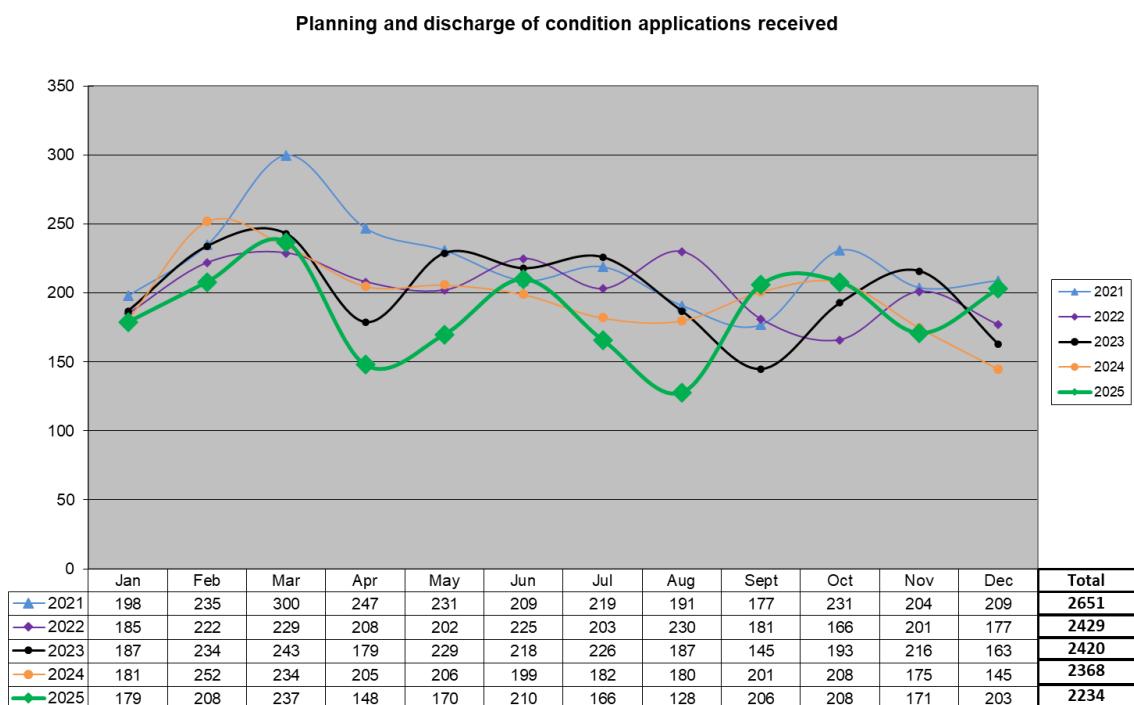


CABINET MEMBERS REPORT TO COUNCIL
29 January 2026

COUNCILLOR JIM MORIARTY - CABINET MEMBER FOR PLANNING & LICENSING

Planning and Discharge of Conditions applications received

Application numbers at the end of December are down compared to same period last year, -134 applications.



Major and Minor dwelling applications and householder applications received comparison

	1/1/23 – 31/12/23	1/1/24 – 31/12/24	1/1/24 – 31/12/25
No. of Major dwelling applications rec'd	18	22	27
No. of Minor dwelling applications rec'd	264	239	301
No. of Householder applications rec'd	616	616	553
Total	898	877	881

*Minor dwelling applications = up to 10 units

*Major dwelling applications = over 10 units

2025 performance for determining planning applications 1/1/25 – 31/12/25

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

Appeal Performance – appeal decisions made by The Planning Inspectorate between 1/1/25 – 31/12/25. This measure is different to the ‘quality of decision’ measure.

	Officer delegated		Committee overturns		Total	
	Dismissed	Allowed	Dismissed	Allowed	Dismissed	Allowed
Appeals						
Planning	37	11	6	5	43	16
	77%	23%	55%	45%	73%	27%
Enforcement	7	2				
	78%	22%				

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 December 2025 is calculated as follows:

Planning applications determined by the Local Planning Authority between 01/4/2023 to 31/3/2025 (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 = 31/12/2025.

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
111	3	2.70%

NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned
2743	21	0.77%

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 – December 25	April 25 – December 25	
£913,875	£1,141,051	+£227,176

Development Management (DM) staff update

New Graduate Planner started on 5th January 2026.

Adverts are currently out to recruit to the following vacant posts:

- Principal Planner
- Planner
- Graduate Planner – all have a closing date of 28th January 2026.

Community Infrastructure Levy (CIL)

CIL Funding Applications will open 01 March and close 01 May.

Officers have worked hard over the last few months to create processes and documents for the new adopted CIL Spending Strategy. The CIL Spending Panel attended a briefing on 12 January to review the new online application process.

You can view CIL funding details using our newly introduced publicly accessible software called Exacom - <https://pfm.exacom.co.uk/kingslynnwestnorfolk/>. This information can be viewed by anyone and will help Councillors to see how and where CIL is being spent.

Developer Contributions – Infrastructure Funding

Developer contributions is a collective term used to refer to S106 Planning Obligations, CIL or anything else that a developer must contribute as identified by Central Government.

Officers produce the Annual Infrastructure Funding Statement (IFS), a statutory report sent to MHCLG in December each year. This report provides information on the financial & non-financial developer contributions received for the provision of infrastructure in this Borough. This includes specific details of receipts, allocations, and expenditure between 1st April 2024 & 31st March 2025. A copy of the report has been published on our webpage:

https://www.west-norfolk.gov.uk/info/20252/developer_contributions/687/west_norfolk_annual_infrastructure_funding_statements_ifs.

