

**Borough Council of King's Lynn
and West Norfolk Local Plan
2021-2039**

Borough Council of
**King's Lynn &
West Norfolk**



Representation Form

Consultation on additional evidence base documents, September 2023

Closing date for submitting representations: **11:59pm, Friday, 20th October 2023**

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Bennett Homes
Address:	c/o Agent
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	James Alflatt
Address:	Bidwells LLP 16 Upper King Street Norwich
Postcode:	NR3 1HA
Telephone number:	██████████
Email:	████████████████████

Part B

Please fill in a separate form for each document

Section 3: Representations

Which Document are you responding on?

Examination Library ref	Document name	Paragraph No(s)
F48	Update on Technical Note on Transport Evidence (April 2023)	

Summary of Comments:

Please be as precise as possible as to why you support or object to the evidence and/or any suggested main modifications to the Plan contained in the document, providing the relevant paragraph and/or policy number for each point.

There appears too much uncertainty in this technical note on what the final mitigation measures for the new road to release the West Winch Growth Area will be. Given previous representations to the Examination submitted on behalf of Bennett Homes, we have already made the case that the West Winch Growth Area appears to be predicated on road-based travel, there is nothing in this paper which assures that other sustainable transport measures are either be tangible or deliverable. The topic paper instead continues to make generic statements about a Sustainable Transport Strategy which will accompany the outline business case to the DfT for funding, which is not guaranteed at this stage, and not certain whether this will be forthcoming to deliver the development to support the housing trajectory provided by the Borough Council across the Plan period. Given this is such a major and essential piece of road infrastructure which is only viable through external funding, without more certainty over this funding, this goes to the heart of whether this growth area will be deliverable across the Plan period. It remains Bennett Homes opinion that with such uncertainty, and how significant a part this growth area plays in the emerging plan, the examination should not continue towards its conclusion, without receiving further evidence that there is foreseeable that funding will be secured and the road infrastructure is viable to be delivered within the Plan period, aligned with the Council's current housing trajectory.

Bennetts Homes would contend there is not sufficient evidence within this paper beyond that previously submitted to the examination which would provide sufficient assurances and certainty that in fact the West Winch Growth Area, as proposed, is deliverable and can offer the sustainable transport measures being claimed.

Please note you should cover succinctly all the information, evidence and supporting information necessary to support/justify your comments.

Section 4: Examination Hearings

This consultation may be followed by further Examination Hearing sessions, at the discretion of the Planning Inspectors. Do you consider it necessary to participate in Examination Hearing sessions? *(Please select one answer)*

No, I do not wish to participate at the Examination Hearing

Yes, I wish to participate at the examination hearing

Section 5: Data Protection

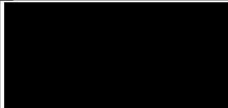
Do you wish to be notified further about the Local Plan Examination process, at any of the following stages?

Schedule of Main Modifications stage (following hearings)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Publication of Inspector's Report	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Adoption of Local Plan	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 or 01553 616200.

Section 6: Signature and Date of Representation

Please sign and date below:	
Signature: (electronic signatures are acceptable)	
Date:	20 OCTOBER 2023

Please note that, to be considered, your representation will need to be received by **11:59pm on Friday, 20th October 2023.**