

Borough Council of
King's Lynn & West Norfolk

Walpole Cross Keys Neighbourhood Plan Review 2022- 2038

Decision on Examiner's Recommendations

10 August 2026

Corporate Strategy

2023 – 2027

Our priorities

Our vision

To establish West Norfolk as a place on the map rather than an administrative boundary and ensure it is a welcoming rural district, with vibrant communities and successful, growing businesses.

A place where people can thrive, the environment is protected, heritage is preserved, and development meets the needs of people as well as legislation.

Our priorities

Our key priorities are set out under four overarching themes:

Promote growth and prosperity to benefit West Norfolk

To create job opportunities, support economic growth, develop skills needed locally, encourage housing development and infrastructure that meets local need and promote West Norfolk as a destination,

Protect our environment

To create a cleaner, greener, and better protected West Norfolk by considering environmental issues in all we do and by encouraging residents and businesses to do the same.

Efficient and effective delivery of our services

To provide cost-effective, efficient services that meet the needs of our local communities, promote good governance, and provide sustainable financial planning and appropriate staffing.

Support our communities

To support the health and wellbeing of our communities, help prevent homelessness, assist people with access to benefits advice and ensure there is equal access to opportunities.

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**Borough Council Decision on the Examiner's recommendation for Walpole
Cross Keys Neighbourhood Plan Review 2022-2038**

Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Walpole Cross Keys Neighbourhood Area
Parish Council	Walpole Cross Keys Parish Council
Designated as Neighbourhood Plan Area	12 November 2013
Submission Plan (Regulation 16) Consultation	29 September – 10 November 2025 (inclusive)
Further Regulation 16 Consultation	30 January – 13 March 2026 (inclusive)
Consultation on "Basic Conditions" following the changes to LURA 2026 (Sections 98&98)	5 May - 19 May 2026 (inclusive)
Examiner's Report Received	9 June 2026
Examination	November 2025 – June 2026

1 INTRODUCTION

- 1.1 The Town and Country Planning Act 1990 (as amended), requires that local planning authorities have a statutory duty to assist communities in the preparation of neighbourhood development plans (NDPs), also known as Neighbourhood Plans, and to take the plans through a process of examination and referendum.
- 1.2 The Localism Act 2011 (Part 6 chapter 3) details the Borough Council's responsibilities regarding Neighbourhood Planning.
- 1.3 This Decision Statement confirms that the modifications proposed by the Examiner's Report have been accepted. Accordingly, the draft Walpole Cross Keys Neighbourhood Plan Review (referred to as a "Neighbourhood Development Plan" in the Regulations) has been amended, taking into account these modifications. The Borough Council has reached the decision that Walpole Cross Keys Neighbourhood Plan Review 2022-2038 should proceed to referendum.

2 BACKGROUND

- 2.1 The Walpole Cross Keys Neighbourhood Area was designated on 12 November 2013. The first Walpole Cross Keys Neighbourhood Plan 2015-2026 was made in October 2017.

- 2.2 In 2022, Walpole Cross Keys Parish Council announced their intention to undertake a review of the 2017 NDP. The Review culminated in submission of the replacement Neighbourhood Plan Review to the Borough Council in January 2025.
- 2.3 Preparation of the Walpole Cross Keys Neighbourhood Plan Review has been led by Walpole Cross Keys Parish Council, the Qualifying Body. Work on the production of the plan has undertaken by members of the Parish Council and the local community, since 2022.
- 2.4 The first draft Plan was published by the Parish Council for Regulation 14 consultation in October 2024 (21 October – 2 December 2024, inclusive). Further details are set out in the Consultation Statement¹.
- 2.5 A preliminary draft Neighbourhood Plan was previously prepared for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening, in May 2024. Following this, a 4-week consultation was undertaken (28 June – 26 July 2024, inclusive) with the Environment Agency, Historic England and Natural England by the Borough Council, regarding the SEA and HRA screening process. No consultation response was received from Natural England, however Historic England and the Environment Agency confirmed that Walpole Cross Keys Neighbourhood Plan will not have any significant environmental effects². The Screening Report concludes that Appropriate Assessment (AA) is not required.
- 2.6 The Plan was initially submitted to the Borough Council of King's Lynn and West Norfolk on 31 January 2025, with the associated Regulation 15 legal check signed off on 7 March 2025³. This was followed by a public consultation under Regulation 16 took place between 24 March 2025 and 12 May 2025 (inclusive), inviting comments from the public and interested stakeholders.
- 2.7 In June 2025, The Borough Council, in agreement with Walpole Cross Keys Parish Council (Qualifying Body) appointed John Slater to undertake the examination of Walpole Cross Keys Neighbourhood Plan Review 2022-2038. During his initial assessment, the examiner raised potential concerns that the Walpole Cross Keys Neighbourhood Plan Review process did not fully comply with certain procedural requirements as set out in the Neighbourhood Planning Regulations, especially in relation to its treatment as a review of an existing plan.
- 2.8 Following the Examiner's initial advice, and in agreement with both the Parish Council and the Borough Council, it was decided to suspend the examination and recommence the consultation process, starting again from Regulation 14. This was necessary to ensure that all statutory requirements were met and that

¹ https://www.west-norfolk.gov.uk/download/downloads/id/9684/02_wck_np_review_consultation_statement_august_2025.pdf

² https://www.west-norfolk.gov.uk/download/downloads/id/9681/bcklwn_screening_sea-hra_walpole_x_keys_ndp_update_signed_sept_2025.pdf

³

the Plan could proceed to examination with full legal compliance, as set out in the Examiner's Introductory Note⁴. The Parish Council then formally withdrew the Plan they had submitted in January 2025, duly re-ran the Regulation 14 consultation (July – August 2025), using the submitted (January 2025) version of the Plan and ensuring that the consultation materials met the legal requirements for a NDP Review/ Modification. The Walpole Cross Keys Neighbourhood Plan Review 2022-2038 was resubmitted to the Borough Council on 26 August 2025.

- 2.9 The Regulation 15 legal check for the Walpole Cross Keys Neighbourhood Plan Review 2022-2038 was completed on 11 September 2025⁵. This was followed by consultation under Regulation 16 (29 September – 10 November 2025, inclusive). Due to unforeseen circumstances, John Slater had to withdraw from as Neighbourhood Plan Examiner. A new examiner (Andrew Ashcroft) was appointed in November 2025.
- 2.10 Given concerns about the lack of Regulation 16 consultation feedback (September – November 2025), the new Examiner advised that it would be best to undertake a further Regulation 16 consultation, to ensure feedback was received from most of the key/ statutory consultees (Anglian Water, Environment Agency, Historic England, Natural England, Norfolk County Council, Marine Management Organisation etc). The second Regulation 16 consultation (30 January – 13 March 2026) prompted the necessary feedback from statutory consultees.
- 2.11 This was followed by a further (truncated) consultation (5-19 May 2026) upon an update/ addendum to the Basic Conditions Statement (BCS). The BCS addendum was necessitated due to changes to the basic conditions introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 25 March 2026. The changes to the basic conditions require neighbourhood plans to show more clearly how they deal with climate change and protection of nature. No objections to the May 2026 consultation were received, thereby allowing the Examiner to conclude his independent examination.
- 2.12 The Examiner concluded that subject to the proposed modifications (as set out in the Examiner's report), Walpole Cross Keys Neighbourhood Plan should proceed to a referendum based on Walpole Cross Keys Neighbourhood Plan area as approved by the Borough Council of King's Lynn and West Norfolk on 13 November 2013 (Examiner's Report, paragraph 5.1). Walpole Cross Keys Parish Council has accepted all the Examiner's recommended material modifications.
- 2.13 Alongside the Examiner's recommendations, the Examiner has advised that, as a result of some modifications, consequential modification of general text may be necessary to achieve consistency with the modified policies. (paragraph 7.57). These could include changing policy numbering/ cross referencing,

⁴ https://www.west-norfolk.gov.uk/download/downloads/id/9576/walpole_cross_keys_introductory_notes.pdf

⁵ https://www.west-norfolk.gov.uk/download/downloads/id/9676/walpole_xk_reg_15_legal_check_letter_sept_2025.pdf

section headings, amending the contents page, renumbering paragraphs on pages and ensuring that supporting appendices and other documents align with the final version of the Plan. This allows for minor editing or presentational changes to be made where appropriate.

