

King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

3 September 2024

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Thursday, 12th September, 2024 at 2.00 pm** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

- 1. Apologies**
- 2. Notes of the Previous Meeting (Pages 4 - 8)**
- 3. Matters Arising**
- 4. Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

5. Urgent Business

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

7. Chairman's Correspondence (if any)

8. Presentation and Discussion to inform the Borough Council response to the current Government consultation: Proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system

Background material:

- Consultation documents, track changes version of the NPPF, and outcome of the proposed revised method:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

- Written Ministerial Statement - Building the homes we need:

https://questions-statements.parliament.uk/written-statements/detail/2024-07-30/hcws48?utm_medium=email&utm_source=govdelivery

9. Emerging Local Plan progress and next steps (Pages 9 - 11)

10. Gypsy and Travellers and Travelling Showpeople verbal update on examination hearings (3 & 4 September) and the next steps

11. Main Modifications consultation including new policies (Pages 12 - 20)

12. Neighbourhood Plan update (Pages 21 - 23)

13. Date of Next Meeting

To:

Local Plan Task Group: R Blunt (Deputy Chair), M de Whalley, S Everett, B Jones, A Kemp, J Moriarty (Chair), T Parish, S Sandell and Mrs V Spikings

Cabinet Members

Appropriate Officers: The following officers are invited to attend in respect of the Agenda item shown against their name

Alex Fradley – item 8

Michael Burton – items 9 and 11

Luke Brown – item 10

Sandra Homcenko – item 12

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

Minutes from the Meeting of the Local Plan Task Group held on Tuesday, 14th May, 2024 at 10.30 am in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor J Moriarty (Chair)
Councillors R Blunt, M de Whalley, S Everett, B Jones, T Parish,
A Ryves, S Sandell and Mrs V Spikings

1 WELCOME

The Chair welcomed everyone to the Local Plan meeting.

As some other members of the Task Group had been involved in an earlier meeting which was overrunning, he advised that the meeting be adjourned for 20 minutes to allow for their arrival. This was agreed by the Task Group.

At 10.50 pm the meeting reconvened and the Chair invited the Democratic Services Officer to carry out a roll call to determine attendees. He advised that the meeting was being recorded and streamed live to You Tube.

2 APOLOGIES

There were none.

3 NOTES OF THE PREVIOUS MEETING

The notes of the previous meeting were agreed as a correct record subject to Councillor Spiking's declaration of interested being noted in relation to the Gypsy and Traveller Potential Sites, as her nephew was involved with one of the sites, and took no part in the discussion relating to that item.

4 MATTERS ARISING

There were none.

5 DECLARATIONS OF INTEREST

Councillor Mrs Spikings declared that she had an interest in as her nephew was involved with one of the Gypsy and Traveller potential sites and would take no part in any discussion relating to this item.

6 **URGENT BUSINESS**

There was no urgent business to consider.

7 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present pursuant to Standing Order 34.

8 **CHAIR'S CORRESPONDENCE (IF ANY)**

There was no Chair's correspondence.

9 **LOCAL PLAN PROGRESS REPORT**

[Click here to view a recording of this item on You Tube.](#)

The Planning Policy Manager introduced the report and explained that the Borough Council formally submitted its Local Plan in March 2022 for Examination. In doing so, the Borough Council made a formal request to the Secretary of State Department for Levelling Up, Housing & Communities that the appointed Inspectors recommend any modifications required to make the Local Plan legally compliant and sound.

A first round of hearings took place in December 2022 and January 2023. These were then adjourned, with reconvened hearings taking place in March and April 2024. As part of this, an accelerated timescale through to adoption was agreed and published. This would result in the Local Plan being adopted before the conclusion of the financial year (March 2025). The process going forward included consulting on Main Modifications later this year (2024); required to ensure that the Local Plan was legally compliant and sound.

The Planning Policy Manager explained that the main change to the regular process was splitting the plan in two – part one would be the majority of the Local Plan content and policies, part two would be the Gypsy and Traveller and Travelling Show people element. This would enable the Inspector to issue their report to the Borough Council as soon as possible, meaning a quicker time for overall adoption could be achieved.

The Main Modifications would be subject to six-week public consultations for each of the two parts. Representations received would inform the Inspectors Local Plan report. It was anticipated that this would recommend that the Local Plan could be adopted subject to the inclusion of a series of Main Modifications. Following this a report would be prepared and taken to Cabinet and Full Council, which would

recommend that the Local Plan be formally adopted (February / March 2025).

