

## REPORT TO CABINET

<b>Open</b>		Would any decisions proposed :		
<b>Any especially affected Wards</b> Walton/Mershel and	Discretionary	Be entirely within Cabinet's powers to decide	YES	
		Need to be recommendations to Council	NO	
		Is it a Key Decision	YES	
Lead Member: Richard Blunt E-mail: cllr.richard.blunt@west-norfolk.gov.uk		Other Cabinet Members consulted: Brian Long		
		Other Members consulted: Roy Groom		
Lead Officer: Peter Jermany E-mail: peter.jermany@west-norfolk.gov.uk Direct Dial: 01553 616239		Other Officers consulted: Geoff Hall; Alan Gomm; Stuart Ashworth		
Financial Implications NO	Policy/Personnel Implications YES	Statutory Implications NO	Equal Impact Assessment YES If YES: Pre-screening	Risk Management Implications NO

Date of meeting: 29 May 2018

### **EAST WISBECH BROAD CONCEPT PLAN**

#### **Summary**

**The East Wisbech Broad Concept Plan has been prepared jointly with Fenland District Council to guide the development of adjoining housing allocations in the respective Councils' Adopted Local Plans.**

#### **Recommendation**

**That the East Wisbech Broad Concept Plan be approved.**

#### **Reason for Decision**

**To support the statutory Local Plan process and to guide future planning applications in delivering new houses and associated infrastructure.**

## **1 Background**

1.1 We have been developing proposals jointly with Fenland District Council (FDC) for the East Wisbech Strategic Allocation over the past three years. This is set out in the Fenland Local Plan (adopted 2014) and the King's Lynn & West Norfolk Local Plan (2016). The two allocations jointly provide for around 1,500 new dwellings on the site, with at least 550 in KLWN and 900 in FDC together with a new primary school, local centre and associated infrastructure.

1.2 Delivering this level of development requires a Broad Concept Plan (BCP). This is very similar to a masterplan but with slightly less detail. The

purpose of the BCP is to set out, in general terms, the requirements for the site and where various types of development will be located.

1.3 In November 2015, a Vision and Objectives Workshop to start to develop the Broad Concept Plan was held with the key stakeholders for the East Wisbech site. The purpose of this was to:

- Develop a shared understanding of the social, economic and environmental issues facing East Wisbech
- Agree how the new development will become part of a sustainable community
- Develop a set of early objectives/a draft vision to guide future development.

1.4 The draft vision has been subject to public consultation and remains unchanged. This has formed the background for the development of the final BCP now being considered.

1.5 A Steering Group was formed to develop a Broad Concept Plan (BCP) for the East Wisbech area. The group is made up of a range of public and private sector organisations that have an interest in the development of the site. They include:

- Anglian Water
- Cambridgeshire County Council
- College of West Anglia
- Highways England
- Maxey, Grounds and Co
- Fenland District Council
- King's Lynn and West Norfolk Borough Council
- King's Lynn Internal Drainage Board
- National Health Service – Cambridgeshire and Peterborough Clinical Commissioning Group (CCG)
- Norfolk County Council
- Peter Humphrey Associates Ltd

1.6 A Public Exhibition Event was held at Walsoken Village Hall on 12 December 2016. The event was an opportunity for the public to tell us what they thought about the East Wisbech development proposals at that stage and to help formulate the overall plan. More than 200 people attended the event and provided feedback and responses to the survey questions. The vast majority of attendees were residents of East Wisbech and Walsoken. From the day of the event until 9 January 2017 the proposals were available to view online, allowing time for respondents to submit their views online and via post.

1.7 Following intensive investigation and background work, including the commissioning of a number of reports and a public consultation, a final draft of the East Wisbech BCP was developed.

1.8 The BCP final draft includes:

- Land use framework
- Movement framework

- Landscape and open space framework
- Sustainability framework
- Place-making principles
- Infrastructure framework and delivery strategy

1.9 It also explains, in detail, the background to the project, its strategic and planning policy context and the design evolution process followed to achieve the final draft. The draft final BCP incorporated feedback from the public consultation during December 2016. It will help shape the East Wisbech development that will deliver around 1,500 new homes, a new primary school and local centre, as well as associated infrastructure.

1.10 A final round of consultation took place between 12 April and 3 May 2018, including a further public exhibition at Walsoken Village Hall on 23 April, which again was very well attended by some 250 people. Throughout this period the proposals were available to view online and comments could be made via email or post. There were 17 individual responses from members of the public and a number from statutory undertakers. Based on the comments received the BCP has been updated to take into account the matters raised where possible and appropriate.

1.11 The full East Wisbech BCP can be viewed at <http://www.fenland.gov.uk/eastwisbechBCP>. The BCP main diagram is included below as Figure 1. Fenland District Council's Planning Committee is considering the BCP at its meeting on 23 May 2018.

1.12 The BCP is in line with the Borough Council's adopted Local Plan approach as set out in Policy F3.1 of the Site Allocations & Development Management Policies Plan (SADMP) 2016, which required a BCP/masterplan to be prepared and agreed jointly with FDC and will assist in bringing forward the 550 houses in our area and the associated infrastructure and services. In addition it will provide the Planning Committee with a sound basis for any decision-making on future applications.

## **2 Options Considered**

2.1 The alternative of providing no additional guidance beyond the respective local plan policies would not assist in providing a comprehensive approach to the development of this significant, cross-boundary (district/County) allocation and the delivery of associated infrastructure. Planning applications would not be in accordance with Policy F3.1.

## **3 Policy Implications**

3.1 If approved the BCP will become part of the FDC and BCKLWN planning policy frameworks for East Wisbech. This will ensure that the development of the East Wisbech site can be planned and implemented in a co-ordinated way that is linked to the timely delivery of key infrastructure.

