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Borough Council of
King's Lynn & West Norfolk

Walpole Cross Keys Neighbourhood Development Plan Review

2022-2038

Referendum Information Pack

24 September 2026

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Walpole Cross Keys Neighbourhood Development Plan Review

2022 - 2038

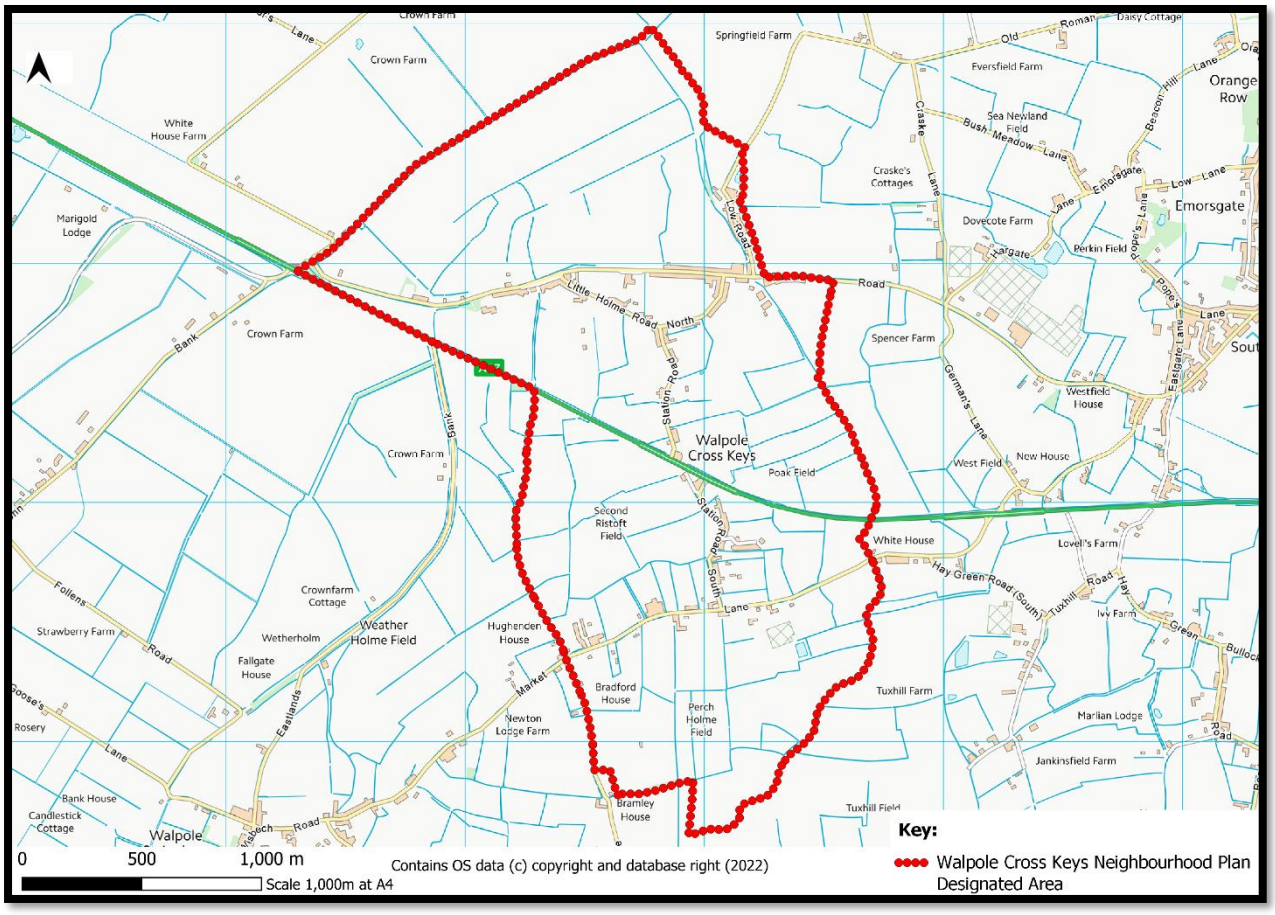
Referendum

Information Statement

The Borough Council of King's Lynn and West Norfolk hereby gives notice that a Referendum relating to the Neighbourhood Development Plan (NDP) for the parish of Walpole Cross Keys ("Walpole Cross Keys Neighbourhood Plan Review 2022 - 2038" – hereafter also referred to as the "Walpole Cross Keys Neighbourhood Plan" or "Neighbourhood Plan") will be held on Thursday, 24 September 2026 to decide on the question below:

> *"Do you want the Borough Council of King's Lynn and West Norfolk to use the Neighbourhood Plan for Walpole Cross Keys to help it decide planning applications in the neighbourhood area?"*

The Referendum area is identical to the area that has been designated as the Walpole Cross Keys Neighbourhood Plan area which covers the parish of Walpole Cross Keys, as shown on the following map.



