

## **Kings Lynn & West Norfolk Local Plan Review Examination**

### **Hearing statement relating to Matter 5 : Wisbech Fringe Questions AQ34-AQ36**

**Date of Hearing: 26-27/03/2024**

**Submitted by J R Maxey, Maxey Grounds & Co**

1. AQ34 – AQ36 The land necessary for the construction of the A47/ Broadend Road roundabout has all been acquired by Cambridgeshire County Council, the design work is complete and the scheme ready to be delivered on release of funding. Two planning consents for a total of 650 dwellings at the southern end of the site (one cross border) are likely to be approved during summer of 2024 by Fenland DC and would therefore be expected to start during 2025. It is understood that given the calls on funding the CPCA is unlikely to release funding in advance of a start of housing on site, and a certain number of dwellings can be delivered in advance of the roundabout construction, but those involved in the developments (which includes myself) are confident that the provision of the roundabout funding will not limit delivery on these schemes.
2. We are not aware that an outcome of the further assessment has been issued but do not consider the traffic issues of Elm High Road junction improvements have a significant direct impact on East Wisbech. Those improvements are to facilitate existing development along Elm High Road already under construction, and the general flow of traffic into and out of the town. East Wisbech traffic accessing the town will do so in the main without using the Elm High Road roundabout. No constraints on the anticipated consents are expected to be imposed in relation to Elm High Road junction improvements or their timing.
3. We are strongly in support of the Wisbech Fringe allocation remaining as policy as it appears are both Councils involved.

JRM

Date 05/03/2024