



Public Notice

Inviting representations on the Walpole Cross Keys Neighbourhood Development Plan 2022 – 2038

Town and Country Planning Act 1990 (“the 1990 Act”) amended by the Localism Act 2011).

**Neighbourhood Planning (General) Regulations 2012 (“the 2012 Regulations”)
as amended.**

This Consultation Notice has been prepared in accordance with the 2012 (as amended), Regulation 16. It gives notice that the Neighbourhood Development Plan for the parish of Walpole Cross Keys, (submitted for examination in August 2025) is now published for public consultation.

The Borough Council is now consulting on the draft Neighbourhood Plan (“plan proposal”) for the designated Neighbourhood Area – Walpole Cross Keys. Comments are invited on whether the Walpole Cross Keys Neighbourhood Plan 2022 - 2038 and its supporting documents fulfil the requirements of 8(1)(a)(2) of Schedule 4B to the 1990 Act (inserted by the Localism Act 2011).

Walpole Cross Keys Neighbourhood Plan proposal consists of the following:

- A map identifying the area to which the proposed Neighbourhood Development Plan relates.
- The submitted Walpole Cross Keys Neighbourhood Plan 2022 - 2038
- A “Consultation Statement”, and
- “Basic Conditions Statement” explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.
- Two “Statements of Modifications” provided by Parish Council (as a Qualifying Body) and Borough Council (as a Local Planning Authority) providing policy-by-policy summary of changes made to the plan review.

The ‘basic conditions’

All representations received under Regulation 16 will be forwarded to an independent examiner who will assess the Neighbourhood Plan and supporting documents against the ‘basic conditions’, that the Plan:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. Contributes to the achievement of sustainable development;

3. Is in general conformity with the strategic policies of the development plan in the area;
4. Is compatible with European Union (EU) obligations and European Convention on Human Rights (ECHR); and
5. Does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (7)

Submitting representations under Regulation 16

Comments are sought as to whether the Walpole Cross Keys Neighbourhood Plan (and/ or supporting documentation) fulfil the 'basic conditions". Copies of the Plan, its supporting documents and this notice are available for public inspection:

- On the Council's Neighbourhood Planning web page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans
- At King's Lynn, Gaywood, Downham Market and Wisbech, details and opening times available from Norfolk County Council (<https://www.norfolk.gov.uk/branchlibraries>) and Cambridgeshire County Council (<https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/libraries/visit-a-library/your-library>)
- At the Borough Council's offices:

Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

The consultation period for the Neighbourhood Plan starts on the **Friday, 30 January 2026** and runs for a period of six weeks, ending at **11:59pm on Friday, 13 March 2026**. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments:

- Via the consultation portal (available through Neighbourhood Planning web pages: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/1199/walpole_cross_keys_neighbourhood_plan);
- By email: planning.policy@west-norfolk.gov.uk; or
- By post to:

Planning Policy Team - Borough Council of Kings Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX