

**Borough Council of King's Lynn & West Norfolk:  
The Walpoles Neighbourhood Plan 2022-2036 –  
Decision on Examiner's recommendations**

**15 September 2025**

Borough Council of  
**King's Lynn &  
West Norfolk**



**Borough Council Decision on the Examiner's recommendation for**  
**“The Walpoles” Neighbourhood Plan 2022-2036**  
**Neighbourhood Planning (General) (Amendment) Regulations 2012**

Name of neighbourhood area	The Walpoles Neighbourhood Area
Parish Council	Walpole Parish Council
Submission Plan (Regulation 16) consultation	24 March – 12 May 2025 (inclusive)
Examination	June – August 2025
Examiner's Report Received	28 August 2025

## **1.0 Introduction**

- 1.1 The Town and Country Planning Act 1990 (as amended), states that the Council has 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 Local Planning Authority'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 The Walpoles Neighbourhood Plan (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 The Walpoles Neighbourhood Plan 2022-2036 should proceed to referendum.

## **2.0 Background**

- 2.1 The Neighbourhood Area was designated on 29 July 2022. The Walpoles (Walpole Parish) neighbourhood area comprises of three settlements: Walpole St. Andrew, Walpole St. Peter and Walpole March. They are grouped together due to the shared services between the settlements and close functional relationship.
- 2.2 The Walpoles Neighbourhood Plan has been prepared by Walpole 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.

- 2.3 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 Statement<sup>1</sup>.
- 2.4 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 The Walpoles Neighbourhood Plan will not have any significant environmental effects<sup>2</sup>. The Screening Report concludes that Appropriate Assessment (AA) is not required.
- 2.5 The Plan was submitted to the Borough Council of King's Lynn and West Norfolk on 13 February 2025, with the Regulation 15 legal check signed off on 7 March 2025<sup>3</sup>. A consultation under Regulation 16 took place between 24 March 2025 and 12 May 2025 (inclusive), inviting comments from the public and stakeholders.
- 2.6 In June 2025, The Borough Council, in agreement with Walpole Parish Council (Qualifying Body) appointed Ann Skippers to undertake the examination of The Walpoles Neighbourhood Plan 2022-2036. The examination took place from June – August 2025, reviewing whether the plan meets the basic conditions required by legislation and should proceed to referendum.
- 2.7 The Examiner concluded that subject to the proposed modifications (as set out in the Examiner's report), The Walpoles Neighbourhood Plan should proceed to a referendum based on the Walpoles Neighbourhood Plan area as approved by the Borough Council of King's Lynn and West Norfolk on 29 July 2022 (Examiner's Report, section 7.0/ p28). Walpole Parish Council has accepted all the Examiner's recommended material modifications.
- 2.8 Alongside the Examiner's recommendations, the Examiner has advised that as a result of some modifications, consequential amendments may be required (section 2.0, p7). These could include changing policy numbering, 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.
- 2.9 Notwithstanding, the Borough Council is required to consider the recommendations made by the Independent Examiner. Modifications proposed by the Examiner are

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<sup>1</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/9368/03\\_walpoles\\_np\\_consultation\\_statement\\_2025.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/9368/03_walpoles_np_consultation_statement_2025.pdf)

<sup>2</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/9366/06\\_walpoles\\_np\\_sea-hra\\_walpoles\\_final\\_sept\\_2024.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/9366/06_walpoles_np_sea-hra_walpoles_final_sept_2024.pdf)

<sup>3</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/9365/01\\_walpoles\\_reg\\_15\\_legal\\_check\\_letter\\_march\\_2025.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/9365/01_walpoles_reg_15_legal_check_letter_march_2025.pdf)

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, with proposed changes to the policies map and/ or inset maps shown in Appendix 3.

### **3.0 Reasons for Decision**

- 3.1 The Walpoles Neighbourhood Plan 2022-2036 (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 2023 version of the National Planning Policy Framework (NPPF), as explained in the Examiner's Report (Section 2). 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 29 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 2023 version NPPF).
- 3.3 The Examiner noted that the Neighbourhood Plan was submitted shortly before adoption of the replacement Local Plan 2021-2040. The Examiner considered, with reference to general conformity with the strategic policies in the development plan, whether to request further information from the qualifying body and the BCKLWN about how the Plan relates to the new Local Plan. However, she "*decided to take a pragmatic approach so that the Plan is not delayed as this forms part of my own assessment and the BCKLWN has not drawn my attention to any issues*" (Examiner's Report, p12), given that the superseded Core Strategy and Site Allocations and Development Management Policies (previous Local Plan) were still in force at the time of submission.
- 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, 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: *“I am satisfied that the Walpoles Neighbourhood Development Plan, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report. I am therefore pleased to recommend to the Borough Council of King’s Lynn and West Norfolk that, subject to the modifications proposed in this report, the Walpoles Neighbourhood Development Plan can proceed to a referendum”* (Examiner’s Report, Section 7.0).

