Borough Council of
King's Lynn &
West Norfolk

EXTRAORDINARY COUNCIL MEETING

Agenda

Monday, 16th November, 2026
at 5.00 pm

In the Assembly Room
Town Hall
Saturday Market Place
King's Lynn

Available for the public to view on WestNorfolkBC on You Tube

Borough Council of
King's Lynn &
West Norfolk

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

6 November 2026

Dear Councillor

You are hereby summoned to attend an Extraordinary meeting of the **Borough Council of King's Lynn and West Norfolk** which will commence at **5.00 pm** on **Monday, 16th November, 2026** in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn to transact the business shown below.

Yours sincerely

Kate Blakemore
Chief Executive

BUSINESS TO BE TRANSACTED

1. PRAYERS

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST (Page 5)

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 member should withdraw from the room whilst the matter is discussed.

4. URGENT BUSINESS

To receive any items of business which in the opinion of the Mayor are urgent.

5. NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS (NSIP'S) OVERVIEW OF THE DEVELOPMENT CONSENT ORDER PROCESS AND THE COUNCIL'S ROLE (Pages 6 - 30)

Kate Blakemore
Chief Executive

Questions in advance

Given the significance of the matter being considered at the Extraordinary Meeting of the Council on **16 November**, the **Mayor** and the **Leader of the Council** have agreed, on this occasion, to invite questions from members of the public in advance of the meeting.

Questions must be submitted via a Ward Councillor, any Borough Councillor, or by email to **democratic.services@west-norfolk.gov.uk** no later than **5.00pm on 12 November**.

The questions received will be used to help inform the Council's consideration of the matter. Questions will not be taken or answered during the meeting itself. Responses to valid submitted questions will be published on the Council's website following the meeting.

To assist in managing the volume of questions anticipated, the Council reserves the right to group together similar or related questions. Community groups, parish councils and other organisations are encouraged to submit a single question reflecting their collective views wherever possible.

Each question must not exceed **250 words**.

Meeting Arrangements

Please note that seating for members of the public within the Town Hall is limited to 120 people. If required, an overspill viewing area will be provided where the meeting can be watched live on a separate screen. This facility may be located at a venue other than the Town Hall.

The meeting will also be streamed live on the Council's YouTube channel: **West Norfolk Council - YouTube**.

For press enquiries, please contact **communications@west-norfolk.gov.uk**.

For enquiries relating to the arrangements for the Extraordinary Meeting, please contact **democratic.services@west-norfolk.gov.uk**.

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART

Borough Council of King's Lynn & West Norfolk



START

Does the matter directly relate to one of your DPIs?

YES ← Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

→ NO Does the matter directly relate to the finances or wellbeing of one of your ERIs?

YES ↙ Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

↓ NO Does it directly relate to the finances or wellbeing of you, a relative or a close associate?

YES ← Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

↓ NO Does it affect the finances or wellbeing of you, a relative, a close associate or one of my ERIs?

YES ← Declare the interest. Are you or they affected to a greater extent than most people? And would a reasonable person think you are biased because of the interest?

↓ YES You have a **conflict** and cannot act or remain in the meeting *

↓NO Take part as normal

↓ NO Does it relate to a Council Company or outside body to which you are appointed by the Council?

YES ↙ Declare the interest. Do you, or would a reasonable person think there are competing interests between the Council and the company/outside body?

YES ← You can remain the meeting if the Chair agrees, for you to speak in your external capacity only. Do not vote.

NO ← You can take part in discussions but make clear which capacity you are speaking in. Do not vote.

↓ NO Does another interest make you that feel you cannot act in a fair, objective or open manner? Would a reasonable person knowing the same interest think you could not act in a fair, objective or open manner?

NO TO BOTH Declare the interest for the sake of openness and transparency. Then take part as normal.

YES TO ONE ↓ You have a **conflict**. Declare the interest. Do not participate and do not vote.

* without a dispensation

Glossary:
DPI: Disclosable Pecuniary Interest
ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:
1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

REPORT TO COUNCIL

Open				
Lead Member: Leader of the Council, Councillor Alistair Beales Email: cllr.alistair.beales@west-norfolk.gov.uk				
Lead Officer: Kate Blakemore, Chief Executive E-mail: kate.blakemore@west-norfolk.gov.uk		KLBC officers		
Financial Implications NO	Policy/Personnel Implications NO	Statutory Implications NO	Equality Impact Assessment req'd NO	Risk Management Implications NO

Date of Meeting: 16th November 2026

Nationally Significant Infrastructure Projects (NSIPs) : Overview of the Development Consent Order Process and the Council's Role

RECOMMENDED:

That the Council resolves to:

1. Work with other local authorities across Norfolk in calling for a more strategic and locally accountable approach to Nationally Significant Infrastructure Projects (NSIPs) in the County.