Walpole Cross Keys Neighbourhood Area Map, designated 12 November 2013 [not to scale]

A person is entitled to vote in the Referendum if, on 24 September 2026:

(a) he/she is entitled to vote in an election of any Councillor of the Walpole Cross Keys Parish Council whose area is in the Referendum area; and

(b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (482 x 5.9p = £2,843.80) = £2,843.80

The Referendum will be conducted in accordance with procedures which are similar to those used at local government elections. A number of specified documents may be inspected at:

The Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
KING'S LYNN
PE30 1EX

Opening times: 9am - 5pm Monday - Thursday
9am - 4.45pm on a Friday

Telephone: 01553 616200
Website: Walpole Cross Keys Neighbourhood Plan | Walpole Cross Keys Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk

The Specified Documents are:

- the draft Neighbourhood Plan Review or neighbourhood development order;
- the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a Neighbourhood Development Plan, as applied by section 38A(3) of the 2004 Act);
- a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;

- a statement in the case of a draft Neighbourhood Plan, that the Local planning authority are satisfied that the draft plan meets those basic conditions and complies with the provision made by, or under, sections 38A and 38B of the 2004 Act and amended by sections 98 and 99 of the Levelling Up and Regeneration Act (LURA) 2023;
- a statement that sets out general information as to town and country planning (including Neighbourhood Planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about the Walpole Cross Keys Neighbourhood Plan Review, including all background documents, please see our Neighbourhood Planning webpages:

- King's Lynn and West Norfolk Borough Council's Walpole Cross Keys Neighbourhood Plan Review page: Walpole Cross Keys Neighbourhood Plan | Walpole Cross Keys Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk
- Walpole Cross Keys Parish Council Neighbourhood Plan Review page: Walpole Cross Keys Parish Council | Neighbourhood Plan
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan
- Plans being prepared: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared

Borough Council of
King's Lynn &
West Norfolk

Walpole Cross Keys Neighbourhood Development Plan Review 2022 – 2038

Information for Voters

About this Document

On Thursday, 24 September 2026 there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:

- Why there are Neighbourhood Plans and other development plans
- The Referendum, and how you can take part

Referendum on the Neighbourhood Plan

A Referendum asks you to vote yes or no to a question. For this Referendum you will receive a ballot paper with this question:

> *"Do you want the Borough Council of King's Lynn and West Norfolk to use the Walpole Cross Keys Neighbourhood Plan Review 2022-2038 to help decide planning applications in the neighbourhood area?"*

What does my Vote mean?

You show your choice by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper.

Put a cross in only one box or your vote will not be counted.

If more people vote 'yes' than 'no' in this Referendum, then the Borough Council of King's Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the parish of Walpole Cross Keys.

The Neighbourhood Plan will then become part of the Development Plan, alongside the Local Plan 2021-2040. This is a document which sets out planning policies to guide development in the Borough of King's Lynn and West Norfolk.

If more people vote 'No' than 'Yes' in this Referendum or there is a tied vote, then planning applications will be decided without reference to the Neighbourhood Plan as part of the Development Plan for the local area.

Neighbourhood Plans

What is a Neighbourhood Plan?

A local community can prepare a Neighbourhood Plan (referred to in the relevant legislation as a Neighbourhood Development Plan), developing a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.

If it successfully passes all the stages (including being supported by a majority of votes in a referendum) the Neighbourhood Plan Review will become part of the Development Plan for the area, alongside the Borough Council's (Local Plan 2021-2040, adopted 27 March 2025). It then must be taken into account when the Borough Council, or a Planning Inspector, in deciding planning applications in the area.

Who can prepare a Neighbourhood Plan?

A Neighbourhood Plan is prepared by the Qualifying Body, the relevant parish/town council, except in unparished areas (e.g. King's Lynn town centre). In this case a local group must first apply to be designated as a 'neighbourhood forum' before it can prepare a Neighbourhood Plan.

What can be in a Neighbourhood Plan?

Neighbourhood Plans set out policies for the development and use of land. A Neighbourhood Plan can shape future development in an area, but it cannot stop or promote less development than set out in the Borough's Local Plan.

A Neighbourhood Plan must:

- Support sustainable development;
- Contribute to the mitigation of, and adaptation to, climate change;
- take account of any local nature recovery strategy (in this case, the Norfolk Local Nature Recovery Strategy, adopted November 2025);
- Generally, conform to the strategic policies in the local plan; in particular, not resulting in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made;
- Have regard to national planning policies.
- Comply with relevant legislation, e.g. Ensure environmental matters are taken into account, protect certain species and

habitats, human rights, etc; and
- Specify the period it will cover.

While a Neighbourhood Plan must be in general conformity to the Local Plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the Local Plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc. However, the Neighbourhood Plan must not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

Where there is a contradiction between a Neighbourhood Plan and the Local Plan, it is the most recent one that counts.

Neighbourhood Plans often contain policies to reinforce the local character of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages. Neighbourhood Plans may also propose development land allocations; e.g. for residential or employment uses.

There is no set format for a Neighbourhood Plan. It could be very brief and focused (perhaps just one policy) or very long and complex. Much will depend on what are the agreed local priorities, and what resources, interests and skills are available in the local community who prepare it.

How is a Neighbourhood Plan prepared?

