

PLANNING COMMITTEE DATE: 24th August 2022 AGENDA ITEM 11

APPLICATION NO: F/YR22/0722/PIP

**SITE LOCATION: Land East of Meadowgate Academy, Meadowgate Lane,
Wisbech, Cambridgeshire**

UPDATES:

Kings Lynn & West Norfolk Borough Council consultation response: *'BCKLWN do not wish to object, subject to Fenland District Council being content that the proposal would not prejudice the delivery of the overall allocated site in accordance with the agreed Broad Concept Plan of East Wisbech and Policy F3.1 of the BCKWLN's SADMPP (2016).*

Principle of Development: *The site, Land East of Meadowgate Academy, Meadowgate Lane, Wisbech, is within a shared allocated site within Fenland District Council, covered by Policy F3.1 of the Borough Council of King's Lynn and West Norfolk (BCKLWN)'s Site Allocation and Development Management Policies Plan (SADMPP) (2016). The application site and its wider surroundings are covered by a Broad Concept Plan for the development of East Wisbech which was presented to and approved by Fenland Committee on 23rd May 2018 and King's Lynn and West Norfolk's cabinet on 29 May 2018.*

The land of this PIP application is allocated for residential development in the current adopted development plan documents of both Councils. Therefore, the principle of development for housing on this site is considered acceptable.

However, considering the location of the site, on a plot surrounded by vacant fields, this site may threaten the Councils' delivery of a comprehensive scheme for the shared allocated site as per the approved broad concept plan.

Context and character: *The submitted plan simply shows a red line for the application site and access, and blue line for the surrounding associated land. Therefore, it is unknown how the proposed dwellings may impact the character of the locality and views from BCKLWN.*

Residential amenity: *There are no residential properties within BCKLWN district boundary in close proximity to the proposed dwellings which would experience any significant adverse impacts as a result of the application.*

Other material impacts: *Subject to satisfactory drainage scheme, it is considered the proposed dwelling would not result in any significant surface or foul drainage issues within BCKLWN boundary.*

Additional Information: *No additional comments were provided from BCKLWN consultees'.*

Officer Response: *The above consultation response aligns with the Officer assessment contained within the Agenda Report; it will be at the technical stage that consideration may be given to relationships achieved between the proposed dwellings and the adjoining BCP area to ensure that wider delivery is not compromised.*

**Recommendation: Remains to grant Permission in Principle as per Page 152 of
Agenda Item 11**