2. Write to the Secretary of State for Energy Security and Net Zero seeking to work collaboratively across Norfolk to press for reforms that put local voices at the heart of planning decisions and ensure that our region is not unfairly burdened.

3. Where appropriate, oppose renewable energy and associated developments in West Norfolk that lack meaningful local support, threaten productive farmland and wildlife, or fail to provide direct local benefit whilst enabling officers to continue to discharge the Council's statutory, regulatory and professional responsibilities in relation to individual proposals.

4. Call for a review of energy distribution and infrastructure policy to ensure Norfolk's role in powering the UK is recognised through local investment, protections for our landscape, and fairer returns for our communities.

1 Background

Nationally Significant Infrastructure Projects (NSIPs) are major infrastructure developments considered to be of national importance. They typically include energy generation and transmission infrastructure, transport projects, water infrastructure and

waste facilities. Such projects are determined under the provisions of the Planning Act 2008 and require consent through a Development Consent Order rather than through the conventional town and country planning system.

The NSIP regime was introduced to provide a streamlined consenting process for nationally important infrastructure while ensuring that environmental, technical and community impacts are appropriately assessed. The regime seeks to balance national infrastructure requirements against local considerations.

Development Consent Orders are examined by the Planning Inspectorate on behalf of the relevant Secretary of State. Following examination, the Examining Authority makes a recommendation and the final decision is taken by the relevant Secretary of State. Local planning authorities do not determine NSIP applications but play a significant role throughout the process.

2 National Policy Statements

National Policy Statements (NPSs) provide the primary policy framework against which Development Consent Order applications are assessed. They establish Government policy regarding the need for nationally significant infrastructure and guide decision-making by both the Planning Inspectorate and the Secretary of State.

National Policy Statements:

- Establish the national need for infrastructure.
- Set out Government objectives and strategic priorities.
- Identify matters to be considered during examination.
- Provide guidance on environmental, social and economic issues.
- Inform decisions relating to mitigation and compensation.
- Form the principal basis for determination of DCO applications.

For many projects, the relevant NPS already establishes the national need for development. Consequently, examinations often focus on local impacts, environmental effects, mitigation measures and compliance with policy rather than reconsidering the principle of infrastructure delivery.

In the case of energy infrastructure, relevant National Policy Statements may include:

- EN-1 Overarching National Policy Statement for Energy.
- EN-3 National Policy Statement for Renewable Energy Infrastructure.
- EN-5 National Policy Statement for Electricity Networks Infrastructure.

Whilst the existence of an adopted NPS does not prevent the Council from objecting to a proposal, it does influence the nature of the arguments likely to be afforded significant weight. Local authorities are generally most effective where they focus on local impacts, adequacy of environmental assessment, mitigation measures and the effectiveness of proposed controls.

It is notable that The DEFRA Land Use Framework for England (2026) (The Land Use Framework for England) does not take a position against renewable energy development on agricultural land. Instead, it argues that England has sufficient land to

accommodate food production, nature recovery, housing and renewable energy simultaneously, provided land is used more strategically and efficiently.

3 The Development Consent Order Process

The statutory DCO process comprises seven stages.

Stage 1: Pre-Application

The applicant undertakes consultation with local authorities, statutory consultees, landowners and communities before submission of an application. This is often the most important stage from a local authority perspective because there is a significant opportunity to influence project design and seek mitigation before proposals are finalised. However, changes to the Planning Act and the removal of Statutory Consultation earlier this year have significantly reduced the amount of time some projects will be in the pre-application phase. Consequently, the ability of local authorities to engage in the project design process could be diminished.

Stage 2: Acceptance

The Planning Inspectorate determines whether the submitted application meets the statutory requirements necessary to proceed to examination.

Stage 3: Pre-Examination

Interested Parties register with the process and submit Relevant Representations. The Examining Authority (managed by the Planning Inspectorate) establishes procedural arrangements for the examination.

Stage 4: Examination

The examination is subject to a statutory maximum period of six months. The Examining Authority considers written submissions, representations and hearing evidence.

Stage 5: Recommendation

The Examining Authority prepares its recommendation report for the Secretary of State.

Stage 6: Decision

The Secretary of State determines whether development consent should be granted or refused.

