



Wimblington & Stonea Neighbourhood Plan Policies Consultation

Our community Neighbourhood Plan is on its last lap almost two years to the date, when local residents were asked to become involved in influencing the growth, development and future image of our villages. In September 2022 Questionnaires were delivered to every home and published online, interactive 'Open Forums' were conducted enabling local residents and businesses to have their input into their Neighbourhood Plan. We are now heading towards the finishing line having spent months evaluating each and every response received from YOU. These responses have been the main contribution towards the development of the Neighbourhood Plan and those policies shown here in this questionnaire.

It is important that the Neighbourhood Plan has produced what the local community requested, that it exhibits the strongly-felt views our neighbourhood needs to thrive, that it highlights the needs expressed by residents, as well as ensuring that the future of our neighbourhood area remains an historical, rural environment within its own settlement boundaries.

A copy of this questionnaire has been delivered to all households in the Parish. All family and household members are welcome to complete a questionnaire and add their comments. If possible, please complete this questionnaire online but should you require further hard copies of the questionnaire please contact one of the addresses below.

Please take the time to read through this questionnaire.

Take the time to consider if the comments, opinions and suggestions you made have been expressed in the policies produced, which will, most importantly, **MAKE A DIFFERENCE**.

Once the Neighbourhood Plan is agreed and adopted it will stand alongside Fenland District Council's planning policies and it will hold a strong influence in deciding future planning development, the infrastructure and the vision we all wish for within our neighbourhood settlement area.

THE DRAFT NEIGHBOURHOOD PLAN IS AVAILABLE TO READ ON THE WIMBLINGTON PARISH COUNCIL WEBSITE AND HARD COPIES ARE AVAILABLES TO READ:

- From all Parish Councillors (contact details on Parish web site)
- Community Living Room at the Parish Hall (Friday mornings 10-11.30am)
- Parkfields Pub in the Park, Chapel Lane, Wimblington
- The Anchor Public House, Norfolk Street, Wimblington
- Fenland Hall, March
- March Library
- St Peter's Church, Church Street, Wimblington
- 12 Lily Avenue, Wimblington

DIARY DATE:

**Neighbourhood Plan Discussion Group - 21st
September 2024
Parish Hall - 1300 Hrs**

1. Policy RE1: Rural Character

The rural character of Wimblington village, Stonea and the surrounding landscape 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 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 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 recognized and used to guide the design of new development.

Do you agree with this Policy?

☐ Yes

☐ No

If no, please give your reason:

2. 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 seen from Public Rights of Way is retained, particularly close to the built up areas;
- All Public Rights of Way are left undisturbed or, if unavoidably damaged, returned to their previous standard;
- Development that will adversely affect any of the PRowS will be discouraged.

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 provide links to the existing PRow network.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

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3. 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, including open view which contribute to the big skies, ditches, field ponds, mature trees and hedgerows. Such features should be protected, giving opportunities for the enjoyment by the local community, and where appropriate incorporated into any landscape design schemes and their long-term maintenance ensured.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

4. Policy NE2: Biodiversity

New development will be required to protect and enhance existing natural features of sites and provide at least or above the 10% net gain in biodiversity. 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.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

5. Policy NE3: Proposed Local Fens Reservoir

Within the Neighbourhood Area, safe and easy access to the proposed amenities and facilities at the Fens Reservoir must be made available to the local community including:

- Improvements to the PRow that lead through to the proposed site are ensured in conjunction with Wimblington and Stonea Parish Council, Anglian Water and Cambridgeshire County Council,
- Crossing areas on the A141 will be provided to enable pedestrians, cyclists and horse riders to safely cross to the Fens Reservoir and its amenities/facilities,
- The natural landscape and habitats that may be disturbed during construction are retained or replaced as much as possible.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

6. Policy HE1: Protecting and enhancing local heritage assets

All development proposals affecting identified designated local heritage assets and non-designated local heritage assets as set out in Annex C, 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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

7. Policy SD1: Development and the Settlement Boundary

Appropriate new development, including housing, may be supported on infill or redevelopment sites inside the Settlement Boundary (as defined in the Policies Map) where there is no adverse impact on existing residential, employment and community uses.

