



Ms Kate Lawty  
Norfolk County Council  
Planning Services  
Floor 6 County Hall  
Martineau Lane  
Norwich  
NR1 2DH

Our Ref: 70100518

21 December 2023

Dear Ms. Lawty,

**Town & Country Planning Act 1990 (as amended)**  
**Land to the East of West Winch Village, King's Lynn, Norfolk**

On behalf of the applicant Norfolk County Council (NCC), we are pleased to submit this planning application for the following development:

*“Development of 3.5km of new single lane access road, with a new roundabout junction between the West Winch Housing Access Road (WWHAR) and the A47 trunk road providing access to the planned Hardwick Green development. Additional works include: a new roundabout junction between the WWHAR and the A10 at the southern end of the WWHAR; Roundabout Junctions on the WWHAR to provide access to the residential allocation area; Treatment of local roads which will be severed by the WWHAR, including a new road over bridge with shared footway, cycleway and bridleway on Rectory Lane to cross over the proposed WWHAR and the permanent stopping up of Chequers Lane for vehicular traffic; A new foot/cycle bridge is to be constructed over Chequers Lane to maintain access to pedestrians over WWHAR; Modification and re-orientation of the Hardwick Interchange; Dualling of the A47 to the north of the existing highway alignment) between the WWHAR and the A10/A47 Hardwick Interchange junction; Temporary working areas for road construction including haul routes and two sets of National Grid gas main diversion works including construction compounds and temporary access and working areas; demolition of Hill Cottages on A47 Constitution Hill; construction of drainage basins, swales and associated maintenance access tracks.*

In addition to this covering letter, this planning application is supported by the following documents:

Document Reference	Document Title
1.00.00	Planning Certificate B_C Notification Form + Schedule of Landowners
1.00.01	Form 2 CIL Exemption
1.01.00	Planning Statement
1.01.01	Planning Statement Appendix 1: Validation Checklist
1.02.00	Design and Access Statement

1.02.01	Design and Access Statement Appendix 1: Stage 1 Safety Audit
1.03.00	Statement of Community Involvement and Consultation
1.03.01	Statement of Community Involvement and Consultation Appendix 1:
1.03.02	Statement of Community Involvement and Consultation Appendix 2:
3.01.00	ES Chapter 1: Introduction
3.01.01	ES Appendix 1.1: EIA Scoping Report
3.01.01a	ES Appendix 1.1.A: Scheme Layout
3.01.01b	ES Appendix 1.1. B - Environmental Constraints Plan
3.01.01c	ES Appendix 1.1.C - Designated Heritage Assets Plan
3.01.01d	ES Appendix 1.1.D - Ecology Additional Information
3.01.01e	ES Appendix 1.1.E - Landscape and Visual- Viewpoints Location Plan
3.01.01f	ES Appendix 1.1.F - Materials and Waste- Supporting Information
3.01.01g	ES Appendix 1.1.G - Major accidents and disasters- Supporting Information
3.01.02	EA Appendix 1.2: EIA Scoping Opinion
3.02.00	ES Chapter 2: Existing Site
3.03.00	ES Chapter 3: Description of Proposed Scheme
3.04.00	ES Chapter 4: Reasonable Alternatives Considered
3.05.00	ES Chapter 5: Approach to EIA
3.06.00	ES Chapter 6: Air Quality
3.06.01	ES Appendix 6.1: Traffic Data
3.06.02	ES Appendix 6.2: Operational Phase: Methodology
3.06.03	ES Appendix 6.3: Operational Phase: Human Receptors
3.06.04	ES Appendix 6.4: Operational Phase: Ecological Receptors
3.06.05	ES Appendix 6.5: Operational Phase: Human Receptor Results
3.06.06	ES Appendix 6.6: Operational Phase: Ecological Receptor Results
3.07.00	ES Chapter 7: Archaeology and Heritage
3.07.01	ES Appendix 7.1: Historic environment desk-based assessment
3.07.01a	ES Appendix 7.1A: Historic environment desk-based assessment Appendix A
3.07.01b	ES Appendix 7.1B: Historic environment desk-based assessment Appendix B
3.07.01c	ES Appendix 7.1C: Historic environment desk-based assessment Appendix C
3.07.02	ES Appendix 7.2: WSI for Archaeological Works
3.07.02a	ES Appendix 7.2.A: WSI for Archaeological Works Appendix A
3.07.02b	ES Appendix 7.2.B: WSI for Archaeological Works Appendix B
3.07.02c	ES Appendix 7.2.C: WSI for Archaeological Works Appendix C
3.07.03	ES Appendix 7.3: Geophysical survey report (SUMO 2023)