- 2.14 Notwithstanding, the Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are set out in Appendix 1 alongside the Council's decision in response to each recommendation and the reasons for them. Minor and/ or consequential modifications (not related to the Examiner's recommendations) are set out in Appendix 2.

3 REASONS FOR DECISION

- 3.1 Walpole Cross Keys Neighbourhood Plan Review 2022-2038 (the Plan) as modified by the Examiner's recommendations and the Borough Council (working with the Parish Council), has had regard to national policies and advice contained in guidance issued by the Secretary of State. A requirement to have regard to policies and advice does not require that such policy and advice must necessarily be followed, but it is intended to have and does have to a significant effect. A Neighbourhood Plan must not constrain the delivery of important national policy objectives.
- 3.2 The Neighbourhood Plan was examined in accordance with the December 2024 version of the National Planning Policy Framework (NPPF), as explained in the Examiner's Report (paragraph 6.4). Paragraph 13 of the NPPF requires that Neighbourhood Plans should support the delivery of strategic policies contained in local plans and spatial development strategies. Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside these strategic policies. Specifically, NPPF paragraph 30 states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (December 2024 version NPPF).
- 3.3 The Examiner considered the adopted King's Lynn and West Norfolk Local Plan 2021-2040 (Examiner's Report, paragraphs 3.1 and 5.4). The Examiner considered that "*the submitted Plan delivers a local dimension to this strategic context.*" and that the implementation of the Plan will not have the effect of preventing development from taking place which is proposed in the development plan (Examiner's Report, paragraph 6.13).
- 3.4 Beyond recognition of strategic planning policies, the content of a draft Neighbourhood Plan will determine where these are, or are not, a relevant consideration to be considered. The basic condition allows qualifying bodies, the independent examiner and local planning authority to reach a view in those cases where different parts of national policy need to be balanced.
- 3.5 Having considered all relevant information, including representations submitted in response to the Plan Review, the Examiner's analysis and recommendations,

the Borough Council has come to the view that the Plan recognises and respects relevant constraints. The Plan sets out a range of policies and seeks to bring forward positive and sustainable development in the neighbourhood area. The Examiner recommended *“that subject to the incorporation of the modifications set out in this report that the review of the Walpole Cross Keys Neighbourhood Development Plan should proceed to referendum.”* (Examiner’s Report, paragraph 8.3).

- 3.6 Having carefully considered each of the recommendations made within the Examiner’s Report and the reasons for them, the Borough Council (in accordance with the 1990 Act; Schedule 48 paragraph 12) has decided to make the modifications to the draft plan referred to in Appendix 1 (below) to ensure that the draft plan meets the “basic conditions” set out in legislation. These, together with other non-material changes (set out in Appendix 2), are being used in preparing the referendum version Neighbourhood Plan document.
- 3.7 As set out in Appendix 1, it has been decided by the Borough Council and Parish Council to split up the modifications made within the Examiner’s report. This has been separated into appropriate columns. As stated by the examiner in the final examination report (June 2026) and left apparent in the table: Areas that need modification are expressed in the 2nd column. Appendix 2 shows Minor Modifications to the Plan text proposed unilaterally by the local planning authority; i.e. factual corrections and updates.
- 3.8 To comply with the basic conditions on the European Union legislation, Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) a preliminary screening opinion was undertaken by the Borough Council and submitted alongside the Neighbourhood Plan. This concluded that Walpole Cross Keys Neighbourhood Plan Review 2022-2038 does not require full assessments of SEA and HRA⁶. A preliminary SEA/ HRA screening document (August 2025) was also prepared by the Parish Council’s Neighbourhood Plan consultant and similarly submitted alongside the Neighbourhood Plan Proposals (Regulation 15).
- 3.9 The Plan, as modified by the Examiner’s recommendations, is compatible with Convention rights contained in the Human Rights Act 1998, the Examiner concluding that the Plan does not breach and is otherwise compatible with the European Convention on Human Rights (Examiner’s Report, paragraph 6.19). Additionally, there has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known.
- 3.10 The Plan, as modified by the Examiner’s recommendations, complies with the definition of a Neighbourhood Plan/ NDP and the provisions that can be made by a Neighbourhood Plan. The Plan sets out policies in relation to the development and use of land in the whole of the neighbourhood area; it

⁶ https://www.west-norfolk.gov.uk/download/downloads/id/9681/bcklwn_screening_sea-hra_walpole_x_keys_ndp_update_signed_sept_2025.pdf

specifies the period for which it is to have effect, and it does not include provision about development that is ‘excluded development’.

4 DECISION

- 4.1 The Neighbourhood Planning (General) Regulations 2012 (Regulation 18(1)) require the local planning authority to outline what action to take in response to the recommendations that the examiner made in the report under paragraph 10 of Schedule 4A to the 1990 act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Plan.
- 4.2 The Borough Council of King’s Lynn and West Norfolk, has carefully considered each of the recommendations made in the Examiner’s Report and the reasons for them and decided to accept all material modifications to the draft plan proposed by the Examiner (Appendix 1, below), together with non-material minor and consequential changes that do not materially affect the Neighbourhood Plan’s content (Appendix 2, below).
- 4.3 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.
- 4.4 Additional 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”⁷, to demonstrate compliance

⁷ https://www.west-norfolk.gov.uk/download/downloads/id/9919/basic_conditions_statement_addendum_wkc.pdf

with the revised basic conditions. Through the modifications made, the making of the Walpole Cross Keys Neighbourhood Plan Review 2022-2038 would meet the 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)).

4.5 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 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)).

4.6 It is recommended that Walpole Cross Keys Neighbourhood Plan Review 2022-2038 progresses to referendum.

Decision made by:



Stuart Ashworth
Assistant Director, Environment and Planning (on behalf of the Cabinet Member for Development and Regeneration) 6 July 2026

Appendix 1: Examiner's Recommended Modifications and responses to these

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Walpole Cross Keys NP Examination Report June 2026 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
Introduction/ paragraph 18	Paragraph 7.12: At the end of paragraph 18 add: 'The Plan period is 2022 to 2038. The neighbourhood area is shown on Figure 3.'	LPA/ QB	Yes, subject to correct cross reference to Figure 2: Designated Neighbour- hood Development Plan Area	Textual changes	Most of the policies contained within this Plan are present within the adopted Walpole Cross Keys NDP (2015-2026). These have been updated to reflect local and national policy changes, to provide additional detail to help planning applicants and new information such as Design Codes. The policies will enable us to influence the design and type of any new homes being delivered in the Parish, as well as ensuring infrastructure improvements are delivered alongside growth to maximise community benefit. <u>The Plan period is 2022 to 2038. The neighbourhood area is shown on Figure 2 (above).</u>
Policy 1: New Residential Development in the Neighbourhood Development Plan Area	Paragraph 7.21: Replace the opening element of the first part of the policy with: 'Proposals for new residential development should meet the following criteria:' Replace the second part of the policy with:	QB	Yes	Textual changes	Policy 1: New Residential Development in the Neighbourhood Development Plan Area Proposals for new residential development in the NDP will need to <u>should</u> meet the following criteria: a) it is within or adjacent to the development boundaries shown on Figure 3 and explained further in Table 1; b) and b) it takes account of the "Development Considerations" set out under Table 1 and other relevant policies in the Neighbourhood Plan; and

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	<i>‘The development of small-scale starter homes that would meet specific local housing needs and are aimed at first time buyers will be supported. Such homes should be of 1 to 3 bedrooms and in locations where necessary amenities can be met such as within safe walking distance to a bus stop.’</i> Delete the final part of the policy				c) it comprises a form of infill¹⁰ between existing dwellings close to the existing building line. The development of small-scale starter homes that would meet specific local housing needs and are aimed at first time buyers is encouraged. These should be for homes of 1 to 3 bedrooms and in locations where necessary amenities can be met such as within safe walking distance to a bus stop. <u>The development of small-scale starter homes that would meet specific local housing needs and are aimed at first time buyers will be supported. Such homes should be of 1 to 3 bedrooms and in locations where necessary amenities can be met such as within safe walking distance to a bus stop.</u> Proposals for new residential development on viable agricultural land⁴⁴ or sites of existing business will not be supported.
Policy 2: Extensions, Outbuildings and Conversions (including residential and	Paragraph 7.25: In the first and third parts of the policy replace ‘must’ with ‘should’	QB	Yes	Textual changes	Policy 2: Extensions, Outbuildings and Conversions (including residential and commercial use) 1. All extensions and outbuildings must <u>should</u> be sympathetic to the property in terms of shape, size, and material, and consider the visual impact on the adjacent area.