- 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 (August 2025) and left apparent in the table: Areas that need modification are expressed in the 2<sup>nd</sup> column. Appendix 2 shows Minor Modifications to the Plan text proposed unilaterally by the local planning authority in light of adoption of the replacement Local Plan 2021-2040 (March 2025); i.e. factual corrections and updates, and Appendix 3 shows amendments to inset Policy Maps and/ or Figure maps, arising from the Examiner’s recommended modifications.
- 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 The Walpoles Neighbourhood Plan 2022-2036 does not require full assessments of SEA and HRA<sup>4</sup>. A preliminary SEA/ HRA screening document (May 2024) 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, Section 5.0, p12). 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 specifies the period for which

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<sup>4</sup> [https://www.west-norfolk.gov.uk/download/downloads/id/9366/06\\_walpoles\\_np\\_sea-hra\\_walpoles\\_final\\_sept\\_2024.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/9366/06_walpoles_np_sea-hra_walpoles_final_sept_2024.pdf)

it is to have effect, and it does not include provision about development that is 'excluded development'.

#### **4.0 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, together with non-material minor and consequential changes that do not materially affect the Neighbourhood Plan's content.
- 4.3 Following the modifications made, The Walpoles Neighbourhood Plan 2022-2036 meets the "basic conditions":
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 It is recommended that The Walpoles Neighbourhood Plan 2022-2036 progresses to referendum.

**Decision made by:**

*Stuart Ashworth*

Stuart Ashworth

Assistant Director, Environment and Planning (on behalf of the Cabinet Member for  
Development and Regeneration) 15 September 2025

## 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 the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . 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 The Walpoles Neighbourhood Plan.
Table of Contents	Change the entry for Appendix B on the Table of Contents page to "...AECOM Design <i>Guidance</i> and Codes document	QB	Yes	Textual changes	<b>APPENDIX B: DESIGN CHECKLIST QUESTIONS FROM THE AECOM DESIGN GUIDELINES &amp; CODES DOCUMENT (2023).....60</b>  <b><u>APPENDIX B: AECOM DESIGN GUIDANCE AND CODES (2023) DESIGN CHECKLIST QUESTIONS</u></b>
Paragraph 14 Page 3	Update information about the Local Plan in paragraphs 14, 16 and 45 and Figure 1 as appropriate	LPA/QB	Yes	Textual change	<del>There is already a policy framework in place that applicants must have regard to when building in The Walpoles; these are the national and Local Plan policies. The Walpoles is in the Borough of King's Lynn and West Norfolk (BCKLWN), and the Neighbourhood Plan sits within the context of the King's Lynn and West Norfolk Local Plan. The Borough Council has adopted the 2011 Core Strategy and the 2016 Site Allocations and Development Management Policies (SADMP) documents for the Plan period to 2026. The Borough Council is currently at the later stages of bringing into force their Local Plan Review with a timeframe to 2040. It is anticipated this will be adopted by March 2025 and will replace the Core</del>



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					<p>Strategy and Site Allocations and Development Management Policies Document.</p> <p><u>There is already a policy framework in place that applicants must have regard to when building in the Walpoles these are the national and local plan policies. The Walpoles is in the Borough of King`s Lynn and West Norfolk (BCKLWN) and the Neighbourhood Plan sits within the context of the King`s Lynn and West Norfolk Local Plan. The Borough Council adopted its new Local Plan 2021-2040 on March 27, 2025. This new place replaces the previously adopted Core strategy (2011) and the Site allocations and Development Management Policies (SADMP) (2016) documents.</u></p>
Paragraph 16 Page 4	Update information about the Local Plan in paragraphs 14, 16 and 45 and Figure 1 as appropriate	LPA/QB	Yes	Textual amendments	<p><del>Within the Local Plan, The Walpoles is designated as a Rural Village. This is made up of Walpole St. Peter, Walpole St. Andrew, and Walpole Marsh, they are grouped together due to the shared services between the settlements and the close functional relationship. The Local Plan allocated two sites within Walpole St Peter, these are G109.1- Land South of Walnut Road and G109.2- Land South of Church Road which will total at least 20 dwellings (Figure 1). However, allocation G109.2</del></p>

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					has now been built out as of May 2021 and amounted to 1.44ha of land with 10 residential dwellings.  <u>Within the Local Plan, The Walpoles are designated as a Key Rural Service Centre. This cluster is made up of Walpole St. Peter, Walpole St. Andrew, and Walpole Marsh (all within Walpole Parish), they are grouped together due to the shared services and facilities between the settlements and the close functional relationship. The Local Plan allocates one site within the Walpole St. Peter, this is G109.1 – Land South of Walnut Road (Figure 1).</u>
Figure 1 Page 4	Update information about the Local Plan in paragraphs 14, 16 and 45 and Figure 1 as appropriate	LPA/QB	Yes	Replace Figure 1 with site G109.1 Map (Local Plan 2021-2040, p386)	[See Appendix 3]
Paragraph 45 Page 16	Update information about the Local Plan in paragraphs 14, 16 and 45 and Figure 1 as appropriate	n/a	No, the threshold for the affordable housing requirement	No changes	No changes necessary

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			in The Walpoles will still remain as correctly stated within submitted NP		
Vision and Objectives Page 9	Amend objective A. on page 9 of the Plan [and any other references to it throughout the Plan] to read: “Ensure future housing development, including the tenure mix and <i>number of bedrooms</i> ...”	LPA/QB	Yes	Textual change	<del>A. Ensure future housing development, including the tenure mix and size of bedrooms, meets the needs of the local population to help retain residents in the Walpoles.</del>  A. <u>Ensure future housing development, including the tenure mix and <i>number of bedrooms</i>, meets the needs of the local population to help retain residents in the Walpoles.</u>
Housing NDP objective Page 10	Amend objective A. on page 9 of the Plan [and any other references to it throughout the Plan] to read: “Ensure future housing development, including the tenure mix and <i>number of bedrooms</i> ...”	LPA/QB	Yes	Textual Change	This section supports delivery of the following NDP objective:  <del>A. Ensure future housing development, including the tenure mix and size of bedrooms, meets the needs of the local population to help retain residents in the Walpoles.</del>

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					<u>This section supports delivery of the following NDP objective:</u>  A. <u>Ensure future housing development, including the tenure mix and <i>number</i> of bedrooms, meets the needs of the local population to help retain residents in the Walpoles.</u>
Paragraph 28  Page 10	Update the reference to “...Figure 6...” in paragraph 28 on page 10	LPA/QB	Yes	Textual change	<del>28. According to the Census 2021 the current population of the parish is around 1,900 an increase from 1,803 in 2011. The 2021 data also demonstrates that the population profile has also changed slightly. <b>Figure 6</b> shows there has been a slight decrease in the younger age group and a particular increase in 65+ years. Overall, the parish is made up of a large percentage of young and working age groups compared to the older age category.</del>  <u>28. According to the Census 2021 the current population of the parish is around 1,900 an increase from 1,803 in 2011. The 2021 data also demonstrates that the population profile has also changed slightly. <b>Figure 4</b> shows there have been a</u>

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					<u>slight decrease in the younger age group and a particular increase in 65+ years. Overall, the parish is made up of a large percentage of young and working age groups compared to the older age category.</u>
Policy 2: Affordable Housing  Page 17	<p>Amend the first element of the policy to read: “Affordable housing delivered within The Walpoles should <i>usually</i> comprise:</p> <ul style="list-style-type: none"> <li>• 60% Affordable Rented Housing</li> <li>• 40% Affordable Home Ownership</li> </ul> <p><i>unless up to date local needs evidence suggests a different mix would help to redress the housing stock and tenures in the Parish.”</i></p> <p><b>And</b></p>	LPA/QB	Yes	Textual Change	<p><del>Affordable housing delivered within The Walpoles should comprise:</del></p> <ul style="list-style-type: none"> <li><del>• 60% Affordable Rented Housing</del></li> <li><del>• 40% Affordable Home Ownership (such as First Homes at a 40% discount, and Shared Ownership)</del></li> </ul> <p><del>Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity and will be secured through a Section 106 Agreement. Preference is for affordable housing to be made available for people with a local connection in the first instance as defined in Paragraph 47 for First Homes.</del></p> <p><u>Affordable housing delivered within The Walpoles should <i>usually</i> comprise:</u></p>

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	<b>Delete the last part of the policy that reads: "...as defined in Paragraph 47 for First Homes."</b>				<ul style="list-style-type: none"> <li>• <u>60% Affordable Rented Housing</u></li> <li>• <u>40% Affordable Home Ownership</u></li> </ul> <p><u>unless up to date local needs evidence suggests a different mix would help to redress the housing stock and tenures in the Parish.</u></p> <p><u>Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity and will be secured through a Section 106 Agreement. Preference is for affordable housing to be made available for people with a local connection in the first instance.</u></p>
<b>Policy 3: Design Page 22 and 23</b>	<b>Amend wording in Policy 3 to read as suggested by the Examiner's Report page 19-20.</b>	LPA/QB	Yes	Textual changes	<p><u>As appropriate to their scale, nature and location development proposals should be consistent with The Walpoles Neighbourhood Plan Design Guidance and Codes Document 2023 in general. The 11 Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability.</u></p> <p><u>The following design considerations from the Design Codes are especially important to the area:</u></p>

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					<p>a. <u>New development should have due regard to the heights and rooflines of other buildings in the area and be no higher than two storeys. Roof features such as dormer windows with bargeboards and chimney stacks should be considered.</u></p> <p>b. <u>Architectural detailing and colours should respect the local vernacular of other buildings in the area as set out in The Walpoles Design Guidance. The use of brightly coloured render and inappropriate replacement features such as timber sash windows with uPVC should be resisted.</u></p> <p>c. <u>Building materials should respect the local character of existing buildings, as defined by the Walpoles Design Guidance. Roofing materials should consist of slate tiles or red clay pantiles.</u></p> <p>d. <u>Frontage boundaries should use features which allow for visual connection with the street and the maximum height should not</u></p>

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					<p><u>exceed 1.2m. Materials proposed for new boundary features should be of a high quality, responding to the local character and have strong attention to architectural detailing as set out in Design Code 5.</u></p> <p>e. <u>New development should provide sufficient green space appropriate to the location and size of the scheme including grass verges and gardens. Dwellings should stand on no more than 50% of the footprint as set out in Design Code 8.</u></p> <p>f. <u>All parking and utility arrangements onsite such as septic tanks, bins and bike storage should have regard to Design Code 6 and be sensitively designed and well screened.</u></p> <p>g. <u>New developments should integrate new trees and vegetation to improve biodiversity net gain and wildlife without blocking existing widespread open views and future views, particularly those identified in Policy 4.</u></p>



