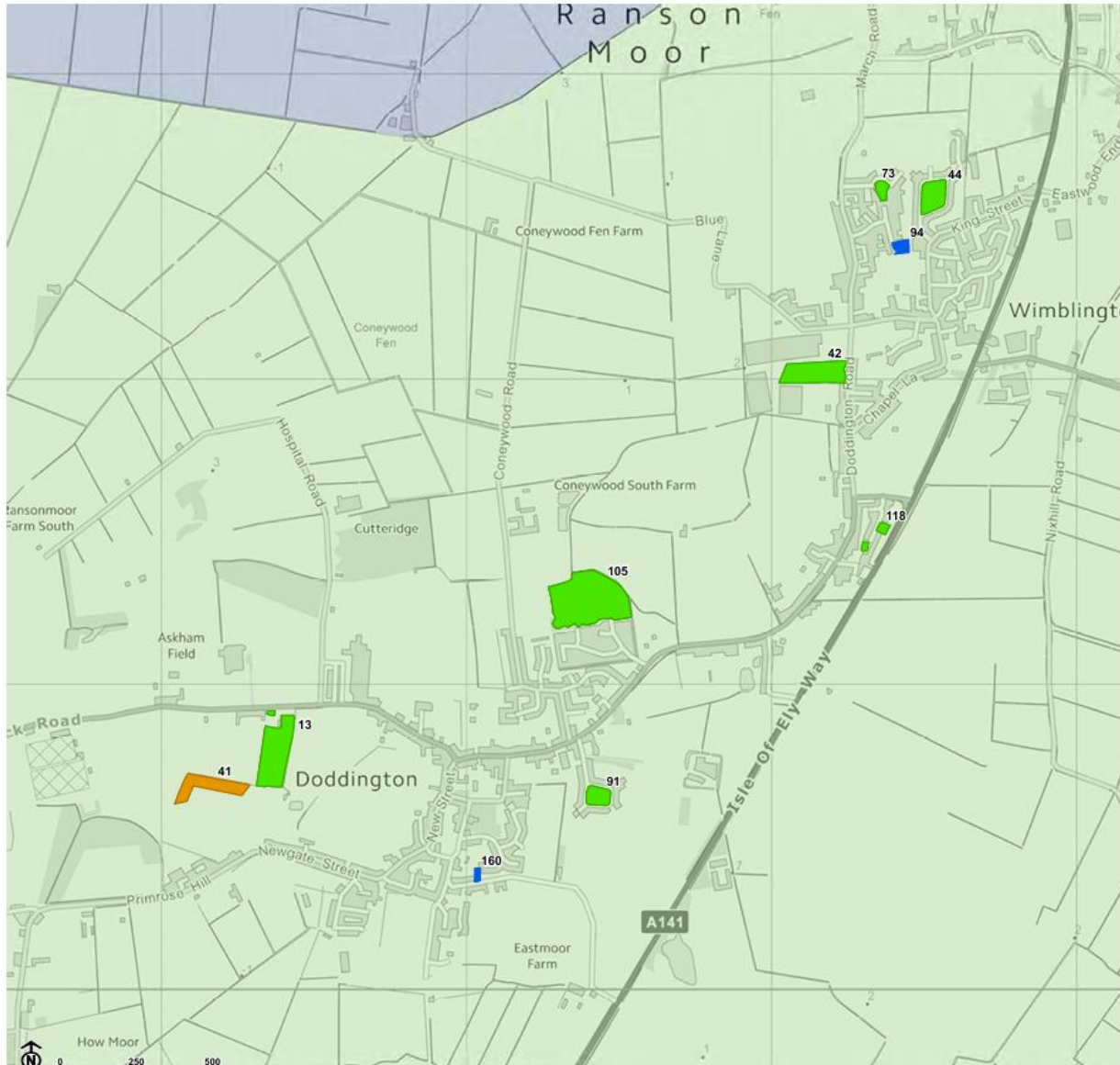
## Annex F: Local Green Space Assessment

Residents were asked to comment on green spaces in the Parish that were important to them. The following table sets out all of these, plus other sites to be considered and assesses them to see if they qualify as Local Green Space, a designation which sets down the highest possible level of protection against development. Where they do not qualify, their value is still important to the people and wildlife of the Parish, but it is not possible to protect them from development in principle. However, their value for landscape, wildlife, recreation etc should be taken into account if development is proposed.