Stage 7: Post-Decision

A statutory challenge period follows the decision. Where consent is granted, the focus moves to implementation, discharge of requirements and compliance monitoring.

4 The Council’s Role During the Pre-Application Phase

The pre-application stage represents the principal opportunity for the Council to influence the design, assessment and mitigation of a Nationally Significant Infrastructure Project before an application is submitted to the Secretary of State. Although the Council is not the decision-maker for NSIP applications, if the NSIP is within the Council's administrative boundary, it is what is termed a 'host authority', and

has a significant statutory and advisory role in ensuring that local impacts are properly understood and addressed.

As a statutory consultee under the Planning Act 2008, the Council engages with the applicant throughout scheme development, providing advice on local planning, environmental and community matters. This includes identifying potential impacts, highlighting relevant local policy considerations and providing local evidence to inform the preparation of the application and accompanying environmental assessments.

A key focus of the Council's involvement is to secure appropriate mitigation for any adverse impacts arising from the proposed development. This may include seeking amendments to the scheme design, improvements to construction management arrangements, enhanced environmental protection measures, highway improvements, landscaping, community infrastructure, or other measures necessary to address local concerns.

The Council also works closely with the applicant and other stakeholders to identify areas of agreement and disagreement through the development of Statements of Common Ground. Early engagement can help resolve technical matters before an application is submitted, reducing the number of issues requiring detailed examination.

Throughout the pre-application process, the Council coordinates input from specialist officers and external advisors where necessary. This enables the authority to present a robust and evidence-based position on the emerging proposals. The Council will work closely with the County Council to ensure that all environmental topics are addressed by the appropriate authority.

Importantly, the Council's role during pre-application is not limited to facilitating development. The authority may identify significant concerns, request further evidence, seek additional mitigation or, where justified by the evidence, maintain objections to aspects of a proposal. The objective is to ensure that local interests are properly represented and that the impacts of the development are avoided, reduced or compensated for wherever possible.

5 The Council’s Role During Examination

The Council participates throughout the examination process as a local authority, consultee and Interested Party. The Council's role is to ensure that the impacts of proposed development on the borough, local communities and the environment are fully understood, properly assessed and appropriately mitigated.

Relevant Representations

Relevant Representations provide the formal mechanism through which the Council becomes an Interested Party and identifies the principal issues it wishes the examination to consider. They establish the key themes that may subsequently be developed through the Council's more detailed submissions.

Written Representations

Written Representations provide detailed evidence and analysis on the Council's position and can include the Council's position – i.e. whether it supports or objects to the proposed development. They commonly address planning policy, transport, landscape, heritage, ecology, environmental impacts, flood risk and the adequacy of mitigation measures.

Local Impact Reports

The Local Impact Report is one of the most significant documents submitted by a local authority during an examination. It provides an objective technical assessment of the likely effects of the proposal upon the authority's area and informs the Examining Authority's understanding of local impacts.

Statements of Common Ground and Hearings

The Council may participate in written questions, issue-specific hearings, compulsory acquisition hearings and open floor hearings. It also prepares Statements of Common Ground with applicants identifying matters which are agreed and those which remain outstanding.

6 The Council's Ability to Object Whilst Engaging Constructively

A common misconception is that a local authority must either support or oppose a proposal. In practice, the Council may maintain an objection to an application whilst continuing to engage constructively with the applicant and the examination process.

The Council's primary responsibility is to ensure that local impacts are fully assessed and that robust mitigation measures are secured. The Council may therefore:

- Maintain objections where concerns remain unresolved.
- Continue technical discussions with applicants.
- Negotiate mitigation measures and amendments.
- Agree (or disagree) matters through Statements of Common Ground.
- Advocate for additional protections and requirements.

Such engagement should not be interpreted as support for a proposal. Rather, it reflects the Council's responsibility to secure the best possible outcome for residents, businesses and communities should consent ultimately be granted.

The Council is not required to adopt a formal position on an NSIP at the pre-application stage. Generally, the Council will focus on engaging constructively with the applicant at this stage, identifying local impacts and seeking appropriate mitigation. Notwithstanding, the Council could choose to express an opinion on a project, including whether it supports or objects to the principle of development.

A formal position is generally most appropriately determined once the application has been accepted for examination and sufficient technical assessment has been

undertaken by officers, enabling Members to reach an evidence-based conclusion on the likely impacts of the proposal.