In response to comments from Councillor Blunt, the Planning Policy Manager advised that whilst the Plan was being split during the main modifications consultation period, there would be one Local Plan but to get to that point it allowed officers and the Council to get on and prepare the bulk of the plan, as hearings were scheduled in September for the Gypsy and Travellers work which was on-going. He further advised that the final report from the Inspector, which would consider both consultations on main modifications, was anticipated in January 2025.

The Chair added that he had attended the second week of the hearings, and it was very conducive atmosphere and he wanted to reassure the Task Group that the officers were very well informed, and there was contribution from agents and members of the public and other Councillors, and he was very pleased with how it went. He thanked the officers and team for all the hard work that had been carried out to get the Plan to where it was.

Councillor de Whalley added that he had also sat in on the hearings and the Inspector had been very complementary and he asked for that to be recorded and noted.

In response to a comment from Councillor de Whalley, the Planning Policy Manager referred the Task Group to the appendix attached to the report which set out the timetable. He also confirmed that all Parish Councils and everyone on the local plan consultation database would be informed of the main modifications consultation.

The Task Group then discussed whether it would be possible for them to see the report before it went to Cabinet.

It was advised that the timetable had been agreed with the Inspectors and could not be elongated and explained the reasons why the Local Plan needed to be adopted before the end of the financial year.

The Chair added that he felt that it would be beneficial for the Task Group to see the report before it went to Cabinet.

In response to a comment as to when the Local Plan became effective, the Planning Policy Manager advised that this would be as soon as it was adopted. He added that before adoption, some of the policies could be used as emerging policies for decision-making, and at the point of adoption it would carry full weight.

AGREED: That the Task Group note the report and endorses the process going forward to adoption, in accordance with the proposed timetable set out in Appendix 1, subject to a potential additional Task

Group meeting being arranged prior to the Inspector's Report being considered by Cabinet in February 2025, if the timetable allowed.

10 **NEIGHBOURHOOD PLAN PROGRESS REPORT**

[Click here to view a recording of this item on You Tube](#)

The Principal Planner (Policy) introduced the report and explained that during the 2023-24 financial year, 5 neighbourhood plans were successfully made. Others were expected to come forward during the current financial year (2024-25). The following Neighbourhood Plans are anticipated to come forward to referendum during the 2024-25 financial year:

- Grimston, Pott Row, Roydon and Congham
- North Wootton
- Ringstead.

Cllr Blunt advised that preparation of the draft Walpole Neighbourhood Plan was well underway, in addition to those listed in the Task Group report.

The report summarised the progress and / or current stage of preparation for individual Neighbourhood Plans.

The Chair raised the issue of what would happen if a general election was called when the Neighbourhood Plan was at an advanced stage and due for referendum. It was agreed to obtain advice from the Electoral Services Manager. *(An email was subsequently sent to the Task Group outlining the situation – the implication of a possible General Election in autumn 2024 for any Neighbourhood Plans that may come forward for referendum at the time).*

With regards to funding, it was explained that there was an organisation called Locality, and Town / Parish Councils could apply for funding towards producing a Neighbourhood Plan. It also produced guides to help with the process and access to professional consultants. The Borough Council had a duty to support those communities preparing a neighbourhood and whilst it did not provide funding directly it did provide officer time and advice, as well as arranging the examination and referendum processes.

AGREED: That the Task Group noted the report

11 **DATE OF NEXT MEETING**

To be arranged when required.

The meeting closed at 11.41 am

Emerging Local Plan progress and next steps

1. The Borough Council formally submitted its Local Plan in March 2022 for independent examination. In doing so we made a formal request to the Secretary of State for the Department for Levelling Up, Housing & Communities (now Ministry of Housing, Communities and Local Government) that the appointed Inspectors recommend any modifications required to make the Local Plan legally compliant and sound.