The assessment, designation and protection of Local Green Spaces is set out in the NPPF. There were no proposed LGS in the withdrawn Local Plan, as no candidates were submitted in 2021 when the study took place. However there were six open spaces identified in the 'Open Space Standards' LUC December 2021 [PE11-1 Fenland Local Open Space Standards.pdf](#). The new 'Fenland 50' Local Plan may also designate LGS or important local green spaces.

They are:

- Doddington Road - Memorial Playing Park
- Eaton estate - playing field area
- Honeymead Road
- Morley Way
- Pond Close (x2) –the green area and the attenuation pond

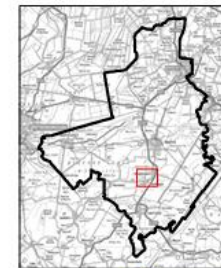


Open Space Standards  
for Fenland District Council



Appendix B.  
Figure 4: Identified public open spaces

- Fenland District
- Analysis area**
- Central
- South
- Open space primary typology**
- Informal Parkland and Amenity Open
- Natural & Semi Natural Open Space
- Neighbourhood Public Parks & Gardens
- 13 : Benwick Road Recreation Field
- 41 : Doddington Pocket Park
- 42 : Doddington Road
- 44 : Eaton Estate
- 73 : Honeymead Road
- 91 : Manor Estate
- 94 : Morley Way
- 105 : Off Beech
- 118 : Pond Close
- 160 : Walden Close



Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
Wimblington Village Green	Historic village green with a public bench and Wimblington & Stonea village sign, corner of Addison Road and Church Street	No	Yes	Yes	Yes	No	No	Yes
Wimblington Bowls Green - Church Street	A long standing recreational club used frequently as both a social and sport event by members	No	No	Yes	Yes	No	No	Yes
Parkfield Sports Club, sports field and open views over fields	Used by the local community as a sports venue and as a social hub with a well maintained sports field and surrounded by open space	No	No	Yes	Yes	No	No	Yes
Attenuation Pond Pond Close	A site of local beauty and a wildlife haven in the cul-de-sac area of Pond Close	No	Yes	No	No	No	Yes	Yes
Pond Close Green Space	In the centre of cul-de-sac Pond Close, used for recreational and as a community hub	No	No	No	Yes	No	No	Yes
Parkfield Lane Orchard	A small undisturbed orchard of long established fruit trees in the corner of Parkfield Lane adjacent to the PRoW	No	No	Yes	No	No	Yes	Yes
The Walnuts Orchard	An established orchard behind property The Walnuts 1a March Road cultivated by the resident.	No	Yes	Yes	No	No	Yes	Yes
March Road Orchard	An established orchard situated behind the local residence of 26 March Road	No	No	Yes	Yes	No	Yes	Yes
Nursery Gardens Green Space	A purpose built green space in Nursery Gardens development for the pleasure of the residents	No	No	No	Yes	No	No	Yes
Lily Avenue	An area at the end of Lily Avenue to the	No	No	No	Yes	No	Yes	Yes

Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
Rough/waste Open Space	south east of the estate and leading through to PRoW and Eaton Estate							
Attenuation Pond North east corner of Nursery Garden	Situated in the north east corner of Nursery Gardens a very pretty pond with habitat provided for wildlife	No	Yes	No	No	No	Yes	Yes
Easton Estate Large Green Space	In the centre of the Easton Estate a regularly used play are with equipment for the local community	No	No	No	Yes	No	No	Yes
Meadow way Large Green Space	Purpose laid green space with trees and a public bench on Meadow Way	No	No	No	Yes	No	No	Yes
Fullers Lane open Green Space	A small green space on the corner of Fullers Lane originally used as a allotment now left as an overgrown wildlife habitat with open access by the public	No	No	No	No	No	Yes	Yes
Norman Way Meadow Lane informal parkland	An open green area view adjacent to Norman Way and Meadow Lane appreciated by the local residents	Yes	No	No	No	No	No	No, on the PRoW list
Morely Way Green Space- Informal park land.	A very popular green, registered as an Asset of Community Value, at the end of Morely Way that is frequented by the local residents, children and dog walkers	No	No	No	Yes	No	No	Yes (identified by LUC)
War Memorial Playing Field	Large playing field with equipment for children	No	No	Yes	Yes	No	No	Yes (identified by LUC)
Allotments off	An area set aside for 31 allotments used	No	No	No	Yes	No	No	Yes

Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
Doddington Road	by local residents to grow produce							
Cemetery	Public cemetery off of Doddington Road, with a seating area for visiting relatives.	No	No	Yes	No	Yes	No	Yes
St Peter's Church Cemetery	Public cemetery within St Peter's church grounds, with a seating area for visiting parishioners.	No	No	Yes	No	Yes Seating	No	Yes
Blue Lane	Used extensively by the community for walking, cycling, running, horse riding, jogging, dog walking. Has historic landscape prevalent to the Fens and a flourish of wildlife. A tranquil environment with very little traffic.	Yes, links through to Doddington	Yes	Yes	Yes	Yes	Yes	No, on the PRoW list
Woodman's Way	A historic track, part of which is a PRoW through Wimblington, used by ramblers, jogging, cycling, horse riding and dog walkers. A tranquil environment on certain parts of the track, lots of trees and undergrowth and great habitat for wildlife.	Yes links through to March	Yes	Yes	Yes	Yes	Yes	No, on the PRoW list
Block Fen & Wimblington Common	Large agricultural area with far reaching views extending across the fields the PRoW's link through to the village of Manea	yes links through to Manea Road	Yes	Yes	Yes	Yes	Yes	No, on the PRoW list
Open Fields between and adjacent to Blue Lane and Coneywood Road	The fields situated along both sides Blue Lane and Coneywood Road and adjacent to Knowles Transport depot are a tranquil, beautiful, landscape with PRoW running alongside. Rich with wildlife, trees and hedgerows and wooded copse	Yes fields extend to Doddington	Yes	No	Yes	Yes	Yes	No, on the PRoW list

Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
	area.							
Open Fields along March and Doddington Road	These fields running outside the settlement boundary are the last remaining open spaces showing the historic landscape, ridge and furrow, of the surrounding environment of the village as well as natural corridors for wildlife. They prevent the coalescence of other neighbourhood areas with Wimblington village.	Yes	Yes	Yes	No	No	Yes	No, on the PRow list
Paddock north of Eastwood End	The paddock gives open views out towards the east and north from homes to the north Eastwood End, it is a corridor for wildlife from the adjacent field and the PRow Workhouse Drove.	Yes	Yes	No	No	Yes	Yes	No, on the PRow list
Hook Lane	A continuation of Workhouse Drove connecting to other PRow, fields, copses and hedgerows either side that create haven for wildlife.	Yes	Yes	Yes	Yes	Yes	Yes	No, on the PRow list
Field/paddock corner of Addison Road Doddington Road opposite Knowles	This field represents an open environment within the centre of the village, although with a tendency to flood it does have a plethora of wildlife, flora and fauna and many residents appreciate its existence in the village.	No, approx 2.2 acres	Yes	Yes	No	Yes	Yes	Yes, A plot of land – refused planning application and appeal.
Spinney and Paddock area behind Park House Chapel	The area behind Park House is of historical value, old established trees and undergrowth, the paddocks create an open setting surrounding Parkfield	No, 0.3 acres	Yes	Yes	No	Yes	Yes	Yes

Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
Lane	Sports Club and field.							
Woods and pond east off of Hook Lane	The wooded area was planted by the late Ms Jan Zelnick as a safe haven for wildlife, there are also two ponds on the site and one is a known habitat for 'crested newts'.	No, 0.64 acre	Yes	Yes	No	yes	Yes	Yes
Open Fields either side of PRoW 263/5	Where the PRoW leaves Bridge Lane going through to the village there are fields either side, it is a tranquil setting with a lot of hedgerow, trees and undergrowth promoting a corridor for wildlife to travel from field to field. It is a popular walk for ramblers and part of the Greenwich Meridian Way. Local residents and horse riders also use this PRoW.	Yes	Yes	Yes	Yes	Yes	Yes	No, on the PRoW list
Field at the A141 end of Bridge Lane north east	This field, which is behind 39 Bridge Lane and butts up against the Priory Golf course, is part of the remaining boundary between Wimblington, the A141 and March area. It is also one of the few safe havens for wildlife when crossing from Eastwood End settlement and Woodman's Way	Yes	No	No	No	Yes	Yes	No, Extensive but one of the last fields between Wimblington and March coalescing
Common Land Fields and ponds, green area with trees	Wimblington Common is an extensive area set south/west and north/east of Skylark and Boot's. Large natural habitat for wildlife, flora and fauna plus	Yes	Yes	Yes	Yes	Yes	Yes	No, on the PRoW list

Name of site	Description	Extensive tract of land?	Is the site demonstrably special?					Qualifies as Local Green Space?
			Beauty	History	Recreation	Tranquility	Wildlife	
	ponds/lakes. With interlinking tracks and PRow it is now privately owned and as such can only be experienced by using the PRow's.							

## Table of Aims and Policies

Neighbourhood Plan Aims		Policies
<b>Environment</b>		
<b>Rural Environment</b>	1. The rural character of the parish, including its open landscape and Big Skies, will be maintained and enhanced through appropriate small-scale developments and improvements. The Woodman's Way will be retained and enhanced.	<b>RE1, RE2</b>
<b>Natural Environment</b>	2. The natural environment, including water features will be enhanced and protected.	<b>NE1, NE2, NE3</b>
<b>Historic Environment</b>	3. The historic character and heritage assets of the parish will be preserved and enhanced.	<b>HE1, HE2</b>
<b>Sustainable Development</b>		
<b>High Quality Design</b>	4. High quality, sustainable design will be secured in all new development reflecting the distinctive character of Wimblington.	<b>SD1, SD2, SD3, SD4, SD5</b>
<b>Housing</b>	5. New housing growth will contribute to a compact and integrated village, meeting the needs of existing and future residents in terms of housing mix and tenure.	<b>H1</b>
<b>Traffic and Transport</b>		
<b>Transport</b>	6. The roads in the Parish will be safe and accessible for pedestrians, cyclists, horse riders and motorists. Improvements to the road and pavement infrastructure to increase safety, reduce the impact of congestion and provision of adequate parking will be required alongside new development. Public transport provision will be encouraged.	<b>TT1</b>
<b>Rights of Way</b>	7. The footpaths, cycle routes and bridleways network will be improved to be safe and accessible and additional links put in place to improve access to facilities and services.	<b>RE2, TT2</b>
<b>Community</b>		
<b>Facilities</b>	8. Existing community facilities will be retained. New facilities or improvements to existing facilities will be encouraged to enhance opportunities for community cohesion.	<b>C1</b>
	9. Formal and informal amenity spaces will be protected and enhanced and Local Green Spaces designated to protect those spaces of particular community value.	<b>C2</b>

<b>Business</b>	10. Small scale local businesses will be supported and the impact of new business development will be in keeping with the rural character of the area.	<b>C4</b>
-----------------	--	-----------