

# **WIMBLINGTON & STONEA NEIGHBOURHOOD PLAN CONSULTATION STATEMENT JANUARY 2026**

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## Introduction

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.

2. Part 5, Section 15 (2) of the Regulations defines a 'Consultation Statement' as a document which:

- contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

3. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:

- a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
  - i) details of the proposals for a Neighbourhood Plan
  - ii) details of where and when the proposals for a Neighbourhood Plan may be inspected
  - iii) details of how to make representations
  - iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised
- b) consult any consultation body whose interests the qualifying body considers may be affected by the proposals for a Neighbourhood Plan
- c) forward a copy of the draft proposals for the Neighbourhood Plan to the local planning authority.

## **Aims of the Consultation Process**

The Neighbourhood Plan has been prepared in response to the Localism Act 2011 which gives Parish Councils and other relevant bodies powers to prepare statutory neighbourhood plans (NHPs) to help guide developments in their local areas. Through the preparation of the Neighbourhood Plan, local people can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Furthermore, the National Planning Practice Guidance (NPPG) requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan and ensure that the wider community:

- a) is kept fully informed of what is being proposed
- b) is able to make their views known throughout the process
- c) has opportunities to be actively involved in shaping the emerging Neighbourhood Plan
- d) is made aware of how their views have informed the draft Neighbourhood Plan

The aims of the Wimblington & Stonea Parish Steering Group consultation processes were:

- To make sure the community played an active role in the plan-making process, involving the local residents and community throughout all consultation stages in the development of the Plan and to ensure the views of local people and other stakeholders were considered
- To make sure that the consultations coincided with key stages of the plan-making with surveys, events or meetings to inform them of the Steering Group's decisions on the content of the Plan
- To inform the community along the way, making sure that they understood the process and explaining key aspects e.g. planning and non-planning matters
- To engage with as wide a range of people using a variety of accessible events and techniques that would not alienate people and would allow people without internet access to participate
- To make sure that the results of each consultation event were fed back to local people, and how they were integrated into the Neighbourhood Plan, were available to read (in both hard copy and via the Parish Council website) and are transparent

## Parish Involvement

Initial intent by Wimblington Parish Council to produce a Neighbourhood Plan (NHP) began in March 2021, a group of local volunteers and a member of the Parish council began the process of preparing to engage with the local community. Fenland District Council was contacted and a designated Neighbourhood Area map was produced (March 2021), a Facebook page was set up and a volunteer Steering Group created. From there a questionnaire was created, but due to unforeseen circumstances, COVID being a main issue, it did not proceed beyond that.

Then in April 2022, as noted in the minutes, a new Parish Councillor was asked to lead a new Steering Group and reinstate the production of the Wimblington & Stonea Neighbourhood Plan. In July 2022 the Parish council reached out to the community for volunteers, also contact was made with the previous 2021 Steering Group, as well as the previous retired lead parish councillor, for information as to how far they had progressed. This assisted the new Steering Group in the first steps towards creating the Wimblington & Stonea Neighbourhood Plan.

A small number of volunteer local residents and parish councillors met for the first time in July 2022 to create a new Steering Group, the Lead Councillor explained the ethos behind a Neighbourhood Plan and the various stages that had to be followed during the preparation of the plan. The first Steering Group meeting was arranged for 16<sup>th</sup> August 2022.

[https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP\\_SGM\\_16-8-22.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_SGM_16-8-22.pdf)

The application for funding was investigated and a grant was applied for from Locality.

A consultant was engaged during July 2022 to assist with the preparation of the NHP as well as offer expert advice and knowledge.

At the first Steering Group official meeting in August 2022 it was decided to put together a questionnaire that was distributed to each household and business within the neighbourhood area.

There were variations on what questions needed to be asked of the local community that would reflect their values in regards to their villages' distinct heritage, history, environment, landscape and future development. After much deliberation the first questionnaire was compiled and in October 2022 it was delivered to every household and, emailed or delivered, to every business within the neighbourhood area. This also took the form of both an online questionnaire via a website link or a QR code and further hard copies made available through local venues and amenities. (Annex a) – List)

This was to both inform every one of the purpose of the Neighbourhood Plan and ask for feedback from the local community through a number of relevant questions covering a range of issues. Public consultation was an important element in the early process of developing the Neighbourhood Plan and helped to start defining the aims and key issues of the plan at the next stage.

<https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/SurveyMonkey-Survey.pdf>

The response to this questionnaire contributed towards establishing the thoughts, ideas and comments from the local community in regards to the future growth and development of their villages.

<https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP-Summary-Jan-23.pdf>

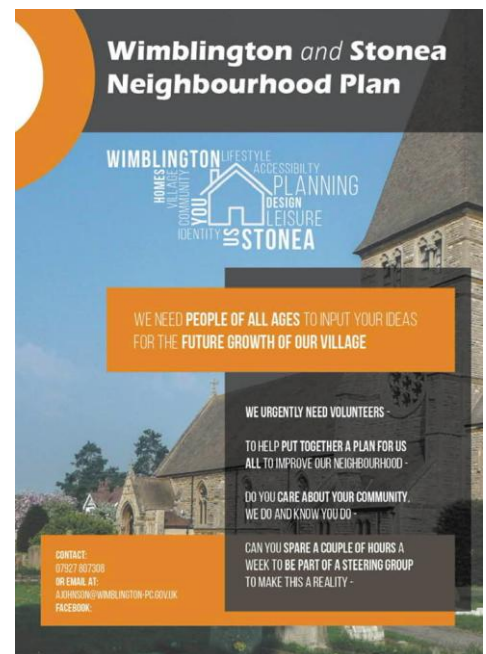
Letters were emailed to the all local schools, inside and outside of the local area, where our community children would attend. This letter was to ask schools teachers to engage with the younger generation in activities for them to take part in what their views were on the development of their community and its neighbourhood area. (Annex b) – Letter and names of schools)

The Terms of Reference was completed in September 2022, presented to the Steering Group and the Parish Council. <https://wimblington-pc.gov.uk/wp-content/uploads/2026/01/NHP-Terms-of-reference.pdf>

During the whole process of producing the Neighbourhood Plan all Parish Council meetings, every second Tuesday of the month, included an agenda item inviting the Steering Group lead to provide an update on the progress of the plan to both the Parish Council and any attending public. This is documented in the Parish Council minutes and published on the Parish Council website. <https://wimblington-pc.gov.uk/minutes-and-agendas-2026/>

## Relevant Dates

March 2021	Neighbourhood Area map provided by Fenland District Council
June 2022	A meeting with Fenland District Council representative – Gareth Martin
July 2022	Request for local community volunteers
July 2022	Consultant engaged – Sally Chapman
July 2022	First Steering Group meeting <a href="https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_SGM_16-8-22.pdf">https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_SGM_16-8-22.pdf</a>
August 2022	Advertising for more volunteers for the Steering Group
August 2022	Grant applied for from Locality
September 2022	Terms of Reference completed
September 2022	Flood maps obtained for first presentation
September 2022	Letter emailed to local schools (Annex b)
October 2022	Initial grant amount received
April 2023	Contact with Gareth Martin FDC regarding locating relevant information from agencies etc
August 2023	Meeting at FDC with Gareth Martin to discuss moving forward
October 2023	Meeting at FDC with Gareth Martin regarding 'Green/Open Spaces)
September 2023	Contacted Conservation Officer, Sam Falcon, at FDC and had a meeting to discuss Non-designated heritage assets, as listed in NHP Annex C
October 2023	Village walk-about, with Sam Falcon, Conservation office, in the Neighbourhood Area to examine list of Non-heritage Assets, as listed in NHP Annex C.
October 2023	Letter sent to all non-heritage asset addresses, 65 in total. Response 8 YES / 9 NO / 48 No response, information documented. (Annex c) – Letter)
February 2024	AECOM reports sent to FDC Planning



September 2024	contacted various stakeholders – letter delivered or emailed (Annex d) – Letter)
December 2025	Meeting at FDC with Gareth Martin to discuss which maps needed to be produced
January 2025	Meeting at FDC with Gareth Martin regarding amendments to maps and slight amendments to two Policies NE3 Proposed Fens Reservoir and SD2 Strategic Gaps. (Annex e) – Notes)