Examination hearings (December 2022 – April 2024)

2. The Local Plan examination process commenced as soon as the Plan was submitted in March 2022. The Local Plan is being examined with reference to legal compliance and the following “soundness” tests, as set out in the National Planning Policy Framework (NPPF):
 - a) **Positively prepared** – meeting Borough’s objectively assessed development needs;
 - b) **Justified** – an appropriate strategy, taking into account reasonable alternatives and based on proportionate evidence;
 - c) **Effective** – deliverable and achievable over the plan period; and
 - d) **Consistent with national policy** (NPPF).
3. Submission was followed by a first round of hearings which took place in December 2022 and January 2023. These were then adjourned, with reconvened hearings taking place in March and April 2024. Through the examination hearings a number of significant changes have been proposed, including to the plan period; amended to 2021-2040.
4. Following the March/ April 2024 hearings, an accelerated timescale through to adoption was agreed and has been published ([LPTG, 14 May 2024](#)). This will enable adoption of the Local Plan before the conclusion of this financial year (March 2025).
5. The examination hearings (except for matters relating to Gypsies, Travellers and Travelling Showpeople, which were subject to separate hearings, on 3 and 4 September 2024) concluded in April 2024. The hearings were followed by agreement by the Planning Inspectors for the Council to publish the Main Modifications and supporting documents for consultation; the penultimate stage of the process.

Main Modifications (Part 1) consultation (August – October 2024)

6. Once the Inspectors had approved the Main Modifications these (Main Modifications schedules and supporting documents) were published for consultation. This consultation is taking place over 8 weeks (closing date, 2

October 2024). To be “duly made” (valid), consultation responses need to relate to specific Main Modifications. Other issues related to the Local Plan will not be considered. Full details are set out on the [Local Plan examination](#) web page.

7. The consultation is ongoing; further information regarding the Main Modifications are set out in a separate report (**Agenda Item xx**). As of 30 August 2024, a number of representations have been received regarding the following:
 - MM5 – Spatial strategy (approach to development on brownfield land)
 - MM115 and MM116 – West Winch Growth Area infrastructure triggers; e.g. West Winch Housing Access Road, new primary school provision.
8. Further representations are expected to be received throughout September. These will inform the Inspectors Local Plan Report. It is anticipated that this will recommend that the Local Plan can be adopted subject to the inclusion of Main Modifications (as proposed by the Inspectors). Following this a report will be prepared and taken to Cabinet and Full Council recommending that the Local Plan be formally adopted (February / March 2025).

Gypsies, Travellers and Travelling Showpeople (autumn 2024)

9. Local Plan policies regarding Gypsies, Travellers and Travelling Showpeople are being dealt with separately to the remainder of the Local Plan. These have been subject to two previous consultations, firstly regarding potential site allocations and draft policies (January – March 2024), followed by proposed site allocations and policies (10 May – 21 June 2024). Representations from the latter consultation were submitted to the Planning Inspectors and were the subject of examination hearings (3 and 4 September 2024).
10. The Gypsy, Traveller and Travelling Showpeople examination hearings were undertaken with reference to a series of Matters, Issues and Questions, for which the Borough Council had previously prepared written responses ([K31 - Matter 6: BCKLWN Response to MIQs \(MIQ416 - MIQ462\)](#)). The Inspectors considered these, alongside representations received as part of the recent “Gypsy and Travellers and Travelling Show People proposed site allocations and policies” consultation (10 May – 21 June 2024).
11. Following the September 2024 examination hearings, a further Main Modifications (Part 2) consultation will take place, regarding Gypsies, Travellers and Travelling Showpeople (October – November 2024). Following this, representation will be submitted to the Inspectors.

Final stages (January – March 2025)

12. The Inspectors will consider consultation responses through the Main Modifications consultations, together with previous evidence considered since submission of the Local Plan. This will inform their final report, which it is expected will be delivered in early 2025. This timetable will allow adoption of the Plan by March 2025.
13. Following receipt and publication of the Inspectors' Report, the Local Plan will be taken to Cabinet and Full Council, with a recommendation that the Local Plan 2021-2040 be adopted.

Local Plan 2021-2040 – Main Modifications (Part 1) consultation including new policies

1. The Borough Council formally submitted its Local Plan in March 2022 for independent examination. This has been through a rigorous independent examination by the appointed Planning Inspectors, including examination hearings that took place in December 2022, January 2023, March 2024 and April 2024.
2. The examination hearings (except for matters relating to Gypsies, Travellers and Travelling Showpeople, which were subject to separate hearings, on 3 and 4 September 2024) concluded in April 2024. The hearings were followed by agreement by the Planning Inspectors for the Council to publish the Main Modifications and supporting documents for consultation; the penultimate stage of the process.
3. The consultation (ongoing) runs for 8 weeks, 7 August – 2 October 2024 (inclusive). Full details are set out on the [Local Plan examination](#) web page. This report provides a summary of the Main Modifications, focusing on the most substantive changes proposed to the Local Plan.