3.08.00	ES Chapter 8: Biodiversity
3.08.00a	ES Chapter 8: Biodiversity Appendix 8.1a: Scheme boundary and alignment
3.08.00b	ES Chapter 8: Biodiversity Appendix 8.1b: Designated sites map
3.08.00c	ES Chapter 8: Biodiversity Appendix 8.1c: Habitat Map
3.08.00d	ES Chapter 8: Biodiversity Appendix 8.1d: Great Crested Newt Survey Report
3.08.00e	ES Chapter 8: Biodiversity ES Appendix 8.1e: Wintering Bird Survey Data Summary
3.08.00f	ES Chapter 8: Biodiversity ES Appendix 8.1f: Photographs
3.08.00g	ES Chapter 8: Biodiversity ES Appendix 8.1g: Technical Annexes
3.08.04	ES Chapter 8: Biodiversity ES Appendix 8.1: Habitat Survey Report
3.08.04a	ES Chapter 8: Biodiversity ES Appendix 8.4.A: Habitat Survey Report
3.08.06	ES Chapter 8: Biodiversity ES Appendix 8.2: National Vegetation Classification Survey Report
3.08.06a	ES Chapter 8: Biodiversity ES Appendix 8.2A: NVC Survey Appendices
3.08.07	ES Chapter 8: Biodiversity ES Appendix 8.3: Hedgerow Survey Report
3.08.07a	ES Chapter 8: Biodiversity ES Appendix 8.3A: Hedgerow Survey Report Appendices
3.08.08	ES Chapter 8: Biodiversity ES Appendix 8.4: Aquatic Ecology Scoping Report
3.08.08a	ES Chapter 8: Biodiversity ES Appendix 8.4: Aquatic Ecology Scoping Report Appendices
3.08.09	ES Chapter 8: Biodiversity ES Appendix 8.4: Aquatic Ecology Survey Report
3.08.09a	ES Chapter 8: Biodiversity ES Appendix 8.4: Aquatic Ecology Survey Report Appendices
3.08.10	ES Chapter 8: Biodiversity ES Appendix 8.6: Barn Own Survey Report
3.08.10a	ES Chapter 8: Biodiversity ES Appendix 8.6: Barn Own Survey Report Appendices
3.08.11	ES Chapter 8: Biodiversity ES Appendix 8.7: Breeding Bird Survey Report
3.08.11a	ES Chapter 8: Biodiversity ES Appendix 8.7: Breeding Bird Survey Report Appendices
3.08.12	ES Chapter 8: Biodiversity ES Appendix 8.8: Wintering Bird Survey Report
3.08.12a	ES Chapter 8: Biodiversity ES Appendix 8.8: Wintering Bird Survey Report Appendices
3.08.13	ES Chapter 8: Biodiversity ES Appendix 8.9: Terrestrial Invertebrate Survey Report
3.08.13a	ES Chapter 8: Biodiversity ES Appendix 8.9a: Terrestrial Invertebrate Survey Report Appendix A
3.08.13b	ES Chapter 8: Biodiversity

	ES Appendix 8.9b: Terrestrial Invertebrate Survey Report Appendix B
3.08.13c	ES Chapter 8: Biodiversity ES Appendix 8.9c: Terrestrial Invertebrate Survey Report Appendix C
3.08.13d	ES Chapter 8: Biodiversity ES Appendix 8.9c: Terrestrial Invertebrate Survey Report Appendix D
3.08.14	ES Chapter 8: Biodiversity ES Appendix 8.10: Badger Survey Report (2021)
3.08.14a	ES Chapter 8: Biodiversity ES Appendix 8.10a: Badger Survey Report (2021) Appendix A
3.08.14b	ES Chapter 8: Biodiversity ES Appendix 8.10b: Badger Survey Report (2021) Appendix B
3.08.14c	ES Chapter 8: Biodiversity ES Appendix 8.10c: Badger Survey Report (2021) Appendix C
3.08.15	ES Chapter 8: Biodiversity ES Appendix 8.11: Bat Roost Report (2023)
3.08.15a	ES Chapter 8: Biodiversity ES Appendix 8.11a: Bat Roost Report (2023) Appendix A
3.08.15b	ES Chapter 8: Biodiversity ES Appendix 8.11b: Bat Roost Report (2023) Appendix B
3.08.15c	ES Chapter 8: Biodiversity ES Appendix 8.11c: Bat Roost Report (2023) Appendix C
3.08.15d	ES Chapter 8: Biodiversity ES Appendix 8.11d: Bat Roost Report (2023) Appendix D
3.08.16	ES Chapter 8: Biodiversity ES Appendix 8.12: Bat Static Detector Survey Report (2023)
3.08.16a	ES Chapter 8: Biodiversity ES Appendix 8.12a: Bat Static Detector Survey Report (2023) Appendix A
3.08.17	ES Chapter 8: Biodiversity ES Appendix 8.13: Bat Crossing Point Survey Report (2023)
3.08.17a	ES Chapter 8: Biodiversity ES Appendix 8.13a: Bat Crossing Point Survey Report (2023) Appendix A
3.08.17b	ES Chapter 8: Biodiversity ES Appendix 8.13b: Bat Crossing Point Survey Report (2023) Appendix B
3.08.18	ES Chapter 8: Biodiversity ES Appendix 8.14: Otter and Water Vole Report (2023)
3.08.18a	ES Chapter 8: Biodiversity ES Appendix 8.14a: Otter and Water Vole Report (2023) Appendix A
3.08.18b	ES Chapter 8: Biodiversity ES Appendix 8.14b: Otter and Water Vole Report (2023) Appendix B
3.08.18c	ES Chapter 8: Biodiversity ES Appendix 8.14c: Otter and Water Vole Report (2023) Appendix C
3.08.18d	ES Chapter 8: Biodiversity ES Appendix 8.14d: Otter and Water Vole Report (2023) Appendix D
3.08.18e	ES Chapter 8: Biodiversity ES Appendix 8.14e: Otter and Water Vole Report (2023) Appendix E
3.08.19	ES Chapter 8: Biodiversity ES Appendix 8.15: Reptile Survey Report (2023)
3.08.19a	ES Chapter 8: Biodiversity ES Appendix 8.15a: Reptile Survey Report (2023) Appendix A
3.08.19b	ES Chapter 8: Biodiversity ES Appendix 8.15b: Reptile Survey Report (2023) Appendix B

3.08.19c	ES Chapter 8: Biodiversity ES Appendix 8.15c: Reptile Survey Report (2023) Appendix C
3.08.20	ES Chapter 8: Biodiversity ES Appendix 8.16: Great Crested Newt Survey Report (2023)
3.08.20a	ES Chapter 8: Biodiversity ES Appendix 8.16a: Great Crested Newt Survey Report (2023) Appendix A
3.08.20b	ES Chapter 8: Biodiversity ES Appendix 8.16b: Great Crested Newt Survey Report (2023) Appendix B
3.09.00	Environmental Statement Chapter 9: Landscape and Visual
3.09.01	Appendix 9. 1: Landscape Figures
3.09.02	Environmental Statement Chapter 9: Landscape and Visual Appendix 2: Photographic Field Survey
3.09.03	Environmental Statement Chapter 9: Landscape and Visual Appendix 3: Representative Viewpoint Assessment
3.09.04	Environmental Statement Chapter 9: Landscape and Visual Appendix 4: Landscape Methodology
3.09.05	Environmental Statement Chapter 9: Landscape and Visual Appendix 5: Soft Landscape Design Proposals
3.10.00	Environmental Statement Chapter 10: Noise and Vibration
3.10.01	Environmental Statement Chapter 10: Noise and Vibration Appendix 1: Legislation, Policy and Guidance
3.10.02	Environmental Statement Chapter 10: Noise and Vibration Appendix 2: Noise Survey Details
3.10.03	Environmental Statement Chapter 10: Noise and Vibration Appendix 3: Construction Plant Assumptions
3.10.04	Environmental Statement Chapter 10: Noise and Vibration Appendix 4: Operational Noise Modelling Assumptions
3.10.05	Environmental Statement Chapter 10: Noise and Vibration Appendix 5: Future Baseline
3.11.00	Environmental Statement Road Chapter 11: Water Environment
3.11.01	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment
3.11.01a	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix A: Site Location Plan
3.11.01b	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix B: Sewer Logs
3.11.01c	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix C: BGS Logs
3.11.01d	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix D: Ground Conditions Appraisal

