

**Sandra Homcenko**

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**From:** Parish Clerk <[REDACTED]>  
**Sent:** 23 March 2026 19:34  
**To:** Michael Burton; andrewashcroft  
**Cc:** Louise Cornell; Sandra Homcenko  
**Subject:** Fwd: Re: Fwd: RE: Walpole Cross Keys NDP - Clarification Note

[External Email]

[ Confirm the senders email address is genuine, before clicking on links and replying]

Dear Michael

Please see below the response from Cllr N Dyble, Chair of Walpole Cross Keys Parish Council in response to your email.

Kindest regards  
Gail Robinson  
Parish Clerk

For and on behalf of Walpole Cross Keys Parish Council  
<https://www.walpolecrosskeys-pc.gov.uk/>

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==== Forwarded message =====  
From: Nick Dyble [REDACTED]  
To: "Parish Clerk" [REDACTED]  
Date: Fri, 20 Mar 2026 18:37:41 +0000  
Subject: Re: Fwd: RE: Walpole Cross Keys NDP - Clarification Note  
==== Forwarded message =====

Hi Gail,  
I apologise for not replying to this sooner. It was a miscommunication between the PC and

Collective Community Planning and I think each thought that the other would reply!  
Regarding the clarification points that Mr Ashcroft has mentioned: In the existing NDP, policies 2, 3 and 5 did not refer to defined data. The new proposed NDP strengthens the policies by referring to the new Housing needs assessment and design codes reports. The views assessment referred to in policy 8 was included as a result of the parishioners survey. Policy 9, dark skies, is also included as a result of the survey.

The comments from The National Grid, do mention that they have no infrastructure in our NDP area. However, National Grid does keep us informed of the progress of links 3 and 4 as well as the new Walpole sub station. The substation site is approximately 3 miles from the edge of our NDP area and Parishioners do not seem to be greatly concerned.

Best regards,  
Nick

On 20/03/2026 15:34, Parish Clerk wrote:

Hi Nick

Please see the email below. What response would you like me to give?

Best regards  
Gail Robinson  
Parish Clerk

For and on behalf of Walpole Cross Keys Parish Council  
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===== Forwarded message =====

From: Michael Burton [REDACTED]  
To: "andrew ashcroft" [REDACTED], "Parish Clerk" [REDACTED]  
Cc: [REDACTED]

[REDACTED]

Date: Fri, 20 Mar 2026 15:30:11 +0000  
Subject: RE: Walpole Cross Keys NDP - Clarification Note  
===== Forwarded message =====

FAO Andrew Ashcroft (Neighbourhood Plan Examiner)/ Caroline Boyden (Parish Clerk)

Hello Andrew/ Caroline

I write with reference to the ongoing Walpole Cross Keys Neighbourhood Plan Review examination. I have been checking our records and it does not appear that the Parish Council has submitted a response to the Examiner's Clarification Note (2<sup>nd</sup> February): [https://www.west-norfolk.gov.uk/download/downloads/id/9826/walpole\\_cross\\_keys\\_neighbourhood\\_development\\_plan\\_review\\_-\\_clarification\\_note.pdf](https://www.west-norfolk.gov.uk/download/downloads/id/9826/walpole_cross_keys_neighbourhood_development_plan_review_-_clarification_note.pdf). The initial deadline for responding was set at 23<sup>rd</sup> February, so I would encourage the Parish Council and/or representatives of the Neighbourhood Planning Group to submit their response ASAP (ideally by the close of play next week; Friday, 27<sup>th</sup> March).

The Regulation 16 consultation re-run finished a week ago (13<sup>th</sup> March), so I attach a package of representations received from the various consultation bodies (attached – responses from the Borough Council's Strategic Housing team, Environment Agency, Historic England, MMO, Natural England and Norfolk County Council). There may be others that have been submitted via the online portal. My colleague, Sandra Homcenko, has been unwell this week, so we will pick up, collate and send over any further responses received in this way.

Meanwhile, Sandra and/ or I will confirm when we have the online responses available and send these over at the earliest opportunity (next week). Otherwise, I am hopeful that Andrew has the information and documentation available to conclude the examination.

We look forward to hearing back from you in due course.

Regards and best wishes

**Michael Burton, Principal Planner**  
Tel: 01553 616573 | Mob: 07873 702116

Borough Council of  
King's Lynn &  
West Norfolk



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

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**From:** andrew ashcroft <[REDACTED]>  
**Sent:** 02 February 2026 13:13  
**To:** Planning Policy email <[REDACTED]>  
**Subject:** Walpole Cross Keys NDP - Clarification Note

Dear Sandra,  
Further to my earlier e mail, I now attach the clarification note for the Plan.  
Please will you send it to the Parish Council.

I have suggested an indicative response date which reflects the issues raised in the Note. However, I am relaxed at working to a different timetable if this raises specific issues for the Parish Council.

In the interests of openness and transparency, I would be grateful if you would make the Note and the responses available on your website.

Please let me know if there are any queries on the matters raised in the Note.

I will press on with writing up those elements of the report which are unaffected by the Clarification Note.

Kind regards,  
Andrew Ashcroft  
Independent Examiner  
WCK NDP Review

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