Local Plan introductory sections 2-3 (MM1-MM3)

4. The Local Plan period is proposed to be changed from 2016-2036 (submission Plan) to 2021-2040, to ensure a minimum 15-year Plan period from the anticipated date for adoption (March 2025). During the examination hearings, some third parties proposed extending the Plan period to 2041, to provide additional contingency in the event of further delays before the end of the examination.

Local Plan section 4: Spatial Strategy (MM4-MM15)

5. Sections 4.1-4.2 of the submission Plan (policies LP01 and LP02) are proposed for deletion, in their entirety. These are replaced by the following new policies:
 - **New Policy – Spatial Strategy and Settlement Hierarchy (to replace LP01)** – Changes include deletion of the A10/ Main Rail Line Growth Corridor (with the consequent deletion of the “Growth Key Rural Service Centres” tier in the settlement hierarchy), amendments to housing requirements (to reflect 2024 local housing need calculation and the amended Local Plan period) and a small number of changes to the status of individual settlements in the settlement hierarchy.
 - **New Policy – Residential development on windfall sites (to replace LP02, LP04, LP31 and LP41)** – This new policy sets out detailed criteria regarding the circumstances where windfall development will be

appropriate, within and adjacent to the current built-up areas of settlements, as defined by the development boundaries. It defines an appropriate scale of development for defined settlements, based upon their status within the settlement hierarchy. The new policy is essential, to ensure the Council can fully meet its local housing need (554 dwellings per year), as required by national policy.

- **New Policy – Neighbourhood Plans** – This entirely new Policy is a requirement of the National Planning Policy Framework, for local planning authorities to provide a housing requirement for designated Neighbourhood Plan areas. As of August 2024, 39 parishes within the Borough are designated Neighbourhood Areas and these are listed within the policy itself.
6. Section 4.3 includes the policy for the Presumption in favour of sustainable development (LP03). Changes to policy criteria are proposed, to ensure consistency with the current (December 2023) NPPF.
 7. Section 4.4 (including LP04) is deleted, with the relevant content incorporated into New Policy – Residential development on windfall sites.
 8. Section 4.6 (Climate Change – including LP06) is scaled back, to remove repetition of similar policy criteria from other sections of the Plan. However, policy criteria within LP06 that are not covered elsewhere in the Plan are retained, to ensure that climate change as a theme is comprehensively considered in the Local Plan.

Local Plan section 5: Economy and Transport (MM16-MM36)

9. A range of detailed changes are proposed to policies LP07-LP14 of the submission Plan (sections 5.1-5.8), to ensure these are effective and consistent with national policy. The most significant proposed changes are as follows:
 - **LP07 – The Economy** – Changes to employment land areas to reflect changes to site allocations
 - **LP08 – Retail Development** – Changes to thresholds for retail impact assessments (500m² for Hardwick Retail Area) and the definition for “small scale” (280m²) retailing, to reflect national policy and the 2020 Use Classes Order; also addition of spatial designation for Hardwick Retail Area onto Policies Map
 - **LP11/ LP13 – Strategic Road Network/ Transport** – Significant changes to policy wordings, to ensure consistency with national policy, current transport policies, relevant strategic transport interventions and sustainable transport measures to address capacity issues

10. Smaller scale/ detailed changes are proposed to other policies within section 5 (LP09, LP10, LP12 and LP14), in the interests of ensuring these economic and/ or transport policies are effective and robust.

Local Plan section 6: Environment (MM37-MM58)

11. The Environment policies include the suite of development management policies that are routinely utilised in decision making. A range of detailed changes are proposed to policies LP15-LP27 of the submission Plan (sections 6.1-6.13), to ensure these are effective and consistent with national policy. The most significant proposed changes are as follows:

- **LP17 – Management of development within the Coastal Area –** Additional policy criteria regarding replacement dwellings/ caravans to ensure these do not result in encroachment upon flood defences, to ensure consistency with national policy
- **LP18 – Design and Sustainable Development –** Revised development management criteria, to ensure effectiveness; e.g. National Described Space Standards, making provision for wildlife
- **LP19 – Green Infrastructure, Landscape Character, Biodiversity and Geodiversity –** Amended policy criteria, to take account of legal obligations (10% Biodiversity Net Gain requirements, introduced through the 2021 Environment Act and associated secondary legislation)
- **LP20 – Historic Environment –** LP20 and supporting text replaced in their entirety by a new policy agreed with Historic England, to ensure consistency with national policy
- **LP27 – Habitat Regulations Assessment –** Amendments to and addition of policy criteria regarding the introduction of GI-RAMS (from 1 April 2022), European sites (Dersingham Bog and Breckland), and Nutrient Neutrality (River Wensum Catchment), to ensure consistency with legal obligations.

12. Smaller scale/ detailed changes are proposed to other policies within section 6 (LP15, LP16 and LP21-LP26), in the interests of ensuring these environmental/ development management policies are effective and robust.

Local Plan section 7: Social and Community (MM59-MM75)

13. Section 7 contains policies regarding the delivery of affordable and specialist housing, and the protection and delivery of community facilities. A range of detailed changes are proposed to policies LP28-LP37 of the submission Plan

(sections 7.1-7.11), to ensure these are effective and consistent with national policy. The most significant proposed changes are as follows:

- **LP28 – Affordable Housing** – Various changes to policy criteria are proposed, including (most significantly) with reference to securing affordable housing in line with defined standards (criterion 14) and updating of terminology (revised references, to Registered Providers of Social Housing), to ensure the policy is suitably effective and robust
- **LP30 – Adaptable and Accessible Homes** – Reduction of Category 2 accessible standard housing requirement from 50% down to 40% (in accordance with the published evidence base), to ensure the policy is robust and justified
- **LP31 – Residential Development Reasonably Related to Existing Settlements** – Policy and supporting text (section 7.5) deleted and incorporated into New Policy – Residential development on windfall sites (section 4)
- **New Policy – Custom and Self-Build Housing** – New policy (replacing LP31 in sequence) to support delivery of Custom and Self Build Housing, to ensure consistency with legislation and national policy
- **LP32 – Houses in Multiple Occupation** – Amendments to policy criteria, to ensure effectiveness and consistency with national policy

14. Smaller scale/ detailed changes are proposed to other policies within section 7 (LP29, LP33, LP34, LP36 and LP37), in the interests of ensuring these policies for housing delivery and protection/ enhancement of community policies are effective and robust.

Local Plan section 9: King's Lynn & Surrounding Area (MM77-MM129)

15. The King's Lynn section of the Plan includes overall policies for the promotion of regeneration of the town, in view of its status in the spatial strategy as the focus for major growth (LP38 and E1.KLR). This is supported by a range of site-specific policies regarding the town centre (E1.1), port (E1.2), Gaywood (E1.3), development land allocations (E1.5-E1.12) and Green Infrastructure (E1.13).

16. Separate sections (9.2-9.5) relate to adjacent settlements (West Lynn, West Winch, South Wootton and North Wootton respectively). Individual criteria within site-specific policies are subject to small amendments, to ensure effectiveness (in terms of successful delivery) and consistency with national policy. Where planning permission has already been granted on site allocations, the requirements (No of houses/ capacity) have been amended throughout to reflect these.

17. Deletion of site-specific allocations where these are complete or undeliverable and/ or sections of text that do not include site allocations are proposed, as follows:

- **Section 9.1.12/ Policy E1.11 – Southgates**
- **Section 9.2.2/ Policy E1.15 – West Lynn – Land at Bankside**
- **Section 9.5 – North Wootton**

18. The West Winch Growth Area (WWGA), as the principal/ largest development land allocation in the Borough (4,000 dwellings plus associated infrastructure) has been subject to significant amendments through the Local Plan examination. Key changes to Policy E1.2 are summarised as follows:

- **Section 9.3** – Additional explanatory text, explaining the background to the WWGA site allocation
- **E2.1 (Part A)** – Additional criteria re key infrastructure trigger points (e.g. West Winch Housing Access Road; development of east-west A10-A47 link road; green infrastructure; education; utilities; sustainable transport)
- **E2.1 (Part B)** – Additional criteria re air quality; Biodiversity Net Gain; key green infrastructure/ biodiversity assets; requirements for a Heritage Impact Assessment; flood risk mitigation
- **Section 9.3.1** – Introduction of heritage buffer zone for Parish Church, as agreed with Historic England.