In practice, this is often undertaken prior to, or alongside, submission of the Council's Local Impact Report, when the Council has had the opportunity to review the application documentation, consider consultation responses, and assess the effectiveness of proposed mitigation measures. As stated above, the Written Representation often includes the Council's position.

The Council's position may subsequently evolve during the examination process as additional information is provided and outstanding matters are resolved through Statements of Common Ground and other examination procedures. The Local Impact Report itself should remain an objective technical assessment of the likely local impacts of the proposed development and should not be regarded as an objection document.

7 A Strategic Approach for Norfolk

The scale and cumulative impact of existing and emerging energy infrastructure proposals across Norfolk raises wider strategic issues which extend beyond consideration of individual Development Consent Order applications. These include the cumulative impact on communities, landscape, productive agricultural land and the natural environment, together with the extent to which host communities derive identifiable benefits from nationally significant infrastructure.

Given that individual projects are considered within a nationally established policy framework, there is merit in Norfolk authorities working collectively to ensure that the cumulative impact of infrastructure is properly recognised and that local communities have an effective voice in decisions affecting their areas.

It is therefore proposed that the Council works with other Norfolk local authorities to make representations to Government seeking a more strategic and locally accountable approach to the planning and distribution of energy infrastructure. This should include consideration of how areas hosting nationally important infrastructure are appropriately recognised through investment, environmental protection and tangible benefits for affected communities.

In relation to individual proposals affecting West Norfolk, the Council will continue to engage constructively through the DCO process, while retaining the ability to object where evidence demonstrates unacceptable local impacts or where appropriate mitigation cannot be secured.

8 Implications for the Council

The number of nationally significant infrastructure projects affecting Norfolk and the wider region has increased significantly in recent years, particularly in relation to renewable energy generation, electricity transmission and associated energy infrastructure. This trend is expected to continue.

Participation in NSIP examinations requires substantial officer involvement across several disciplines, including:

- Planning.
- Environmental Health.
- Ecology.
- Conservation.
- Landscape.

Many projects also require the Council to commission specialist technical advice and legal support to ensure that proposals are fully assessed and that robust mitigation is secured where necessary. Under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 an Environmental Statement must be prepared by a ‘competent expert’. Similarly, the Council may wish to engage a subject matter expert to review the document. Participation can therefore create additional financial and staffing pressures. However, failure to engage effectively may reduce the Council's ability to influence scheme design, secure mitigation and protect local interests.

The Council's continued ability to respond effectively to nationally significant infrastructure proposals will therefore depend upon maintaining sufficient officer capacity and access to specialist technical expertise.

8 Financial Implications

While no direct financial commitment is sought through this report, participation in NSIP examinations can require officer resources, external consultancy support and legal advice. Resource requirements will continue to be assessed on a project-by-project basis and brought forward through the Council's normal budgetary processes where necessary.

9 Risk Management Implications

Failure to engage effectively in the NSIP process may reduce the Council's ability to influence outcomes, identify impacts, secure mitigation measures and protect the interests of local communities. Early and effective participation assists in mitigating these risks.

10 Conclusion

The NSIP regime provides a nationally led consenting framework for major infrastructure projects. Whilst decisions are made by the relevant Secretary of State, local authorities play a crucial role in assessing local impacts, representing communities, securing mitigation and informing the examination process. Effective engagement throughout the DCO process is essential if the Council is to influence outcomes and protect the interests of residents, businesses and stakeholders within the borough.

Nationally Significant Infrastructure Projects (NSIPs)

Overview of the Development Consent Order Regime in England

Borough Council of
King's Lynn &
West Norfolk

What are NSIPs

- Large-scale infrastructure developments of national importance. Sectors include energy, transport, water, wastewater and waste. Determined nationally through the **Planning Act 2008 regime**. Consent is granted via a Development Consent Order (DCO).

Why the NSIP Regime Exists

- Single consenting process
- Greater certainty and fixed timetables
- Delivery of nationally important infrastructure
- Ability to include compulsory acquisition and other powers within a Development Consent Order (DCO)

Who Decides a DCO application

- Applications are examined by the **Planning Inspectorate**, which makes a recommendation to the relevant Secretary of State. The final decision is made by the Secretary of State responsible for the infrastructure sector involved (for example, energy projects are generally determined by the Secretary of State for Energy Security and Net Zero)

The DCO Process

- 1. Pre-application
- 2. Acceptance
- 3. Pre-examination
- 4. Examination (up to 6 months)
- 5. Recommendation
- 6. Secretary of State Decision
- 7. Post-decision / challenge period

Borough Council of
King's Lynn &
West Norfolk

What Can a DCO Include

- Grant development consent for the project
- Authorise compulsory acquisition of land or rights
- Include powers to stop up highways, divert public rights of way, and undertake associated works
- Incorporate various consents and approvals that would otherwise need to be obtained separately
- Has the force of law as a statutory instrument

Rochdale Envelope Principle

A planning and Environmental Impact Assessment (EIA) concept that allows a developer to seek consent for a project where some details are not yet fixed, provided that the application defines the maximum and minimum parameters within which the development can be built. The environmental effects of the entire range of possibilities must then be assessed before consent is granted.

