

# **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)**

**March 2023**

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## Introduction

1. This document provides a further update to the [Position Statement Wisbech Fringe – Land east of Wisbech, first](#) produced in September 2022 [F23] and updated in [January 2023](#) [F35]. The Position Statement provided background to the strategic allocation that crosses the boundary between the Borough Council of King’s Lynn & West Norfolk and details of Fenland District Council’s decision not to take forward the strategic allocation within their boundary into their new Local Plan.
2. The conclusion of the previous Position Statement [F35] was that the planning improvements to the A47 (A47/ Broadend Road roundabout and A47/ A1101 Elm High Road Junction), together with the planning applications now under consideration, the allocation of site F3.1 will continue to constitute a sustainable development and should remain as an allocation in the Local Plan.

## Planning Applications

3. There have been several 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:

**Table 1 Planning Applications**

Reference	Description	Status (4 Jan 2023)
22/01291/PIP (BCKLWN)	9 Dwellings BCKLWN – west of Burretgate Road	Awaiting Decision
F/YR22/0802/PIP (FDC)	9 Dwellings Fenland DC – north of Sandy Lane	Granted 9/09/2022
F/YR22/0722/PIP (FDC)	9 Dwellings Fenland DC – east of Meadowgate School (Meadowgate Lane access)	Granted 26/08/2022
F/YR22/0815/PIP (FDC)	9 Dwellings Fenland DC – Stow Road – NW corner of site	Granted 23/09/2022
<a href="#">F/YR22/0817/F</a> (FDC)	Change of use to school playing field (Meadowgate Lane)	Granted 30/08/2022
<a href="#">F/YR22/0700/SC</a> (FDC)	Screening opinion – 200 dwellings development phase (Land East Of 61 - 125 Stow Road Wisbech Cambridgeshire)	Further Details Not Required 4/07/2022
<a href="#">F/YR22/0844/O</a> (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
<a href="#">F/YR22/1256/F</a> (FDC)  Validated 8 November 2022  22/01756/FM (BCKLWN)	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

Validated 17 November 2022		
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4. Planning applications have to be determined against the current development plan for the area in accordance with [Section 70 \(2\) of the Town and Country Planning Act 1990](#) and [Section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#).
5. Therefore, the current planning applications will be determined against Fenland District Council's Local Plan<sup>1</sup> (2014) and/or BCKLWN Core Strategy<sup>2</sup> (2011) and BCKLWN Site Allocations and Development Management Policies<sup>3</sup> (2016).
6. Officers from Fenland District Council have confirmed that they have received many objections to their Regulation 18 consultation in relation to the omission of the strategic site and that they will be considering those representations before publishing their Regulation 19 Local Plan in July 2023<sup>4</sup>.
7. Although we cannot foresee what decision Fenland District Council will take on the matter it is reasonable to assume, given that planning applications are being submitted/considered, that their 'justification'<sup>5</sup> to omit the site from their future Local Plan no longer exists and it is likely that the strategic allocation will be included in their Regulation 19 document. It is anticipated that it will be approximately 2-3 years before a new Local Plan is adopted by Fenland, at the earliest.
8. In any event, it is likely that planning permission will be granted and/or development started on the site before a new Local Plan is adopted by either Council.

### Broad Concept Plan

9. In 2018, the Borough Council of King's Lynn & West Norfolk and Fenland District Council approved the jointly prepared East Wisbech Broad Concept Plan (BCP) (D38) which sets out the infrastructure requirements for the site and where various types of development will be located. The BCP forms part of the planning policy framework for both councils and is a material consideration in the determination of planning applications for the site area.
10. The Broad Concept Plan (BCP) [D38] sets out a number of place-making principles that are to be taken forward at the planning application stage relating to the following:
  - Drainage and attenuation - SuDs
  - Green infrastructure
  - Transport – provision of pedestrian/cycle access routes
  - Design
  - Community facilities – provision of a community hub, primary school, local centre, potential extension to Meadowgate Academy.

<sup>1</sup> Fenland Local Plan [https://www.fenland.gov.uk/media/10010/Fenland-Local-Plan-May-2014/pdf/Fenland\\_Local\\_Plan1.pdf?m=637261883246530000](https://www.fenland.gov.uk/media/10010/Fenland-Local-Plan-May-2014/pdf/Fenland_Local_Plan1.pdf?m=637261883246530000) Policy LP8. Fenland Local Plan Policies Map for Wisbech [https://www.fenland.gov.uk/media/12303/Wisbech-Fenland-Local-Plan-2014-Policies-Map/pdf/Inset\\_Wisbech\\_A0\\_Adopted\\_New.pdf?m=637261880084500000](https://www.fenland.gov.uk/media/12303/Wisbech-Fenland-Local-Plan-2014-Policies-Map/pdf/Inset_Wisbech_A0_Adopted_New.pdf?m=637261880084500000)

<sup>2</sup> [https://www.west-norfolk.gov.uk/downloads/download/68/core\\_strategy\\_document](https://www.west-norfolk.gov.uk/downloads/download/68/core_strategy_document) Page 16, Policies CS01 & CS09

<sup>3</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/2491/sadmp\\_plan\\_adopted\\_2016.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/2491/sadmp_plan_adopted_2016.pdf)

<sup>4</sup> [Live Timetable for Production of the Fenland Local Plan - March 2023.pdf](#)

<sup>5</sup> A strategic political decision was taken to remove any Broad Concept Areas without significant progress towards a planning application on the grounds of the failure to deliver. See Appendix 1

11. As can be seen for the descriptions in Table 1, the planning applications currently being considered would deliver initial development phases for 650 dwellings (out of 1450). These live applications include the provision of infrastructure such as open spaces, play areas, a Community Hub/local centre comprising of a convenience store, other retail/services, and a health centre.
12. The BCP also requires 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).

### Wisbech Access Strategy

13. To deliver housing growth in this location, the Wisbech Access Strategy<sup>6</sup> identified that access towards the A47 would need to be via a new/upgraded junction<sup>7</sup> (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.
14. 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. Funding for the project according to Fenland District Council<sup>8</sup> has been secured.
15. 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. The scheme is included as a pipeline proposal in the Government's Road Investment Strategy 3 (RIS3). National Highways have completed the options design for Stage 1 and are undertaking early assessment phase work with an options consultation planned for later in 2023<sup>9</sup>.
16. However, the Elm High Road junction scheme currently remains uncommitted with no guarantee that it will be taken forward until the Third Road Investment Strategy 2025-2030 is published.

### Conclusion

17. It is considered that there will now be a comprehensive approach to development coming forward on the wider allocation and that Site F3.1 Wisbech Fringe will continue to constitute sustainable development and should remain as an allocation in the Local Plan given the following:
  - Several planning applications that cover the majority of the strategic site (initial development phases) are being considered by Fenland District Council and the Borough Council of King's Lynn & West Norfolk; reflecting the approach to development phasing for the West Winch Growth Area, where live planning applications are assumed to represent the earliest development phases.

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<sup>6</sup> [Wisbech Access Strategy - Fenland District Council](#)

<sup>7</sup> [14176FDCPresentationBoard\\_10.pdf \(fenland.gov.uk\)](#)

<sup>8</sup> [Wisbech Access Strategy - Fenland District Council](#)

<sup>9</sup> <file:///F:/Transport/A47/A47-A1101/A47-A1101%20Elm%20High%20Road%20Junction%20-%20Traffic%20and%20Design%20TWG%20Meeting%20Presentation.pdf>

- These planning applications will be determined against the current development plan policies for each authority
- Planning applications will deliver infrastructure in line with the BCP
- Progress in bringing forward the A47/Broadend Road roundabout/ junction reconstruction
- Progress in bringing forward the A47/A1101 Elm High Road Junction improvements