



The Walpoles Neighbourhood Development Plan 2022-2036

Referendum Information Pack

13 November 2025

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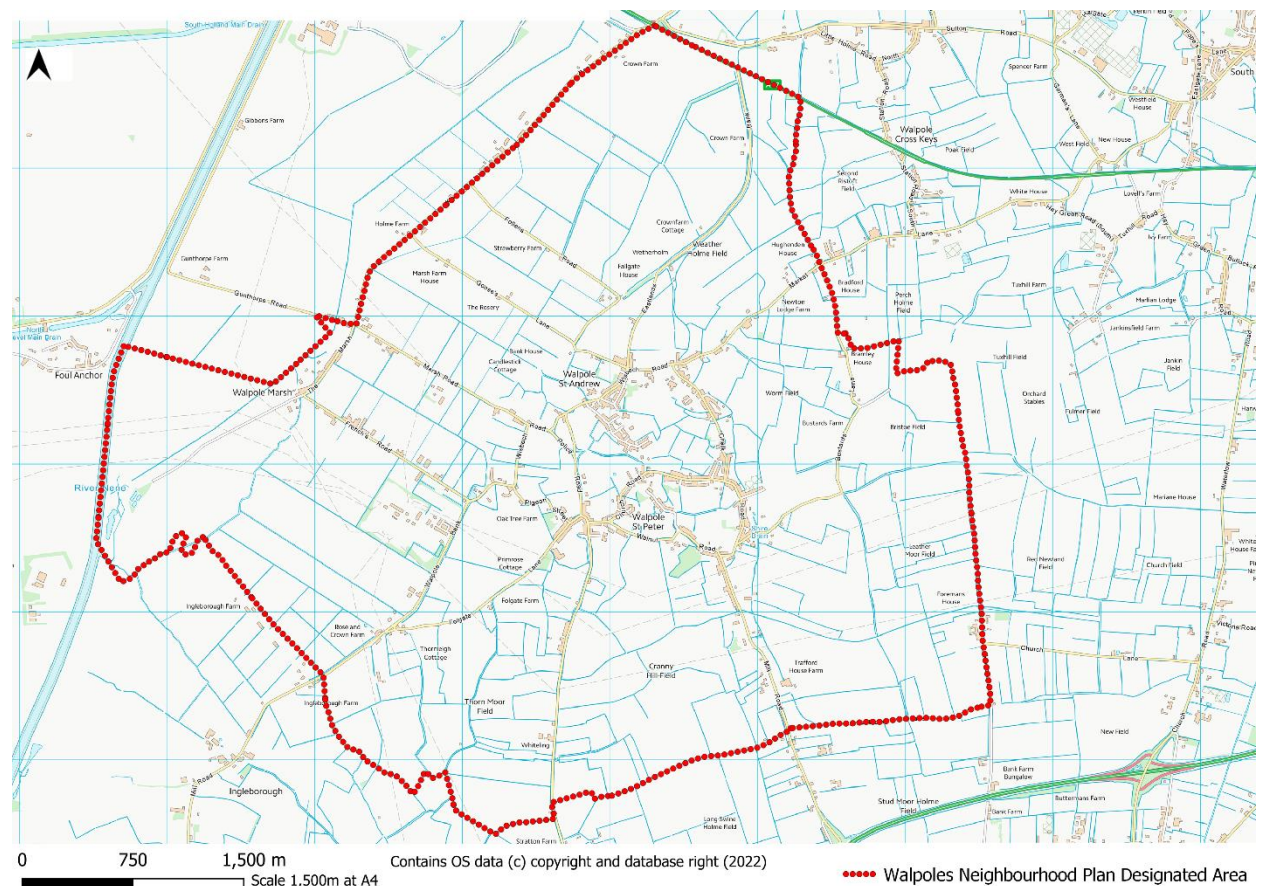
The Walpoles Neighbourhood Development Plan 2022-2036

Referendum Information Statement

The Borough Council of King's Lynn and West Norfolk hereby gives notice that a Referendum relating to the Neighbourhood Development Plan (NDP) for the parish of The Walpoles ("The Walpoles Neighbourhood Plan 2022 - 2038") will be held on **Thursday, 13 November 2025** to decide on the question below:

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

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



The Walpoles Neighbourhood Area Map, designated 29 July 2022 [not to scale]

A person is entitled to vote in the Referendum if, on 13 November 2025:

- (a) he/she is entitled to vote in an election of any Councillor of The Walpoles Parish Council whose area is in the Referendum area; and
- (b) his/her qualifying address for the election is in the Referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be so registered.