Housing completions 2025/26

Quarter	No. of completions
Q1 – Apr - June	78
Q2 – Jul - Sept	228
Q3 – Oct - Dec	210
Running total	516

Local Plan and Planning Policy

New Documents

Before the Christmas break, we published a suite of documents. Some of which are required by law and additional ones to aid usability and understanding of our planning policies and what they are delivering:

- **Local Plan Housing Allocations StoryMap:** this enables users to view the progress of Local Plan housing allocations. This includes the number of new homes which have been delivered on each allocation. Users can scroll through each site based on Local Plan order or move around the map freely and locate the site they are after: [Local Plan Allocations](#)
- **Authority Monitoring Report (AMR):** Monitoring is a key aspect of the planning process of “plan, monitor and review”. It provides the crucial evidence base needed to assess the effectiveness and relevance of our current policies and ensures they deliver against local needs. An AMR is required to be published annually and the

latest version is available here: [Monitoring reports | Borough Council of King's Lynn & West Norfolk](#).

- **Interactive Monitoring Map:** This map shows the housing results of the Borough for the 2024/25 financial as (1st April 2024 to 31st March 2025).
- [Housing monitoring results for 24/25](#).
- **Brownfield Register:** This captures housing sites within the Borough which are classed as Brownfield and are allocated or have planning permission. Maintaining and updating this annually is a legal requirement and the latest version can be view via the following link [Brownfield register | Brownfield register | Borough Council of King's Lynn & West Norfolk](#).

New Local Plan-Making Guidance, Draft NPPF Consultation, & Next Local Plan

Also prior to the break Government (MHCLG) published guidance on new local plan-making system in line with the Levelling Up and Regeneration Act 2023. The regulations to bring this into force are anticipated early this year. The new system is radically different from the current one, with a stipulated 30 (+4) month timescale from start to finish. It involves 3 consultation stages, 3 gateways checks, and a final examination. Details are available via the following link: [Create or update a local plan using the new system - GOV.UK](#).

In addition to this MHCLG also published a new draft National Planning Policy Framework (NPPF) for consultation. This is the most substantial change since the NPPF was first published in 2012. It has been comprehensively restructured and provides national policies for both plan-making and decision-making. Details of the consultation can be found here: [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#).

Together these seek to introduce a new slimline system for plan-making with a clear focus being on policies and site allocations to meet the local housing need. With an overall vision with no more than 10 measurable outcomes. Policies for decision-making chiefly shift from the local plan to new national policies for decision-making.

The Local Plan Task Group will meet in February to discuss what these mean for the next local plan. Especially in terms of scope and the timescales. With a view to formally commencing the next local plan as soon as the regulations are in place. We will also discuss the NPPF consultation and providing a response.

Following on from last update I'm mentioned all the preparatory work taking place to support the next local plan and this is continuing. I also touched on a 'Call for Sites' consultation and I'm pleased to confirm that we will launch this late January / early February. This is a key early stage in preparation to understand what land and sites are available for a variety of development, including housing, across the Borough that may be considered as part of the next local plan. Details of this will follow and we'll be asking landowners, developers, agents and members of the local community to join and make a submission.

Neighbourhood Planning Update

As of January 2026, there are 25 "made" (adopted) Neighbourhood Plans in place, covering 27 parishes. This includes, most recently:

- Marshland St James Neighbourhood Development Plan 2022-2038 – passed at referendum on 2nd October and subsequently "made" on 8th October 2025;

- Syderstone Neighbourhood Plan 2022-2038 – passed at referendum on 30th October and subsequently “made” on 10th November 2025; and
- The Walpoles Neighbourhood Plan 2022 – 2036 – passed at referendum on 13th November and subsequently “made” on 1st December 2025.

Two further Neighbourhood Plans are expected to come forward to referendum during in the coming months. Details are set out below:

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

	Current position
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 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 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 during 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 spring 2026; submission summer/ autumn 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 spring 2026; submission summer/ autumn 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 2 further Neighbourhood Plans (Docking and Walpole Cross Keys) may come forward to referendum during the current (2025-2026) financial year. Otherwise, these will go to referendum during 2026-2027 (spring/ summer 2026), together with up to 3 further Neighbourhood Plans later during the financial year.

Despite financial support for developing Neighbourhood Plans, previously provided by Locality, having been withdrawn (reported to the Council on 31 July 2025), Neighbourhood Plans are continuing to come forward (at least for the time being). Withdrawal of Locality funding may impact the ability of some communities to progress their planning work, and alternative support mechanisms may need to be considered going forward. However, in the short-term Neighbourhood Planning remains popular, but the impact of withdrawal of Locality funding and/ or changes to the National Planning Policy Framework upon future Neighbourhood Plan preparation and / or reviews in the medium / longer term, remains to be seen.

Licensing

The New Licensing Act 2003 Policy became effective 14th Jan 2026. The Tobacco and Vapes Bill has moved to Report 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> Currently to be administered by Local Authorities and enforced by Trading Standards. Will have a big impact on workload if it is implemented as per the bill. Government currently requesting evidence to support legislation.

We have almost completed the second round of inspections at all Gambling premises licensed within the borough. Premises includes - Adult Gaming Centres, Betting shops, Family Entertainment Centres, Bingo Premises and Gaming Machines in Pubs.

You may wish to mention the meeting between Parishes and Sandringham Estate? Re Heritage Events.

Government has launched a consultation on a major overhaul of taxi and PHV licensing – ends 1 April 2026. Proposal to move taxi licensing regime from Local Authorities to Local Transport Authorities.

A Taxi Drivers licence was revoked by Members of the Licensing & Appeals Panel in December. No further information can be provided due to the confidential nature of information.

Licensing Enforcement officers carried out taxi stop checks with the Police on 9th December. Total of 12 licensed vehicles were stopped, largely compliant, couple of advisories on low type pressure and keeping vehicle clean.