Because Neighbourhood Plans will affect what may, or may not, receive planning permission they must go through stages of formal consultation to make sure everyone has an opportunity to comment on them, and that they meet tests laid down in legislation. These procedures include examination by an independent expert, to decide whether the plan meets the legal tests (known as the “basic conditions”) mentioned above, and a referendum to gauge the level of local support for the plan.

The Borough Council (as Local planning authority) has to administer key parts of this process. The decisions it has to make in this process are not whether the Borough Council agrees with or supports the content of the Neighbourhood Plan, but whether the plan complies with nationally laid down rules and policies.

It is the local community's plan, and it is they who will have to do most of the work (or commission consultants to do this for them) and make the decisions on what they want in their plan, although the Borough Council will provide advice and assistance.

For further information on Neighbourhood Plans see:

Borough Council Information:

- Borough Council's Walpole Cross Keys Neighbourhood Plan page: Walpole Cross Keys Neighbourhood Plan | Walpole Cross Keys Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk
- Walpole Cross Keys Parish Council Neighbourhood Plan page: Walpole Cross Keys Parish Council | Neighbourhood Plan
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan

Other resources:

- Ministry of Housing, Communities and Local Government (MHCLG): https://www.gov.uk/guidance/neighbourhood-planning--2

Town and Country Planning

Background

The town and country planning system exists to protect and promote the public interest in the way land is used and developed. All advanced economies have formal planning systems, though the details of how they operate vary, while simpler societies usually have less formal controls on new building.

The current British planning system was established in 1947 and grew out of concern that uncoordinated development in the 19th and early 20th century had resulted in severe adverse impacts on health, economic efficiency, quality of life and the environment. Owners of property in Britain do not have a right to build or change the use of land as they please and must obtain planning permission to do so. (Some development, typically minor changes, is 'permitted development'; thus, benefits from an automatic permission).

The planning system endeavours to:

- Coordinate the activities of different developers and agencies,
- Protect features and qualities of acknowledged public interest,
- Provide a degree of certainty for investors, landowners, residents and other stakeholders, and
- Coordinate the provision of infrastructure and other facilities.

More broadly the system aims to balance the needs and aspirations of the immediate site or locality with those for the wider area and country within which it sits, and to balance current concerns against longer term interests.

Inevitably these different aims and considerations are often in tension, and so there are difficult and controversial decisions to be made in balancing them when considering whether to grant planning permission or include something in a plan. (Planning decisions often seem easy if only one consideration is taken into account).

Local Planning Decisions

The responsibility for making most of these difficult decisions is given by Parliament to the Local Planning Authority (LPA) which, in this area, is the Borough Council of King's Lynn and West Norfolk.

Planning authorities cannot, however, make a decision any way they may please. Prior public consultation is required in most cases. Decisions on applications must be made in accordance with the adopted development plan, unless there are proper planning considerations suggesting otherwise.

One of the important considerations which must be taken into account is national (government) planning policy, including the National Planning Policy Framework. This tells local planning authorities which issues they should consider most important, how decisions should be reached, how plans should be prepared and what they should contain, etc.

Decisions are made by elected councillors, advised by specialist planning officers, though routine decisions (e.g. planning applications clearly in accordance with, or contrary to, adopted plans) will usually be delegated by councillors to senior officers; because of the volume of work and pressures of time.

There is provision for the planning decisions of the local planning authority to be challenged and reviewed by an independent planning inspector (or, if the issue is the legality of the decision or the way it was reached, the courts).

Local Plans

The local planning authority is required to produce a Local Plan, which sets out the vision and framework for the future development of its area. The Borough Council of King's Lynn and West Norfolk has formally adopted its new Local Plan on 27th March 2025. This single document now forms the development plan for the borough. The Local Plan contains the strategic policies and detailed land allocations for the area, which will be used to guide decisions on planning applications.

Local Plans usually look forward at least 15 years and must provide for enough housing and employment development to meet the anticipated growth in the area over that period. These also must be in general accordance with national planning policy.

Ideas for how this might be done are refined and reconsidered through successive rounds of consultation and discussion, often over a period of several years, but rarely is consensus reached; so, the Local planning authority must make difficult choices between competing views and proposals. Once the Local planning authority has decided the plan it wishes to adopt it is tested against legal requirements and national policy by an independent planning inspector, who will consider the views of those who oppose or support the plan and decide whether it can be adopted and brought into force.

Under current national policy if Local Plans are not successfully brought up-to-date and adopted, or less housing development than is needed takes place, it will be difficult for the Local planning authority to refuse a planning application for housing development unless it seriously contravenes national policy, even if it contravenes the Local or Neighbourhood Plan.