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated ($1511 \times 5.9p = £89.16$) = **£2,451.16**

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

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

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

Telephone: 01553 616200

Website: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1200/the_walpoles_neighbourhood_plan

The Specified Documents are:

- the draft Neighbourhood Plan or neighbourhood development order;
- the report made by the independent examiner under paragraph 10 of Schedule 4B to the 1990 (in the case of a Neighbourhood Development Plan, as applied by section 38A(3) of the 2004 Act);
- a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act;
- a statement in the case of a draft Neighbourhood Plan, that the Local planning authority are satisfied that the draft plan meets those basic conditions and complies with the provision made by, or under, sections 38A and 38B of the 2004 Act;

- a statement that sets out general information as to town and country planning (including Neighbourhood Planning) and the referendum, which is prepared having regard to any guidance issued by the Secretary of State.

For further information about The Walpoles Neighbourhood Plan, including all background documents, please see our Neighbourhood Planning webpages:

- King's Lynn and West Norfolk Borough Council's The Walpoles Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1200/the_walpoles_neighbourhood_plan
- The Walpoles Parish Council Neighbourhood Plan page: <https://www.walpole-pc.gov.uk/neighbourhood-development-plan>
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan
- Plans being prepared: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared



The Walpoles Neighbourhood Development Plan 2022 – 2038 Referendum

Information for Voters

About this Document

On **Thursday, 13 November 2025** there will be a Referendum on a Neighbourhood Plan for your area. This document explains the Referendum that is going to take place and how you can take part in it. It explains:

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

Referendum on the Neighbourhood Plan

A Referendum asks you to vote **“Yes”** or **“No”** to a question. For this Referendum you will receive a ballot paper with this question:

“Do you want the Borough Council of King’s Lynn and West Norfolk to use The Walpole Neighbourhood Plan 2022-2036 to help decide planning applications in the neighbourhood area?”

What does my Vote mean?

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

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

If more people vote **‘Yes’** than **‘No’** in this Referendum, then the Borough Council of King’s Lynn and West Norfolk will use the Neighbourhood Plan to help it decide planning applications in the parish of The Walpoles.

The Neighbourhood Plan will then become part of the Development Plan – [Local Plan 2021-2040](#). This is a document which sets out planning policies to guide development in the Borough of King’s Lynn and West Norfolk.

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

Neighbourhood Plans

What is a Neighbourhood Plan?

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

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

Who can prepare a Neighbourhood Plan?

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

What can be in a Neighbourhood Plan?

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

A Neighbourhood Plan must:

- Support sustainable development;
- Generally, conform to the strategic policies in the local plan;
- Have regard to national planning policies.
- Comply with relevant legislation, e.g. Ensure environmental matters are taken into account, protect certain species and habitats, human rights, etc; and
- Specify the period it will cover.

While a Neighbourhood Plan must be in general conformity to the Local Plan strategic policies for the area (e.g. the overall role of the area, the general scale and type of development planned), it can vary in detail from the Local Plan. This can involve additional or different allocations of land for development, different development boundaries, different design and other criteria to be applied in the area, etc.

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

Neighbourhood Plans often contain policies to reinforce the local character of the area, to protect local green spaces and other features of particular local importance, plus measures to address particular local problems or shortages.

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

How is a Neighbourhood Plan prepared?

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

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

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

For further information on Neighbourhood Plans see:

Borough Council Information:

- Borough Council's The Walpoles Neighbourhood Plan page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1200/the_walpoles_neighbourhood_plan
- The Walpoles Parish Council Neighbourhood Plan page: [Neighbourhood Development Plan | Walpole PC](#)
- How to prepare a Neighbourhood Plan: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan

- Locality: <https://locality.org.uk/>

Town and Country Planning

Background

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

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

The planning system endeavours to:

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

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

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

Local Planning Decisions

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

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

planning considerations suggesting otherwise.

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

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

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

Local Plans

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

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

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

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

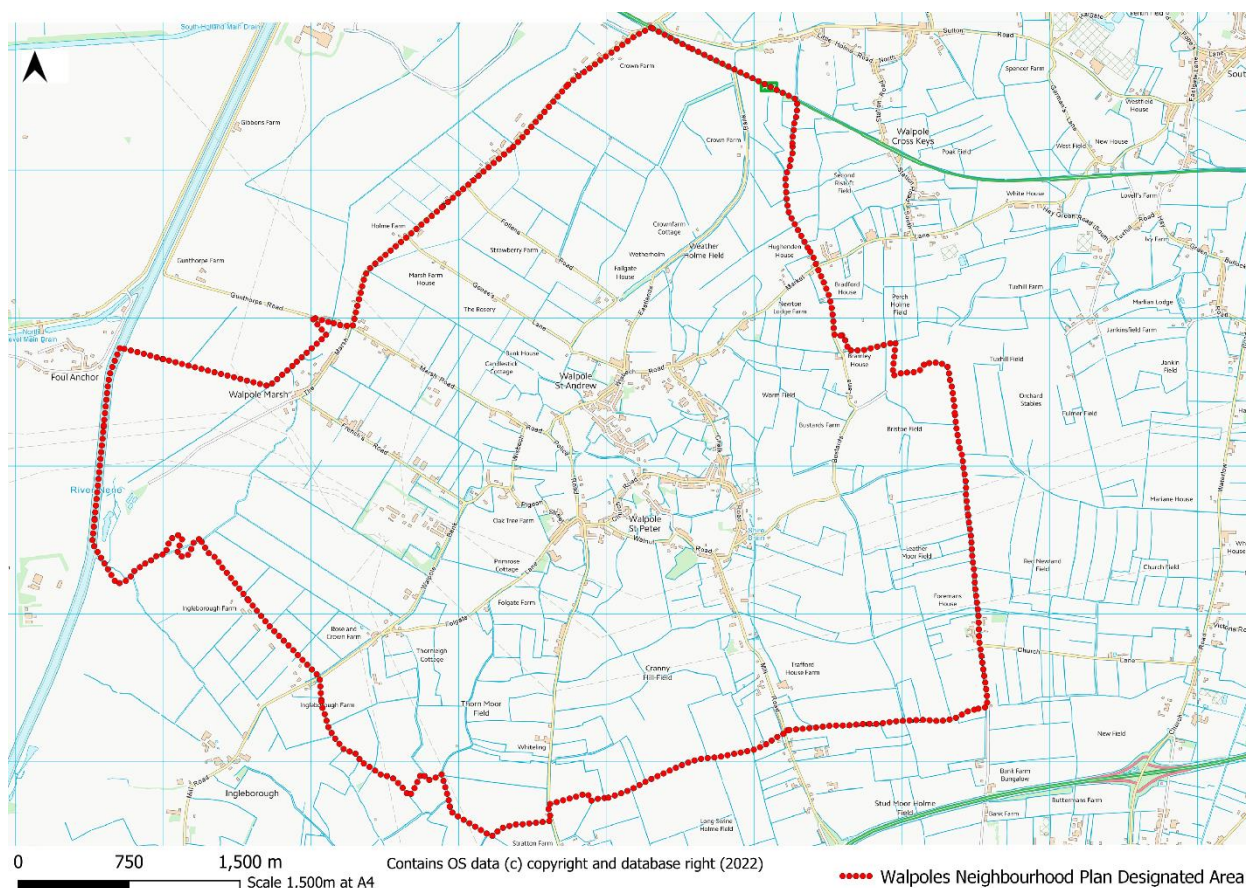
Neighbourhood Planning

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

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

The Walpoles Neighbourhood Plan Referendum Area

The Referendum area is identified on the map below. This is the same as the area of the parish of The Walpoles, and the area covered by The Walpoles Neighbourhood Plan 2022-2036.



The Walpoles Neighbourhood Area Map, designated 22 February 2021 [not to scale]

Voting in the Referendum

The Referendum Area

The Referendum area is identified on the map shown on Page 13 (above) as the parish area of The Walpoles and is identical to the area which has been designated as The Walpoles Neighbourhood Plan Area.

Referendum Expenses

The Referendum expenses limit that will apply in relation to the Referendum is £2,362; plus the number of persons entitled to vote in the Referendum by reference to which that limit has been calculated (1511 x 5.9p = £89.16) = **£2,451.16**

Specified Documents

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

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

The Specified Documents are:

- The draft The Walpoles Neighbourhood Plan 2022-2036 (referendum version)
- Report of the Independent Examiner
- Summary of the representations submitted to the Independent Examiner
- Statement by the Local planning authority that the Draft Plan meets the basic conditions (the Decision Statement)
- Information Statement and Information for Voters
- A statement that sets out general information as to town and country planning including neighbourhood, the Referendum

All of the above documents can be viewed on the Council's dedicated The Walpoles Neighbourhood Plan web page: [The Walpoles Neighbourhood Plan | The Walpoles Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk](#)

Further information is also available through The Walpoles Parish Council Neighbourhood Plan web page: [Walpole Parish Council | Home](#)

Can I Vote?