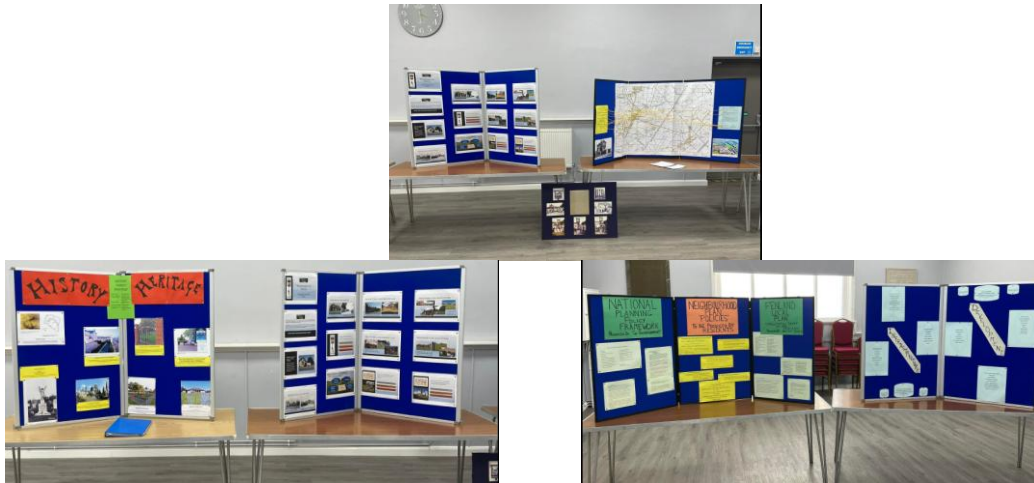
## Technical Support via Locality

October 2022	AECOM engaged for Housing Needs Assessment – Olivia Carr – report completed in February 2023 and adopted unanimously by Parish Council. <a href="https://wimblington-pc.gov.uk/wp-content/uploads/2025/02/Wimblington_and_Stonea_Housing_Need_Assessment_Final_Report.pdf">https://wimblington-pc.gov.uk/wp-content/uploads/2025/02/Wimblington_and_Stonea_Housing_Need_Assessment_Final_Report.pdf</a>
December 2022	AECOM engaged to produce a Design Guideline and Codes report – Ben Castell <a href="https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_SGM_16-8-22.pdf">https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_SGM_16-8-22.pdf</a>
January 2023	AECOM introduced contacts David Carlisle and David Mather, a neighbourhood area walk-about visit was arranged in February 2023 and a Design Guideline and Codes report was completed in September 2023, this was adopted unanimously by the Parish Council in February 2024. <a href="https://wimblington-pc.gov.uk/minutes-and-agendas-2024/">https://wimblington-pc.gov.uk/minutes-and-agendas-2024/</a> Both of the reports were sent through to Fenland District Council’s planning department to ask that they be recognised against further planning applications made in the Wimblington & Stonea parish neighbourhood area. A confirmation is yet to be received.

## Consultation – Questionnaires, Meetings, Media

Media	Posters, Questionnaires, Public meetings, Online websites
7 <sup>th</sup> October 2022	Asking for residents views regarding a Neighbourhood Plan and the contents <a href="https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/SurveyMonkey-Survey.pdf">https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/SurveyMonkey-Survey.pdf</a>
October 2022	Engagement with parents and guardians from the local village school.
28 <sup>th</sup> October 2022	Initial Open Forum – NHP Information meeting – posters and powerpoint presentation <a href="https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_Event_Original.pdf">https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_Event_Original.pdf</a>





- 4<sup>th</sup> March 2023 Public Information meeting to discuss initial survey results and progress  
[https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP\\_Event\\_1.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2023/02/NHP_Event_1.pdf)  
<https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP-Powerpoint-4th-March-23.pdf>
- 7<sup>th</sup> March 2023 Meeting at St Peter's church (Annex f) – Notes)
- 9<sup>th</sup> March 2023 Meeting with the Retirement Club (Annex g) – Notes)
- March 2023 Consultation at Witchford Lodge, manager never confirmed a date
- 10<sup>th</sup> June 2023 Public Consultation Forum to inform residents as to the progress of the NHP, the Housing Needs Assessment, Green Spaces, Design Code report, Heritage Assets.  
<https://wimblington-pc.gov.uk/wp-content/uploads/2023/06/Poster-10th-June-2.pdf>  
[https://wimblington-pc.gov.uk/wp-content/uploads/2023/09/Public\\_Forum\\_10-6-23\\_Presentation\\_Notes.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2023/09/Public_Forum_10-6-23_Presentation_Notes.pdf)  
<https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP-Powerpoint-10th-June-23.pdf>
- 19<sup>th</sup> September 2023 A second questionnaire was distributed to all households, made available online, QR code or by further hard copies to be completed 13<sup>th</sup> October 2023. <https://wimblington-pc.gov.uk/wp-content/uploads/2026/01/NHP-Survey-Sept-2023.pdf>
- October 2023 Survey outcomes  
[https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/Policies\\_Consultation\\_Survey\\_Oct24.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/Policies_Consultation_Survey_Oct24.pdf)
- August 2024 Request for information to put forward an anecdotal paragraph on flooding within the village of Wimblington

September 2024 Survey with residents to request views on NHP draft policies  
<https://wimblington-pc.gov.uk/wp-content/uploads/2026/01/NHP-Policies-Consultation-Survey-Sept24-A.pdf>

21<sup>st</sup> September 2024 Public consultation meeting to discuss NHP policies  
<https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/Sat-21st-September-NHP-Discussion-Group.pdf>

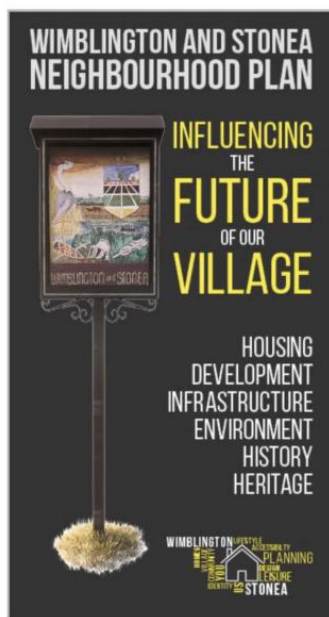
<https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP-Powerpoint-21st-Sept-24.pdf>



14<sup>th</sup> February 2025 Meeting with Gareth Martin, FDC reference Post 14 responses. (Annex h) – Notes)

## Regulation 14 Consultation

28th October 2024 – 9th December 2024 – Public consultation open for NHP policies, comments from the public were considered carefully and changes were incorporated in the NHP where appropriate.  
[https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP\\_Reg\\_14\\_Residents\\_Consult.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/NHP_Reg_14_Residents_Consult.pdf)



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**The Wimblington & Stonea Neighbourhood Plan**  
 now on its final lap, is about to go into Stage 3 of the Neighbourhood Plan procedures.

**Regulation 14, a six week pre-submission consultation.**  
**This will be from 28<sup>th</sup> October 2024 – 9<sup>th</sup> December 2024.**

This is the last opportunity that residents and local businesses will have to comment on the Neighbourhood Plan before it is submitted to Fenland District Council to arrange an independent examination.

All responses received by 2359hrs on the 9<sup>th</sup> December 2024 will be considered by the Parish council and Steering Group and may be utilised to amend the Draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received, will be made available on our website along with the amended Neighbourhood Plan in due course.

A copy of the Draft Neighbourhood Plan and supporting documents can be viewed on the parish website:

<https://wimblington-pc.gov.uk>

There will also be hard copies available for individuals to view during opening hours at the following locations:

Parish Hall – Friday mornings (0900hrs -1200hrs)

March Library

The Anchor Public House

St Peter's church

Any parish councillor (Contact details on the Parish Website)

The Steering Group members (Contact details on the Parish Website)

Please provide any comments in writing (email or Letter) to the above contact address or email. Your ongoing help and support in preparing the final Wimblington & Stonea Neighbourhood Plan is greatly appreciated, please provide any comments within the specified timescale.