3.11.01e	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix E: EA & IDB Correspondence
3.11.01f	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix F: SFRA Maps & LLFA Correspondence
3.11.01g	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix G: Greenfield Run Off Rates
3.11.01h	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix H: Drainage Strategy
3.11.01i	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix I: Hydraulic Calculations
3.11.01j	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix J: SuDS Maintenance Plan
3.11.01k	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix K: Const SW Management Plan
3.11.01l	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix L: Anglian Water Correspondence
3.11.01m	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix M: LLFA Correspondence
3.11.01n	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix N: Basin Survey Technical Note
3.11.01o	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix O: Topographical Survey Information
3.11.01p	Environmental Statement Road Chapter 11: Water Environment Appendix 1: Flood Risk Assessment Sub Appendix P: Hardwick Rgbt 2023 Scheme Drawings
3.11.02	Environmental Statement Road Chapter 11: Water Environment Appendix 2: HEWRAT Assessment
3.11.02a	Environmental Statement Road Chapter 11: Water Environment Appendix 2: HEWRAT Assessment Sub Appendix A: Routine Runoff on Surface Water Quality
3.11.02b	Environmental Statement Road Chapter 11: Water Environment Appendix 2: HEWRAT Assessment Sub Appendix B: Routine Runoff on Groundwater Quality
3.11.02c	Environmental Statement Road Chapter 11: Water Environment Appendix 2: HEWRAT Assessment Sub Appendix C: Spillage Risk Assessment Data
3.12.00	ES Chapter 12: Geology & Soils
3.12.01	ES Appendix 12. 1: Preliminary Risk Assessment (PRA)
3.12.01a	Appendix 12. 1.A: Figures

3.12.01b	Appendix 12. 1.B: Limitations
3.12.01c	Appendix 12. 1.C: Photographic Record
3.12.01d	Appendix 12. 1.D: Envirocheck Report
3.12.01e	Appendix 12. 1.E: Exploratory Hole Logs
3.12.01f	Appendix 12. 1.F: UXO Assessment
3.12.01g	Appendix 12. 1.G: Correspondence
3.12.01h	Appendix 12. 1.H: Legislative and Planning framework
3.12.02	ES Appendix 12. 2: Mineral Resource Assessment
3.12.02a	Appendix 12.2 A Figures
3.12.02b	Appendix 12.2 B Exploratory Hole Logs
3.12.02c	Appendix 12.2 C Limitations
3.12.02d	Appendix 12.2 D Particle size distribution certificates
3.12.03	ES Appendix 12.3: Ground Investigation Report
3.12.03a	Appendix 12. 3.A: Drawings and Figures
3.12.03b	Appendix 12. 3.B: Limitations
3.12.03c	Appendix 12. 3.C: Exploratory Hole Logs + Lab Data
3.12.03d	Appendix 12. 3.D: GRR Appendices
3.12.04	Appendix 12. 4: ALC Assessment
3.13.00	ES Chapter 13: Materials and Waste Chapter
3.14.00	Environmental Statement Chapter 14: Climate - Greenhouse Gases and Climate Resilience
3.14.01	Environmental Statement Chapter 14: Climate - Greenhouse Gases and Climate Resilience Appendix 1: Climate Resilience
3.14.02	Environmental Statement Chapter 14: Climate - Greenhouse Gases and Climate Resilience Appendix 14. 2: Sustainability Statement
3.14.03	Environmental Statement Chapter 14: Climate - Greenhouse Gases and Climate Resilience Appendix 3: Carbon Management Plan
3.15.00	Environmental Statement Chapter 15: Population and Health
3.15.01	Environmental Statement Chapter 15: Population and Health Appendix 1
3.16.00	Environmental Statement Chapter 16: Traffic and Transport
3.16.01	Environmental Statement Chapter 16: Traffic and Transport Appendix 1: Magnitude of Impact
3.16.02	Environmental Statement Chapter 16: Traffic and Transport Appendix 2: Non-Motorised User Sensitivity Assessment