Role of Local Authorities

- Statutory Consultee – as Host Authority or Adjoining Authority
- Participation in Pre-Application Process
- Relevant Representation
- Local Impact Report
- Written Representation
- Negotiation of requirements and obligations
- Examination participation
- Monitoring and discharge of requirements

Borough Council of
King's Lynn &
West Norfolk

Focus for Local Planning Authorities

- Early engagement to influence design, assessment and mitigation
- Allocate resources for examinations
- Coordinate technical responses
- Monitor Statements of Common Ground
- Focus on local impacts

Borough Council of
King's Lynn &
West Norfolk

Able to Object Whilst Engaging Constructively

- The Council may maintain an objection whilst continuing to engage constructively
- Can advocate for additional protections and requirements
- Seeking to secure best possible outcome should DCO be granted

Currently Proposed Schemes in our Borough or directly affecting our Borough

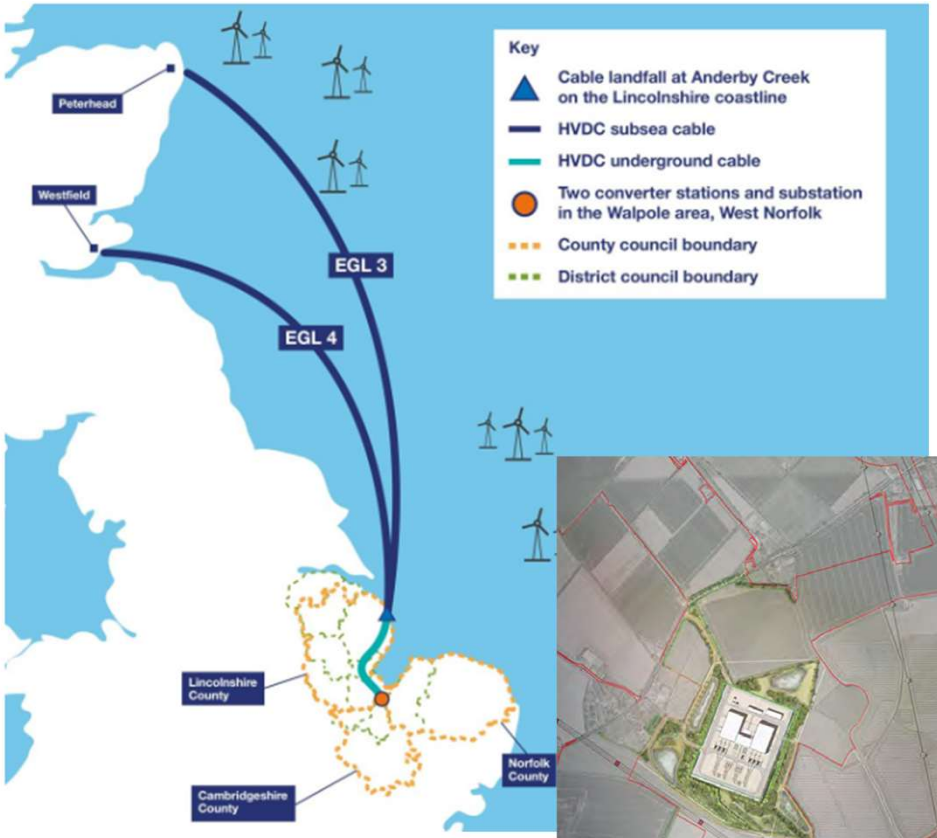
- The Droves Solar Farm
- National Grid – Eastern Gren Link 3 and Eastern Green Link 4
- National Grid – Grimsby to Walpole
- Anglian Water – Fens Reservoir
- Redmere Wind Farm
- Longmarsh Solar Farm and Data Centre
- Medworth Energy from Waste