The Regulation 14 pre-submission period involved contact with local businesses, stakeholders and agencies/authorities as per the Consultation Bodies workbook provided by Fenland District Council. (Letter and list attached Annex i)

Notification and regular weekly reminders were published locally through online media and posters plus the list of businesses, stakeholders, agencies and other authorities were emailed reminders.

The responses received were documented and actions recorded alongside these comments, then this report was sent through to the NHP consultant, AECOM and to FDC before the relevant amendments were made. (Response/actions report attached)

Taking into consideration the fact that there had been a Public Consultation on the 21<sup>st</sup> September 2024 and the outcome of this survey had already been addressed including any amendments to the NHP, ([https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/Policies\\_Consultation\\_Survey\\_Oct24.pdf](https://wimblington-pc.gov.uk/wp-content/uploads/2024/10/Policies_Consultation_Survey_Oct24.pdf)) responses from the local residents during the six week Reg 14 consultation was low, mostly verbal, whilst others were just acknowledgement 'emojis' on the various online sites. One of the strongest responses was in regard to the length of time the NHP was taking and when the policies raised would be implemented immediately. It was explained that there were still a number of stages for the NHP to be processed through and until these had been successfully achieved, a referendum completed and the NHP adopted by FDC the policies were still only 'proposed'.

Explanations had already covered these points at the Public Consultation as had a few other points regarding traffic, speeding, parking, pot holes etc. it was explained that there were a number of issues that could not be covered within the Neighbourhood Plan. Residents were given advice on how to contact highways with any concerns and directed to the link on the Parish Webpage.

## **Regulation 14 consultations, feedback and outcomes from Stakeholders.**

### **Fenland District Council response to the Draft Wimblington Neighbourhood Plan (Regulation 14 consultation) – October to December 2024 (*responses from the Parish Council and changes to the NP added in italics*)**

Thank you for consulting Fenland District Council (FDC) about the Draft Wimblington Neighbourhood Plan (Regulation 14 stage). This response is a compilation of views from a number of FDC planning, conservation, environmental health and housing officers.

#### General Comments

Overall, the plan reads well, and the policies are generally clear although refinement in a number of areas is suggested to assist the decision maker when considering planning applications. The parish council's Design Guidance and Code contains useful information and is an important background document for the neighbourhood plan and reference to this should be given greater prominence in a number of policies. - *Noted, references added throughout the NHP.*

The Design Guidance should be subject to formal public consultation at the next stage of the NP process (Reg 16) to ensure it has full weight in terms of it being an adopted document for decision making purposes. The Design Guidance is not that easy to find on the parish website - some rewording of webpage titles may assist with improving this. - *Consultation has already taken place and the public have been made aware of the Design Guidance being available on the W&S Website, there are also hard copies available in the village hall. Website reviewed.*

Links to the Design Guidance could be provided in the preamble to the policies at relevant places. *Noted and references added.*

The maps could be improved in a number of areas and FDC would be willing to work with the Wimblington NP Group to see how this might be achieved. - *Thank you, updated maps will be added to the NHP*

Detailed Comments 3.2 – Suggest re-ordering along these lines for clarity:

'.... part of the Middle Level System. Stonea Camp is an Iron Age Hillfort, a scheduled monument, situated west of the Sixteen Foot Drain. - *Changed*

' 7.5 – typo – remove 'and': '...the B1098, and Sixteen Foot Bank, but ...' - *Changed*

7.10 – For clarity might be better to add '...crossing over the A141 into Church Street....' - *Changed*

Policy RE1: Rural Character - Greater prominence should be given to the Design Guidance and Code document. Would suggest amending the first sentence to read:

'The rural character of Wimblington village, Stonea and the surrounding landscape as identified in the parish council's Design Guidance and Code document should be respected...' - *Changed*

Bullet point 2 – add for clarity ‘...Wimblington village...’ - *Changed*

Bullet point 4 – Suggest amending to: ‘The Design Guidance and Code document is used to guide the design of new development.’ - *Changed*

Policy RE2: Rural Character – PRoW - Greater prominence should be given to the Design Guidance and Code document. - *Reference added to preamble*

It is suggested that instead of the 2nd bullet point the policy should be amended to read: ‘The amenity of the existing Public Rights of Way are not detrimentally impacted including in terms of loss of views, overbearing developments, loss of vegetation, traffic, general noise and a loss of landscape buffers.’ - *Changed*

Policy NE1: Protecting the Landscape Greater prominence should be given to the Design Guidance and Code document. Would suggest amending the policy to read: ‘Any proposals for development should refer to the parish council’s Design Guidance and Code and should recognise and seek to...’  
*Reference has been added to the preamble.*

Policy NE2: Biodiversity

For the preamble to this policy (in 8.8?) it might be worth briefly pointing out that there are a range of measures that people can implement to improve biodiversity which can happen without the need for planning permission. - *Reference added to 8.11*

8.8 – Last sentence - could be made clearer. - *Changed*

Suggest amending policy along these lines to:

First sentence: ‘... natural features of sites and where required by regulations provide at least or above 10% net gain...’ - *Changed*

Second sentence: ‘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.’ - *Changed*

Policy NE3: Proposed Local Fens Reservoir

Bullet point 1: Suggest including Fenland District Council in the list - *In the list*

2nd bullet point: Amend to: ‘... on the A141 and Sixteen Foot Bank will be ... - *changed*

Policy HE1: Local heritage assets Page 9 – History and Heritage: There are no issues with this short historical account of the settlement.

Page 19 para 9.1. – Amend to: ‘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.’ - *changed*

Page 20 para 9.2. – Amend to: ‘99% of those who responded to the questionnaire said that the historic integrity and character of the neighbourhood area must be respected’. - *changed*

Page 20 para 9.4. – Amend to: ‘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’. - *changed*

Page 20 Policy HE1 – Amend to: ‘All development proposals affecting identified designated local heritage assets and non-designated local heritage assets set out in Annex C, will be required to take into account the character, context and setting of the assets. - *changed*

Annexe C: Non-Designated Assets of Historical Value – This section outlines the non-listed buildings of historical value to the area, either as examples of good design, phases of development within the settlement or having historical, artistic and social value. It has been previously outlined by FDC to those putting together the document that a number of these buildings would not meet the bar for the Cambridgeshire Local List, that FDC is currently working on with other Cambridgeshire authorities. However, they are indeed important to the historic integrity of Wimblington and Stonea and as such there is no objection to them being added to this Neighbourhood Plan as non-designated heritage assets for consideration within the planning process at neighbourhood level. *Noted. The Cambridgeshire Historic Environment Team have commented that the heritage assets ‘may require further review prior to adoption in order to be completely up-to-date with the Cambridgeshire Local Heritage List Project.*

Policy SD1: Development and the Settlement Boundary

10.5 – the numbers specified (1 to 3 dwellings) do not appear to accord in general terms with the strategic policies in the Fenland Local Plan 2014 (LP3) nor with Policy H1 – Housing, of this Neighbourhood Plan. It is recommended that this policy is strengthened in areas. *There is no set number for new housing development limits available in the Local Plan, but small scale would reasonably be around 3 dwellings in the context of the village. The number is not set out in the policy because within the defined settlement boundary, a site could possibly come forwards and be suitable for more than 3 and there would be no justification for limiting such proposals. ‘around’ has been added to para 10.5 to ensure flexibility.*

Policy SD1 - In bullet point 2 more clarity and emphasis should be put on the need both for community support and the support of the parish council. - *Changed*

Please see the wording in Policy 2 – Scale of Housing Development in the Parson Drove Neighbourhood Plan which hopefully will assist - Parson\_Drove\_NDP\_Made\_Version\_060820.pdf  
**Policy 2: Scale of Housing Development Proposals involving the creation of new dwellings will be supported providing that these will be of an appropriate scale for the parish, typically fewer than 5 dwellings. Exceptionally, sites proposing 5 or more dwellings may be considered appropriate where:**

- **the proposal is accompanied by clear demonstrable evidence of positive community support for the scheme generated via a thorough and proportionate pre-application community consultation exercise; and**
- **it is supported by the Parish Council.**

