

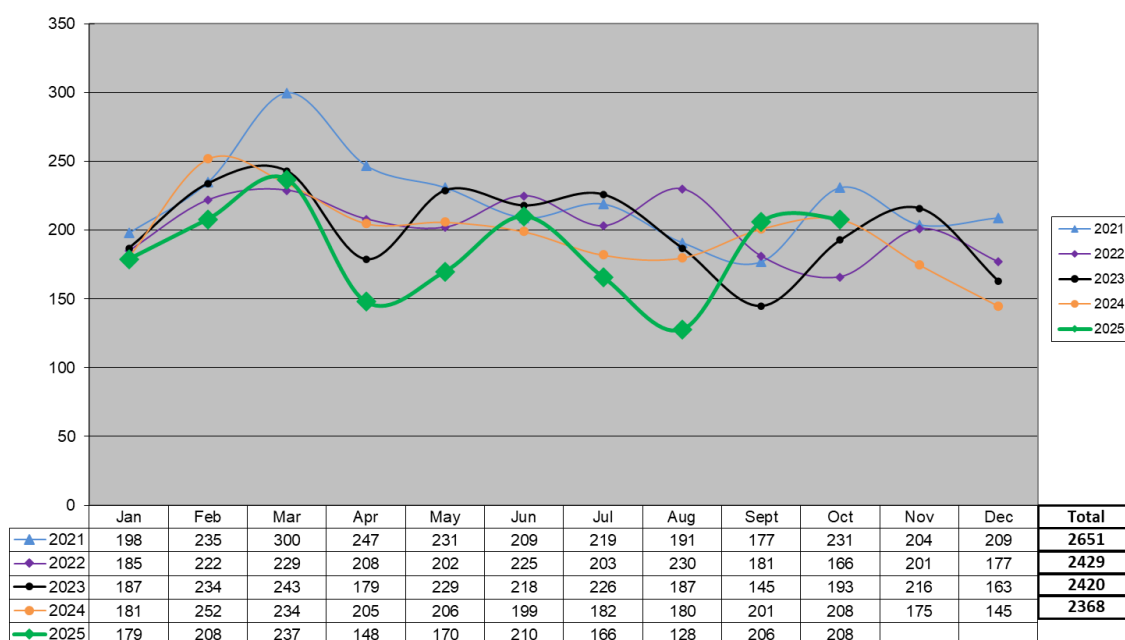
CABINET MEMBERS REPORT TO COUNCIL
27 November 2025

COUNCILLOR JIM MORIARTY - CABINET MEMBER FOR PLANNING & LICENSING

Planning and Discharge of Conditions applications received

Application numbers at the end of October are down compared to same period last year, -188 applications.

Planning and discharge of condition applications received



Major and Minor dwelling applications and householder applications received comparison

	1/11/22 - 31/10/23	1/11/23 - 31/10/24	1/11/24 - 31/10/25
No. of Major dwelling applications rec'd	18	17	29
No. of Minor dwelling applications rec'd	283	234	286
No. of Householder applications rec'd	644	617	555
Total	945	868	870

*Minor dwelling applications = up to 10 units *Major dwelling applications = over 10 units

2025 performance for determining planning applications 1/1/25 – 31/10/25

	National target	Performance
Major	60%	88%
Non – Major	70%	94%

Appeal Performance – appeal decisions made by The Planning Inspectorate between 1/11/24 – 31/10/25. This measure is different to the ‘quality of decision’ measure.

	Officer delegated		Committee overturns		Total	
	Dismissed	Allowed	Dismissed	Allowed	Dismissed	Allowed
Appeals						
Planning	42	11	5	4	47	15
	79%	21%	56%	44%	76%	24%
Enforcement	6	1				
	86%	14%				

Quality of decisions

This measure calculates the percentage of the total number of decisions made by the Local Planning Authority on applications that are then overturned at Appeal.

The Assessment period for this measure is two years up to and including the most recent quarter plus 9 months. Therefore, performance at the end of October 2025 is calculated as follows:

Planning applications determined by the Local Planning Authority between 01/2/2023 to 31/1/2024 (not the date the Local Planning Authority receives the appeal decision from the Inspectorate) plus 9 months to allow appeals to be determined by the Planning Inspectorate = 31/10/2025.

The threshold for designation for both Major and Non-Major is 10% - this is the figure that should not be exceeded, otherwise there is a risk of the Authority being designated by the Ministry of Housing, Communities and Local Government (MHCLG).

MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned
101	3	2.97%

NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned
2819	26	0.92%

Revenue income for financial year 2025/26 (Planning and Discharge income)

Figures are based on a full year projected income budget of £1,218,500.

Projected	Actual	Variance with projected
April 25 – October 25	April 25 – October 25	
£710,792	£851,329	+£140,537

Development Management (DM) staff update

Interviews for the two vacant Graduate Planner post have taken place and the final stages of the recruitment process is almost complete. Recruitment to the two posts will bring the DM service back up to full strength.

Community Infrastructure Levy (CIL)

This has been a very busy time for the CIL Team. Following the adoption of the new CIL Spending Strategy and Policy document in September, there has been a complete refresh of webpages, a new CIL Infrastructure Funding application process and the introduction of Parish Infrastructure Investment Plans (PIIP).

In this period, the CIL Team have also 'gone live' with Exacom – public access to developer contributions including details of Parish and CIL Project funding.

To help understanding of all changes and new information, Councillors and Parish Clerks were invited to attend briefing sessions at the start of November, with a recording and guidance notes sent to all afterwards. The briefing sessions presented by the Senior CIL Officer demonstrated how to view online CIL data, help Parish/Wards to conduct an infrastructure audit and provided an overview of the Spending Strategy including the new application process.

The next round of CIL Funding Applications will open on 01 March 2026 at 8am and close on 01 May 2026 at 5pm.

Housing completions 2026/27

Quarter	No. of completions
Q1 – Apr – June	78
Q2 – Jul – Sept	228
Running total	306

Local Plan

The Borough Council's Local Plan 2021-2040 (adopted March 2025) is now supported by a suite of useful documents. These include an [interactive policies map](#) and an [interactive version of the whole plan](#). In addition, there are a number of explanatory notes on specific topic-based policies aimed at aiding the application of policies in practice. These can viewed via the following link: [Local Plan 2021-2040 \(adopted March 2025\) | Local Plan 2021-2040 \(adopted March 2025\) | Borough Council of King's Lynn & West Norfolk](#).

The latest note covers Policy LP27 Habitats Regulation Assessment (HRA). Policy LP27 includes a specific requirement for the Borough Council to produce an Air Quality Management Strategy in relation to the potential impacts from traffic along the A149, for both Roydon Common and Dersingham Bog. After investigating the issues further with Natural England, it was agreed that a separate Air Quality Management Strategy will no longer be necessary to address such issues. This is because Roydon Common is not considered to be significantly impacted and the impact upon Dersingham Bog is minimal and decreasing.

As the Borough Council is no longer producing an Air Quality Management Strategy, this will materially impact part of Policy LP27. Therefore, the Borough Council took the decision on whether to produce a Strategy or not through its Member Delegation process. This decision was taken on 28 October 2025. The Borough Council will, however, readdress this issue in a future Local Plan through its evidence base.

Future Local Plan

Whilst the details of the new planning, and plan-making, system are still to be published by Government (anticipated before the end of the year) the Planning Policy Team have commenced preparation in line with the latest advice from [MHCLG](#). This work has included reviewing development boundaries of all the settlements within the Borough; a review of the settlement hierarchy; a constraints, capacity and opportunities study for each settlement; early scoping work for the sustainability appraisal (including strategic environmental assessment); and potential growth options based on the new local housing need of indicatively 989 new homes per year.

The evidence base requires significantly updating and preparation work towards a new Local Housing Need Assessment (LHNA), playing pitch strategy, and a new Strategic Flood Risk Assessment (SFRA) including a water cycle study and review of the approach to coastal change management areas are underway (with relevant teams in the Borough Council and consultees).

In addition, work towards launching a call for sites consultation (anticipated early in the new year) is also in train. This will offer the ability to submit sites digitally with promoters drawing the site through our online platform and is likely to take place alongside a formal launch of the new Local Plan.

To aid productivity, especially with all the work to be completed, the likely 30-month timescale for local plans in the new system, and the resources challenge, the opportunity to utilise AI (as advocated by the Government and many local planning authorities) is being explored with likely uses to include summarising of consultation responses, and initial site assessments. These are tasks that [Cambridge](#) and [Cornwall](#), respectively, have previously completed.

The above will be presented to the Local Plan Task Group once the new planning system has been announced/is in place. This will also be integral to future consultations.