The Droves Solar Farm- Recommendation



Borough Council of King's Lynn & West Norfolk

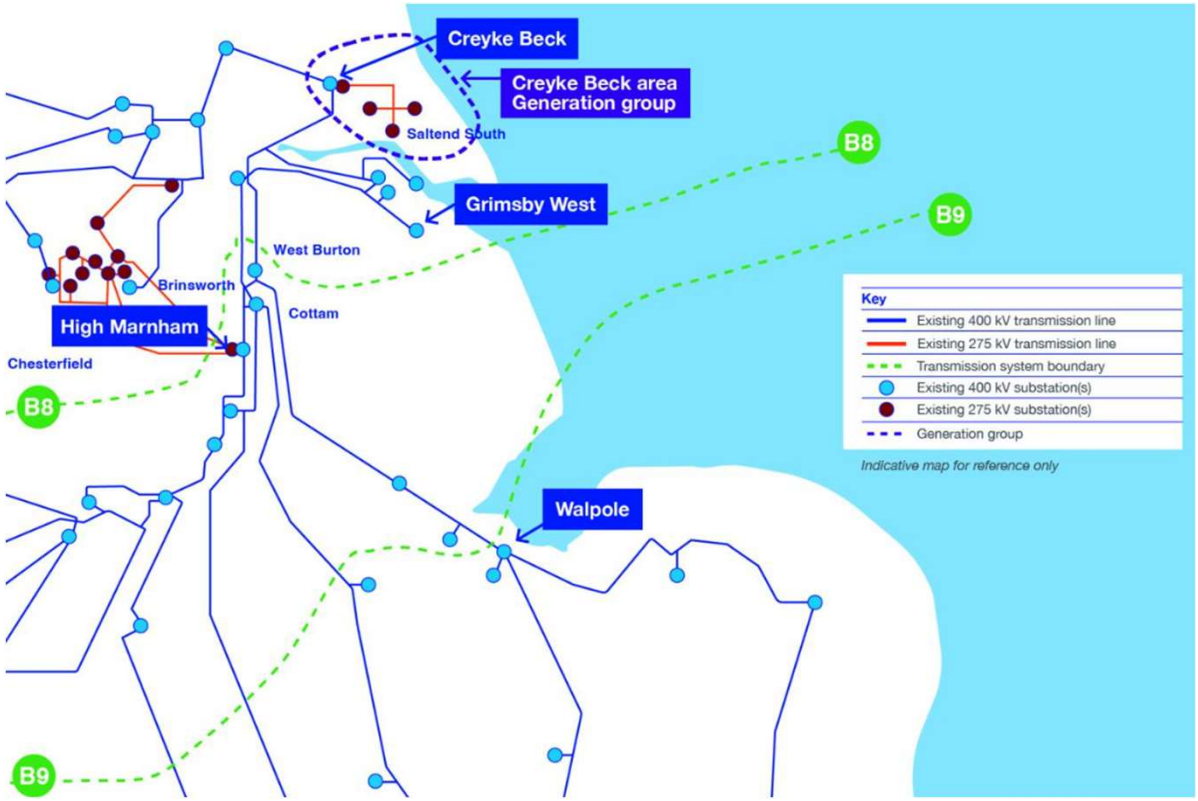
National Grid EGL 3 & 4 – Submission





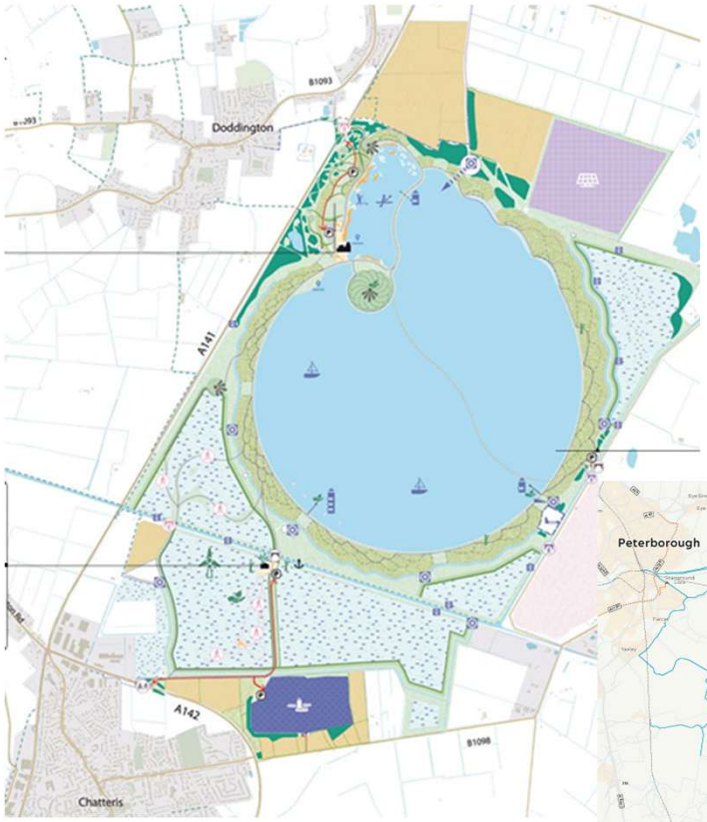
Borough Council of
King's Lynn &
West Norfolk