Second paragraph – the wording should relate to proposals outside the Settlement Boundary (and maybe adjacent to it, or easily accessible by walking and cycling) rather than simply relating to it? *Changed, although 'easily accessible' could mean quite a distance outside the boundary*

It is also suggested the policy is made clearer and more precise about the type of exemptions that you might be willing to consider e.g. affordable housing and community facilities but nothing else (if that is the case). *It seems inappropriate to restrict the type of development as schemes may come forward for unexpected buildings/proposals and would need to be considered on its merits.*

Would you expect to see lower densities for housing than inside Settlement Boundary to better accord with the rural area? If so, the policy should be clear about this as well as the type and scale of development you'd wish to see. - *The density varies within the village and proposals outside may also vary. There is no specific requirement for proposals as they are unknown at this point, but reference has been added to the Design Code document.*

The third paragraph appears out of place in this policy and is suggested is re-worked into Policy SD3– High Quality Design - Alternatively, this paragraph could be re-worked within the policy to give greater clarity on the type and scale of development that the NP would be seeking to achieve outside the Settlement Boundary. - *Noted, however proposals outside the settlement boundary are likely to have a perceived larger impact on local residents.*

For clarity a Policies Map showing the Settlement Boundary at a scale of 1:2500 should be provided. FDC would be willing to help explore how this might be achieved. - *Thank you*

Policy SD2: Strategic Gaps 4 - For greater clarity on the specific land referred to in these gaps it is suggested these be shown at a scale of 1:2500. FDC would be willing to help explore how this might be achieved. - *Thank you*

Policy SD3: High Quality Design

5th bullet point – Instead of the proposed wording which is considered to be over-prescriptive, and which may not suit all locations, it is suggested that this is changed to relate to 'the height, scale, size and character being appropriate to its local context.' - *There are no buildings in the village over 2 storeys and the Design Code justifies this inclusion.*

6th bullet point – clarification about the type of signage referred to should be referenced i.e. assume this is for commercial signage? - *Changed*

6th bullet point – street lighting is something normally provided by/with the consent of Cambridgeshire Highways and some reference to the county's involvement with this should be made. You may wish to consider re-working the current 3rd paragraph of SD1 into this policy as set out earlier. - *Noted*

Policy SD4: Energy and water efficient buildings - Whilst this is a welcome and well-intentioned policy, some of the policy wording would more appropriately sit within the pre-amble to the policy rather than the policy itself. For instance, the retro-fit of buildings often does not need planning permission, just building regulations. Similarly, the use of internal insulation materials does not normally require planning permission. The pre-amble could bring out what the NP is trying to

achieve overall, but the policy itself should just concentrate on those elements require planning permission. - *These points have been accepted in other NP's and justified in the beginning of the sentence with the bullet points. Anglian Water Services have asked for points to be included .*

Policy SD5: Flood risk - 1st bullet point – reference is made to the ‘village’ but should this be the neighbourhood plan area? - *Changed to parish*

4th bullet point - suggest that this bullet point is reworded as combined sewers wouldn't be the preferred practice now. Instead, it would be better to say that all developments would need to accord with the nationally accepted ‘Drainage hierarchy’ as set out in the Planning Practice Guidance. For ease of reading this links provides a quick overview of the strategy: [Hierarchy of Drainage - National Planning Practice Guidance | Sub Surface Policy](#). - *Deleted reference to sewers Anglian Water Services have also made comments about drainage and sewers*

H1: Housing Mix - 11.2 – It would be helpful to provide a table in the NP clearly setting out what the needs are. Below is the current housing register data for Wimblington from Locata Housing (used by local authorities) which presents a snapshot of today and is better than the 2011 census data. Please note that Stonea doesn't have its own listing within the Locata Housing service. - *The Housing Needs Survey is also a snapshot.*

FDC would point out that 1 bed units tend to be either required by those with additional needs such as level access, mobility, adaptations, etc. or young families that are likely to soon outgrow them and require larger housing as the family expands. As a result, 1 bed units normally offer the least flexibility, and therefore we would recommend that the majority in the mix be 2 and 3 bed units. This is reflected in Policy H1 – Housing Mix to a degree, although the neighbourhood plan shies away from 3 bed housing even though the register shows equal demand between 2 & 3 bed units. For both bullet points 1 and 3 it should be clarified that the total mix being referenced is the combination of both market and affordable housing. Or if not, in what circumstances the policy would expect particular types of housing to be provided. Bullet point 2 - the Fenland Local Plan (LP5) requires 25% affordable housing for sites greater than 10 dwellings. - *Noted, changes made to policy.*

Policy TT1: Car Parking - 2nd paragraph – On-street parking tends to reduce traffic speeds, so care is needed here about the wording. Reference could be made to Cambridgeshire Highways as well as being clear that the design of new roads in housing layouts should seek to ensure much lower traffic speeds in appropriate locations. 3rd paragraph – the policy could be strengthened by advising that additional spaces will be ‘expected’ rather than ‘encouraged’. For visitor spaces it is suggested that a specific number of spaces per dwelling should be provided. These should be of sufficient size to accommodate visiting tradesman's vans etc) It would be helpful to specify larger dimensions for parking spaces (minimum now 2.4m x 4.8m) than those currently set out in the Fenland LP (to cater for larger cars). The policy should also specifically exclude domestic garages being used in the calculations for car parking numbers. - *Noted and changed*

Policy TT2: Pedestrians, cyclists and horse riders - Typo- two ‘that’ 2nd paragraph – would suggest policy is enlarged to say: ‘...local heritage in a manner that can still be adopted to Cambridgeshire Highways’ adoptable standards.’ - *Changed*

4th paragraph – suggest adding: ‘...and new links including permissive pathways within the village, to neighbouring ... etc’

Policy C1: Community facilities –

13.1 – Should probably include the Recreation Ground on the list. Also reference to the Golden Lion (even if not currently operating) might also be useful to help retain it as a community asset?

*Changed*

As above for the actual policy wording, a consistency of the assets is required. Also, this might assist in their retention e.g. the Golden Lion.

You may want to mention (in the pre-amble only) that any threatened facility may be subject to a separate asset of community value application. - *Changed*

Should explain in the policy preamble that some changes of use through Permitted Development are possible so not all new proposals will be subject to planning control. - *Changed* (FDC Response - Need to add the War Memorial Playing field and the Golden Lion onto the Community Facilities and Services list).

2nd paragraph – Suggest this is amended to read: ‘... its use at a fair open market value.... considered which are community focussed.’ - *Changed*

Policy C2: Local Green Spaces

Most of these are supported by FDC.

(FDC Response - However, FDC does not support the inclusion of the Walnuts Orchard or March Road, Orchard. It is accepted that there would be townscape and visual amenity benefits in retaining the orchard areas but do not consider that this should happen though a Local Green Space policy. Instead, an alternative policy (or wording incorporated into other policies - SD3?) could be used, with suggested wording along the following lines: ‘The development of private green areas, open spaces and gardens which make a significant townscape or landscape and environmental contribution to the neighbourhood plan area will not be permitted.’) - *The above orchards to be removed from Policy C2, rewording of Lily Avenue wasteland. Honeymead/Greenwood Way green space to be inserted.*

(FDC Response - Similarly, FDC does not support the small curtilage plot at Meadow Way /Fuller’s Lane/Norman Way.) - *These local green spaces, with the exception of Fullers Lane, are used regularly by residents as recreational areas. Is the exclusion to be made because these plots of land are FDC property?*

( FDC Response - The pond and wood at Hook Lane need to be shown on a map). - *A map has been included now.*

(FDC Response - The Honeymead Road /Greenwood Way area needs to also be shown and listed.) *To be listed in policy C2 and to be shaded on the relevant map.*

(FDC Response - The boundaries of some sites need to be clarified e.g. Spinney/paddock behind Park House, War Memorial playing fields, as they appear in different shades of green.) - *The reason there are different shades of green is that the maps supplied by FDC already included the lighter shade of green, ie. the Spinney/copse SE of Bridge Lane and the Spinney/paddock behind Park House. The recreation ground (War Memorial playing fields) is the same shade as the others on the map!*

(FDC Response - Would suggest more positive language (e.g. not 'wasteland') is used to describe the LGS sites in some cases.)

