

Michael Burton
Kings Lynn and West Norfolk Council
Kings Court Chapel Street
KING'S LYNN
Norfolk
PE30 1EX

Our ref: AE/2025/130410/01-L01
Your ref: Regulation 16
Date: 09 April 2025

Dear Michael

**WALPOLE CROSS KEYS NEIGHBOURHOOD PLAN 2022-2038: CONSULTATION
UNDER NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012,
REGULATION 16 (AS AMENDED)**

WALPOLE CROSS KEYS

Thank you for this consultation dated 24 March 2025. We have reviewed the submitted plan, and our comments are as follows.

Point 14 (Page 4) confirms that there is no allocated development as part of this neighbourhood plans.

We note Policy 7 "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.". We welcome this Policy.

We also note the reference to the government target for Biodiversity Net Gain (BNG). While not referenced in the plan, developments should include any nearby watercourses as part of their BNG metric.

We trust this advice is useful.

Yours sincerely



Mr Jack Saunders
Sustainable Places - Planning Advisor

Direct e-mail:

Team email:

Planning.Eastanglia@environment-agency.gov.uk

Team phone number: 02030 255475