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					<p><del>Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.</del></p> <p><del>All development proposals are strongly encouraged to use energy efficient measures in their design and consider incorporating principles from Design Code 10 in the Walpoles Design Guide document.</del></p> <p><u>“As appropriate to their scale, nature and location development proposals <i>must take account of and should be consistent with The Walpoles Neighbourhood Plan Design Guidance and Codes Document 2023.</i>The 11 Design Codes and the Checklist set out in Appendix B will be used to help assess all planning applications to determine their acceptability.</u></p> <p><u><i>To reflect and enhance local distinctiveness, it will be particularly important for any new development to comply with all of the following criteria:</i></u></p> <p>a. <u><i>New development should respect the heights and rooflines of other buildings in the area and be no</i></u></p>

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					<p><u>higher than two storeys. Roof features such as dormer windows with bargeboards and chimney stacks should be considered as features of the Plan area and incorporated whenever appropriate.</u></p> <p>b. <u>Architectural detailing and colours should respect the local vernacular of other buildings in the area. The use of brightly coloured render and inappropriate replacement features such as timber sash windows with uPVC will usually be resisted.</u></p> <p>c. <u>Building materials should respect the local character of existing buildings. Roofing materials should consist of slate tiles or red clay pantiles.</u></p> <p>d. <u>Frontage boundaries should use features which allow for visual connection with the street and the maximum height should not usually exceed 1.2m. Materials proposed for new boundary features should be of a high quality, responding to the local character and pay strong attention to architectural detailing as set out in Design Code 5.</u></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . 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 The Walpoles Neighbourhood Plan.
					<p>e. <u>New development should provide sufficient green space appropriate to the location and size of the scheme including grass verges and gardens. Dwelling should stand on no more than 50% of the footprint as set out in Design Code 8.</u></p> <p>f. <u>All parking and utility arrangements onsite such as septic tanks, bins and bike storage should have regard to Design Code 6 and be sensitively designed and well screened.</u></p> <p>g. <u>New developments should integrate new trees and vegetation to improve biodiversity net gain and wildlife without blocking existing widespread open views and future views.</u></p> <p><u>Buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.</u></p> <p><u>All development proposals are strongly encouraged to use energy efficient measures in their design and consider incorporating principles from Design Code</u></p>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 The Walpoles Neighbourhood Plan.
					<a href="#"><u>10 in the Walpoles Design Guidance and Codes document.</u></a>
Appendix B Page 60	Amend Appendix B by:  Correct the title of the Appendix to “...Design <i>Guidance</i> and Codes document...”	LPA/QB	Yes	Textual change	<del>Appendix B: Design Checklist Questions from the AECOM Design Guidelines &amp; Codes Document (2023)</del>  <a href="#"><u>Appendix B: AECOM Design Guidance and Codes Document (2023) Design Checklist Questions</u></a>
Appendix B Page 60	Amend Appendix B by:  Deleting the last bullet point in the box on page 60 of the Plan and replacing it with “ <i>Ensure that places are designed with sensitive lighting and safety in mind.</i> ”	LPA/QB	Yes	Textual change	<del>Ensure that places are designed with management, maintenance, and the upkeep of utilities in mind</del>  <a href="#"><u>Ensure that places are designed with sensitive lighting and safety in mind.</u></a>
Appendix B Page 60	Amend Appendix B by:  Change the second sentence of the penultimate paragraph on page 60 of the Plan to read: “It is recognised that there <i>are</i> a large number of questions <i>which have been taken form the AECOM</i>	LPA/QB	Yes	Textual change	<del>The aim is to assess all proposals by objectively answering the relevant questions below. It is recognised that there is a large number of questions, and these have been pulled out from the AECOM Walpoles Design Codes and Documents (2023). Not all the questions will apply to every development. When an applicant submits the</del>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . 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 The Walpoles Neighbourhood Plan.
	<b>Walpoles Design Guidance and Codes Document (2023)."</b>				<del>design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.</del>  <u>The aim is to assess all proposals by objectively answering the relevant questions below. It is recognised that there are a large number of questions which have been taken from the AECOM Walpoles Design Guidance and Codes Document (2023). Not all the questions will apply to every development. When an applicant submits the design checklist it is encouraged that the questions/headings which have not been addressed in one's application is stated and the reasoning behind this.</u>
<b>Appendix B Add New Question on Page 62</b>	<b>Amend Appendix B, add new Question 39 by:</b>  <b>Add a new question after question 39 on page 62 that reads: "<i>Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?</i>"</b>	LPA/QB	No, this question is already there as Question 40 overleaf (p63)	No changes required	No changes required

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . 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 The Walpoles Neighbourhood Plan.
Paragraph 50  Page 19	Update the reference to “...Figure 16...” in paragraph 50 on page 19	LPA/QB	Yes	Textual change	<b><del>As set out in the National Design Guide (2021)<sup>11</sup> a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in Figure 16.</del></b>  <u>As set out in the National Design Guide (2021) [footnote] a well-designed place comes through making the right choices at all levels including layout, form and scale of buildings, appearance, landscape, and materials. A number of other characteristics include the climate, character, and community. The ten characteristics set out in the National Design Guide reflect the importance of a well-designed place as set out in <b>Figure 10</b>.</u>
Policy 5: Trees	Amend the second sentence of the second paragraph on existing trees in	LPA/QB	Yes	Textual change	<del>Development proposals affecting other existing trees should ensure that there is no damage, or loss of</del>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 The Walpoles Neighbourhood Plan.
Page 33	<b>Policy 5 to read: “Where there is an unavoidable loss of trees on site, the type of replacement trees should be informed by the quality and size of the lost trees <i>and the requirements in the next section of this policy.</i>”</b>				value, to those which demonstrate good arboricultural, biodiversity value. Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of the lost trees.  <u>Development proposals affecting other existing trees should ensure that there is no damage, or loss of value, to those which demonstrate good arboricultural, biodiversity value. <b>Where there is an unavoidable loss of trees on site, the type of replacement trees should be informed by the quality and size of the lost trees and the requirements in the next section of this policy.</b></u>
Policy 5: Trees Page 33	Amend the second paragraph of the Replacement Trees element of the policy to read: “ <b><i>Development schemes leading to a net increase in dwelling numbers on any site</i></b> should replace trees on a 2 to 1 ratio...”	LPA/QB	Yes	Textual change	All new net development, excluding householder applications, should replace trees on a 2 to 1 ratio requirement unless evidence suggests this would make the scheme economically unviable or there are known site constraints.  <u><b>Development schemes leading to a net increase in dwelling numbers on any site should replace trees on a 2 to 1 ratio, unless evidence suggests</b></u>

Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b><i>bold italics</i></b> .	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 The Walpoles Neighbourhood Plan.
					<u>this would make the scheme economically unviable or there are known site constraints.</u>
Figure 17 Page 38	Remove the area of car parking from LGS3, Walpole St Peter Community Centre Recreational Field  Delete “LGS Centre point” from Figure 17 and its key and correct “LG2” on the key to “LGS2”	QB	Yes	Map change	Please refer to Appendix 3
Paragraph 91 Page 44	Correct the reference to “...Policy 9...” in paragraph 91 on page 44 of the Plan to “...Policy 8...”	LPA/QB	Yes	Textual change	<del>In line with national policy, the Local Plan requires that flood risk is fully mitigated through appropriate design and engineering solutions. <b>Policy 9</b> focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to the character of an area, and providing wildlife habitat.</del>  <u>In line with national policy, the Local Plan requires that flood risk is fully mitigated through appropriate design and engineering solutions. <b>Policy 8</b> focuses on maximising the use of natural SuDS features which manage flood risk but also provide benefits such as enhancing public open space, contributing to</u>



Section/ Policy reference	Specific Modification for the NP to be compliant with the basic conditions as stated in the Final the Walpoles NP Examination Report August 2025  Where modifications are recommended, they appear in <b>bold text</b> . Where the examiner has suggested specific changes to the wording of the policies or new wording these appear in <b>bold italics</b> .	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 The Walpoles Neighbourhood Plan.
					<u>the character of an area, and providing wildlife habitat.</u>
Policy 8 Second paragraph	Amend the reference in the policy to “...the Walpoles Design <b>Guidance and Codes...</b> ”	LPA/QB	Yes	Textual change	<del>Proposals should have regard to Design Code 9 in the Walpoles Design Codes and Guidance Document (AECOM 2023).</del>  <u>Proposals should have regard to Design Code 9 in the Walpoles Design Guidance and Codes Document (2023).</u>
Policy 10: Renewable Energy, Low Carbon Technologies, and Associated Infrastructure Page 54	Amend the first sentence of the policy to read: “ <b><i>Proposals</i></b> for renewable energy or associated infrastructure such as battery energy storage, solar or wind farm developments or substations <b><i>will be supported where they fulfil</i></b> all of the following criteria:”	LPA/QB	Yes	Textual change	<del>Planning applications for renewable energy or associated infrastructure such as battery energy storage, solar or wind farm developments or substations is encouraged and should consider all of the following criteria:</del>  <u>Proposals for renewable energy or associated infrastructure such as battery energy storage, solar or wind farm developments or substations will be supported where they fulfil all of the following criteria:</u>

## Appendix 2: Minor Modifications proposed by the Borough Council (LPA), e.g. Updated Local Plan Policy Cross References

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Neighbourhood Planning Section 6)	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 The Walpoles Neighbourhood Plan.
<b>Policy Boxes</b>	During the modification process, BCKLWN identified an opportunity to improve the policy boxes. By numbering the paragraphs, the new layout will enhance usability and simplify future referencing.	LPA	n/a	Add numbering in Policy Boxes for all policies throughout the Plan	<p>Example shown on <b>Policy 1: Housing Mix</b></p> <ul style="list-style-type: none"> <li><b>a)</b> Housing proposals will need to reflect local housing need using the best available and proportionate evidence such as the Walpoles Housing Needs Assessment 2023.</li> <li><b>b)</b> New open-market residential development only 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, or the scheme is made unviable by the delivery of this housing mix.</li> <li><b>c)</b> All future development should have regard to The Walpoles Design Guidance and specifically Design Code 11-Lifetime and Adaptability. Schemes should utilise the opportunity to sensitively design buildings to cater for all stages of life as well as access for those with disabilities. Examples include providing pram, wheelchair, and cycle storage as an integral part of the buildings design and</li> </ul>

