

**PLANNING COMMITTEE DATE:** 1 April 2026

**Agenda No: 7**

**REFERENCE NO:** F/YR26/0004/PIP

**SITE ADDRESS:** Land South West Of Woodbury, Manea Road, Wimblington,  
Cambridgeshire

**PROPOSAL:** Permission in principle to erect up to 3 dwellings

### **UPDATE**

The original Committee Report makes reference to the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft, October 2024). For completeness and clarity, the following emerging policies are of relevance to the proposal:

Policy RE1: Rural Character  
Policy NE1: Protecting the Landscape  
Policy SD1: Development and the Settlement Boundary  
Policy SD3: High-Quality Design

As outlined within the main report, the Neighbourhood Plan remains at a pre-submission stage and has not yet been submitted for independent examination. In accordance with paragraph 49 of the National Planning Policy Framework, limited weight can therefore be attributed to its policies at this early stage in its preparation.

Notwithstanding this, the overarching aims and objectives of the emerging Neighbourhood Plan broadly align with the adopted Local Plan policies, particularly in respect of design quality, landscape protection, and the character of the rural area. As such, the draft plan remains a material consideration in the determination of the application.

Having had regard to the above, it is considered that the limited weight afforded to the emerging Neighbourhood Plan does not alter the overall planning balance, nor does it affect the conclusions reached within the main assessment. The recommendation therefore remains unchanged.

**Recommendation:** Refuse, as per page 101 of the published agenda pack