



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:	John	
Last Name:	Maxey	
Organisation (where relevant):	[REDACTED]	
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)
MM6		New Policy	Windfall

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?			
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: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/432484/nppf-2019.pdf">National Planning Policy Framework (publishing.service.gov.uk)</a> )?	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>
<p>Support the principle of a policy permitting windfall in or adjacent to most settlements. However the wording in relation to Tier 5 settlements is , in the context of the general presumption in favour of sustainable development, written in a negative phraseology. It in our view is not sound to identify a scale of growth for all settlements, and then ignore Wisbech Fringe as a Tier 2 settlement or include Tier 5 settlements, but then phrase the policy negatively to only permit development where within the proposed scale and not otherwise addressed by a Neighbourhood Plan. The introduction to the policy appears to ignore the intention of the Plan to signify a scale of growth for Tier 5 and as such is unsound.</p> <p>It is suggested that Para B should include a threshold for Wisbech Fringe of 75 to match the threshold at Downham Market.</p> <p>Please note that the Wisbech fringe on the east of Wisbech, within the district and within the line of the A47 bypass is partly Walsoken and partly Emneth Parishes, and both contain areas which are in practice integral to Wisbech in functionality. Both have seen some development in recent years and both have scope to accommodate more as windfall in a highly sustainable location as envisaged under this new policy. It would be unsound to draft the policy that excludes land in either parish.</p>

It is suggested that the following would be sound as a rephrasing of Para C

“In Tiers 5 & 6 settlements residential development within the settlement development boundaries will be supported. If there are no opportunities within the development boundaries to meet the housing requirements identified in the New Appendix to New Policy – Neighbourhood Plans, and there are no Neighbourhood Plan allocations to meet that requirements, then in Tier 5 settlements, outside but adjoining development boundaries, small scale development of up to 5 dwellings will be supported to meet this housing requirement, and subject to the criteria under Parts A and B of this policy.

(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

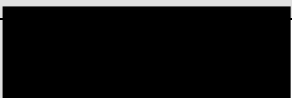
The Main Modifications consultations form the final stage(s) of the plan-making process for the Local Plan 2021-2040. Do you wish to be notified further about the Local Plan, at either of the following stages?

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](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:	24/09/2024
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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.