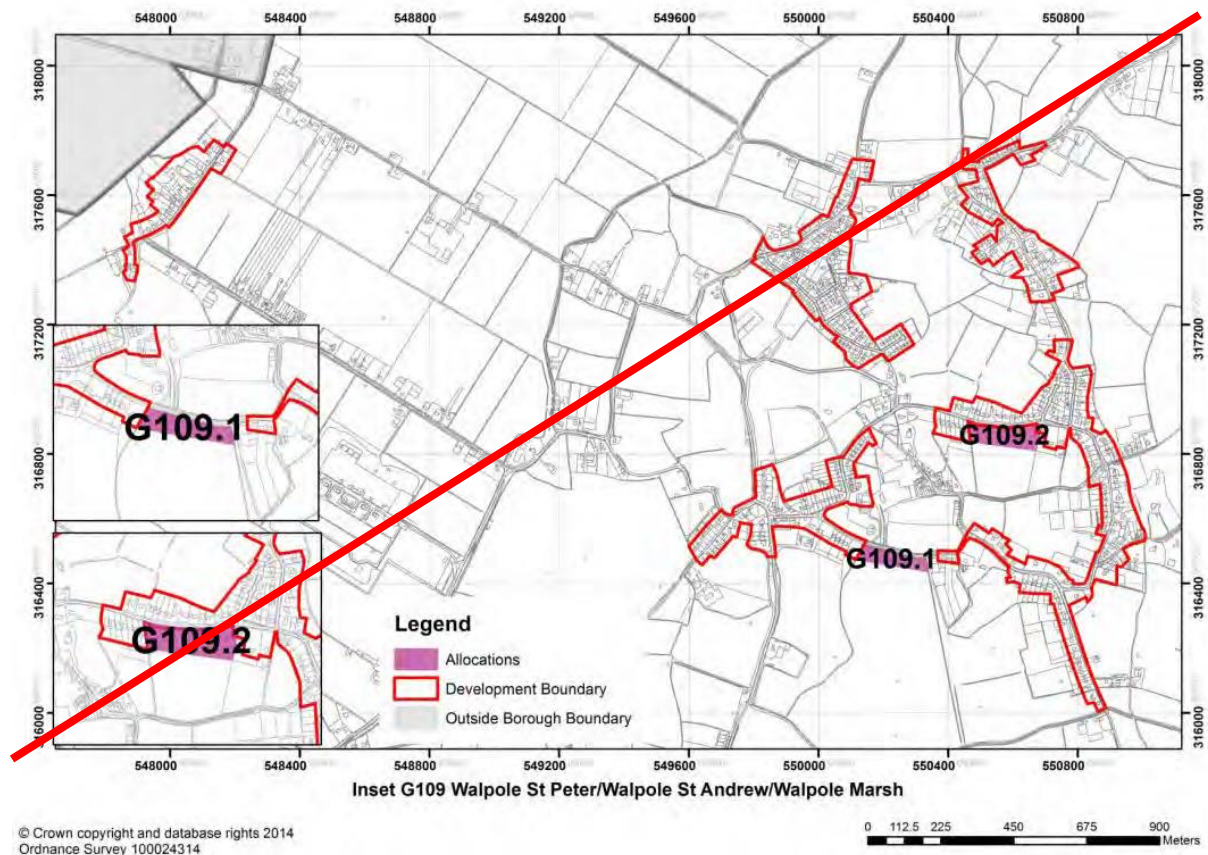
Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Neighbourhood Planning Section 6)	Who will make these changes?  LPA or QB	Do you agree with the modification	What needs to be done to meet the specific modification ?	Amendments and new changes made to the proposed The Walpoles Neighbourhood Plan.
					consideration to incorporate space to work from home.
Paragraph 45	Cross reference to Local Plan Affordable Housing Policy	LPA	n/a	Textual change	The NPPF (December 2023) in paragraph 66 sets out a policy approach to affordable housing, including the need to ensure at least 10% of new dwellings are affordable homes to buy when major development comes forward <sup>6</sup> . The Local Plan, <b><u>Policy LP28</u></b> , sets out the affordable housing threshold for development in rural areas as sites of 0.165ha or 5 or more dwelling <sup>7</sup> . Policy on Rural Exception Sites <sup>8</sup> for affordable housing is also covered in the NPPF and Local Plan, <b><u>Policy LP28</u></b> , including supporting schemes for affordable housing on rural exception sites where:
Paragraph 45  Footnote No 7  Page 16	Update link to a Local Plan 2021-2040 on Paragraph 45, second sentence.	LPA	n/a	Textual change	Remove and update the following link:  <del><sup>7</sup><u>Complete Core Strategy 2011 (1).pdf</u></del>  <b><u>Change to:</u></b>  <b><u>BCKLWN Local Plan 2021-2040</u></b>
Paragraph 52	Include cross reference to Local Plan Policies in Paragraph 52.	LPA	n/a	Textual change	The Local Plan, <b><u>Policies LP06, LP18 and LP21</u></b> , requires all new development to be of high-quality design. It requires proposals to demonstrate factors such as the ability to protect and enhance the