Policy C3 – missing – need to re-number? - *This is an error, changed*

Policy C4: Local employment and agriculture

4th bullet point – suggest adding: '...and visitors relevant to the scale of development.' - *Changed*

5th bullet point - rather than 'village' should refer to the 'neighbourhood plan area' Last paragraph – Suggest using 'expected' rather than 'encouraged.' - *Changed*

FDC Response - Suggested Additional Policy – Infrastructure and Spending Priorities – it may be worthwhile considering an additional policy relating to infrastructure needs and priorities.

For an example see Watton-at-Stone Neighbourhood Plan – Policy WAS 26 on page 56 relating to spending priorities.

*WAS 26 Spending Priorities I. In line with East Herts District Plan Policy VILL1 to deliver community benefits especially where the Neighbourhood Plan accommodates additional development, a number of spending priorities have been identified by the community, through the preparation of the Neighbourhood Plan, to improve the lives of people living and working in the Parish. More details of the projects, their relative priorities, and any maintenance requirements are set out in Appendix L – Benefit Project Plan) and available on the Neighbourhood Plan page of the Parish Council website. These include:*

- *Circular walk*
- *Wetland meadow (Rush Meads)*
- *Football pitches and facilities*
- *Out-of-hours school building*

*II. The Parish Council will request that these priorities are reflected in Section 106 agreements, where appropriate, and will direct funding received from any New Homes Bonus, Community Infrastructure Levy or other funding streams, towards projects which fall within these priorities.*

*III. Benefits in kind may also be accrued through negotiation, as a consequence of new development proposals, in accordance with the priorities identified by the community. Community benefits will be sought from the development of housing site allocations WAS 3 and WAS 4 and any future housing development where housing provision exceeds the requirements of the East Herts District Plan. This should be taken into account in any discussions on Section 106 requirements by East Herts Council and Hertfordshire County Council. - This would have to be discussed at a Parish Council meeting to establish what the community would want/need/require and it would have to go out to the local public for suggestions.*

Policies Map – For the various matters (settlement boundary, footpath information, strategic gaps and local green spaces) this would be better presented at a scale of 1:2500. FDC would be willing to help explore how this might be achieved. - *Thank you*

Paragraph policy Number	Person/reference	Summary	Response	Changes to NP
Vision & Aims, Policy HE1	Cambridgeshire County Council Historic Environment Team	Cambridgeshire County Council’s Historic Environment Team (CHET) notes the emphasis placed on local heritage within the draft Wimblington and Stonea Neighbourhood Plan. It is very welcome to see that the community’s Vision and Aims put the history of the village at their heart and require that future development should respect the historic character as well as fulfilling the needs of the community. This commendable commitment to preserve the historic character of the parish informs ‘Policy HE1: Protecting and enhancing local heritage assets’ and supporting appendices, which further sets out the policy basis for future developments to achieve this, directly reflecting national policy requirements set out in Chapter 16 of the National Planning Policy Framework. Some small corrections for clarity and checking of asset lists may be required prior to final submission, eg. (at 9.1) the War Memorial within the churchyard of St Peters is nationally listed, however the gate piers to the War Memorial field off Doddington Road are not – although they are clearly identified as locally important assets; The bowl barrow 600m W of Honey Hill Farm (NHLE ref 1011718) is within Manea parish.	Noted, changed	Yes
<b>HE1</b>	Cambridgeshire County Council Historic Environment Team	The Cambridgeshire Local Heritage List Project ( <a href="https://local-heritage-list.org.uk/cambridgeshire">https://local-heritage-list.org.uk/cambridgeshire</a> ) is currently in the process of developing a list of locally important assets for Fenland and it is particularly encouraging that the steering group has engaged directly with the Conservation Officer in the production of this draft Plan document. As this is a dynamic dataset, it is recommended that Policy HE1 and the corresponding ‘Annex C: Heritage Assets’ may require a further review prior to adoption of the Neighbourhood Plan in order to be completely up-to-date. We would encourage on-going	Contact will continue with FDC Conservation Officer	No

		engagement with the Fenland District Council Conservation Officer regarding any pending additions.		
	Cambridgeshire County Council Historic Environment Team	<p>Whilst CHET welcomes inclusion of policy reflecting the importance of non-designated heritage, we would note that the list of identified non-designated local heritage assets currently focuses on built heritage. Consequently, whilst the plan contains some background on the earlier history of the parish, for the most part the valuable below-ground archaeological resource of the area is not mentioned, nor explicitly protected under the provisions of HE1 and Annex C.</p> <p>Wimblington and Stonea have a large number of non-designated heritage assets. 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 our 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). 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). 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</p>	Noted, agreed, additional policy added	Yes, additional policy added

		<p>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.</p> <p>It would be nice to incorporate this statement into 9 – Historic Environment as it is of importance.</p> <p>Below-ground non-designated assets can play an important role as landscape features in the development of settlement character and we recommend that the steering group should contact Cambridgeshire County Council’s Historic Environment Record (HER) to improve the non-designated historic environment evidence base within the Neighbourhood Plan document. It is our view the Neighbourhood Plan should contain a policy supporting LP18 of the Fenland Local Plan (2014) and in accordance with the NPPF (2023 paras. 195 to 214), that provides for appropriate protection for Wimblington and Stonea’s valuable below ground heritage assets of archaeological interest, whether designated or undesignated.</p>		
<b>General</b>	Historic England	<p>Standard response letter. We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time.</p> <p>However, we are pleased to note the plan features the Historic Environment throughout the document and within its policies. We are pleased see the Plan includes Non-Designated Heritage Assets, and the Parish’s designated assets are included within the appendices.</p>	Noted	None
<b>Flood Risk</b>	LLFA (CCC)	<p>It was noted that the group has acknowledged the flood risk in the Wimblington &amp; Stonea area. It is important that there is a policy in place to address the flood risk in the Wimblington &amp; Stonea</p>	Noted, references added to text	Yes

		<p>Neighbourhood plan, this would be used to advise new developments of the minimum expectations in terms of drainage and aid to prevent developers from installing inadequate drainage systems.</p> <ul style="list-style-type: none"> <li>•It is recommended to include reference to the Cambridgeshire Flood and Water SPD to seek advice and guidance on surface water management in development. This document is adopted by South Cambridgeshire District Council. The SPD can be found on the following link: Cambridgeshire Flood and Water Supplementary Planning Document.</li> <li>•Reference can be made to our Surface Water Planning Guidance document which can be found at: Surface Water Planning Guidance - June 2021 (cambridgeshire.gov.uk).</li> <li>•Policy LP14 is of particular importance in the Fenland District Council local plan (or any subsequent version of this plan) which can be found at: Fenland Local Plan - Adopted Web</li> <li>•Reference can be made to Chapter 14 of the NPPF also, this can be found at: National Planning Policy Framework (publishing.service.gov.uk)</li> </ul>		
<b>Whole Plan</b>	National Highways	No comment	Noted	No
<b>NE2</b>	Swifts Local Network: Swifts & Planning Group	<p>The requirement in Policy NE2 Biodiversity is progressive and very welcome to implement</p> <p>national planning policy guidance: 'Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes, hedgehog gateways and the incorporation of native species into landscaping schemes'</p> <p>However, whilst incorporation of native species into landscaping schemes will count towards Biodiversity Net Gain (BNG), swift bricks, bat and owl boxes, hedgehog gateway will not count towards BNG, so these latter species-related measures need their own clear policy for inclusion. Regarding the</p>	Thank you for the helpful response	Yes changes made to NE2 and preamble

		<p>above statement there needs to be either a clear statement in the preamble or another policy created specific to these latter species-related measures.</p> <p>Please clarify by stating this as two separate sentences 'Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes, and hedgehog gateways. The incorporation of native species into landscaping schemes is also required' Please also add: 'Swift bricks are a universal nest brick for small bird species and should be installed in new developments including extensions in accordance with best-practice guidance such as BS 42021 or CIEEM. Artificial nest cups for house martins may be proposed instead of swift bricks where recommended by an ecologist' Should this be incorporated into the Design Guidance and Code as well as into the preamble of 8 – Natural Environment? More detail given...</p>		
<b>Whole plan</b>	Natural England	Standard response. No specific comments	Noted	No
<b>Whole plan</b>	Anglian Water	Standard response with specific comments (summarised below for specific polices)		
<b>Sustainable Development principles</b>	Anglian Water Anglian water	We support these principles, particularly those aspects listed under bullet points 2, 6 and 12 regarding seeking no increase in flooding; meeting water management standards; and not overloading existing utilities and services including water, drainage and sewage.	Noted, added further text to Sustainable development principles	Yes
<b>NE2</b>		<p>Anglian Water supports this policy of prioritising the delivery of biodiversity net gains to</p> <p>Support habitat recovery and enhancements within existing areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through minimising surface water run-off from</p>	Noted added reference to emerging Local Nature recovery strategy in text	Yes

		<p>built-up areas, for example, through the creation of rain gardens.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land. The commentary set out in para. 8.8 is noted and further comments regarding the Fens Reservoir are provided below.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the Emerging Local Nature Recovery Strategy for Cambridgeshire and Peterborough Natural Cambridgeshire - Local Nature Recovery Strategy as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>		
<p><b>NE3</b></p>		<p>Anglian Water is supportive of the positive approach that the draft neighbourhood plan takes in proposing an emerging allocation for the Fens Reservoir under Policy NE3. It is considered that this is a very forward-thinking approach, which is welcomed.</p> <p>Plan at Paragraph 8.15 - It is fully appreciated that the neighbourhood plan groups do not Always have a wealth of technology available to them. However, to assist with accuracy of plans contained within the plan, it is recommended that the emerging Fens Reservoir Project Boundaries (both reservoir and pipelines) are plotted onto an Ordnance Survey plan (such as the one available on Page 6). Anglian Water would be happy to support and work with the Parish Council in producing such a plan.</p> <p>Draft Policy NE3 - Anglian Water is supportive in principle of draft Policy NE3. The Fens Reservoir project is a long-term investment and the reservoir area will continue to develop over time beyond the date when water goes into supply.</p>	<p>Agreed, added to first sentence of NE3</p>	<p>Yes</p>

		<p>It is, therefore, recommended that an additional bullet point be added to draft Policy NE3 to recognise that there will be the potential for significant longer-term opportunities to the local community, environment and economy, outside of the scope our Development Consent Order (DCO) application which we consider should be supported by the policy itself. We would also wish to see an amendment to the bullet point relating to construction recognising the scale of the project and the need for the inclusion of appropriate mitigation measures. Amendments to the draft Policy are requested as follows: Last bullet point be amended to read – Disturbance during construction, including traffic movements, is kept to a minimum. Minimising the impacts on the amenity of local residents, with mitigation provided where required.</p> <p>Insert additional bullet point – Provision of longer-term benefits to the community, wider environment and economy.</p>		
SD3		<p>Policy SD3: High-Quality Design Comment:</p> <p>Paras. 10.21 Parking and servicing – this could also refer to permeable surfacing. (DC.02 – Page 35 – Code 7 plus DC.03 – Page 42)</p> <p>Paras 10.24 and 10.25 Water management – support the inclusion of this text. See separate comments below on flooding. DC.03 Page 40 – Code 11)</p> <p>Policy SD3 criterion 10 – support the inclusion of this text.</p>		
SD4	Anglian Water	<p>Water resources. The neighbourhood plan area is located within the Fenland Water Resources Zone. Anglian Water’s water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction.</p> <p>Managing the demand for water is therefore an important aspect of</p>	Agreed, target of 100litres of water per person per day added to policy SD4 and preamble	Yes

		<p>maintaining future supplies. To respond to both this challenge, and a growing population, Anglian Water is</p> <p>building a new strategic pipeline to move water around our region. We have also developed plans to build two new reservoirs to increase water supply (see our response above on Policy NE3). These solutions will take time to deliver, and so it is more crucial than ever that all homes and businesses are water efficient, to reduce the overall demand for water, to meet government targets and to ensure there is enough water to go around.</p> <p>We encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needing to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>(DC.03 – Page 41 – Code 11)</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local</p> <p>Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a Water Efficiency Protocol with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional standard of 110 litres per person per day (l/p/d) for new homes.</p> <p>This position is reinforced by the direction taken by the Government Department DEFRA</p> <p>Which supports the need to improve</p>		
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		<p>water efficiency Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>) and the Government's Environment Improvement Plan which sets ten actions in the Roadmap to Water Efficiency in new developments, including consideration of a new standard for new homes in England of 100 litres per person per day where there is a clear local need, such as in areas of serious water stress. It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m3 a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk.</p> <p>Comment on Policy SD4:</p> <p>We welcome the neighbourhood plan seeking a high standard of water efficiency for new developments. An improvement to the plan would be to include a target standard i.e. 100 litres per person per day, for the reasons set out above. It is appropriate that the neighbourhood plan includes details in its policies to help shape the design of development in the area by promoting water efficiency. This should include positive features of water efficient fixtures and fittings, and through rainwater/storm water harvesting and reuse, and greywater recycling. In addition, if water efficiency measures are promoted, this will help reduce the amount of foul drainage from developments and lessen any pressure on water recycling centres.</p>		
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		<p>Much of this is already included in the Design Guidance and Code document but could possibly be incorporated into 10.37 or 10.39 – LLFA would also like reference here to contacting the relevant authorities when flooding occurs especially ‘pluvial’ flooding. (it might be of use explaining pluvial flooding).</p> <p>Under para. 10.37/ 10.38 – We suggest including reference to a fixtures and fittings approach to reflect Policy SD4.</p>		
<p>Policy SD5: Flood Risk</p> <p>Policy SD1: Development and the Settlement Boundary</p> <p>Policy C4: Supporting Local Employment and Agriculture</p>		<p>Infrastructure capacity</p> <p>The neighbourhood plan includes consideration of development proposals which may come forward within/ outside the settlement boundary under Policies SD1 and C4. Infrastructure capacity is a key consideration and it is relevant to require new development to be served by a sustainable provision. Maybe it should be a bullet point in the policies that unless it can be shown that new development can be served by a sustainable provision it is not acceptable.</p> <p>To support the sustainable development principles of the plan, we would advise that suitable wording is added to the neighbourhood plan to cover infrastructure capacity, so that proposals demonstrate this and to ensure that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding. This should also take account of climate change.</p> <p>It is recommended that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection (SPOC) to our water supply and wastewater networks to minimise impacts on existing communities and the environment. (This is actually the responsibility of FDC planning but it could be</p>	<p>Noted, added to Sustainable development principles</p>	<p>Yes</p>

		<p>incorporated as a 'must do' in the NHP) Developing (anglianwater.co.uk). This is to ensure that connections or any upgrades to our network are addressed when planning applications are submitted to the local planning authority.</p> <p>It is imperative that there is sufficient capacity or the ability through a phased approach to support new development prior to the sites being occupied for use. This may need to be secured using appropriate planning conditions.</p> <p>Anglian Water respectfully requests that these matters, in addition to surface water drainage, be under included as criteria within the neighbourhood plan. If you wish to discuss this further or would like some assistance on the drafting of proposed wording, please do not hesitate to contact me.</p> <p>Para. 10.44 - We note references to sewer flooding being made in the neighbourhood plan.</p> <p>Further information on reducing the risk of such events can be found on our website:  <a href="https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-offlooding/">https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-offlooding/</a></p>		
<p>Para 10.47</p>		<p>Surface water flooding</p> <p>Para. 10.47 – We welcome the inclusion of Anglian Water within those organisations listed.</p> <p>Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. The only problem</p>	<p>Noted</p>	<p>No</p>

