

CABINET MEMBERS REPORT TO COUNCIL 29 July 2026

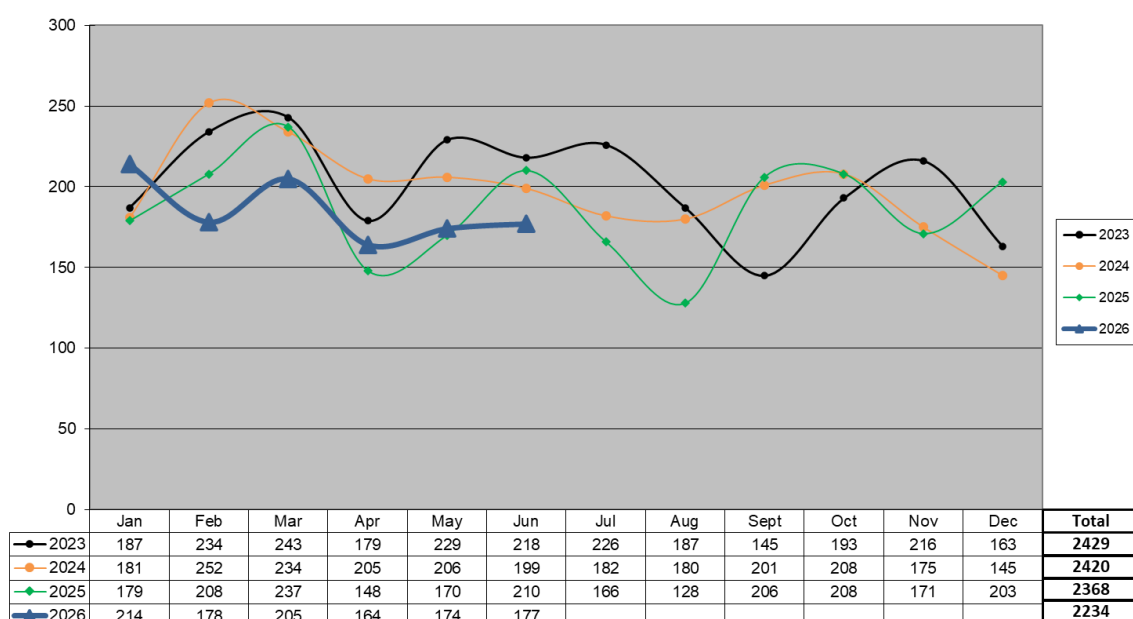
COUNCILLOR JIM MORIARTY - CABINET MEMBER FOR PLANNING & LICENSING

My thanks to officers for their work in helping prepare this report.

Planning and Discharge of Conditions applications received

Application numbers at the end of June are down slightly compared to the same period last year, 1112 applications, 40 fewer.

Planning and discharge of condition applications received



Major and Minor dwelling applications and householder applications received comparison

	1/7/23 – 30/6/24	1/7/24 – 30/6/25	1/7/25 – 30/6/26
No. of Major dwelling applications rec'd	16	27	31
No. of Minor dwelling applications rec'd	209	280	264
No. of Householder applications rec'd	590	597	531
Total	815	904	826

*Minor dwelling applications = up to 10 units

*Major dwelling applications = over 10 units

2025/26 performance for determining planning applications 1/7/25 – 30/6/26

	National target	Performance
Major	60%	94%
Non – Major	70%	93%

Appeal Performance – appeal decisions made by The Planning Inspectorate between 1/7/25 – 30/6/26. This measure is different to the ‘quality of decision’ measure.

	Officer delegated		Committee overturns		Total	
Appeals	Dismissed	Allowed	Dismissed	Allowed	Dismissed	Allowed
Planning	30	5	3	6	33	11
	86%	14%	33%	67%	75%	25%
Enforcement	5	2				
	71%	29%				

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 June 2026 is calculated as follows:

Planning applications determined by the Local Planning Authority between 01/10/2023 to 30/9/2025 (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 = 30/6/2026.

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
114	1	0.88%

NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned
2561	19	0.74%

Revenue income for financial year 2026/27 (Planning and Discharge income)

Figures are based on a full year projected income budget of £1,453,750.

Projected	Actual	Variance with projected
April 26 – June 2026	April 26 – June 2026	
£363,438	£485,709	+£122,272

Planning Enforcement Service Performance

KPI - 85% of new enforcement cases actioned within 12 weeks of receipt

2025		2026	
August	91.5%	January	91.2%
September	94.6%	February	87.0%
October	87.5%	March	100%
November	88.2%	April	97.9%
December	94.1%	May	91.8%
June	87.3%		

Set out below is a breakdown in relation to cases received and closed for the period 1/7/25 – 30/6/26 and the current 'live' cases.