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Neighbourhood Planning Section 6)	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 The Walpoles Neighbourhood Plan.
					historic environment, respond to the context and character of the environment ensuring...
Paragraph 53	Include cross reference to Local Plan Policies in Paragraph 53	LPA	n/a	Textual change	The Local Plan, <u><a href="#">policies LP13 and LP18</a></u> , sets out the expected sustainability criteria to be met by new development, such as construction techniques to improve energy efficiency and good access by walking and cycling.
Paragraph 64	Include cross reference to Local Plan Policies in Paragraph 64	LPA	n/a	Textual change	The Local Plan, <u><a href="#">Policy LP19</a></u> , requires that development avoids, mitigates, or compensates for any adverse impacts on biodiversity.
Paragraph 71	Include cross reference to Local Plan Policies in Paragraph 71	LPA	n/a	Textual change	The Local Plan, <u><a href="#">Policy LP19</a></u> , states how proposals should protect and enhance our landscape character, biodiversity and geodiversity and goes on to state developments should seek to avoid, mitigate, or compensate for adverse impacts on biodiversity...
Paragraph 91	Include cross reference to Local Plan Policies in Paragraph 91	LPA	n/a	Textual change	In line with national policy, the Local Plan, <u><a href="#">Policy LP25</a></u> , requires that flood risk is fully mitigated through appropriate design and engineering solutions...
Paragraph 96	Include cross reference to Local Plan Policies in Paragraph 96	LPA	n/a	Textual change	NPPF (December 2023) paragraph 97 supports the protection of valued existing services and the delivery of new ones to maintain the vitality of rural communities. In the Local Plan, <u><a href="#">policies LP38 and LP39</a></u> , community facilities are protected and new

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Neighbourhood Planning Section 6)	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 The Walpoles Neighbourhood Plan.
					cultural facilities are actively encouraged. Protection seems already provided by the NPPF and in the Local Plan and there does not appear to be a need to have a NDP Policy on this specifically. However, the Neighbourhood Plan could set out those community facilities it believes should be afforded protection by Local Plan Policy <a href="#">LP39</a> .
Paragraph 98	Include cross reference to Local Plan Policies in Paragraph 98	LPA	n/a	Textual change	In terms of the rural economy, the Local Plan, <a href="#">Policy LP07</a> , is supportive of the rural economy and diversification through a rural exception approach. This means permission may be granted on land which would not otherwise be appropriate for development and where it meets a local business need. It should be appropriate in size, adjacent the settlement and not detrimental to the local environment or residents.
Paragraph 102	Include cross reference to Local Plan Policies in Paragraph 98	LPA	n/a	Textual change	The Local Plan, <a href="#">through policies LP18 and LP24</a> , also addresses renewable energy and outlines that the generation of energy from renewable sources will be supported and encouraged. Permission will be given unless there are unacceptable location or other impacts that could not be outweighed by wider environmental, social, economic, and other benefits. Furthermore, the Local Plan states that proposals such as renewable energy generation is considered

Section/ Policy reference	Explanation for specific Modification for the NP recommended by LPA (with reference to Neighbourhood Planning Section 6)	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 The Walpoles Neighbourhood Plan.
					suitable in rural areas outside of the development boundary.

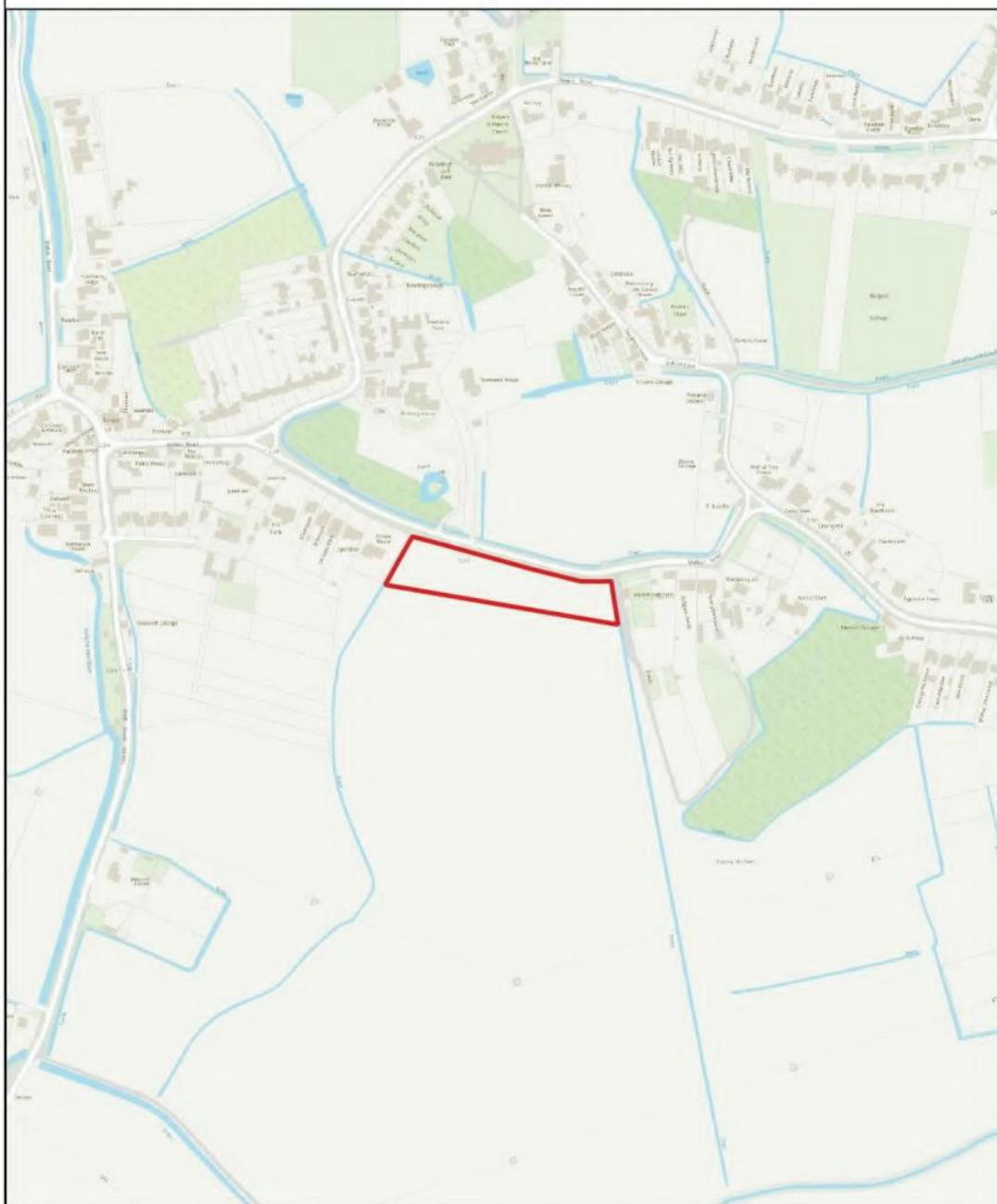
**Appendix 3: Changes to map insets and Policies Map (Appendix A of the Neighbourhood Plan) arising from Examiner's recommended modifications**



**Remove title and the map: Figure 1: The Walpoles Site Allocations G109.1 and G109.2 from the BCKLWN SADMP (2016) Document**



# Site G109.1 Land South of Walnut Road, Walpole St. Peter



Borough Council of  
King's Lynn &  
West Norfolk



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Ordnance Survey AC0000819234



1:5,000

13/06/2024

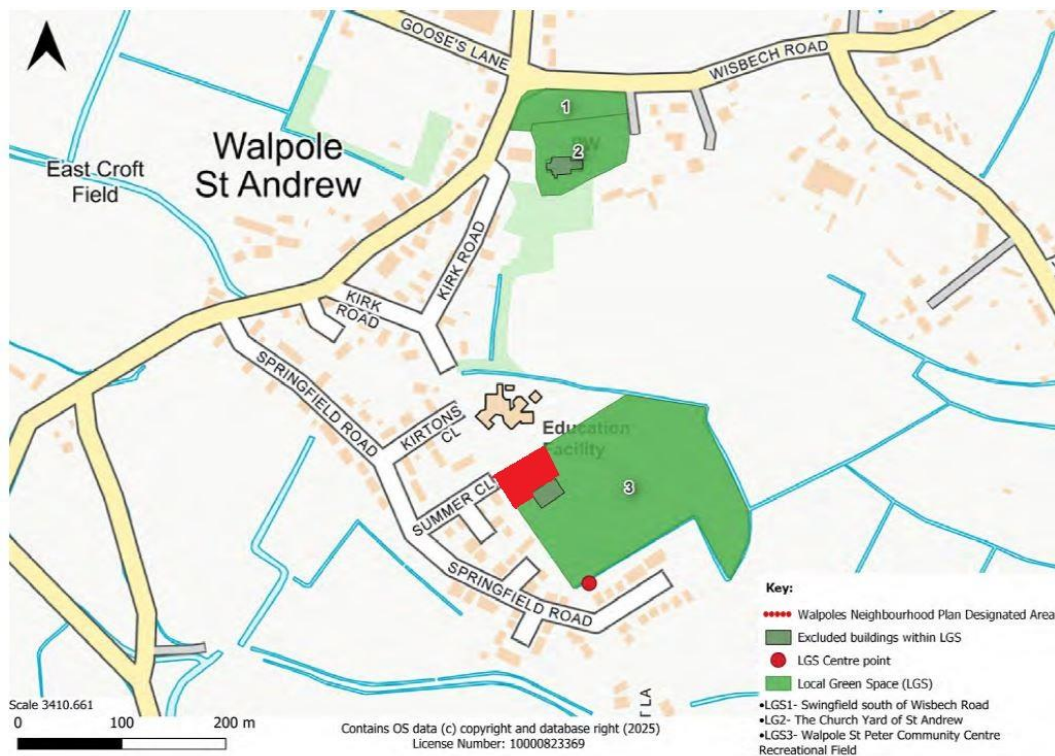
Change to:

**The Walpoles Site Allocation G109.1 – Land South of Walnut Road, Walpole St. Peter  
from Local Plan 2021-2040**



**Figure 17: Local Green Spaces**

**[Remove the area of car parking shaded in red from LGS3, Walpole St Peter Community Centre Recreational Field – shown in red]**



**[Delete “LGS Centre point” from Figure 17 and its key and correct “LG2” on the key to “LGS2”]**

