



Representation Form

Consultation on Schedule of Main Modifications Part 1, August 2024

Closing date for submitting representations: 11:59pm, Wednesday, 2nd October 2024

Part A

Section 1: Contact information

	Respondent details	Agent details (where applicable)
Title:	Mr	
First Name:	Robert	
Last Name:	Holden	
Organisation (where relevant):		
Address:		
Postcode:		
Telephone:		
Email:		

Part B

Please fill in a separate form for each site and/ or policy

Section 2: Representations

Which Main Modification are you responding on?

Main Modification (MM) ref	Local Plan Paragraph ref	Local Plan Policy ref (if applicable)	Policy title (as applicable)
MM115 and MM116	Schedule of MM pages 86,87,88,89	West Winch Policy E2.1	West Winch Growth Area

To which test of soundness does your representation relate?

The Local Plan 2021-2040 is currently under examination by Planning Inspectors, appointed by the Secretary of State). The Inspectors will assess the proposed Main Modifications against the soundness tests. Please indicate whether you consider the proposed Main Modification about which you are responding is:

[Please tick appropriate box]	YES	NO
Legally compliant?		x
Complies with the Duty to cooperate?		
Positively prepared (i.e. seeks to meet the area’s objectively assessed needs)?		x
Justified (an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence)?		x
Effective (i.e. deliverable over the plan period)?		x
Consistent with national policy (National Planning Policy Framework: National Planning Policy Framework (publishing.service.gov.uk))?		x

Summary of Comments:

Please give details of why you consider the proposed Main Modification that you are commenting on is sound (“Yes”) or unsound (“No”), with reference to the tests above. Please be as precise as possible.

MM115 Policy E2.1 Page 86 Para 9.3.13 – 2,030 new dwellings in the Local Plan review period to 2040 and up to 4,000 beyond.

Without the provision of the proposed (WWHAR) new access road prior to the construction of these new homes, it is on all counts an unsound policy.

MM116 Policy E2.1 Pages 87,88 & 89

New Criterion – up to 300 homes with Access to A10 without strategic intervention namely the new access road. For anything exceeding 300 up to 1,100 homes a link road to the A47 will be required. Beyond 1,100 up to 4,000 WWHAR will be required.

Without the provision of the proposed (WWHAR) new access road prior to the construction of these new homes, it is on all counts an unsound policy.

I object to the risk that the Borough Council's proposed main modifications for Policy E2.1, will allow major development come forward before the West Winch Housing Access Road is completed.

Highways accepts that this section of the A10 is heavily congested and one of the busiest 'A' road 'single' carriageways in the country. This is why they have until now always objected to any planning applications that required a new access onto the A10.

I accept the need for new housing and its urgency. To enable house building to start before the new road (WWHAR) is built I again put forward a proposal/criterion to the Local Plan Review below:-

I have previously made the point that a traffic census from 2018 states that there were 24100 daily traffic movements on the A10 (The Winch area) and only 19500 daily traffic movements on the A47 (Constitution Hill area). This information is from a recent Norfolk County Council Highways pamphlet. This indicates to me that instead of further congesting the A10 with more traffic by accessing the new housing from a new roundabout at The Winch on the A10, a new roundabout should be built on the A47 (Constitution Hill) to provide access to the new housing. The roundabout would eventually become part of the proposed new bypass when funds become available. The Winch located roundabout would be built after WWHAR is completion.

Replace New Criterion – up to 300 homes with Access to A10 without strategic intervention namely the new access road. For anything exceeding 300 up to 1,100 homes a link road to the A47 will be required. Beyond 1,100 up to 4,000 WWHAR will be required.

WITH:- Initial new homes up to 1,100 homes to be serviced by a link road to the A47 and access to the A10 to be provided after the construction of the WWHAR.

ALSO NOTE

The A10 is a Major Road into the town and to the Hardwick Interchange, both commuter and HGV traffic. Also the A134 merges with the A10 at Setchey. This is a solid reason why the bypass must also bypass Setchey and not as proposed. Proposals for a bypass dating back as far as 1990 always included Setchey, for good reason. Since 1990 traffic through the two villages has greatly increased.

(Continue on a separate sheet if necessary.)

Please note you should cover succinctly all the information, evidence and supporting information necessary to support/justify your comments.

Section 4: Data Protection

The Main Modifications consultations form the final stage(s) of the plan-making process for the Local Plan 2021-2040. Do you wish to be notified further about the Local Plan, at either of the following stages?

Publication of Inspector’s Report (anticipated January 2025)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Adoption of Local Plan (anticipated February 2025)?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

In complying with the General Data Protection Regulation (UK GDPR) and Data Protection Act 2018, King’s Lynn and West Norfolk Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to this consultation on the Borough Council’s website. However, it should be noted that all personal information (except for names and organisation name, where appropriate) will not be published.

When you give consent for us to process data, you have the right to withdraw that consent at any time. If you wish to withdraw your consent, you must notify us at lpr@west-norfolk.gov.uk or 01553 616200.

Section 5: Signature and Date of Representation

Please sign and date below:	
Signature: (electronic signatures are acceptable)	R T Holden
Date:	13-8-24

Please note the following:

To be considered, your representation will need to be received by 11:59pm on Wednesday, 2nd October 2024.

The Main Modifications are being consulted upon in two parts. The Part 1 consultation covers all aspects of the Local Plan except Gypsies, Travellers and Travelling Showpeople, which will be subject to a separate Main Modifications (Part 2) consultation during autumn 2024.