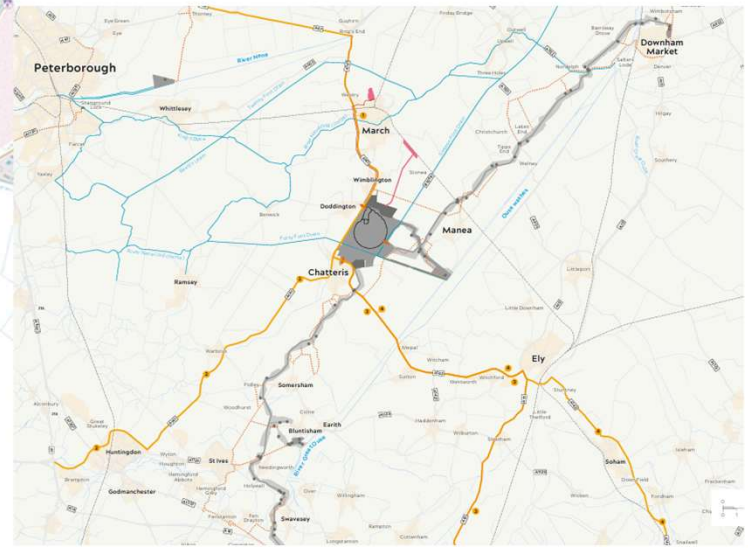
National Grid Grimsby to Walpole – Pre-application