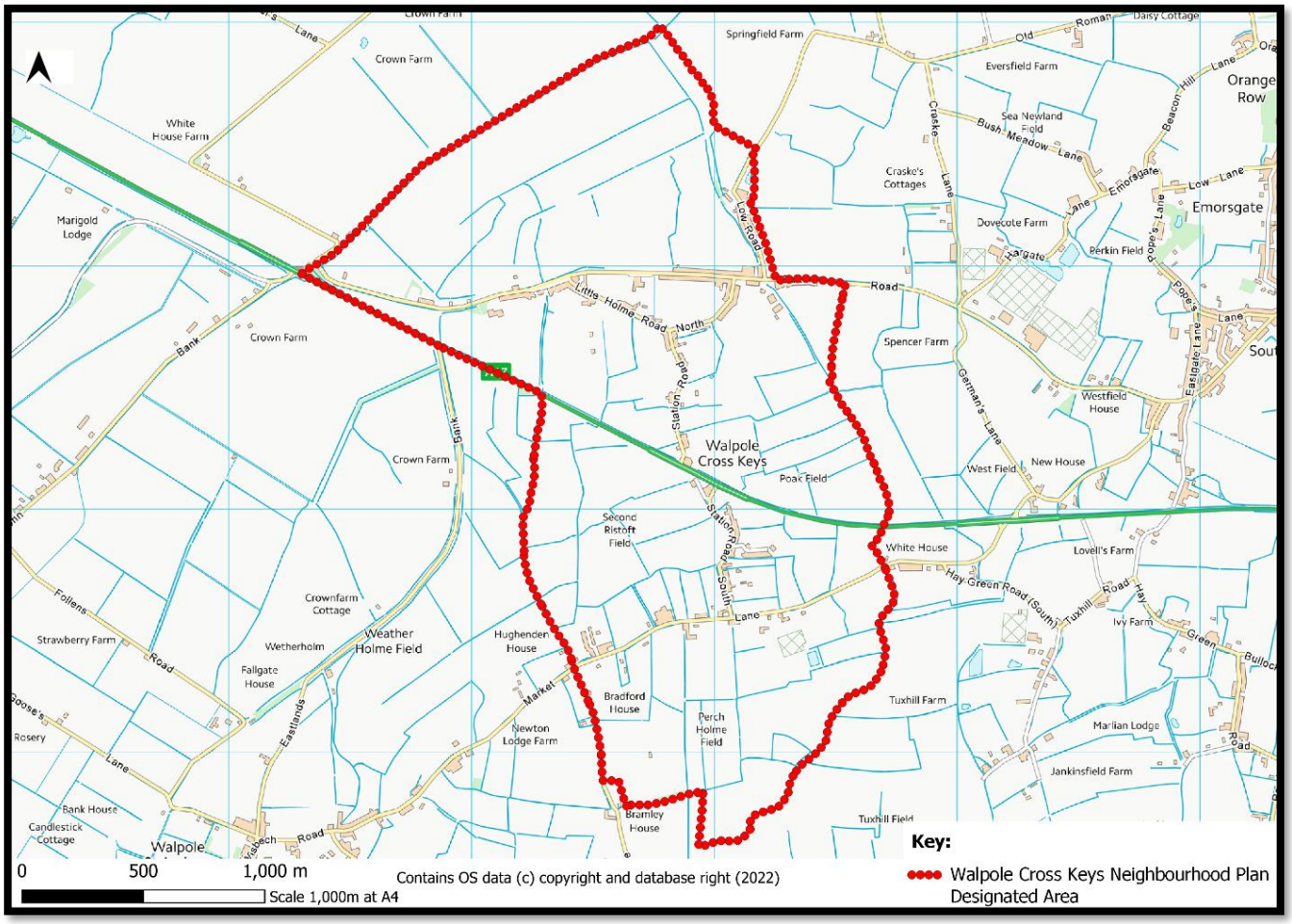
Neighbourhood Planning

Parish and town councils are statutory consultees for planning applications and Local Plans. This means they are consulted about these and are able to put forward any views they may have on these.

The 2011 Localism Act gave them (and communities in unparished areas that had successfully applied for designation as a neighbourhood forum) additional new planning powers to produce Neighbourhood Development Plans (NDPs), or to grant planning permission for specified developments or types of development (neighbourhood development orders and community right to build orders). Of these, Neighbourhood Plans have been by far the most popular. (For further information on Neighbourhood Plans, see section above).

Walpole Cross Keys Neighbourhood Plan Review Referendum Area

The Referendum area is identified on the map below. This is the same as the area of the parish of Walpole Cross Keys, and the area covered by the Walpole Cross Keys Neighbourhood Plan 2022-2038.



Walpole Cross Keys Neighbourhood Area Map, designated 12 November 2013 [not to scale]

Voting in the Referendum

The Referendum Area

The Referendum area is identified on the map shown on Page 14 (above) as the parish area of Walpole Cross Keys and is identical to the area which has been designated as the Walpole Cross Keys Neighbourhood Plan Area.

Referendum Expenses

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (482 x 5.9p = £2,843.80) = £2,843.80

Specified Documents

A copy of the specified documents, that is the documents listed below, may be inspected at the following:

- Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN, PE30 1EX. Opening hours are between 9.00 am to 5.00 pm Monday to Thursday and 9.00 am to 4.45 pm on a Friday.
- Tel: (01553) 616200 or email elections@west-norfolk.gov.uk.
- Caroline Boyden, Walpole Cross Keys Parish Clerk

  Email: clerk@walpolecrosskeys-pc.gov.uk

The Specified Documents are:

- The draft Walpole Cross Keys Neighbourhood Plan Review 2022-2038 (referendum version)
- Report of the Independent Examiner
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local planning authority that the Draft Plan meets the basic conditions (the Decision Statement)
- Information Statement and Information for Voters
- A statement that sets out general information as to town and country planning including neighbourhood planning and the Referendum

All of the above documents can be viewed on the Council's dedicated Walpole Cross Keys Neighbourhood Plan web page: Walpole Cross Keys Neighbourhood Plan | Walpole Cross Keys Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk

Further information is also available through the Walpole Cross Keys Parish Council Neighbourhood Plan web page:
Walpole Cross Keys Parish Council | Neighbourhood Plan

Can I Vote?