		<p>with this comment is that I believe Highways are not subjected to adopt permeable surfaces for pavements or roads.</p> <p>We are aware that with more people opting for more paved and decked areas in their</p> <p>Gardens we are seeing a loss of green areas, particularly in heavily populated areas, but it can also cause problems in less populated areas too. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run-off from existing properties and new development as part of the solution to protect the sewer network.</p> <p>Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible,</p> <p>including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these</p>		
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		measures are in place.		
C2		<p>The policy designates areas of Local Green Spaces (LGS). Anglian Water does have assets forming part of our water and water recycling network (e.g. water supply pipes, rising mains and sewers) located in or in the vicinity of these areas. Of note, is the proposed LGS “Field corner of Addison / Doddington Road” which is located adjacent to one of our pumping stations, north of no. 1 Doddington Road.</p> <p>It is helpful that the neighbourhood plan clarifies that the planning policy for managing development relates to national policy on the Green Belt as set out in para. 107 of the NPPF (2023); we do not consider that any operational works or enhancements to our assets should be prevented.</p> <p>For information, maps of Anglian Water’s assets detailing the location of our water and water recycling infrastructure are available at: <a href="http://www.utilities.digdat.co.uk">www.utilities.digdat.co.uk</a></p>	Noted	No
Design Codes		<p>Design Guidelines and Codes</p> <p>The following comments are suggested to ensure improvements/ better linkages with the neighbourhood plan and reflect the policies which are currently being consulted on and refined.</p> <p>DC.02 Access and movement Code 7 (p.35) – Supported, this requires parking areas and driveways to use permeable paving. Reference is made within the guidelines to include permeable surfacing for parking areas and driveways. It is suggested that the term “permeable surfaces” rather than “porous materials” be used. These terms are used interchangeably which could be confusing to the reader. See also page 42.</p> <p>DC.03 – Green and blue infrastructure Codes 9 Create a green network and</p>	Noted, changes suggested to Aecom	No

		10 Biodiversity (p. 38/39) – Support. See comments  Made Various comments/amendments suggested		
	Middle Level Commissioners Internal Drainage Board	<i>Includes detail on responsibilities of the MLC not repeated in this table</i> ‘The Middle Level Commissioners and associated Boards await further involvement, discussion and consultation in due course and would be pleased to work with the Parish Council and other related partners to identify opportunities to maintain and enhance biodiversity, improve water quality, water level and flood risk management within its respective district.’	Noted	No
6. Sustainable Development (Page 13)		Sustainable Development Principles NB. It is noted that there are two sections entitled Sustainable Development.  Comment – Flooding from any source is not sustainable.	Noted	No
7. Rural Environment		Question – Does the term water features include open channels and watercourses?	Yes	No
Public Rights of Way (Pages 15 – 16)		Policy RE2: Rural Character: Public Rights of Way (Page 16)  Advisory - It is noted that the Plan encourages the provision of additional PRow. Whilst they must accept and make arrangements to deal with existing PRow, primarily within the Bridge Lane, Hook/Latches Fen areas, for operational reasons and to also protect any existing ecology, users of the PRow, the Commissioners and Boards are, except in the most extraordinary circumstances, not prepared to issue consent for any additional encroachment, including the provision of public footpaths or associated street furniture, within the protected maintenance access strip.  Comment – Where possible footpaths, cycleways, street lighting and/or other street furniture should be positioned outside of any protected watercourse and the associated maintenance access strip. Advisory - The prior written consent of the relevant Commissioners and Boards may be	Noted	No

		required and they request, when appropriate, to be involved in any discussions at the earliest possible stage. It should not be assumed that consent will readily be issued.		
8. Natural Environment (Pages 17 – 20)		<p>Policy NE1: Protecting the Landscape (Page 17)</p> <p>Comment - The Commissioners and Boards involved would welcome the retention of well maintained water features such as open watercourses and ponds where possible.</p> <p>Advisory - There is a misconception that open watercourses are ecologically poor but their value is immeasurable. Many drainage channels are strongholds for nationally rare species that do not even occur within nature reserves but are thriving due to the way those habitats are managed.</p>	Noted	No
Biodiversity (Pages 17 – 18)		<p>a.Fenlands natural environment is often viewed as being rural but it is considered that one of the many benefits is its locality with its distinctive character with an extensive and flat expanse with big skies that convey a strong sense of place, tranquillity and inspiration.</p> <p>It is a valuable resource which includes internationally, nationally and locally designated nature sites, as well as those without formal designation. This includes open watercourses and associated waterways networks that provide significant habitat for a wide range of species including water voles, otters and kingfishers. These ecological networks, habitats, and wildlife corridors are necessary to maintain and enhance biodiversity and prevent fragmentation and loss of connectivity.</p> <p>b.The natural environment is vulnerable to new development and land management practices which can fragment and destroy habitats and migration routes for wildlife which can have an adverse impact.</p> <p>Advisory</p> <p>a. Greater recognition and promotion of the value of natural habitats</p>	Noted, reference added to wildlife corridors in NE2	Yes

		<p>outside of designated sites is needed.</p> <p>b. Suitably worded policies providing environmental areas, such as dark corridors and 'functionally linked land' can protect both "designated" sites and those which are not statutorily defined but provide important habitats to sustain biodiversity ensuring that there is no net loss in biodiversity over the plan period and a net gain is achieved.</p>		
		<p>Biodiversity Net Gain (BNG)</p> <p>a. During discussions with other parties, it is apparent that there is an absence of suitable sites within Cambridgeshire to provide BNG and this may be a matter that the Council wish to be included in the Plan enabling future discussions with the County and District Councils, developers, land agents etc. and/or consider as there may be potential opportunities here.</p> <p>b. The minimum BNG required should be that which is mandatory in the relevant legislation that is in effect at the time of the application, currently 10% is stated in The Environment Act 2021, but it is understood that some authorities are suggesting higher values and if this is the case for your Council 20% is suggested. It is presumed that the maximum provision will be a matter for the applicant making the submission.</p> <p>Question a.</p> <p>Could the Neighbourhood Plan identify opportunities for the restoration or creation of new habitat areas in association with planned development to enhance the network of nature conservation sites across your Councils area?</p> <p>b. Could such provision be made by the use of suitably worded planning policies and conditions?</p> <p>Biodiversity within developments</p> <p>a. The benefits of "green spaces" are well documented and with careful design the provision of biodiversity can be included within these areas. It is also considered that further emphasis needs to be made to "blue spaces", either within the surrounding</p>	<p>Noted, the Parish Council does not have the expertise or resources at present to identify opportunities for nature conservation etc.</p>	<p>No</p>

		<p>countryside or within urban areas and spaces, to improve the population’s wellbeing, and physical and mental health. The provision of such spaces can be included in future discussions with partners, developers, land agents etc.</p> <p>b.Developers and their ecological consultants need to:</p> <ol style="list-style-type: none"> <li>1.Recognise and include within its designs the value of aquatic habitats and habitat connectivity.</li> <li>2.Provide quality diverse natural habitat provision to benefit a wider range of species within the site and green space for communities rather than the provision of artificial refuges for keystone species.</li> </ol> <p>See also Policy NE1: Protecting the Landscape above.</p>		
Fens Reservoir (Page 19 – 20)		<p>Policy NE3: Proposed Fens Reservoir (Page 19 – 20)</p> <p>a.Whilst only part of the Construction area, as shown on Page 20, encroaches within the Parish Boundary there will be other items of infrastructure which will affect and influence the local area, for example, the route and location of the water transfer pipelines.</p> <p>b.It is considered likely, but not known, that the Fens Reservoir could be a suitable landscape scale site for providing environmental enhancement and net gains and Anglian Water may wish to encourage access by Active Travel so there may be an opportunity here.</p> <p>See also Policy RE2: Rural Character: Public Rights of Way &amp; Biodiversity items.</p>	Noted	No
Historic Environment (Page 21)		<p><i>Policy HE1: Protecting and enhancing local heritage assets (Page 21)</i></p> <p>Comment - Whilst the historic environment is generally outside the remit of both the Commissioners and associated Boards, they would encourage the retention of suitable environmental, navigation and water level and flood risk management structures and features provided that they are not a potential liability and do not detrimentally affect their</p>	Noted	No

		statutory environmental, navigation, water level and flood risk management functions		
10 Sustainable Development (Pages 22 - 31)		Coalescence of settlements (Page 24) Comment – The contents of this item are noted. When the Bridge Lane Drain at Wimblington was dug it was designed on the assumption that there would be a “strategic gap” between the Lane and the village would remain.	Noted	No
High Quality Design (Pages 24 - 27)		Comment – a. In response to Question 59 of the recent NPPF Consultation greater clarification was requested concerning the term “well designed”. To a Planning Officer and Architects this term may mean “aesthetically pleasing” but to a Civil Engineer the term suggests a development that meets current design standards in terms of surface water disposal, flood mitigation, resilience etc. that does not increase flood risk elsewhere. b. 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 including the neighbouring Seagate Homes site. Item 10.17 - Patterns of growth within the rural landscape (Page 24) Question – In the absence of any residential, retail or industrial allocations suggested by the Parish Council it is presumed that it would accept those allocated by the District Council?	Noted sentence at be added to preamble to Flooding Policy	Yes
High Quality Design (Pages 24 - 27)		Water Resource Comment – a. In order to meet the increasing demands placed on this limited resource, particularly given that water companies have already been informed by the Environment Agency that as a minimum, their abstraction licences will be capped to historic peak use (‘max peak’), as measured over a standard reference period, therefore, to better manage any adverse impacts it is still considered	Noted	No