Neighbourhood Planning Update

As of 11th November 2025, there are 24 “made” (adopted) neighbourhood plans in place, covering 27 parishes. This includes, most recently, the Marshland St James Neighbourhood Development Plan 2022-2038 and Syderstone Neighbourhood Plan 2022-2038. These were passed at referendum on 2nd and 30th October 2025, and subsequently “made” on 8th October and 10th November 2025, respectively.

Three further neighbourhood plans are expected to come forward to be “made”/ adopted during the 2025-2026 financial year. Details are set out below:

Neighbourhood plans that have reached submission stage (Regulation 15) and are anticipated to be “made” (adopted) by March 2026

	Current position
The Walpoles Neighbourhood Plan 2022 – 2036	Examiner’s Report issued 28 August 2025 . Due to go to referendum, 13 November 2025 ; anticipated to be “made” during November 2025
Docking Neighbourhood Plan 2023-2039	Submitted by Docking Parish Council for independent examination, 14 August 2025 . “Regulation 16” consultation, 29 September – 10 November 2025; examination November 2025 – early-2026; referendum/ adoption by spring 2026
Walpole Cross Keys Neighbourhood Plan Review 2022-2038	Re-submitted by Walpole Cross Keys Parish Council for independent examination, 26 August 2025 . “Regulation 16” consultation, 29 September – 10 November 2025; examination November 2025 – early-2026; referendum/ adoption by spring 2026

Other Emerging Neighbourhood Plans

	Current position
Ingoldisthorpe	Various draft evidence documents under preparation (e.g. Design Codes, Housing Needs Assessment) prepared, 2024-2025; anticipated Regulation 14 consultation winter 2025/2026
Pentney	1 st draft Plan (Regulation 14) consultation March-May 2023, following which Plan has been significantly amended (e.g. due to adoption of Local Plan 2021-2040).

	New Regulation 14 consultation anticipated late 2025/ early 2026; submission by spring 2026
Shouldham	Preliminary 1 st draft Plan and draft Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Report under consultation with Environment Agency/ Historic England/ Natural England, September – October 2025. Regulation 14 consultation anticipated late 2025/ early 2026; submission by spring 2026
In addition, several other Parishes are designated Neighbourhood Areas, but progress with plan-making is unknown, or at an early stage	Burnham Overy; Dersingham; Great Massingham; Outwell; Tilney St Lawrence; West Dereham

Overall, it is anticipated that 5 Neighbourhood Plans are expected to come forward to referendum during the current (2025-2026) financial year. Up to 3 Plans may then come forward during 2026-2027.

This is despite essential financial support for developing Neighbourhood Plans, previously provided by Locality, having now been withdrawn (reported to the Council on 31 July 2025). This change may impact the ability of some communities to progress their planning work, and alternative support mechanisms may need to be considered moving forward. However, in the short-term Neighbourhood Planning remains popular, but it remains to see the impact of the withdrawal of Locality funding upon future Neighbourhood Plan preparation and/ or reviews in the medium/ longer term.

Licensing

- Legislation requires we review our Licensing Act Policy this year and have a new one in place by Jan 2026 – consultation ended on 31st August. E+C was 7th October, Cabinet was 11th November and next for approval by Full Council.
- The Tobacco and Vapes Bill is still at committee stage in the House of Lords, and is said to require any premises selling tobacco, vapes and associated products to have a premises licence, and any person a personal licence. <https://bills.parliament.uk/bills/3879> To be administered by Local Authorities and enforced by Trading Standards (this may change). This will have a big impact on workload if it is implemented as per the bill. Government currently requesting evidence to support legislation.
- We are undertaking the second round of inspections at all Gambling premises licensed within the borough –inspecting twice each year. Premises includes - Adult Gaming Centres, Betting shops, Family Entertainment Centres, Bingo

Premises and Gaming Machines in Pubs. New 'Admiral Casino' Bingo premises has opening in KLTC.

- Two large scale events within our Borough happened in August. Houghton 7-10th August and Sandringham 14-17th August. Licensing have received one complaint directly re Houghton, distress from a horse in a nearby field. Sandringham de-brief through the West Norfolk Safety Advisory Group was on 28th October 2025. We are currently examining comments on social media and intend to meet with the Sandringham event organisers shortly.
- The Government has been seeking views and evidence to 'develop a modern, proportionate and enabling licensing system under the Licensing Act 2003'. Consultation/call for evidence ran from 8 October 2025 to 6 November 2025.