You can vote in the Referendum if you live in the parish of Walpole Cross Keys, and:

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on 24 **September 2026**.
- You have to be registered to vote by **Tuesday, 8 September 2026** to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.
- The Referendum will be conducted in accordance with the procedures, which are similar to those used at Local Government Elections.

Ways of Voting

There are **three** ways of voting:

1. ***In person, on 24 September 2026***

   - Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
   - It should be noted that since 4 May 2023, voters have been required to show photo ID when voting in person. Further details about acceptable voter ID are available through the following link: https://www.gov.uk/how-to-vote/photo-id-youll-need. Polling station staff are on hand to help if you have any queries.
   - The Polling Station is: Jephson Hall, Sutton Road, Walpole Cross Keys, PE34 4HE
   - You will receive a poll card telling you that this is your polling station.
   - If you do not receive your poll card, you can contact Electoral Services on (01553) 616773 to ensure you are registered.
   - The polling station will be open from 7am to 10pm.
   - If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

2. ***By post***

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 9 September 2026**. NB: If you already have a postal vote, there is no need to complete another application form.

- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by **Thursday, 24 September 2026**.

- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on **Thursday, 24 September 2026**.

3. ***By Proxy***

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 16 September 2026**.

This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on **Thursday, 9 September 2026**.

- When you apply for a proxy vote you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from Electoral Services on (01553) 616773 or by downloading from the Council's website at: www.west-norfolk.gov.uk.

Am I Registered to Vote?

- If you are **not registered**, you will **not be able to vote.**
- If you are not on the Electoral Register, you will need to complete an Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than **Tuesday, 8 September 2026**, or go online: www.gov.uk/registertovote.

Registration forms are available from Electoral Services on (01553) 6773 or alternatively, you can register yourself at: www.gov.uk/registertovote.

How to find out more

- Further general information on Neighbourhood Planning is available on the following websites https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan and https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans.
- For queries about planning issues, please contact the Borough Council of King's Lynn and West Norfolk, Planning Policy on (01553) 616200.
- For queries about the Referendum and voting please contact Borough Council of King's Lynn and West Norfolk, Electoral Services on (01553) 616773 or email: elections@west-norfolk.gov.uk.

Appendix 1

WALPOLE CROSS KEYS NEIGHBOURHOOD PLAN 2022-2038 REVIEW

(Referendum Version 2025)

DRAFT NEIGHBOURHOOD PLAN POST EXAMINATION VERSION

REGULATION 18

[SEE ACCOMPANYING DOCUMENTS]

Appendix 2

Walpole Cross Keys Neighbourhood Development Plan Review 2022-2038

Report to the Borough Council of King's Lynn and West Norfolk on the Walpole Cross Keys Neighbourhood Development Plan Review

24 September 2026

[SEE ACCOMPANYING DOCUMENT]

Appendix 3

Walpole Cross Keys Neighbourhood Plan Review 2022-2038

Summary of the representations submitted to the Independent Examiner

The first Draft Walpole Cross Keys Neighbourhood Plan Review was published and consulted on by Walpole Cross Keys Parish Council, from October to December 2024. The Plan was submitted in January 2025 (Regulation 15). This was followed by consultation under Regulation 16, by the Borough Council of King's Lynn and West Norfolk. Following advice from the appointed examiner regarding procedures for Neighbourhood Plan Modifications, the Parish Council took the decision to withdraw the Walpole Cross Keys Neighbourhood Plan Review (as submitted) and re-consult under Regulation 14 (summer 2025).

The Neighbourhood Plan was re-submitted on 26 August 2025. This was followed consultation under Regulation 16 (29 September – 10 November 2025). A further Regulation 16 Consultation was required at the direction of the examiner, due to technical issues with the previous consultation. This runs from 30 January to 13 March 2026, inclusive.

Representations were received from 11 parties through the Regulation 16 consultations. All representations received were duly sent to the independent Examiner. Norfolk County Council submitted a combined representation, in its role as statutory body for Historic Environment, Lead Local Flood Authority (LLFA), and Public Health.

Feedback was received from some consultation bodies regarding detailed policy wordings, in support of individual policies and/ or making recommendations regarding additional matters for consideration (e.g. published guidance). This feedback was duly considered by the Examiner in preparing the Examiner's Report.

