

**Borough Council of King's Lynn
and West Norfolk Local Plan
2021-2040**

Borough Council of
**King's Lynn &
West Norfolk**



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:	JONATHAN	
Last Name:	CREEO	
Organisation (where relevant):	N/A	
Address:	[REDACTED]	
Postcode:		
Telephone:		
Email:		

BOROUGH COUNCIL OF
KING'S LYNN & WEST NORFOLK
RECEIVED
27 AUG 2024
HANNAH BANNISTER
POSTAL ADMIN

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 86,87,89	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

<p>Summary of Comments:</p> <p>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.</p>
<ul style="list-style-type: none"> Objecting to Main Modification 115 Page 86 Policy E2.1 which permits 2,030 new homes in West Winch before 2040 and up to 4,000 in total in West Winch. This is environmentally unsustainable, without the bypass first in place to take traffic and HGVs off the A10 to provide an Active Travel-friendly environment through West Winch on this currently high-accident, highly congested, worst-performing stretch of the A10 with its dangerous bends and poor sightlines, sub-standard width. County's Outline Business Case says the development will increase accidents at Junctions along the A10 in West Winch and increase dangerous detours through North Runcton, Setchey and Saddlebow, as cars seek to avoid the congested A10

- **Objecting to Main Modification 116 Pages 87 and 89 Policy E2.1** which allows 300 houses on the A10 without any highways intervention; then 300-1100 with a "link road" (not the bypass but a narrow road from the Winch Public House east to the A47) so potentially all 1100 homes with no bypass, and 600 new homes before a new Primary School is built (up from 300 homes before a new Primary School) This means all the new residents would drive their children on the A10 to West Winch Primary every day. This extra traffic was **not** taken into account in Hopkins Highways Study in concluding no intervention is necessary before 300 homes.
- I object to these Main Modifications, as the Transport Study is not positively prepared and does not meet West Winch's needs – its conclusion that the A10 can take 300 houses before highways intervention does not allow for the Holiday Traffic, the Sugar Beet Traffic, or the need for parents to drive children to school to West Winch Primary on the A10, the current congestion on this worst performing section of the A10 according to the Mayor of Cambridgeshire's study, the likely increase in accidents on Junctions and dangerous detours through North Runcton, Setchey and Saddlebow to avoid the A10 congestion in future, or the Mott Macdonald Study of 2014 that predicted 1000 car tail-backs on the A10 with development but no bypass.

Without the bypass there first to remove the traffic, the traffic-calming measures cannot be implemented, the A10 will not be pedestrian or cyclist friendly, residents will not be able to cross the road, buses will be inadequate until they are deemed "commercially sustainable" so the development will be heavily car dependent. New developments that are heavily car dependent are against national policy. It does not meet West Winch's objectively assessed needs to reduce chronic congestion through the village and the high accident rate but will increase accidents.

The Modifications should be amended to say "**West Winch Housing Access Road must be fully built out before Hopkins Development commences**"

TRAFFIC NOISE AND POLLUTION ARE
ALSO A FACTOR

EXTREME DIFFICULTY IN TURNING
RIGHT FROM GRAVEL HILL LANE ONTO
A10 ITS ON A BEND SO VISION IS
COMPROMISED.

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)	
Date:	22/8/2024

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 Show people, which will be subject to a separate Main Modifications (Part 2) consultation during autumn 2024.