You can vote in the Referendum if you live in the parish of The Walpoles, and:

- You are registered to vote in Local Government Elections, and
- You are 18 years of age or over on **13 November 2025**.
- You have to be registered to vote by **Tuesday, 28 October 2025** to vote in the Referendum. You can check if you are registered to vote by calling (01553) 616773 or 616200.
- The Referendum will be conducted in accordance with the procedures which are similar to those used at Local Government Elections.

Ways of Voting

There are **three** ways of voting:

1. In person, on 13 November 2025

- Most people vote in person at their local polling station. It is easy and the staff on duty will always help if you are not sure what to do.
- It should be noted that since 4 May 2023, voters have been required to show photo ID when voting in person. Further details about acceptable voter ID are available through the following link: <https://www.gov.uk/how-to-vote/photo-id-youll-need>. Polling station staff are on hand to help if you have any queries.
- The Polling Station is: Walpole Community Centre, Summer Close, PE14 7JW
- You will receive a poll card telling you that this is your polling station.
- If you do not receive your poll card you can contact Electoral Services on (01553) 616773 to ensure you are registered.
- The polling station will be open from 7am to 10pm.
- If you are not in the queue for a ballot paper by 10pm you will not be able to vote; so make sure you arrive in plenty of time.

2. By post

- To vote by post you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 29 October 2025**. NB: If you already have a postal vote, there is no need to complete another application form.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by **Thursday, 13 November 2025**.
- You should receive your Postal Vote about a week before polling day. If it does not arrive in time, you can get a replacement up to 5pm on **Thursday, 13 November 2025**.

3. By Proxy

- If you cannot go to the polling station, and do not wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.
- To vote by proxy, you need to complete an application form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive by 5pm on **Wednesday, 5 November 2025**.

This is for a new Proxy only. Changes to existing arrangements need to be made by 5pm on **Thursday, 13 November 2025**.

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

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

Am I Registered to Vote?

- If you are **not registered**, you will **not be able to vote**.
- If you are not on the Electoral Register, you will need to complete an

Invitation to Register form and send it to Electoral Services, Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, KING'S LYNN. PE30 1EX to arrive no later than **Tuesday, 28 October 2025**, or go online www.gov.uk/registertovote.

Registration forms are available from Electoral Services on (01553) 16773 or alternatively, you can register yourself at: www.gov.uk/registertovote.

How to find out more

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

Appendix 1:

THE WALPOLES NEIGHBOURHOOD PLAN 2022- 2036

(Referendum Version 2025)

DRAFT NEIGHBOURHOOD PLAN POST EXAMINATION VERSION REGULATION 18

[SEE ACCOMPANYING DOCUMENTS]

Appendix 2:

**The Walpoles
Neighbourhood
Development Plan 2022-
2036**

**Report to the Borough
Council of King's Lynn
and West Norfolk on**

**The Walpoles
Neighbourhood
Development Plan**

13 November 2025

[SEE ACCOMPANYING DOCUMENT]

Appendix 3:

The Walpoles Neighbourhood Plan 2022-2036 **Summary of the representations submitted to** **the independent Examiner**

The Draft The Walpoles Neighbourhood Plan was published and consulted on by the Borough Council of King's Lynn and West Norfolk from 24 March to 12 May 2025, inclusive.

Regulation 16 Consultation (24 March – 12 May 2025)

Representations were received from 8 parties through the Regulation 16 consultation. All representations received were duly sent to the independent Examiner. Norfolk County Council submitted a combined representation, in its role as statutory body for Historic Environment, Lead Local Flood Authority (LLFA), and Public Health.