Supporting representations (or "no objection") were received from the consultation bodies below. In some cases, these explain that they have no further comments to add, over and above previous (Regulation 14) representations, or offering advice and guidance, e.g. regarding best practice, relevant legislation or other relevant policies/ considerations:

- Anglian Water
- Environment Agency(1) and Environmental Agency (2)
- Historic England and Historic England
- Lincolnshire County Council
- MMO
- Natural England (1); Natural England (2) and Natural England (3)
- Norfolk County Council and Natural England
- National Grid Electricity Transmission
- Norfolk and Waveney Integrated Care System (ICS)
- Water Management Alliance
- Walpole Cross Keys Parish response to Examiners Clarification Note

Representations containing objections regarding individual policies and/ or the content of the Plan were received from the following parties:

Respondent	Details
Anglian Water	At the Regulation 16 Consultation Anglian Water notes that they have previously commented on the Regulation 14 version of the Neighbourhood Plan and that they had no further comments to make. They acknowledged and welcomed the changes made to the submission version in response to their earlier comments and recommended changes. Anglian Water Regulation 14 feedback can be found in the Walpole Cross Keys Neighbourhood Plan Consultation Statement.
Environment Agency	The Environmental Agency raised no objections to Walpole Cross Keys Neighbourhood Plan Review and welcomed the fact that the Plan does not allocate any development sites. They supported Policy 7, which seeks to ensure that new development does not adversely affect water infrastructure, surface water drainage, sewerage networks or flood risk, including consideration of climate change impacts. They also noted that Biodiversity Net Gain proposals should incorporate nearby watercourses where relevant. At the later Regulation 16 consultation stage, the Environment Agency confirmed that their previous comments had been taken into account and continued to support Policy 7s approach to managing and reducing flood risk. They recommended replacing Figure 7 with mapping from the Environment Agency's Flood Map for Planning, as the existing long-term flood risk map is not intended for planning purposes. They also highlighted that much of the neighbourhood area lies within Flood Zone 3 and that part of the parish is covered by tidal hazard mapping associated with the River Great Ouse.
Historic England	Historic England raised no objections to the Walpole Cross Keys Neighbourhood Plan Review and advised that, having reviewed the Plan and supporting documentation, they did not consider it necessary to provide detailed comments. They referred the Council to any comments submitted at earlier stages and to Historic England's published guidance on incorporating historic environment considerations into neighbourhood plans. At the subsequent consultation stage, Historic England again confirmed that they had no additional comments

Respondent	Details
	to make on the submitted Plan and repeated their reference to previous representations and their neighbourhood planning guidance. They requested notification when the Neighbourhood Plan is formally made. Historic England also noted that their response does not preclude future comments or objections to specific development proposals that may arise from the Plan if these could adversely affect heritage assets or the historic environment.
Lincolnshire County Council	Lincolnshire County Council reviewed the Walpole Cross Keys Neighbourhood Plan Review and confirmed that it had no comments to make on the document. No concerns, objections or recommendations for changes were raised.
MMO	The Marine Management Organisation did not provide a neighbourhood plan review specific objection or recommendation. Instead, it issued its standard consultation response, advising that if no bespoke response was received within the consultation period, the information provided should be treated as its formal response. The MMO highlighted the importance of ensuring that neighbourhood and local plans have regard to the relevant marine plans and the UK Marine Policy Statement where decisions could affect the marine area. It noted that marine plans are a material consideration for public authorities and explained the relationship between terrestrial planning and marine planning, particularly within coastal and tidal areas. The response also provided general guidance on: • The need to consider relevant marine plan policies when preparing planning documents. • The Coastal Concordat as a mechanism for coordinating planning and marine licensing requirements in coastal areas. • Marine licensing requirements for activities below Mean High Water Springs (MHWS) and the relationship between marine licensing and terrestrial planning permissions.

Respondent	Details
	• The statutory requirement for public authorities to have regard to marine plans when making decisions affecting the marine area.
Natural England	Natural England raised no objections to the Walpole Cross Keys Neighbourhood Plan Review and confirmed that it had no specific comments on the draft Plan. However, it provided standard advice on environmental considerations that should be taken into account when preparing neighbourhood plans. Natural England advised that it does not hold comprehensive local data on protected species or environmental assets and therefore could not determine whether the Plan might require a Strategic Environmental Assessment (SEA). It recommended seeking advice from ecological, landscape and soils specialists, local environmental records centres, and wildlife organisations before concluding whether SEA is necessary. The response highlighted the importance of considering: • Protected species, priority habitats and wildlife sites. • Ancient woodland and veteran trees. • Landscape character and locally distinctive environmental features. • Best and Most Versatile Agricultural Land. • Opportunities to secure biodiversity net gain and wider environmental improvements through new development. Natural England also encouraged the use of available environmental datasets and guidance, including MAGIC mapping, local landscape assessments and green infrastructure strategies, to inform plan preparation and future development proposals. In its later consultation response, Natural England confirmed that its previous advice remained applicable and reiterated that it had made no objection to the Plan.