Local Plan section 10: Main Towns (MM130-MM156)

19. The Main Towns is the second tier in the settlement hierarchy; Downham Market, Hunstanton and Wisbech Fringe (Walsoken Parish). This includes site specific policies. The most significant changes are as follows.

- **LP39, F1.3, F1.4 – Downham Market** – Increased housing site allocation capacity figures from 390 to 600 dwellings, to reflect revised capacity for site allocations (now commitments)
- **F1.2 – Land off St John’s Way** – Development site area reduced from 16.5ha to 11ha (residual undeveloped area), to reflect delivery on parts of the site
- **New Policy – Downham Market, Bexwell Business Park (BEX)** – Allocation of committed employment site (20ha) at Bexwell Business Park, east of the A10

- **F2.4 – Land north of Hunstanton Road** – Deletion of site allocation to reflect completion of this previous Local Plan allocation to the south of Hunstanton.

20. Several minor amendments are proposed to remaining site allocations and/ or their supporting text, in the interests of clarity, effectiveness or consistency with national policy.

Local Plan section 11: Growth Key Rural Service Centres (MM157-MM165) and section 12: Key Rural Service Centres (MM166-273)

21. Sections 11 and 12 will be merged in the adopted Plan, to reflect the removal of the Growth Key Rural Service Centre Tier from the settlement hierarchy. The affected settlements (Marham/ Upper (RAF) Marham and Watlington) will be redesignated Key Rural Service Centres (KRSCs).

22. Most KRSCs have housing land allocations. In nearly all cases these are subject to minor changes to policy criteria and/ or supporting text, in the interests of clarity, effectiveness and/ or consistency with national policy. In cases where no housing land allocations are proposed (e.g. where Local Plan site allocations are already completed/ substantially complete), the entire sub-section will be deleted. Also, housing figures for site allocations have been amended (where applicable) to reflect current consents (commitments).

23. Significant changes are as follows:

- **Sections** 12.1 (Brancaster with Brancaster Staithe/Burnham Deepdale); 12.2 (Burnham Market); 12.3 (Castle Acre); 12.6 (Docking); 12.8 (Emneth); 12.14 (Methwold with Northwold); 12.15 (Middleton); 12.16 (Snettisham); 12.17 (Southery); 12.23 (West Walton) – Settlement and/ or site-specific sub-sections to be deleted, where housing sites are no longer allocated
- **Sections** 12.7 (East Rudham) and 12.13 (Marshland St. James/St. John's Fen End with Tilney Fen End) to be moved into the Rural Villages section, to reflect their revised status in the Settlement Hierarchy.

Local Plan section 13: Rural West Norfolk (MM274), section 14: Rural Villages (MM275-365) and section 15 (MM366-MM367)

24. Some Rural Villages have retained housing land allocations from the previous Local Plan. These sub-sections will be retained within the Plan accordingly. In nearly all cases, housing land allocations are subject to minor changes to policy criteria and/ or supporting text, in the interests of clarity, effectiveness and/ or consistency with national policy.

25. Otherwise, where no housing land allocations are proposed (e.g. where Local Plan site allocations are already completed/ substantially complete), the entire sub-section will be deleted. Also, housing figures for site allocations have been amended (where applicable) to reflect current consents (commitments).

26. Significant changes are as follows:

- **Section 13/ LP41 – Development in Rural Areas** – Policy and supporting text (section 13) deleted and incorporated into New Policy – Residential development on windfall sites (section 4)
- **Sections** 14.1 (Burnham Overy Staithe); 14.2 (Castle Rising); 14.4 (East Winch); 14.6 (Flitcham); 14.8 (Harpley); 14.10 (Hillington); 14.11 (Ingoldisthorpe); 14.12 (Old Hunstanton); 14.13 (Runcton Holme); 14.15 (Shouldham); 14.16 (Stow Bridge); 14.17 (Syderstone); 14.18 (Ten Mile Bank); 14.19 (Thornham); 14.20 (Three Holes); 14.21 (Tilney All Saints); 14.22 (Walpole Cross Keys); 14.24 (Walton Highway); 14.26 (Wereham); 14.27 (West Newton); 14.29 Wiggshall St. Mary Magdalen; 14.30 Wimbotsham; 14.31 Wormegay
- **Section 15 – Smaller Villages and Hamlets** – Entire section of the Plan to be deleted, as no housing land allocations are proposed within the 6th tier of the settlement hierarchy.