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

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

- [Environment Agency](#)
- [Historic England](#)
- [Integrated Care Systems \(Norfolk and Waveney\)](#)
- [Water Management Alliance](#)
- [National Gas Transmission](#)
- [Norfolk County Council](#)
- [National Grid Electricity Transmission](#)
- [Norfolk Wildlife Trust](#)

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

Respondent	Details
Environmental Agency (EA)	<ul style="list-style-type: none"> • The EA notes that Point 17 confirms there is no allocated development within the Neighbourhood Plan. • They recommend that any future windfall development should consider the flood risk. • Although the Biodiversity Net Gain (BNG) is not directly referenced in the plan, they advise that development should include nearby watercourses when calculating their BNG metrics.
Historic England (HE)	<ul style="list-style-type: none"> • No detailed comments received at Regulation 16 consultation stage. • Referred to previous Regulation 14 comments and general guidance on historic environment integration. • No specific concerns were raised at this time, but they reserve the right to object to specific future proposals that may affect the historic environment.
Integrated Care Systems (Norfolk and Waveney) (ICS)	<ul style="list-style-type: none"> • The ICS notes that there are two housing allocations in the plan (20 dwellings) which may increase pressure on local GP services, especially if further development occurs nearby. • The ICS requests that the Neighbourhood Plan supports healthcare infrastructure improvements via Community Infrastructure Levy (CIL) contributions, especially for services outside the plan area but used by local residents. • The ICS notes that residents raised concerns about healthcare infrastructure in the community survey, and recommends the plan reflect support for healthcare improvements. • Lastly, the ICS encourages the Parish Council to support sustainable healthcare across all sectors - primary, community, mental health, acute, and ambulance - to mitigate the impact of future development.
Water Management Alliance	<ul style="list-style-type: none"> • Water Management Alliance (WMA) advises that The Walpoles fall within KLIDB's Internal Drainage District, meaning the Board's byelaws

Respondent	Details
	<p>apply to any development, and separate Land Drainage Consents may be required.</p> <ul style="list-style-type: none"> • They recommend that all development should provide a drainage strategy aligned with SuDS hierarchy and be supported by ground investigations and infiltration testing where applicable. • Surface and foul water discharges to watercourses or sewers will require consent under byelaws and in some cases a contribution fee may be applicable. • Lastly, any works near or altering Board maintained watercourses must be approved in advance to avoid conflicts with flood risk management and drainage infrastructure.
National Gas Transmission	<ul style="list-style-type: none"> • No detailed comments received at Regulation 16 consultation stage. • The National Gas Transmission notes that there are no assets that could be affected by the proposed site allocations in the Plan. • They advise that developments consult Natural Gas for future proposal that may impact their infrastructure, especially for high-pressure gas pipelines • Additionally, development near gas assets must follow safety and access guidelines, including restrictions on building, ground level changes, and storage within proximity zones. • The LPA is encouraged to include National Gas Transmission in future consultations and refer to their published guidance for working near gas infrastructure.
Norfolk County Council (NCC)	<ul style="list-style-type: none"> • NCC welcomes the opportunity to comment and acknowledges the work done on the Plan. Comments are provided by the Historic Environment team, Lead Local Flood Authority (LLFA), and Public Health.

Respondent	Details
	<p data-bbox="592 241 890 275"><u>Historic Environment</u></p> <ul data-bbox="635 286 1394 1081" style="list-style-type: none"> <li data-bbox="635 286 1394 533">• The Historic Environment recommends that the neighbourhood plan should include more detailed consideration of designated and undesignated heritage assets of all kinds including undesignated historic buildings and archaeological sites. <li data-bbox="635 544 1394 701">• They recommend that the authors of the Plan contact the Norfolk Historic Environment Record at heritage@norfolk.gov.uk to obtain a full Historic Environment record search. <li data-bbox="635 712 1394 1081">• Historic Environment notes that the Plan considers historic environment well and shows that some research has taken place. However, they would like a statement recognising that all planning applications within the parish are examined by the Norfolk County Council Historic Environment Strategy and Advice Team and archaeological mitigation recommended when required. <p data-bbox="592 1133 1086 1167"><u>Local Lead Flood Authority (LLFA)</u></p> <ul data-bbox="635 1178 1374 2018" style="list-style-type: none"> <li data-bbox="635 1178 1374 1503">• The LLFA supports the inclusion of policies addressing the flood risk such as <i>Policy 3: Design, Policy 6- Local Green Space and Policy 8 – Water Management</i> and welcomes references to climate change and surface water flooding. They advise the inclusion of explicit reference to groundwater flood risk and the King`s Lynn IDB in relation to watercourses. <li data-bbox="635 1514 1374 1715">• LLFA welcomes integration of SuDS and its features (e.g. permeable paving, rainwater harvesting, green roofs/walls) and notes there is a minor referencing error in Para 91, which should refer to Policy 8. <li data-bbox="635 1727 1374 1883">• LLFA advises that flood risk mapping should cover all sources of flooding and the entire NP area, with links to relevant mapping tools and guidance. <li data-bbox="635 1895 1374 2018">• Additionally, LLFA notes that there were no objections to the proposed Local Green Space unless they form part of a SuDS or drainage