Respondent	Details
Norfolk County Council	Norfolk County Council's response raised no objections to the Neighbourhood Plan Review. Norfolk County Council welcomed the Neighbourhood Plan and the work undertaken by the Parish Council. The Historic Environment Team raised no new concerns and recommended continued consideration of heritage assets and Historic England guidance. The Lead Local Flood Authority supported the strengthened approach to flood risk, climate change and sustainable drainage, particularly within Policy 7. It recommended that future versions of the plan consider groundwater flooding, reference updated Norfolk County Council drainage guidance, and include more comprehensive flood mapping covering the whole parish and all sources of flooding. No objections were raised to the Plan's approach. Norfolk Fire and Rescue Service suggested a number of enhancements relating to fire safety, including developer contributions where appropriate, provision of fire hydrants, ensuring adequate emergency vehicle access, and consideration of fire safety measures for new development. These comments were advisory in nature and did not object to the Plan. The County Council's Corporate Property adviser noted that the primary school is identified as a community facility within the Plan but questioned whether Policy 9 is necessary, given that similar protection is already provided through Borough Council Local Plan Policy LP39.
National Grid Electricity	National Grid Electricity Transmission does not object to the Walpole Cross Keys Neighbourhood Plan Review. Its response intends to raise awareness of existing and proposed electricity infrastructure in the area and to ensure continued engagement as projects progress. NGET highlighted the proposed Eastern Green Link 3 and 4 (EGL 3 & EGL 4) nationally significant infrastructure projects, including a proposed new substation and converter stations near Walpole. It noted that these projects are part of the Government's programme to upgrade the electricity network and

Respondent	Details
	support the transition to net zero. In relation to the Neighbourhood Plan's policies, NGET commented that: Policy 8 (Protection of Important Local Views): NGET acknowledged that the proposed energy infrastructure could affect some identified views but stated that careful siting, landscaping, screening and design measures would be incorporated to minimise visual impacts. A visual impact assessment would also be undertaken. Policy 9 (Dark Skies): NGET supported the principles of the policy and confirmed that lighting associated with the construction and operation of EGL 3 and EGL 4 would be designed to minimise environmental and visual impacts through appropriate management plans and mitigation measures. Policy 13 (Transport and Access): NGET advised that transport and traffic assessments would be undertaken to ensure that existing routes remain accessible, with any impacts on roads, biodiversity, drainage or public rights of way appropriately mitigated.
Norfolk and Waveney Integrated Care System (ICS)	The Norfolk and Waveney Integrated Care System (ICS) raised no objections to the Walpole Cross Keys Neighbourhood Plan Review. Its comments focused on healthcare infrastructure and the potential effects of future housing growth on local health services. The ICS explained that residents of Walpole Cross Keys are primarily served by the Fens and Brecks Primary Care Network, including St Johns Surgery in Terrington St John, its branch surgery in Terrington St Clement, and St Clements Surgery. It noted that the St Johns surgeries are currently operating with a deficit of floorspace and that additional population growth could place further pressure on local healthcare provision. While recognising that the Local Plan does not allocate housing within the parish and identifies only limited potential for growth, the ICS highlighted that cumulative development across the wider area could increase demand for healthcare services. It therefore suggested that the Neighbourhood Plan support investment in healthcare infrastructure through Community Infrastructure Levy (CIL) funding where appropriate,

Respondent	Details
	including facilities located outside the parish that serve local residents. The ICS also noted concerns regarding transport and access to healthcare services, particularly for residents without access to a private vehicle, and highlighted the importance of ensuring healthcare services remain accessible.
Water Management Alliance	The King's Lynn Internal Drainage Board (IDB) raised no objections to the Walpole Cross Keys Neighbourhood Plan Review. Its comments focused on flood risk management, drainage requirements and the Board's regulatory role within the parish. The Board noted that Walpole Cross Keys lies within the King's Lynn Internal Drainage District and that any future development would be subject to the Board's byelaws and consenting regime where relevant. It requested consultation on future planning applications and recommended that development proposals be supported by appropriate drainage strategies in accordance with sustainable drainage principles and national guidance. The Board highlighted that certain works, including surface water discharges, treated foul water discharges, alterations to watercourses and development within 9 metres of Board-maintained watercourses, may require separate land drainage consents in addition to planning permission. The Board welcomed Policy 7 (Flood Risk and Water Management**)**, particularly its support for reducing flood risk, minimising surface water runoff and resisting unnecessary culverting of watercourses. The Board considered that these provisions align with its own objectives for flood risk management. The Board suggested that the Neighbourhood Plan could usefully make specific reference to the Internal Drainage Board and its role in managing watercourses and supporting flood risk prevention within the parish.
Walpole Cross Keys Parish response to	The Parish Council responded to the Examiner's Clarification Note by explaining the rationale for several policies and supporting documents within the

Respondent	Details
Examiners Clarification Note	Neighbourhood Plan Review. The Parish Council explained that Policies 2, 3 and 5 in the original Neighbourhood Plan did not reference specific supporting evidence. The reviewed Plan seeks to strengthen these policies through reference to the updated Housing Needs Assessment and Design Codes evidence base. The Parish Council also confirmed that: • Policy 8 (Protection of Important Local Views) was included following feedback received through the parish survey and the associated Views Assessment. • Policy 9 (Dark Skies) was similarly introduced in response to issues raised by residents through the community consultation process. In relation to National Grid representations, the Parish Council noted that National Grid had advised that it has no infrastructure within the Neighbourhood Plan area. While the Parish Council continues to receive updates on the Eastern Green Link projects and the proposed Walpole substation, it stated that the substation site is located approximately three miles from the Neighbourhood Plan area boundary and that local residents do not appear to have significant concerns about the proposal.

