

**KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION**

**Policy F3.1 Wisbech Fringe position update – Outstanding issues from Day 7 (27 March 2024)**

On Day 7 (26 March 2024), the Inspectors considered the latest evidence put forward by the Borough Council through the AMIQs [AQ34-AQ36, G24]. During proceedings they requested that officers contact Fenland District Council (FDC) (Planning Policy officers and Case Officer) regarding the progress of application 22/1256/F; when it is likely to go to Committee/ anticipated determination date.

The timeframe for determining the application, is as follows:

- Spring 2024 – applicant working to resolve issues raised by National Highways and Cambridge County Council
- Summer 2024 – proposed determination (subject to resolution of transport matters)
- Autumn 2024 (3-6 months after determination) – signature of S106

It is emphasised that National Highways “holding objection” would need to be overcome before the application could be determined. FDC officers email response (03/04/2024), with the previous email exchange(s) are appended below.

## **Email exchanges between FDC and BCKLWN, 2 & 3 April 2024**

Hi Michael,

Thank you for your email.

Mark Russell has now left the authority and Gavin Taylor is the new case officer. Gavin has advised that the application is aiming to be determined by Planning Committee in summer 2024 subject to resolving matters mainly in relation to transport.

The applicant is aware of the issues raised by National Highways and Cambridgeshire County Council's Transport Team and is working to resolve them.

The Heads of Terms for the S106 are currently being drafted, subject to the successful conclusion of transport matters. It is estimated that the S106 may take around three to six months to complete.

I trust this assists.

Kind regards,

Gareth

Senior Development Officer (Planning Policy)

Fenland District Council

**From:** Michael Burton

**Sent:** Tuesday, April 2, 2024 4:05 PM

**To:** Gareth Martin; Mark Russell

**Cc:** Alex Fradley; Stuart Ashworth; Sandra Homcenko; Keith Wilkinson

**Subject:** F/YR22/1256/F | Hybrid application: Full planning permission for the erection of 325 x dwellings with access off Sandy Lane (Wisbech)

**Importance:** High

FAO Gareth Martin/ Mark Russell

Hello Gareth/ Mark

I write with reference to the pending hybrid application for the erection of 325 dwellings – an early development phase of the East Wisbech/ Wisbech Fringe urban extension.

Last week we attended hearings, where the Inspectors asked a number of further/ additional questions regarding the current status/ likely delivery timetable for the East Wisbech development (AQ34-AQ36: [https://www.west-norfolk.gov.uk/download/downloads/id/8462/k15\\_bcklwn\\_local\\_plan\\_miqs\\_responses\\_to\\_matter\\_5\\_-\\_main\\_towns\\_-\\_policy\\_f31.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/8462/k15_bcklwn_local_plan_miqs_responses_to_matter_5_-_main_towns_-_policy_f31.pdf)). Overall, these centre around the

likely delivery of improvements to the A47, and the potential implications of these for delivery of the East Wisbech/ Wisbech Fringe development (total 1,400 dwellings):

- A47/ Broadend Road junction
- A47/ A1101 Elm Road junction
- Position re current hybrid application (22/1256/F:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=details&keyVal=RHQJA3HE06P00>)

I have checked the latest position on Public Access, and note that National Highways has made a further holding objection (expiry date, 29<sup>th</sup> April 2024). On this basis the Local Plan Inspectors have asked the case officer (Mark) to provide a brief statement (email response would be ok), expressing when the application is likely to go to Committee and the anticipated determination date (including anticipated progress with S106 negotiations). I therefore ask you to respond to the following points:

- *Taking account of National Highways' latest holding objection, when do you anticipate taking the application to Committee for determination?*
- *If the application is supported, could you give an estimation as to when you would expect S106 negotiations to be finalised?*

The Inspectors have set us a deadline of this Friday (4<sup>th</sup> April) to respond. I therefore ask that you provide your answers by **Thursday (3<sup>rd</sup> April)**, at the latest.

Your assistance in these matters is much appreciated. I look forward to hearing back from you by Thursday.

Regards and best wishes

**Michael Burton, Principal Planner**

Tel:



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.