

REPORT TO LOCAL PLAN TASK GROUP

22 November 2023

Open		Would any decisions proposed :		
Any especially affected Wards	Discretionary	Be entirely within Cabinet's powers to decide	N/A	
		Need to be recommendations to Council	NO	
		Is it a Key Decision	NO	
Lead Member: Cllr James Moriarty E-mail: cllr.James.Moriarty@West-Norfolk.gov.uk		Other Cabinet Members consulted:		
		Other Members consulted:		
Lead Officer: Claire may E-mail: claire.may@west-norfolk.gov.uk Direct Dial: 07568608805		Other Officers consulted: Michael Burton Stuart Ashworth		
Financial Implications NO	Policy/Personnel Implications NO	Statutory Implications NO	Equal Impact Assessment NO If YES: Pre-screening/	Risk Management Implications NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)				

Date of meeting: 22 November 2023

LOCAL PLAN – CONSULTATION ON ADDITIONAL EVIDENCE BASE DOCUMENTS - SUMMARY OF REPRESENTATIONS RECIEVED

Summary

This report provides a summary of the representations received to the consultation on the additional evidence base documents that form part of the supporting evidence base for Local Plan currently at Examination. The consultation was undertaken between 8 September and 20 October 2023.

Recommendation

The Local Plan Task Group is recommended to note the representations received.

Reason for Decision

The representations received will be for the Inspectors of the Local Plan to consider as part of the Examination Process and will inform the agendas for the Examination Hearing anticipated to recommence in Spring/Summer 2024.

1.0 Background

1.1 On 11 January 2023, the Inspectors adjourned the Local Plan Examination Hearing to allow the Council to undertake further work to

justify the spatial strategy and distribution of housing in the submitted Local Plan.

- 1.2 The Inspectors wrote to the Council setting out the further work required and asking the Council to undertake a six-week consultation once the work had been completed to their satisfaction. They requested that a summary of any representations received be provided to them.
- 1.3 The following documents were prepared as a result:
 - Topic Paper Spatial Strategy and Settlement Hierarchy
 - Update on Technical Note on Transport Evidence
 - Retail Impact Threshold for Hardwick Road Area
 - Updated Housing Land Supply
 - West Winch Topic Paper
- 1.4 In addition, the following documents were also prepared in response to other matters raised in the Examination:
 - Gypsy and Traveller Accommodation Assessment
 - Wisbech Fringe Updated Position Statement
 - Response to critique on Viability Study
- 1.5 These documents now form part of the supporting evidence base for the ongoing Local Plan Examination. The representations received in response to the consultation will inform the Inspectors in understanding the issues affecting the Local Plan and setting agendas for the future sessions of the Examination Hearing, which is anticipated to commence in 2024.

Consultation

- 1.6 A six-week consultation was undertaken between 8 September and 20 October 2023.
- 1.7 A press release was issued to alert residents to the consultation, details were made available on the Council's website and over 3,500 residents/organisations and statutory consultees on the Local Plan Data Base were advised of the consultation via email.
- 1.8 A total of 51 representations were received which resulted in approximately 450 comments. It should be noted that a number of representations received did not relate to the evidence base documents that were being consulted on, rather they related to other aspects of the Local Plan and may not be considered by the Inspectors. Full details of the representations received on each of the documents are set out in Appendices 1 to 8.
- 1.9 The representations received have been sent to the Inspectors for their consideration as part of the Examination process and will be available on the Council's Local Plan Examination web page.

Summary of Representations Received

1.10 A summary of the main comments received are set out under each of the Topic Papers listed below: Please note that comments received not related to the evidence base documents are not included in the following summary of this report but are available in Appendix 1 to 8.

1.11 **Topic Paper Spatial Strategy and Settlement Hierarchy** (Appendix 1)

Strategic Growth Corridor

- Support for the deletion of the reference to the A10/Main Rail Line Growth Corridor
- Objection to the deletion of the Growth Corridor with more growth at Watlington and Downham Market
- Support for the deletion of the Growth Key Rural Service Centre Tier from the Settlement Hierarchy
- Support for Watlington to be reclassified as a Key Rural Service Centre in the Settlement Hierarchy
- Downham Market should have further allocations
- Objections to further allocations at Downham Market

Review of Settlement Hierarchy

- Support for the methodology used to determine a settlements place in the Settlement Hierarchy
- Objection to the methodology used to determine a settlement place in the Settlement Hierarchy
- Objection to West Lynn being reclassified as a Settlement Adjacent to King's Lynn
- Support for West Winch Village being classified separate to the West Winch Growth Area
- Objection to West Winch Village being classified as Tier 3, Settlement Adj. to King's Lynn

Proposed Main Modifications to Policy LP01

- Support for Snettisham to be classified as a Key Rural Service Centre
- Support for amendments to policy

Proposed Main Modifications to Policy LP02

- CPRE requests removal of parts of the policy that allows development to take place outside of development boundaries
- Support for the policy

Housing Requirements for Designated Neighbourhood Areas

- Figures for Sedgford as expected
- Misinterpretation of the Housing Requirements for neighbourhood areas to include:
 - the housing requirement for Watlington would result in a 10% increase in dwellings over the Plan period.
 - That the Housing requirement figure is a requirement in addition to the allocations in the Plan over the Plan period.

1.12 Update on Technical Note on Transport Evidence (Appendix 2)

- WWHAR should be built before any development commences.
- Objections to the traffic modelling assumptions.

1.13 Retail Impact Threshold for Hardwick Road Area (Appendix 3)

1.14 No representations were received.

1.15 Updated Housing Land Supply (Appendix 4)

- Site E1.10 should be removed from the Plan
- Promotion of alternative site to replace Site E1.15
- Request that development at Knights Hill is included as an allocation in the Plan
- Objection to the calculation and use of windfall sites in the Housing Trajectory

1.16 West Winch Topic Paper (Appendix 5)

- Propose smaller sites spread throughout the Borough instead of West Winch
- No homes before the WWHAR is built

- WWHAR should also bypass Setchey
- Concern about the certainty of funding for the WWHAR
- Request for sustainable transport in addition to that proposed
- Development without the WWHAR will be hampered by the deficiency of a strategic road network
- Objections to the methodology used to estimate vehicle trips and traffic impacts in the transport modelling
- Heritage Impact Assessment and proposed policy wording is insufficient
- Proposed modifications relating to Ecology & Biodiversity appropriate
- Suggested additional policy criteria from LLFA re SUDs and off - site drainage criteria
- Anglian Water supports the Flood Risk & Surface Water Drainage Strategy

1.17 **Gypsy and Traveller Accommodation Assessment** (Appendix 6)

- Comments on the planning status of several sites
- Objection to definitions used in the GTAA for sites.

1.18 **Wisbech Fringe Updated Position Statement** (Appendix 7)

- Support for the updated position statement
- Position Statement is an accurate portrayal of the current position relating to the planning applications – Fenland District Council

1.19 **Response to critique on Viability Study** (Appendix 8)

1.20 Comments were received from Maxey Grounds & Co whose representations at the Regulation 19 stage and Examination Hearings were addressed in the Response to critique on Viability Study document.

2.0 **Options Considered**

2.1 No other options are considered. This report provides a summary of representations to a consultation on documents as part of the Local Plan Examination.

3.0 Policy Implications

3.1 The representations relate to future policies in the borough-wide Local Plan once adopted.

4.0 Financial Implications

4.1 None.

5.0 Personnel Implications

5.1 None.

6.0 Statutory Considerations

6.1 The consultation was carried out in accordance with the legal requirements associated with the Local Plan.

7.0 Equality Impact Assessment (EIA)

7.1 An EIA is not necessary in this case, as this report provides a summary of representations to a consultation on documents as part of the Local Plan Examination for noting.

8.0 Risk Management Implications

8.1 None

9.0 Declarations of Interest / Dispensations Granted

9.1 None

10.0 Background Papers

This report is supported by the following appendices:

- Appendix 1 Representations Spatial Strategy & Settlement Hierarchy
- Appendix 2 Representations Update on Technical Note on Transport
- Appendix 3 Representations Note Retail Impact Threshold for Hardwick Road Area
- Appendix 4 Representations Housing Land Supply
- Appendix 5 Representations West Winch Topic Paper
- Appendix 6 Representations GTAA
- Appendix 7 Representations Wisbech Fringe Updated Position Statement
- Appendix 8 Representations Viability Study Critique