		<p>appropriate to alleviate this problem both growth</p> <p>and development must consider the whole water cycle process, giving serious consideration to reducing water usage.</p> <p>b. Within local strategic planning documents water resource issues predominantly refer solely to potable water supply but other water resource issues exist within the Council's area, for example, abstraction to irrigate crops; to maintain navigation levels; prevent deterioration of water quality and the aquatic environment; and amenity must also be considered, particularly if drought conditions, like those recently experienced, become more regular as the impact of climate change worsens.</p> <p>c. Whilst it will be contended that the Fens Reservoir reduces any local concern it will be several years before this is operational, possibly outside of the Plan period, and it is still considered appropriate to alleviate this problem. In respect of previous responses to Strategic Policy documents the Commissioners and associated Boards have lobbied for several years that future growth must consider the whole water cycle process, giving serious consideration to reducing water usage and irreparable damage to the water sources including chalk streams and other watercourses enabling more water for other uses</p> <p>d. Whilst acknowledging that there are problems the Commissioners and associated Boards are generally pleased with requirements that promote water neutrality by minimising potable water use and encouraging the use of recycling and rainwater harvesting to enable the better use of a limited resource and this will also reduce loadings on water recycling centres. However, given the current financial situation and the view that most developers consider that they already invest too much into their developments and the known viability issues with development in the less affluent areas how will this be</p>		
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		implemented/enforced?		
Policy SD3: High Quality Design (Page 27)		Comment – It is considered that the principles learned at the Eddington development in Cambridge, or similar sites, could be applied to some developments.	Noted	No
Policy SD4: (Page 28)		Comment – The Commissioners and associated Boards consider that it would be appropriate for a suitably worded policy that promotes water neutrality by minimising the use of potable water and encouraging the use of recycling and rainwater harvesting to enable the better use of a limited and decreasing resource.	Noted	No
Flooding (Pages 28 – 31)		<p>Full details can be seen in the response from the MLC of the responsibilities and expectations for new development, relevant to the NP are the following:</p> <p>Comment - The contents of Paragraphs 10.39 &amp; 10.40 are noted.</p> <p>Comment - The list within item 10.44 identifies areas in the village of Wimblington that are already experiencing problems. This list is noted and useful with most locations being known.</p> <p>Question - It is presumed that these sites have been reported to the relevant authorities?</p> <p>Recommendation - The contents of paragraph 10.47 are noted and whilst the parish is within the larger MLC catchment the Boards listed above have more day to day involvement and should be the initial point of contact.</p> <p>Policy SD5: Flood Risk (Page 31)</p> <p>Comment – The content of Policy SD5 is noted and together with the inclusion of the recommendation below this should alleviate any future problems and adverse impacts when considering future allocations, planning applications, funding/grant applications etc.</p> <p>Recommendation - Most of the entries on the list within item 10.44 appear to directly involve AWSL's foul water system although it is acknowledged that there may be</p>	<p>There are no site allocations in the NP.</p> <p>Noted, reference added top foul water flooding in SD5</p>	yes

		several reasons for this including infiltration. In view of this it is suggested that Policy SD5: Flood Risk should also include flooding from the adopted foul water system		
Open Spaces and Local Green Spaces (Pages 37 – 39)		<p>Policy C2: Local Green Spaces (Pages 39)</p> <p>Advisory - Whilst it is agreed that improvements could be made to improve both appearance and function the inclusion of the formal attenuation ponds serving the urban development within the LGS designation is discouraged as this may restrict future maintenance and/or improvement works to ensure that it meets the appropriate Suds that may be required in the future.</p> <p>Comment – National and local guidance encourages the provision of SuDS within Open Spaces but it is understood that the green space designation is equivalent to green belt status which would preclude future “development” including facilities such as those listed above.</p> <p>Advisory - Extreme care needs to be taken to ensure that the Parish Council does not preclude the potential solutions discussed above and indirectly increase flood risk.</p> <p>Comment - In the absence of detailed inspections and surveys it is difficult to be positive, but it is considered that some of the sites identified in the document and adjacent to the village envelope could contribute to biodiversity enhancement, improved water quality, water level management and the reduction of flood risk by retrofitting/enhancement schemes. Rain gardens; water storage ponds; wetlands; reed beds; flood meadows; carrs etc. could be provided at some of the above locations. Several parties would need to be involved to enable a suitable scheme to be prepared each potentially providing a funding source.</p>	Noted, the designation of LGS does not imply that improvements will be made to these spaces	No
15. Aspirations, Implementation and Monitoring (Pages 41 – 42)		<p>Recommendation –</p> <p>a. In view of the list in item 10.44 and the general sentiments made elsewhere in the document it is considered that reducing flood risk,</p>	Noted, however the aspirations are derived from comments by	No

		<p>improving water quality and enhancing the aquatic environment and associated corridors should be aspirations for the Parish Council.</p> <p>b.It is suggested that where appropriate additional policies are raised to encourage the issues of water supply, resources and management.</p> <p>c.The better education of site operators, land owners, residents, developers etc. concerning issues associated with environmental, navigation, water resources, water level &amp; flood risk management.</p>	the community	
<p>Implementation &amp; Working in partnership (Page 41 - 42)</p>		<p>Question – The contents of item 15.4 are noted but should the Boards be included?</p> <p>Advisory - The Commissioners and Boards are keen to work in collaboration and/or partnership with the local community, private and public partners to contribute to and deliver schemes for environmental, navigation, water quality &amp; resources, water level &amp; flood risk management where there is a mutual benefit.</p>	Noted, added	Yes
<p>Annex D: Flood Risk Maps (Page 72)</p>		<p>Comment - The extents shown on the extract from the Environment Agency’s Surface Water Flood Risk Map highlight the problems facing the village.</p> <p>Advisory - Most of the flooding shown is low risk from the depth and velocity of flows but there are areas of high risk and this should be accommodated in the future decision making processes.</p> <p>Comment - The extents shown on the Environment Agency’s Flood Map for Planning does not include the areas benefitting from flood defences. In addition, this map does not show the extent of flooding that would occur as a result of the watercourses, such as Bridge Lane Drain, not being able to discharge and which would “back up” into the village.</p> <p>It should be noted that in such circumstances there would be significant adverse impacts on the village and surrounding area.</p>	Noted	No

## **Post Regulation 14 Consultation**

After the Reg 14 consultation six week period and the meeting with FDC in February 2025, there was a long delaying in the production of the base maps needed for the Steering Group to mark the relevant information on to. Once received by the NHP Steering Group these were marked accordingly:

Settlement area for Wimblington Village  
Local Green Spaces within Wimblington Village  
Coalescence maps between March – Wimblington and  
Doddington – Wimblington

Due to technical/licencing problems at FDC the marked maps were only recently completed and a few amendments made on the Coalescence maps.

December 2025 - FDC sent out the Strategic Environmental Statement Assessment and Habitats Regulations Assessment Draft Screening Report on behalf of Wimblington & Stonea Parish Council