Respondent	Details
	<p>system. In which case evidence should be provided.</p> <ul style="list-style-type: none"> • They highlighted the need for robust Flood Risk Assessment and sequential/exception testing for any future site allocations, even though no housing allocations are currently proposed. <p><u>Public Health</u></p> <ul style="list-style-type: none"> • Public Health suggests using their guidance to embed health considerations into the Plan.
<p>National Grid Electricity Transmission (NGET)</p>	<ul style="list-style-type: none"> • NGET notes that several 400kV overhead transmission lines and substations (including Walpole 400kV and 132KV) are in the Plan area. Whilst they are not a statutory consultee, they recommend that developers and agents engage with them early on developments near its infrastructure. • NGET notes that their earlier comments provided at Regulation 14 stage have been taken into consideration and corrected. • They support Policy 10 and welcomes Plans criteria for renewable energy and low carbon infrastructure, including screening, landscape assessment and low carbon integration. • NGET notes potential overlap between the Plans green corridor at Marsh Road and mitigation areas for the Grimsby to Walpole (G2W) project and highlight an opportunity for biodiversity enhancement. Additionally, they informed that construction of the G2W project may require short-term passing places on Marsh Road, which will be removed and the area restored once works are completed. • NGET notes the Appendix B of the Plan (Design checklist) may apply to NGET's infrastructure projects, which they will refer to during the design phase to ensure alignment with local expectations and confirms future expansion of Walpole Substation as part of the Great Grid Upgrade scheme.

Respondent	Details
Norfolk Wildlife Trust (NWT)	<ul style="list-style-type: none"> • The NWT recognises and supports the policy wording in Policy 4, aimed at safeguarding 'the special importance of the area for wildlife', which includes Priority Habitats. They particularly support the wording around buffer zones. However, they note that there is no policy wording to safeguard, and where possible enhance the River Nene and other waterbodies from any adverse impacts from development proposals. (NWT notes there is some wording in Policy 8 to maintain existing dykes and field ditches.) • NWT recommends that to help to achieve objective C and for environmental sustainability, to add wording, either within Policy 4 or Policy 8 to safeguard and where possible enhance existing waterbodies, including the River Nene, from any adverse impacts from development.

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

The Examiner considered all representations received through the Regulation 16 consultation (24 March– 12 May 2025) in making the recommendation to this Plan. The Borough Council, The Walpoles Parish Council (Qualifying Body) and representatives of the Neighbourhood Planning Group accepted all the Examiner's recommendations that materially affect the content of the Plan.

Appendix 4:

The Walpoles Neighbourhood Plan 2022-2036

Statement by the Local Planning Authority (LPA) that The Walpoles Neighbourhood Plan meets the “basic conditions”.

The draft The Walpoles Neighbourhood Plan 2022-2036 was considered by the Borough Council of King's Lynn & West Norfolk. On 16 September 2025, the Assistant Director (acting Executive Director for Environment and Planning), on behalf of the Portfolio Holder Cllr Jim Moriarty, confirmed that the amended The Walpoles Neighbourhood Plan 2022-2036, incorporating the Examiner's recommendations meets the basic conditions. As such, it was agreed that the modified The Walpoles Neighbourhood Plan should proceed to a local referendum covering the parish of The Walpoles.

The Borough Council Decision Statement in full can be read on the following page: [The Walpoles Neighbourhood Plan | The Walpoles Neighbourhood Plan | Borough Council of King's Lynn & West Norfolk](#)

The Draft Neighbourhood Plan 2022-2036 has now been amended, and thus the Borough Council is satisfied that the version of the Neighbourhood Plan being presented in the referendum meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

Stuart Ashworth, Assistant Director (acting Executive Director, Environment and Planning)

Borough Council of King's Lynn and West Norfolk (on behalf of Cllr Jim Moriarty, Cabinet Member for Development and Regeneration)



Appendix 5:

Decision on Examiner's Recommendations 16 September 2025

[SEE ACCOMPANYING DOCUMENT]