3.2 Once the BCP is approved planning applications for the site area will be able to come forward based on the BCP as the template. All applications will be subject to the same established processes and procedures as any

other planning application and will need to fit in with the requirements of the East Wisbech BCP.

**4 Financial Implications**

None.

**5 Personnel Implications**

None.

**6 Statutory Considerations**

None.

**7 Equality Impact Assessment (EIA)**

(Pre screening report template attached)

**8 Risk Management Implications**

None

**9 Declarations of Interest / Dispensations Granted**

**10 Background Papers**

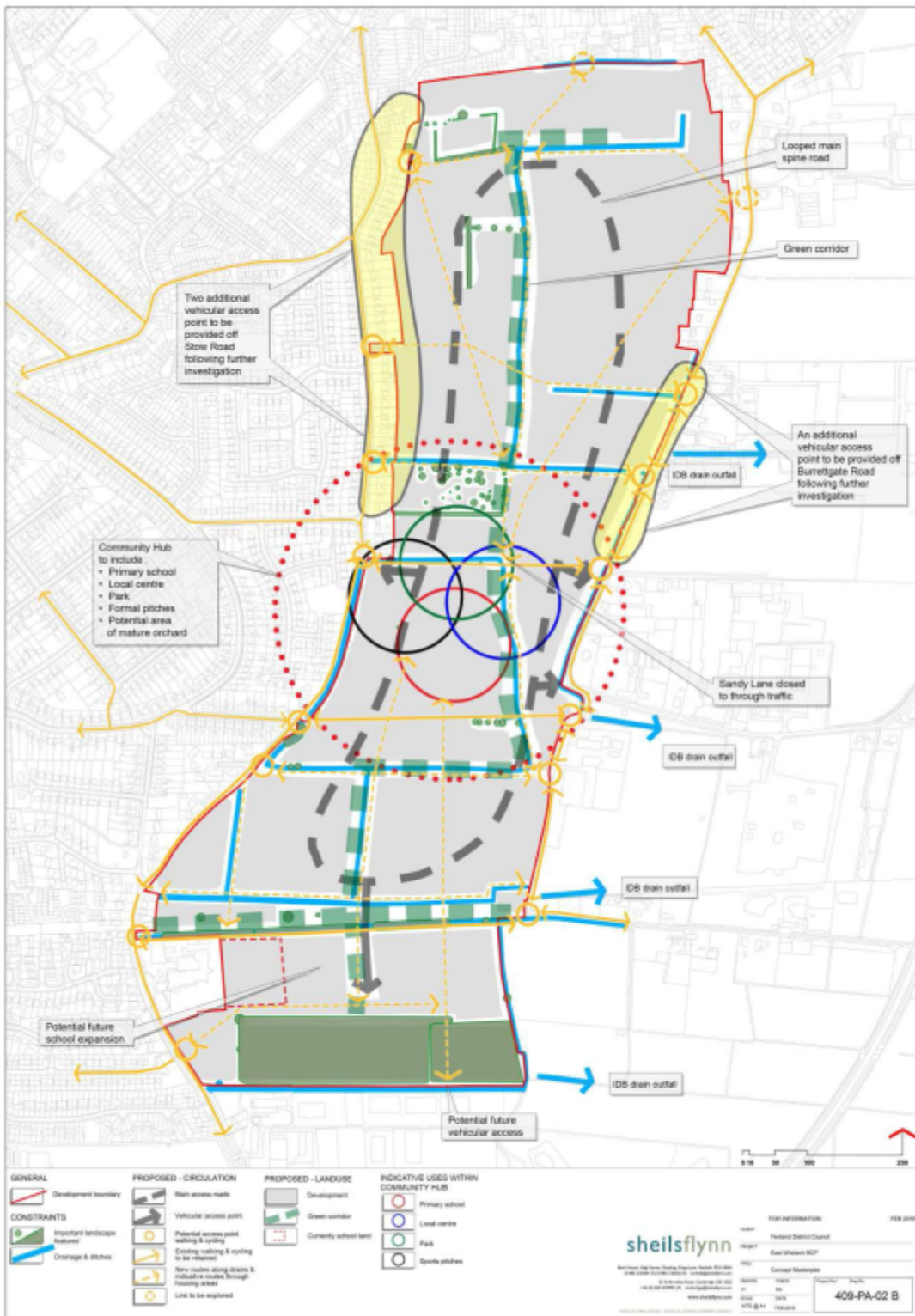


Figure 1 East Wisbech BCP Main Diagram



**Pre-Screening Equality Impact  
Assessment**

Name of policy/service/function	East Wisbech BCP				
Is this a new or existing policy/ service/function?	New				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations	The BCP will guide the development of some 1500 homes, a new primary school, a local centre and associated infrastructure on the east side of Wisbech.				
<b>Question</b>	<b>Answer</b>				
<p><b>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</b></p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			X	
	Disability			X	
	Gender			X	
	Gender Re-assignment			X	
	Marriage/civil partnership			X	
	Pregnancy & maternity			X	
	Race			X	
	Religion or belief			X	
	Sexual orientation			X	
	Other (eg low income)			x	
<b>Question</b>	<b>Answer</b>	<b>Comments</b>			
<b>2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?</b>	No				
<b>3. Could this policy/service be perceived as impacting on communities differently?</b>	No				
<b>4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</b>	No				
<p><b>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions?</b> If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>	No	<b>Actions:</b>			
		<b>Actions agreed by EWG member:</b> .....			
<b>Assessment completed by:</b> <b>Name Peter Jermany</b>					
<b>Job title Principal Planner Policy</b>	<b>Date 18 May 2018</b>				

**Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.**