

Borough Council of King's Lynn and West Norfolk

Updated Position Statement

WISBECH FRINGE - Land east of Wisbech (Policy F3.1 of the Submitted Local Plan)

05 January 2023

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Introduction

1. This document provides an updated position to the [Position Statement Wisbech Fringe – Land east of Wisbech](#) produced in September 2022 [F23] which provides the background to the strategic allocation that crosses the boundary between the Borough Council of King's Lynn & West Norfolk, details of Fenland District Council's decision not to take forward the strategic allocation within their boundary into their new Local Plan and considered the implications.
2. The conclusion of the Position Statement prepared in September was that retaining all or part of the allocation of Site F3.1 would not result in a sustainable development in its own right and would only be sustainable as part of the larger comprehensive development and dependent on the improvements to the A47.

Update

Wisbech Access Strategy

3. To deliver housing growth in this location, the Wisbech Access Strategy¹ identified that access towards the A47 would need to be via a new/upgraded junction² (A47/Broadend Road roundabout), with the arrangements for delivering such an upgrade being agreed as part of the comprehensive delivery scheme encompassing both the allocation in the Borough of Kings Lynn and West Norfolk, and the allocations in Fenland District Council.
4. It is now understood that Technical Approval of the improvements to the A47/Broadend Road roundabout has been granted to Cambridgeshire County Council by National Highways and it is anticipated that works are likely to begin in April 2023 subject to funding being in place and a Temporary Traffic Regulation Order being granted. An application is likely to be made in January 2023. Funding for the project according to Fenland District Council³ has been secured.
5. There has also been some further work undertaken on the improvements to the A47/A1101 Elm High Road Junction which also forms part of the Wisbech Access Strategy with the options design for Stage 1 being completed and the Staged Overview of Assessment (SOAR) currently going through the approval process. It is anticipated that a consultation will be undertaken in January 2023⁴.

Planning Permissions

6. There have been a number of planning applications and/or screening opinions to Fenland District Council and the Borough Council of King's Lynn and West Norfolk stimulated by Fenland District Council's Regulation 18 consultation. Details of the planning applications are set out in the table below.

¹ [Wisbech Access Strategy - Fenland District Council](#)

² [14176FDCPresentationBoard_10.pdf \(fenland.gov.uk\)](#)

³ [Wisbech Access Strategy - Fenland District Council](#)

⁴ <file:///F:/Transport/A47/A47-A1101/A47-A1101%20Elm%20High%20Road%20Junction%20-%20Traffic%20and%20Design%20TWG%20Meeting%20Presentation.pdf>

Table 1 Planning Applications

Reference	Description	Status (4 Jan 2023)
22/01291/PIP (BCKLWN)	9 Dwellings BCKLWN – west of Burrettgate Road	Awaiting Decision
F/YR22/0802/PIP (FDC)	9 Dwellings Fenland DC – north of Sandy Lane	Granted 9 September 2022
F/YR22/0722/PIP (FDC)	9 Dwellings Fenland DC – east of Meadowgate School (Meadowgate Lane access)	Granted 26 August 2022
F/YR22/0815/PIP (FDC)	9 Dwellings Fenland DC – Stow Road – NW corner of site	Granted 23 September 2022
F/YR22/0817/F (FDC)	Change of use to school playing field (Meadowgate Lane)	Granted 30 August 2022
F/YR22/0700/SC (FDC)	Screening opinion – 200 dwellings development phase (Land East Of 61 - 125 Stow Road Wisbech Cambridgeshire)	Further Details Not Required 4 July 2022
F/YR22/0844/O (FDC) Validated 18 July 2022	325 dwellings. Land to the East of Stow Lane Wisbech Hybrid Application: Outline application with matters committed in respect of access to erect of up to 224 x dwellings, and Full application to erect 101 x 2-storey dwellings (7 x 1-bed, 24 x 2-bed, 45 x 3-bed and 25 x 4-bed) with associated parking, landscaping, public open space, and a new access off Sandy Lane	Pending consideration
F/YR22/1256/F (FDC) Validated 8 November 2022 22/01756/FM (BCKLWN) Validated 17 November 2022	325 Dwellings Land North East Of Meadowgate Academy Access from Sandy Lane Walsoken Wisbech Hybrid application: Full planning permission for the erection of 325 x dwellings with access off Sandy Lane, public open space, landscaping, and associated infrastructure. Outline application with matters committed in respect of access for a Community Hub/local centre comprising convenience store 300 sq. m, other retail/services/health 200 sq m, parking/servicing, play areas/open space, 60 x bedroom care home/extra care accommodation and C3 residential development.	Pending Consideration

Education

- As stated in the Council's position statement [F23], The Broad Concept Plan (BCP) [D38] sets out a requirement for the provision of a new primary school located within the central area with the exact location being determined at the planning application stage. The BCP also states (page 530) that additional land in the south-west corner of the site may be required for expansion of the Meadowgate Academy. An application for a change of use to school playing field (Meadowgate Lane) has now been granted by Fenland District Council (F/YR22/0817/F).

Conclusion

8. In considering the updated position relating to the planned improvements to the A47 at the A47/Broadend Road roundabout and at the A47/A1101 Elm High Road Junction, together with the planning applications now being considered, the allocation of site F3.1 will continue to constitute a sustainable development and should remain as an allocation in the Local Plan.