Local Plan section 16: Monitoring and Delivery Framework (MM368-MM369) and appendices (MM370-MM376)

27. The Monitoring and Delivery Framework (section 16) has been comprehensively revised, to include the new Local Plan policies (those developed through the examination). This also includes additional guidance about how information should be sourced and collated.

28. Various consequential changes to the Local Plan appendices are proposed, arising from Main Modifications to the main body of the Plan. The most significant changes are proposed as follows:

- **Appendix D – List of Superseded Policies** – Update, to reflect the new policies developed through the Local Plan examination and site allocations from the 2016 Site Allocations and Development Management Policies Plan that are to be deleted.
- **Appendix I – Neighbourhood Plans** – Appendix from submission Plan to be deleted and replaced by a **New Appendix – Neighbourhood Plan Housing Requirement Methodology**. The New Appendix provides the detailed explanation and background to the New Policy – Neighbourhood Plans (section 4).

Conclusions

29. A significant number of Main Modifications to the Plan (376) are proposed and are the subject of consultation. Most changes are detailed, to ensure the Plan is robust, effective and consistent with current national policy (National Planning Policy Framework).

30. Members attention is drawn to the following proposed Main Modifications, highlighted above:

- **MM4-MM5** – Replacement of section 4.1 of the submission Plan with a new Spatial Strategy and Settlement Hierarchy Policy, which includes updated housing figures and a small number of changes to the status of individual settlements within the hierarchy
- **MM6** – New Policy – Residential development on windfall sites – Necessary, to ensure local housing need (554 dwellings per year) can be achieved; incorporating retained parts of policies LP02, LP04, LP31 and LP41 from submission Plan
- **MM7** – New Policy – Neighbourhood Plans – Necessary, to define housing requirements for designated Neighbourhood Areas, as required by national policy
- **MM11-MM15** – Removal of duplicate elements of Policy LP06 and supporting text (Climate Change)
- **MM29-MM34** – Significant changes to transport policies LP11 and LP13, to ensure consistency with national policy and reflect the updated Norfolk Local Transport Plan (2021-2036) and King’s Lynn Transport Strategy
- **MM45-MM60** – Significant changes to Environmental policies (re Green Infrastructure, the Historic Environment and Habitats Regulations Assessment – LP19-LP27), to reflect national policy and legislation changes (e.g. Nutrient Neutrality, 2021 Environment Act requirement for 10% Biodiversity Net Gain)
- **MM68-MM69** – New Policy – Custom and Self-Build Housing policy – To support delivery of Custom and Self Build Housing and ensure consistency with legislation and national policy
- **MM115-MM122** – Policy E2.1 West Winch Growth Area Strategic Policy – Additional policy criteria, including infrastructure trigger points and requirements; to ensure sustainable development
- **MM139-MM140** – New Policy – Downham Market, Bexwell Business Park (BEX) – 20ha employment land allocation.

31. Members are asked to note the proposed Main Modifications, with particular reference to the most significant and substantive changes specified above. It is emphasised that these Main Modifications are proposed with the agreement of the Planning Inspectors, as being necessary to make the Plan “sound” (i.e. fit for purpose) and allow the Plan to be passed and adopted.

Local Plan Task Group (12 September 2024): Neighbourhood Planning update

1. Summary

1.1 Alongside the ongoing Local Plan examination, the Planning Policy Team’s other major area of responsibility is neighbourhood planning. During the 2023-24 financial year, 5 Neighbourhood Plans were successfully made. Others are expected to come forward during the current (2024-25) monitoring period.

1.2 This report summarises the progress and/ or current stage of preparation for individual Neighbourhood Plans.

2. Recent progress with Neighbourhood Plans

2.1 As of September 2024, there were 20 “made” (adopted) Plans in place. Details of recently made (during the 2023-2024 and 2024-2025 financial years) and emerging Neighbourhood Plans are set out as follows:

“Made” Neighbourhood Plans (Financial Years 2023-24 and 2024-25)

