



**Representation Form**

Consultation on additional evidence base documents, September 2023

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

**Part A**

**Section 1: Personal Details**

<b>Title:</b>	Mrs
<b>First Name:</b>	Rebecca
<b>Last Name:</b>	Schrooder
<b>Job Title (where relevant):</b>	
<b>Organisation (where relevant):</b>	
<b>Address:</b>	[REDACTED]
<b>Postcode:</b>	[REDACTED]
<b>Telephone:</b>	[REDACTED]
<b>Email:</b>	[REDACTED]

**Section 2: Agent Details (if applicable)**

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

<b>Agent name:</b>	N/A
<b>Address:</b>	
<b>Postcode:</b>	
<b>Telephone number:</b>	
<b>Email:</b>	

## 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)
F51	Topic Paper West Winch 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.

I disagree with the assessment in from para 47 through to para 60.

I do not believe that the assessment of the impact of the rural character of the area, specifically for Rectory Lane, has been adequately considered. Particularly the rural character – openness and tranquillity and the landscape quality and value which currently enjoy. The proposal of a significant number of houses directly opposite our property will have long term adverse effects and will not add to the overall quality of this area, provide a visually attractive development or be sympathetic to local character and landscape setting. Neither will it contribute, conserve or enhance our natural environment. Furthermore, our property and that of all of our neighbours at the west end of Rectory Lane have open and rural views at the moment, and, as stated in your report, the effects could (depending on the detailed design of the new development) be graded up to high adverse, as those open views could be lost entirely.

Your proposed mitigating modifications, namely:

Retain existing vegetation grassland, trees, woodland, hedgerows and watercourses where they are considered in good condition and contribute positively towards local landscape character;

- . Providing new or enhanced natural landscape planting to reinforce existing landscape features and to integrate the development within the local landscape, ~~character~~ and provide visual amenity within the growth area;
- . ~~conservation~~ Conserve and enhancement of local biodiversity

Do not go nearly far enough to mitigate against the effects which have been graded as potentially highly adverse. It is highly subjective to assess the positive contribution of the local landscape

character, and in my view, you are not considering the open views and strong sense of tranquillity which myself and my neighbours enjoy. The proposed housing directly opposite us will almost certainly (in any format) remove our open views in their entirety and change the character, quality and value of this part of Rectory Lane immeasurably negatively – from rural to urban.

This is not acceptable and will not add in any way to the attractiveness of our locality, nor is it sympathetic to our setting, landscape and character. How will it enhance our local biodiversity? How will it be possible to provide visual amenity in this particular view? How do the planners and developer hope to retain existing vegetation grassland, trees, woodland, hedgerows and watercourses, which absolutely do contribute positively towards our local landscape character?

(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: 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

No

Publication of Inspector's Report

Yes

No

Adoption of Local Plan

Yes

No

*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 6: Signature and Date of Representation

<b>Please sign and date below:</b>	
<b>Signature: (electronic signatures are acceptable)</b>	
<b>Date:</b>	<b>20/10/23</b>

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