

Representation reference : 282  
Hearing Matter Number: Issue 11 – Wisbech Fringe (F.3)

1. My overall position is supportive of the allocation of land at Burrowgate Road, which is partly owned by my clients, and which is a sound logical allocation in terms of the ability to coordinate with the adjoining adopted allocation by Fenland DC, on flood risk sequential test grounds, and because of the fact that the County boundary cuts through the middle of land parcels with little distinctive features, such that it would be illogical for the political boundary to be a boundary of development.
2. I can confirm that my clients land is available for development and progress is being made towards master-planning the area, working with all landowners and both District Councils and County Councils, with the assistance of ATLAS, Highways England and other stakeholders, with the aim of producing the Broad Concept Plan required by Fenland DC prior to the submission of planning applications, which will also inform applications within the West Norfolk area.
3. My objection to the plan as drafted and the element which I consider unsound is the requirement in part 1c of Policy F3.1, where it suggests merits in the retention of mature orchard areas as public open space.
4. My reasons for this is that there is a significant amount of fruit orchards around the allocation, much farmed by landowners of the allocation areas. Fruit production involves a continual battle against infection and pests which can damage the fruit quality necessary to have a crop that is saleable in an exacting market which is dictated to by supermarkets. This requires a continual monitoring of tree health and spraying with fungicides, and pesticides to prevent infection. These infections quickly spread between orchards via wind bourn transmission if not controlled.
5. If mature Bramley trees are retained within open space as amenity trees they will not be subject to disease control. For Health and Safety (as well as economic reasons) trees within open space that are not being “farmed” will not be sprayed. The risk of disease occurring and spreading to other commercial orchards in the area is then high. The amenity value of such trees is relatively low and their balance of life expectancy relatively short. It would be sound planning policy to ensure suitable planting of trees with a 200 year life expectancy and significant future amenity value now, rather than the retention of old fruit trees.

King Lynn & West Norfolk Local Plan: Site Allocations and Development Management Policies EIP  
Representor : J R Maxey MA, FRICS, FAAV, Maxey Grounds & Co LLP

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6. The areas that consist of old Bramleys are relatively limited, and this policy as drafted also constrains the location of open space within the allocation to one that may not be ideal in spacial planning terms. Their retention would also limit the multi functional use of the area.
7. It is submitted that this element of the policy is not sound, and the policy should be amended to require the provision of multi function open space of an appropriate quantity in suitable locations, but without reference to mature orchards which implies a compulsion for these to be retained.