3.16.03	Environmental Statement Chapter 16: Traffic and Transport Appendix 3: Construction Phase Significance Effect
3.16.04	Environmental Statement Chapter 16: Traffic and Transport Appendix 4: Traffic Link Screening
3.16.05	Environmental Statement Chapter 16: Traffic and Transport Appendix 5: Operational Traffic Significance Effect
3.16.06	Environmental Statement Chapter 16: Traffic and Transport Appendix 6: Accident and Road Safety Link Sensitivity
3.16.07	Environmental Statement Chapter 16: Traffic and Transport Appendix 7: Accident and Road Safety Significance Effect
3.17.00	Environmental Statement Chapter 17: Cumulative Assessment
3.18.00	Environmental Statement Chapter 18: Summary and Schedule of Mitigation
3.18.01	Environmental Statement Chapter 18: Summary and Schedule of Mitigation Appendix 1: OCEMP
3.19.00	Non-Technical Summary of the Environmental Statement
4.01.00	Transport Assessment
4.01.01	Transport Assessment Appendix 1: TA Scope
4.01.02	Transport Assessment - Appendix 2: July 2022 Masterplan
4.01.03	Transport Assessment - Appendix 3: A10 Headroom TN
4.01.04	Transport Assessment - Appendix 4: Hopkins TA Trip Rates
4.01.05	Transport Assessment - Appendix 5: Paramics TN
4.01.06	Transport Assessment - Appendix 6: ATC MCC Flows
4.01.07	Transport Assessment - Appendix 7: Traffic Flow Diagrams
4.01.08	Transport Assessment - Appendix 8: ULF
4.01.09	Transport Assessment - Appendix 9: Constuct Flows+202:208
4.02.00	Sustainable Transport Strategy (STS)
4.02.01	Sustainable Transport Strategy (STS) Appendix 1: STS Workshop Presentation Including Stakeholder Responses
4.02.02	Sustainable Transport Strategy (STS) Appendix 2: Option Long-list / MCAF
4.02.03	Sustainable Transport Strategy (STS) Appendix 3: Desire Lines
4.02.04	Sustainable Transport Strategy (STS) Appendix 4: STS Scheme Concepts
4.03.00	Habitat Regulations Assessment (HRA)
4.03.01	Habitat Regulations Assessment (HRA) Appendix 1: Figures



4.03.02	Habitat Regulations Assessment (HRA) Appendix 2: CJEU Rulings
4.03.03	Habitat Regulations Assessment (HRA) Appendix 3: National Network and Ramsar sites Information
4.04.00	Arboricultural Impact Assessment
4.04.01	Arboricultural Impact Assessment Appendix 1: Arboricultural Methodology
4.04.02	Arboricultural Impact Assessment Appendix 2: Arboricultural Survey Schedule
4.04.03	Arboricultural Impact Assessment Appendix 3: Tree Constraints Plan
4.04.04	Arboricultural Impact Assessment Appendix 4: Tree Removals and Protection Plan
4.04.05	Arboricultural Impact Assessment Appendix 5: Outline Arboricultural Method Statement

The following drawings also accompany the planning application:

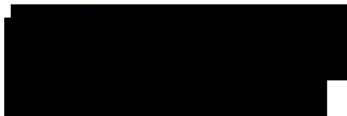
<b>Drawing Reference</b>	<b>Drawing Title</b>
2.01.00	Location Plan
2.02.00	Site Plan
2.03.00	Route Plan
2.04.00	General Arrangement Plan & Profile
2.05.00	Signage and Road Marking Strategy
2.06.00	Typical Cross Sections
2.07.00	Junction Swept Path Analysis and Visibility Splays
2.08.00	Drainage Plans
2.09.00	Proposed Stopping Up and Diversion of Highways and PRoW's
2.12.00	Gas Main Diversion Plan
2.13.00	Landscaping Scheme, Environmental Barriers and Ecological Mitigation Measures
2.14.00	Constitution Hill Accommodation Underpass GA
2.15.00	Rectory Lane Overbridge GA
2.16.00	Proposed Lighting Scheme
2.16.01	Proposed Lighting Scheme Appendix 1



2.16.02	Proposed Lighting Scheme Appendix 2
2.17.00	Traffic Signal Strategy
2.18.00	Land Ownership Plan
2.19.00	Key Features Plans

This application has been submitted electronically via Planning Portal on 21st December 2023. The requisite fee of £2599.00 has been paid following the submission of the application via the Planning Portal. We trust that you have everything required to validate and determine the application. Should you have any questions in the meantime, please do not hesitate to contact me.

Yours faithfully,



Ralph Lewis  
Associate Director

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