“Made” Neighbourhood Plans	Current position
Grimston, Pott Row, Roydon and Congham Neighbourhood Plan 2017 - 2036	Passed at referendum, 22 August 2024; “made” 27 August 2024
Old Hunstanton Neighbourhood Plan 2021 – 2036	Passed at referendum, 8 February 2024; “made” 15 February 2024
Burnham Market Neighbourhood Development Plan 2022-2036	Passed at referendum, 21 September 2023; “made” 26 September 2023
Gayton and Gayton Thorpe Neighbourhood Plan 2019-2036	Passed at referendum, 9 November 2023; “made” 20 November 2023
Stoke Ferry Neighbourhood Plan 2022-2036	Passed at referendum, 24 August 2023; “made” 29 August 2023
Watlington Neighbourhood Plan 2019-2036	Passed at referendum, 7 December 2023; “made” 13 December 2023

Emerging Neighbourhood Plans

Emerging Neighbourhood Plans	Current position
Marshland St James	Preliminary draft Plan Strategic Environmental Assessment/ Habitat Regulations Assessment consultation with Environment Agency/ Historic England/ Natural England (June/ July 2024)

	1 st draft Plan (Regulation 14) consultation anticipated autumn 2024
North Wootton Neighbourhood Plan 2022-2036	Submitted, 12 September 2023; followed by pre-examination (Regulation 16) consultation (finished 24 November 2023). Examiners report was published on 23 July 2024 . It is anticipated that the Plan will go to referendum in autumn 2024
Pentney Neighbourhood Plan	1 st draft Plan (Regulation 14) consultation March-May 2023. Parish Council recently appointed Modicum Planning to get Neighbourhood Plan back on tract; submission anticipated late-2024/ early 2025
Ringstead Neighbourhood Plan 2021-2036	Submitted, 22 April 2024 ; currently undergoing legal check; followed by pre-examination (Regulation 16 consultation) (summer 2024) Anticipated appointment of independent examiner and commencement of examination September 2024 ; examination anticipated to conclude early 2025 .
Syderstone	Preliminary draft Plan Strategic Environmental Assessment/ Habitat Regulations Assessment consultation with Environment Agency/ Historic England/ Natural England (September 2024) 1 st draft Plan (Regulation 14) consultation anticipated early 2025
The Walpoles (Walpole St Peter, Walpole St Andrew and Walpole Marsh)	Preliminary draft Plan Strategic Environmental Assessment/ Habitat Regulations Assessment consultation with Environment Agency/ Historic England/ Natural England (summer 2024) 1 st draft Plan (Regulation 14) consultation anticipated autumn 2024 .
Walpole Cross Keys Neighbourhood Plan (Review of 2017 NP)	Comprehensive review/ full replacement of current Walpole Cross Keys Neighbourhood Plan 2015-2026 (made October 2017). Preliminary draft Plan Strategic Environmental Assessment/ Habitat Regulations Assessment

	consultation with Environment Agency/ Historic England/ Natural England (June/ July 2024) 1 st draft Plan (Regulation 14) consultation anticipated autumn 2024
In addition, several other Parishes are designated Neighbourhood Areas, but progress with plan-making is unknown or at an early stage	Burnham Overy (designated 5 December 2023); Dersingham; Docking (designated 22 December 2023); Downham Market; Great Massingham; Ingoldisthorpe; Outwell; Shouldham; Tilney St Lawrence; West Dereham
Expressions of interest	King’s Lynn Area Committee; Little Massingham Parish Council; Titchwell Parish Meeting

3. Conclusion and Recommendation

3.1 Strong progress was made with delivering Neighbourhood Plans during the previous (2023-24) financial year, with 5 plans successfully “made”. This progress has continued, with the “making” of the Grimston, Pott Row, Roydon and Congham Neighbourhood Plan 2017-2036 on 27 August 2024.

3.2 The following Neighbourhood Plans are also expected to come forward to referendum during the 2024-25 financial year:

- North Wootton Neighbourhood Plan 2022-2036 (autumn 2024); and
- Ringstead Neighbourhood Plan 2021-2036 (spring 2025).

3.3 Up to 5 further Neighbourhood Plans may be submitted for examination during 2024-25. This could allow them to come forward to referendum during 2025-26. The following Neighbourhood Plans are anticipated to be submitted during the current (2024-25) financial year, potentially going to referendum during 2025-26:

- Marshland St James;
- Pentney;
- Syderstone;
- The Walpoles; and
- Walpole Cross Keys (review).

3.4 This report is presented to the Local Plan Task Group for information. It is recommended that the Task Group ‘Notes’ this report.