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commercial use)					2. With regard to Walpole Cross Keys Design Code 4, materials for alterations and extensions should be high quality and retain or, if possible, enhance the character and appearance of the host building and the adjacent area. 3. Conversions of non-residential properties to dwellings must should be sympathetic to the existing design, materials, and character of the immediate area, except where these are of poor amenity value and a departure from this requirement would result in a clear improvement to the area.
Policy 3: Housing Mix	Paragraph 7.28: In the first part of the policy replace 'will need to' with '<i>should</i>'	QB	Yes	Textual changes	Policy 3: Housing Mix Housing proposals will need to should reflect local housing need using the best available and proportionate evidence such as the Walpole Cross Keys Housing Needs Assessment 2022. Except for conversions, new residential development for open market housing, should offer a housing mix whereby at least 90% of homes are three-bedrooms or fewer, unless evidence is provided either showing there is no longer such a local need, a custom-self build

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					application has a different need for the family moving in, or the scheme is to be made unviable by the delivery of this housing mix. In cases where schemes are stated to be unviable, applicants are required to provide a detailed viability assessment to support their position. The development of smaller unit housing that would be appropriate for first time buyers¹⁵ will be supported in accordance with policy 1.
Policy 4: Affordable Housing	Paragraph 7.31: In the second and third parts of the policy replace ‘permitted’ with ‘<i>supported</i>’	QB	Yes	Textual changes	Policy 4: Affordable Housing - Housing proposals should reflect local housing need using the best available and proportionate evidence. Where it is practicable to do so based on the size and location of the development concerned affordable housing delivered within Walpole Cross Keys should comprise: 70% Affordable Rented Housing 25% First Homes 5% Rent to Buy - Development schemes for affordable housing on exception sites may be permitted <u>supported</u> on small sites which would not otherwise be

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					appropriate for housing within the Neighbourhood Plan area. 3. Schemes will only be permitted supported where it can be demonstrated that the properties will remain affordable for people in perpetuity. Preference is for affordable housing to be made available for people with a local connection in the first instance as defined in Paragraph 57 for First Homes.
Policy 7: Flood Risk and Water Management	Paragraph 7.38: Replace the first part of the policy with: ‘<i>Development proposals should demonstrate and ensure that any new development does not have a detrimental impact on water infrastructure, including sewers, surface water and other flooding and responds positively to climate change.</i> In the third part of the policy replace the opening element	QB	Yes	Textual changes	Policy 7: Flood Risk and Water Management Development proposals must demonstrate and ensure that any new development does not have a detrimental impact on our water infrastructure, including sewers, surface water and other flooding. Also taking account of climate change. <u>Development proposals should demonstrate and ensure that any new development does not have a detrimental impact on water infrastructure, including sewers, surface water and other flooding and responds positively to climate change.</u> Proposals should respond positively to flood mitigation as set out in Walpole Cross Keys Design Guidance-Design

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	with: ‘All development proposals should contribute towards effectively managing flood risk. This includes but is not limited to:’				Code 9-Water Management (SuDS) and incorporate design features to reduce risk of surface water flooding. All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This includes but is not limited to: <u>All development proposals should contribute towards effectively managing flood risk. This includes but is not limited to:</u> a) the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation. b) rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes. c) proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access, and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and

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					maintain surface water drainage in the Neighbourhood Plan area. Proposals which specifically improve surface water drainage, such as works to reinstate an effective drainage scheme, will be supported...
Paragraph 75 Policy 8: Protection of Important Local Views	Paragraph 7.43: Delete the second part of the policy At the end of paragraph 75 add: <i>‘National Grid Electricity Transmission (NGET) is seeking to construct both converter stations and the Walpole B Substation within the area, and acknowledge the significance of the key views identified in the Walpole Cross Keys Neighbourhood Plan Views Assessment. In particular, views 7 (looking west on Station Road North) and 8 (looking southwest on Station Road South) are</i>	LPA/ QB	Yes, but insert additional supporting text as a separate paragraph and re-number subsequent paragraphs accordingly.	Textual changes	75. The NPPF indicates that planning policies and decisions should protect and enhance valued landscapes recognising the intrinsic character and beauty of the countryside. There are some specific views and vistas within the Walpole Cross Keys Neighbourhood Plan area that are of particular importance to the local community. Building on national and Local Planning policy, this Neighbourhood Plan Review wishes to identify these views and provide justification for their significance and seeks to protect them for future enjoyment. <u>76. National Grid Electricity Transmission (NGET) is seeking to construct both converter stations and the Walpole B Substation within the area, and acknowledge the significance of the key views identified in the Walpole Cross Keys Neighbourhood Plan Views Assessment. In particular, views 7 (looking west on Station Road North) and 8 (looking southwest on Station Road South) are potentially impacted by the EGL 3 & 4 development.</u>

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	<i>potentially impacted by the EGL 3 & 4 development. Recognising the policy's emphasis on ensuring new development is not visually intrusive, NGET has advised that it is committed to integrating design measures that respect and mitigate potential impacts on these views. The substation will be thoughtfully sited to minimise its visibility from key vantage points. Moreover, appropriate screening, such as landscaping, tree planting, and sympathetic fencing, will be incorporated to soften its visual impact and ensure it blends harmoniously with the surrounding environment. Furthermore, NGET has advised that the form and scale of the substation and converter stations will be carefully considered to align with existing structures in the</i>				<u>Recognising the policy's emphasis on ensuring new development is not visually intrusive, NGET has advised that it is committed to integrating design measures that respect and mitigate potential impacts on these views. The substation will be thoughtfully sited to minimise its visibility from key vantage points. Moreover, appropriate screening, such as landscaping, tree planting, and sympathetic fencing, will be incorporated to soften its visual impact and ensure it blends harmoniously with the surrounding environment. Furthermore, NGET has advised that the form and scale of the substation and converter stations will be carefully considered to align with existing structures in the area, ensuring it does not dominate or detract from the identified public views'</u> 76⁷⁷. The community was asked in Question 13 of the March 2023 survey to identify particularly special views for the Neighbourhood Plan Review. This question received 37 responses. Specific views which were identified and within the designated area have been listed below and considered by the steering group and parish council... Policy 8: Protection of Important Local Views

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Walpole Cross Keys NP Examination Report June 2026 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
	<i>area, ensuring it does not dominate or detract from the identified public views'</i>				The following 8 views, shown in Figure 19 and described in Walpole Cross Keys Neighbourhood Plan Views Assessment are identified as important public local views: • View 1-Looking north towards Jephson Hall and beyond • View 2-Looking north of Sutton Road • View 3-Looking east along Low Road • View 4-Looking north of Little Holme Rd • View 5-Looking south of Little Holme Rd • View 6-Looking north of Station Road North • View 7-Looking west on Station Road North • View 8-Looking southwest on Station Road South New development should not be visually intrusive where appropriate should include appropriate screening. Proposals are expected to demonstrate that they are sited, and designed to be of a form and scale, that avoids or mitigates any harm to the key views. Development proposals that would unacceptably affect these key views will not be supported.

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Walpole Cross Keys NP Examination Report June 2026 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
Policy 10: Employment Related or Agricultural and Horticultural Related Development	Paragraph 7.47: Replace the first sentence of the first part of the policy with: <i>‘Employment related uses and development related to the agricultural and horticultural sector will be supported on suitable sites (buildings and land).’</i>	QB	Yes	Textual changes	Policy 10: Employment Related or Agricultural and Horticultural Related Development Employment related uses and development related to the agricultural and horticultural sector are encouraged on suitable sites (buildings and land) in the parish. <u>Employment related uses and development related to the agricultural and horticultural sector will be supported on suitable sites (buildings and land).</u> In deciding whether a site is suitable for such development including the expansion or redevelopment of existing employment sites, consideration will be given to the effect on the character and appearance of the area from any new buildings or related infrastructure, the effect on the amenity of nearby occupiers and the benefits brought by the proposal in terms of new jobs and services. The development and redevelopment of existing business sites for employment uses will be supported. Development to support the agricultural and horticultural purposes of sites will be supported.
Policy 12: Protection of Community Facilities	Paragraph 7.51: Replace the second sentence of the first part of the policy with: <i>‘Development proposals which</i>	QB	Yes	Textual changes	Policy 12: Protection of Community Facilities The village school and the Jephson Hall are identified in Figure 23 as community facilities essential to the longer- term viability of the community. Development Proposals