The full set of representations was provided to the independent examiner to inform the examination of the Neighbourhood Plan.

The Examiner considered all representations received through both Regulation 16 Consultations (30 January – 13 March 2025) and further Regulation 16 Consultation (29 September to 10 November 2026) in making his recommendations. The Borough Council, Walpole Cross Keys Parish Council (Qualifying Body) and representatives of the Neighbourhood Planning Group accepted all the Examiner's recommendations that materially affect the content of the Plan.

Consultation on Revised Statement of Basic Conditions

Whilst at the Walpole Cross Keys Neighbourhood Plan Review was undergoing examination some changes to neighbourhood planning legislation came into force through Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 on 25 March 2026.

These changes introduced new legal and basic condition requirements for neighbourhood plans, including strengthened consideration of climate change and nature recovery (Norfolk Local Nature Recovery Strategy, adopted November 2025). As a result, the Walpole Cross Keys Neighbourhood Plan was required to review and update its Statement of Basic Conditions to demonstrate compliance with the amended legislative framework before the examination of the Plan could continue.

An updated Statement of Basic Conditions Addendum was subsequently prepared by the Parish Council. The revised document explained how the Neighbourhood Plan met the new legal requirements and “basic conditions”, particularly in relation to climate change and biodiversity protection. To ensure transparency and provide interested parties with an opportunity to comment on the revisions, a targeted consultation on the updated Statement of Basic Conditions was undertaken between 5 and 19 May 2026 (inclusive).

The consultation formed part of the ongoing neighbourhood planning process and helped inform the next stage of the examination. No objections to the May 2026 consultation were received, thereby allowing the Examiner to conclude his independent examination.

The consultation therefore confirmed that the necessary updates had been made to reflect the changes introduced by the Levelling-up and Regeneration Act 2023, enabling the examination of the Walpole Cross Keys Neighbourhood Plan Review to proceed under the revised “basic conditions” framework.

Appendix 4

Walpole Cross Keys Neighbourhood Plan 2022-2038

Statement by the Local Planning Authority (LPA) that the Walpole Cross Keys Neighbourhood Plan meets the "basic conditions"

Through the modifications made, Walpole Cross Keys Neighbourhood Plan Review 2022-2038 meets the "basic conditions" as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, as applied to Neighbourhood Development Plans by Section 38A of the Planning and Compulsory Purchase Act 2004:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
2. The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the King's Lynn and West Norfolk Local Plan 2021-2040;
4. The making of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations; and;
5. The making of the Neighbourhood Plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

Amendments to the basic conditions for neighbourhood plans were introduced by Sections 98 and 99 of the Levelling Up and Regeneration Act (LURA) 2023, with effect from 25 March 2026. In response, the Qualifying Body submitted a "Basic Conditions Addendum in response to the implementation of The Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026"[1], to demonstrate compliance with the revised basic conditions. Through the modifications made, the making of the Walpole Cross Keys Neighbourhood Plan Review 2022-2038 would meet additional "basic conditions"; that the Plan would:

6. ensure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change (LURA, section 98(3)(2B)(a)); and
7. take account of any local nature recovery strategy, under section 104 of the Environment Act 2021 (LURA, section 98(3)(2B)(b)); and
8. not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made (LURA, section 99(2)).

Other basic conditions relating to Environmental Outcome Reports (which will eventually replace Strategic Environmental Assessment) and inconsistency with, or repetition of, national planning policies (e.g., National Development Management Policies) have not yet come into force. Notwithstanding, the Basic Conditions

[1] https://www.west-norfolk.gov.uk/download/downloads/id/9919/basic_conditions_statement_addendum_wkc.pdf

Addendum has included a brief assessment of the Neighbourhood Plan against the following, for completeness, whereby the Plan should:

9. not be inconsistent with or (in substance) repeat any national development management policy (LURA, section 98(3)(2C)(b)); and
10. any requirements imposed in relation to the plan by or under LURA Part 6 (environmental outcomes reports) have been complied with (LURA, section 99(3)).

On 7 July 2026, the Assistant Director for Environment and Planning, on behalf of the Portfolio Holder Cllr Jim Moriarty, confirmed that the Walpole Cross Keys Neighbourhood Plan Review 2022-2038, incorporating the Examiner's recommendations meets the basic conditions. As such, it was agreed that the modified Walpole Cross Keys Neighbourhood Plan Review should proceed to a local referendum covering the parish of Walpole Cross Keys.

The Borough Council Decision Statement in full can be read on the following page:

Walpole Cross Keys Neighbourhood Plan | Walpole Cross Keys Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk

The draft Neighbourhood Plan Review 2022-2038 has now been amended, and thus the Borough Council is satisfied that the version of the Neighbourhood Plan Review being represented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Sections 98 and 99 of the Levelling Up and Regeneration Act (LURA) 2023.

Stuart Ashworth, Assistant Director, Environment and Planning (**Borough Council of King's Lynn and West Norfolk)** (on behalf of Cllr Jim Moriarty, Cabinet Member for Development and Regeneration)

Borough Council of
King's Lynn &
West Norfolk

Appendix 5

Decision on Examiner's Recommendations

7 July 2026

[SEE ACCOMPANYING DOCUMENT]