Exceptionally, development proposals may be supported on sites that are related to the Settlement Boundary where it can be demonstrated that:

- it responds to an identified community need; and
- there is identifiable community support and it is

supported by the parish council and

- its scale is appropriate to serve local needs or to support local facilities; and

- the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.

- where a community building is being provided, users of the proposed development can safely travel to and from it by sustainable modes and it is viable in the long term, ensuring its retention as a community asset.

All development proposed should have no significant adverse impact on the amenity of the occupiers of neighbouring properties through loss of privacy; overshadowing; overbearing by a building or structure; car parking; removal of mature vegetation or landscaping and unacceptable additional traffic resulting from the development.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

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8. Policy SD2: Strategic Gaps

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

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

9. 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 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 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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

10. 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,
- 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.

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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

11. Policy SD5: Flood Risk

Development proposals shall;

- Be designed and constructed so that the overall level of flood risk from all sources within the village will not be increased.
- Provide appropriate and effective surface water drainage demonstrating compliance with existing guidelines including use of Sustainable Urban Drainage Systems (SuDS) to ensure no net increase in run off. The location of SuDS within multifunctional green infrastructure is recommended.
- Make suitable arrangements for the future maintenance of flood alleviation measures.
- Include separate provision for surface water so that it cannot drain into the sewage system.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

12. Policy H1: Housing mix

In new developments of 10 houses or more, 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 mix; and
- At least 20% affordable housing in line with the emerging Local Plan policy; and
- At least 25% of units suitable or adaptable for older people/people with reduced mobility.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

13. 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.

Electric charging points for cars should be incorporated in new housing development for each house.

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

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

14. 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.

Developers will be required to complete connecting footpaths, giving accessibility to facilities and the village, prior to initial occupations 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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

15. 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 will be resisted.

- Post Office and general store
- St Peter's Church
- War Memorial Playing Field
- Petrol station, garage and convenience store
- Local public house (The Anchor)
- Parkfield Sports centre and club

- Wimblington Law Bowls Club
- Golf Range
- Thomas Eaton Academy (Primary School)

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 an open market value for a period of at least 12 months, other uses may be considered.

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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

16. 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.

- Wimblington Village Green
- Wimblington Bowls Green - Church Street
- Parkfield Sports Club, sports field and open views over fields

- Attenuation Pond, Pond Close
- Pond Close Green Space
- Parkfield Lane Orchard
- The Walnuts Orchard
- March Road Orchard
- Nursery Gardens Green Space, Lily Avenue
- Lily Avenue Rough/waste Open Space
- Attenuation Pond, North east corner of Nursery Gardens
- Eaton Estate Large Green Space
- Meadow Way Large Green Space
- Fullers Lane Green Space
- Norman Way Meadow Lane informal parkland
- Morely Way Green Space
- Allotments off Doddington Road
- Cemetery
- St Peter's Church Cemetery
- Field/paddock corner of Addison Road and Doddington Road
- Spinney and Paddock area behind Park House, Chapel Lane
- Woods and pond east off Hook Lane
- Paddock and copse, south east end of Bridge Lane

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.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

17. Policy C4: 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.
- Working hours respect the residents living within the village 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 encouraged and appropriate measures should be incorporated into the design of workplaces.

Do you agree with this policy?

☐ Yes

☐ No

If no, please give your reason:

18. Please return your completed questionnaire by **26th October 2024** to:

- ☐ The Postbox at the Parish Hall, Addison Road, Wimblington
- ☐ Collection box at Parkfields Pub in the Park, Chapel Lane, Wimblington
- ☐ Collection box at The Anchor Public House, Norfolk Street, Wimblington
- ☐ 5B March Road, Wimblington
- ☐ 9B March Road, Wimblington
- ☐ 12 Lily Avenue, Wimblington
- ☐ 13-15 Eastwood End, Wimblington
- ☐ or complete online by using the QR code below or visiting
<https://www.surveymonkey.com/r/NHPConsult>



- ☐ **DIARY DATE:**
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