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final Walpole Cross Keys NP Examination Report June 2026 Where modifications are recommended, they appear in bold text . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <i>bold italics</i> .	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
	<i>would result in the loss of these facilities or otherwise prejudice their continued use will not be supported.'</i>				which would result in the loss of these facilities or otherwise prejudice their continued use will not be permitted. <u>Development proposals which would result in the loss of these facilities or otherwise prejudice their continued use will not be supported.</u> New or enhanced community facilities and infrastructure will be supported where proposals comply with other policies of the development plan.
Policy 13: Transport and Access	Paragraph 7.53: Replace the first part of the policy with: <i>'Improvements to the road network will be supported where access to existing public transport and footpaths is not compromised and which respond positively to the rural character and appearance of the area.'</i> Replace the third part of the policy with: <i>'Development proposals for sites that include or are adjacent</i>	QB	Yes	Textual changes	Policy 13: Transport and Access Improvements to the road network in the Parish are encouraged provided that access to existing public transport and footpaths are not compromised and that the rural character and appearance of the area is respected. <u>Improvements to the road network will be supported where access to existing public transport and footpaths is not compromised and which respond positively to the rural character and appearance of the area.</u> Proposals should ensure that any requirements generated by the proposed development do not cause significant harm to the highway network, existing highway verges or dykes this includes to existing local wildlife, current traffic movements and existing flood

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	<i>to Public Rights of Way should protect the right of way and, where practicable, incorporate them into the scheme. Where this approach is not practicable, appropriate diversions or new routes that are convenient for users should be provided as part of the development.'</i>				management. Any harm caused should be mitigated appropriately. Development proposals for sites that include Public Rights of Way or are adjacent to them should protect and incorporate them into the scheme. Justification will be required where this is considered not possible, and appropriate diversions or new routes that are convenient for users should be provided at the expense of the developer. <u>Development proposals for sites that include or are adjacent to Public Rights of Way should protect the right of way and, where practicable, incorporate them into the scheme. Where this approach is not practicable, appropriate diversions or new routes that are convenient for users should be provided as part of the development.</u>

Appendix 2: Minor Modifications proposed by the Borough Council (LPA), as covered by paragraph 7.57 of the Examiner's Report, which allows for: 'Modification of general text (where necessary) to achieve consistency with the modified policies'

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 7.57 of the Examiner's Report	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
Paragraph 13	Correction to Local Plan cross reference, regarding the status of Walpole Cross Keys in the Local Plan 2021-2040 settlement hierarchy (Policy LP01).	LPA	n/a	Textual change	13. The BCKLWN Local Plan <u>2021-2040</u> designates Walpole Cross Keys as a named rural village <u>Smaller Village and Hamlet (Tier 6 settlement)</u> in the settlement hierarchy, but . <u>Therefore</u> , no allocations are proposed for the parish.
Paragraph 13	Correction to Local Plan cross reference, to clarify the status of the current Local Plan 2021-2040 (adopted March 2025).	LPA	n/a	Textual change	23. There is already a policy framework in place that applicants must have regard to when building in Walpole Cross Keys; these are the national and Local Plan policies including the adopted Walpole Cross Keys NDP (2017). The Borough Council of King's Lynn & West Norfolk has an adopted <u>the current</u> Local Plan <u>2025-2040 in March 2025</u> . which has an ongoing <u>Like its predecessor, this places</u> emphasis on matters such as protecting the environment and greener homes design.
Paragraph 26	Addition of reference to 2024 version NPPF, to be clear that this was the version in force at the time the Plan was examined. Correction to Local Plan cross reference, regarding the status of Walpole Cross Keys in the Local Plan 2021-2040 settlement hierarchy (Policy LP01).	LPA	n/a	Textual change	26. In chapter 5 of the National Planning Policy Framework (NPPF, <u>2024 version</u>), plans are required to ensure a significant increase in the supply of new homes. The Local Plan designates Walpole Cross Keys as a Rural Village <u>Smaller Village and Hamlet (Tier 6)</u> and <u>accordingly</u> does not allocate any land within Walpole Cross Keys.

