



Representation Form

Consultation on Schedule of Main Modifications Part 1, August 2024

Closing date for submitting representations: 11:59pm, Wednesday, 2<sup>nd</sup> October 2024

Part A

Section 1: Contact information

	Respondent details	Agent details (where applicable)
Title:	Mr	
First Name:	Ben	
Last Name:	Colson	
Organisation (where relevant):	n/a	
Address:	[REDACTED]	
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)
MM57	Addn of new para		Reference impacts on environment in vicinity of Dersingham Bog and Roydon Common

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?		X	
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: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/432424/nppf-2019.pdf">National Planning Policy Framework (publishing.service.gov.uk)</a> )?		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.

- 1 As the owner of the house nearest to the entrance to Dersingham Bog in the village of Wolferton I have a particular as well as wider professional interest in this additional paragraph which states that studies will be undertaken to assess the A149 traffic impact on the environment of these two sites. I am referring below particularly to Dersingham Bog.
- 2 Traffic impact is wider than just A149 although that has the greatest impact. There is also an impact of growing tourist traffic in Wolferton itself, designated a conservation area, and Folly Hill which carries some 500k vehicles a year, mostly to and from Sandringham’s growing tourism offer.
- 3 In addition, traffic volumes on A149 are increasing due to (a) poorer rail-bus connectivity to and from the North Norfolk coast, (b) growing general use of car and (c) new housing developments North of the Dersingham bog area.
- 4 It thus makes more sense to commission a wider study of the impacts of tourism and new housing in the coastal area (Heacham and beyond) rather than the very specific, although important, issues concerning Dersingham Bog. The study should consider how to deal with the growing area-wide congestion North of King’s Lynn (separate to the long anticipated and still being scoped study regarding the A149 between Hardwick and Knights Hill), and should include an objective assessment of alternative modes of travel to

include dual carriageway to Hunstanton, compared with conventional rail with limited station stops, light rail with more stops, and guided busway with the its ability to leave and join the reserved “track” to access housing areas and tourism destinations such as Dersingham Bog but particularly Sandringham.

- 5 A wider impact study should seek to offset economic gain from new housing and increasing tourism in the defined area and offset it against the financial cost of congestion, the impact on air quality and the natural environment, so that fairly and properly evaluated decisions can be made going forward during the plan period.

(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

No

Adoption of Local Plan (anticipated February 2025)?

Yes

No

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](mailto: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:	

Please note the following:

To be considered, your representation will need to be received by 11:59pm on Wednesday, 2<sup>nd</sup> 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.