Borough Council of King's Lynn & West Norfolk

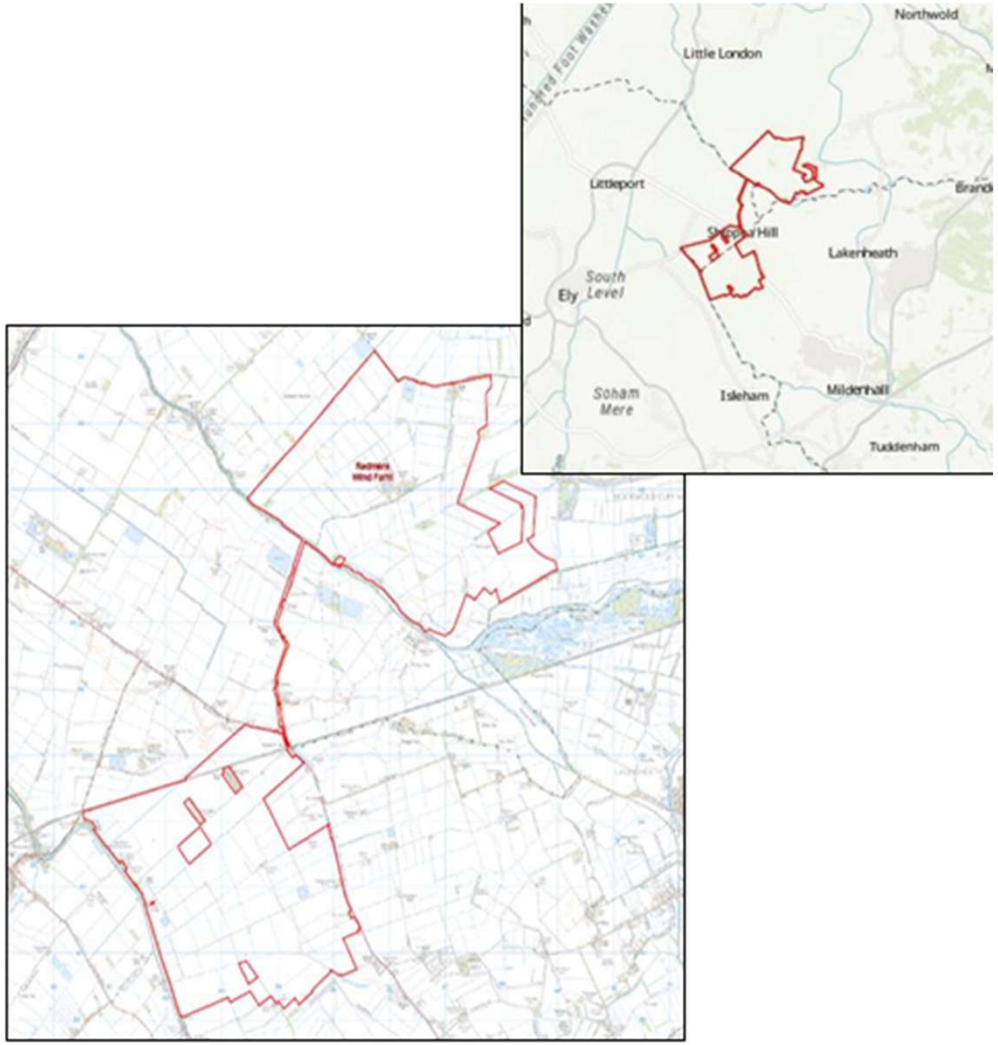
AWA Fens Reservoir – Pre-application





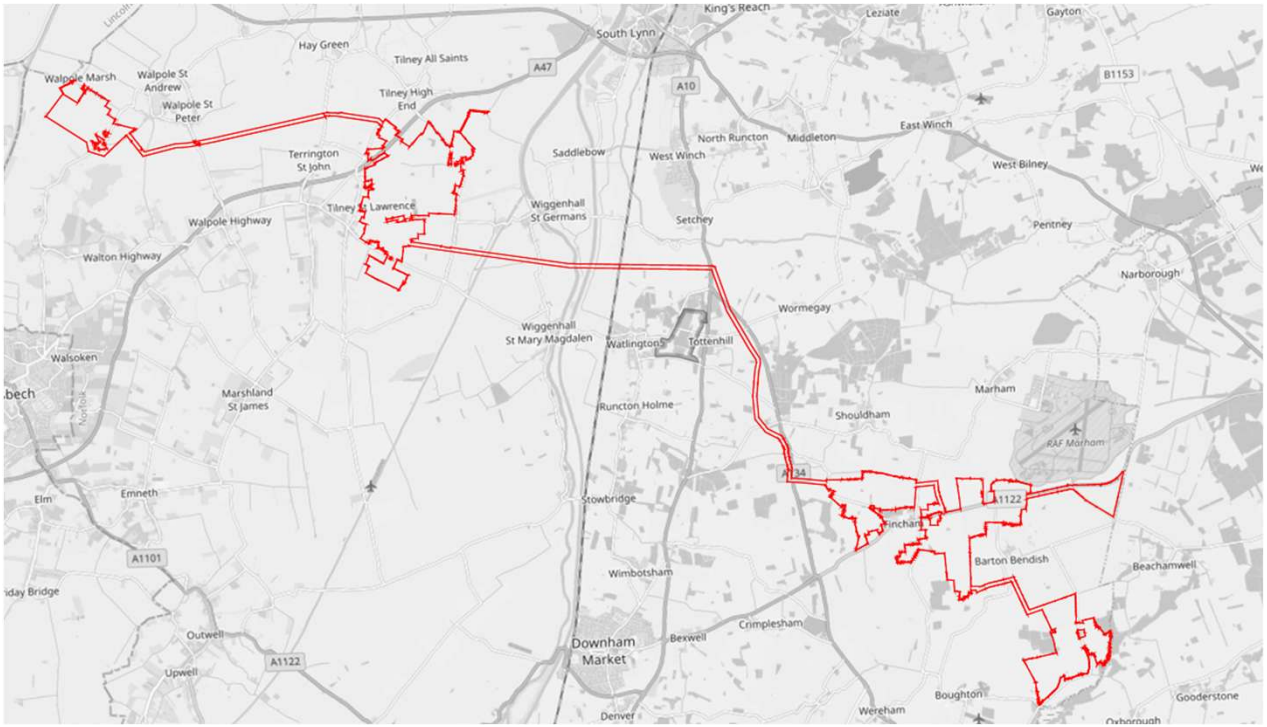
Borough Council of King's Lynn & West Norfolk

Redmere Wind Farm - Scoping



Borough Council of
King's Lynn &
West Norfolk

Longmarsh Solar and Data Centre - Scoping



Borough Council of King's Lynn & West Norfolk

Medworth Energy from Waste – Post-consent



Borough Council of
King's Lynn &
West Norfolk