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 7.57 of the Examiner's Report	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
Paragraph 33	Addition of reference to 2024 NPPF chapter 5, to be clear that this was the version in force at the time the Plan was examined.	LPA	n/a	Textual change	33. The NPPF (2024 version, chapter 5) requires plans to have policies that meet the housing needs of different demographic groups, such as older people, disabled people, self-builders, families etc, which provides an opportunity to include a Policy in the NDP that sets out specific detail for the housing mix that is expected from new residential development.
Paragraph 55	Minor/ grammatical changes to paragraph 55, in the interests of readability.	LPA	n/a	Textual change	55. Both the NPPF and Local Plan sets out a set policy approach approaches for affordable housing and exception sites. The Local Plan policies support schemes for affordable housing on exception sites where:
Paragraph 56	Addition of reference to 2024 version NPPF, to be clear that this was the version in force at the time the Plan was examined, given that the national definition for affordable housing may change in the emerging new NPPF.	LPA	n/a	Textual change	56. It is important to note that Affordable Housing as defined in the NPPF (2024 version) is housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for local key workers). Examples of these will be housing that is discounted at least 20% below market value. There is currently a government strategy for 'First Homes', which are only available for people buying their first home, with a minimum discount of 30% below full market value. The level of discount can be set higher, to 40 or 50% where suitably evidenced. After the discount is applied the initial sale price must not exceed £250,000. First Homes will be subject to legal restrictions ensuring discount is retained for future occupants and to stop renting or sub-letting. There is a national requirement that First Homes make up 25% of Affordable Housing provision on development sites.
Paragraph 59	Addition of reference to 2024 version NPPF, to be clear that this	LPA	n/a	Textual change	59. Design is another key area where the Neighbourhood Plan can have significant influence and is considered to

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to paragraph 7.57 of the Examiner's Report	Who will make these changes? LPA or QB	Do you agree with the modification?	What needs to be done to meet the specific modification?	Amendments and new changes made to the proposed Walpole Cross Keys Neighbourhood Plan Review 2022-2038
	was the version in force at the time the Plan was examined, given that national definitions for achieving well-designed places are likely to change in the emerging new NPPF.				be a key aspect in achieving sustainable development. It plays a critical role in shaping better places in which people can live and work. Whilst design covers not just appearance but how a place functions, the appearance is seen as critical to national policy. As stated in the NPPF (2024 version, paragraph 131) : "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve."
Paragraph 61	Addition of reference to 2024 version NPPF, to be clear that this was the version in force at the time the Plan was examined, given that national definitions for achieving well-designed places are likely to change in the emerging new NPPF.	LPA	n/a	Textual change	61. NPPF Chapter 12 (2024 version) requires plans to have design policies that have community support and that pick up the defining characteristics of the area...
Paragraph 71	Addition of reference to 2024 version NPPF, to be clear that this was the version in force at the time the Plan was examined, given that national policies for parking standards are likely to change in the emerging new NPPF.	LPA	n/a	Textual change	71. Policy 6 will ensure that all development, where relevant, considers a suitable design approach with a view to reducing any further visual impact in the village. As set out in the NPPF " <i>maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network</i> " (2024 version, paragraph 113) . The Local Plan sets out the same minimum standards as set out in Policy 6 . Whilst some clauses are like strategic policies set out in the Local Plan, Policy 6 goes further than these to provide necessary design details appropriate to Walpole Cross Keys Design Codes and Guidance

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					Document and Figure 16 gives examples of on-plot parking through a graphic illustration.
Paragraph 79	Addition of reference to 2024 version NPPF, to be clear that this was the version in force at the time the Plan was examined, given that national policies for regarding pollution are likely to change in the emerging new NPPF.	LPA	n/a	Textual change	79. <u>80.</u> The NPPF notes how planning policies should ensure that new development is appropriate for its location considering effects of pollution (including light pollution) that could arise from the development on site and with its wider surroundings. In the NPPF planning policies and decisions should: " <i>limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</i> " <u>(2024 version, paragraph 198c).</u>

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