- Number of cases received incl. high hedge 563
- Total number of cases closed 580
- Total number of current 'live' cases 322

Community Infrastructure Levy (CIL)

FY25/26 CIL Close of accounts

The close of accounts process has been completed and ratified by accountancy. All details relating to CIL income, allocation and spend is available to view using our online Developer Contributions software: [Exacom](#)

CIL Officers are now in the process of producing the Council's Annual Infrastructure Funding Statement (IFS) which will be sent to MHCLG and published on our webpage: [West Norfolk annual Infrastructure Funding Statements \(IFS\) | West Norfolk annual Infrastructure Funding Statements \(IFS\) | Borough Council of King's Lynn & West Norfolk](#)

CIL Income

FY25/26 Total Income received within the FY £4m:

Income received between:	
1 April 2025 - 30 September 2025	£2,133,881.84
1 October 2025 - 31 March 2026	£1,913,457.64
Annual Income Total: FY 25/26	£4,047,339.48

CIL Income is distributed as follows:

1. 5% - CIL Admin - Staff wages & on-costs, Legal & Court Costs, IT licences/upgrades and annual software maintenance
2. 15 or 25% - Neighbourhood CIL - Payments are made automatically to Parishes twice a year where development has commenced and payment has been received.
3. Remaining - Borough CIL - used to fund projects in the Borough

1. CIL Admin

In the financial year £202,784.08, the CIL administration funds, covered all staff costs and also allocated £66,702.77 toward the Local Plan Viability Study.

2. Neighbourhood (Parish) CIL Payments

To date over £2m has been paid directly to Parishes linked to CIL payments in their area, this table shows the payments made in the financial year:

Apr-25	£252,699.71	Total paid to Parishes to date £2,216,850.92
Oct-25	£372,424.42	
Total FY 25/26	£625,124.13	

3. Borough CIL - Used to fund Projects

CIL was adopted in 2017, with the 1st projects funded by CIL being allocated in 2021. The table below shows how the Borough CIL has been allocated and spent to date:

	<u>TOTALS</u>
Borough CIL Infrastructure (Project Funding) Received to date:	£11,211,133.18
Total Funds Allocated	£6,142,352.26
Spent	£4,242,073.21
Allocated - Not Spent	£1,900,279.26

CIL funding has been allocated to 294 Projects within the Borough, of which 257 have been completed. Full details of project funding in this FY will be included in the IFS and available to view using [Exacom](#)

CIL Funding Application Process 20% Community Projects - Completed

The first round of CIL funding has been completed under the revised CIL Spending Strategy relating to funding applications for community projects between £10k and £100k.

On Monday 22 June the CIL Spending Panel allocated a total of **£759,875.26** CIL funding to the following projects:

Ref FY 26_1	Project Title/Name	Name of the Organisation requesting CIL Funding	PARISH	ALLOCATED BY PANEL
1	Brancaster Staithe Hard works: increase access (and accessibility) capacity to the water	Brancaster Parish Council	BRANCASTER	£19,983.73
2	The Burnhams Tennis Club re-surfacing Project, Station Road Burnham Market PE31 8HA	The Burnhams Tennis Club	BURNHAM MARKET	£31,690.40
3	Denver Play Area Redevelopment	Denver Playing Field Association	DENVER	£15,478.30

4	Dersingham Sports Pavilion Refurbishment	Dersingham Parish Council	DERSINGHAM	£99,881.87
5	Tapping House Carpark Resurface	Tapping House	HILLINGTON	£86,000.00
6	142 Norfolk Street Solar	RSPCA Norfolk West Branch CIO	KINGS LYNN	£11,000.00
7	14th Kings Lynn scout hut refurbishment	14th Kings Lynn (Woottons) Scout Group	North Wootton	£74,136.00
8	Marham Bowls Sports & Social Club	Marham Bowls Sports & Social Club	MARHAM	£98,678.00
9	Accessible car park surface upgrade	Marshland St James Parish Council	MARSHLAND ST JAMES	£27,010.00
10	Accessible Disabled Toilet/Wet Room for North Wootton Pre-school	North Wootton Pre-school	NORTH WOOTTON	£22,000.00
11	Stow Bridge Footway Extension	Stow Bardolph Parish Council	STOW BARDOLPH	£17,000.00
12	Renovations to inside and out	Barroway Drove Village Hall	STOW BARDOLPH	£13,625.96
13	Upwell Village Hall refurbishment.	Upwell Parish Council	UPWELL	£32,000.00
14	Upwell Cemetery road repair and new pathway	Upwell Parish Council	UPWELL	£10,000.00
15	THVH&PF New warm flat roof, replacement of substandard flat roof.	Three Holes Village Hall and Playing Field, Regd Charity 304483	UPWELL	£31,904.00
16	West Walton Play Area Redevelopment	West Walton Parish Council	WEST WALTON	£32,973.00
17	West Winch Village Hall - Roof	West Winch Parish Council	WEST WINCH	£36,514.00
18	Enhancing Digital Access and Skills Through Shared ICT Provision	West Winch Primary School	WEST WINCH	£100,000.00
			TOTAL ALLOCATED	£759,875.26

The allocation of CIL has allowed projects with a Net total cost of £1.2M to be taken forward by community groups to support new development and has also levered in £480K match funding.

Strategic CIL Funding 80% Council Projects- In progress

There is £4.25M CIL Funding available to be allocated to Corporate Strategic Projects.

Infrastructure projects were selected based on the revised spending strategy, with input from members, finance and lead project officers. Projects were reviewed by the CIL Spending Panel on 18 May and funding recommendations were made. The proposed projects have been reviewed by R&D with further recommendations for Cabinet. Based on the outcome from CIL Panel and R&D these are the projects that will be considered by Cabinet on the 23 July:

- Hunstanton Coastal Defences Capital Works Project
- West Lynn Ferry - Infrastructure Improvements
- Redesign and refurbishment of Cliff Top public convenience facilities in Hunstanton.
- Technical Training Infrastructure – King's Lynn South Fire Station

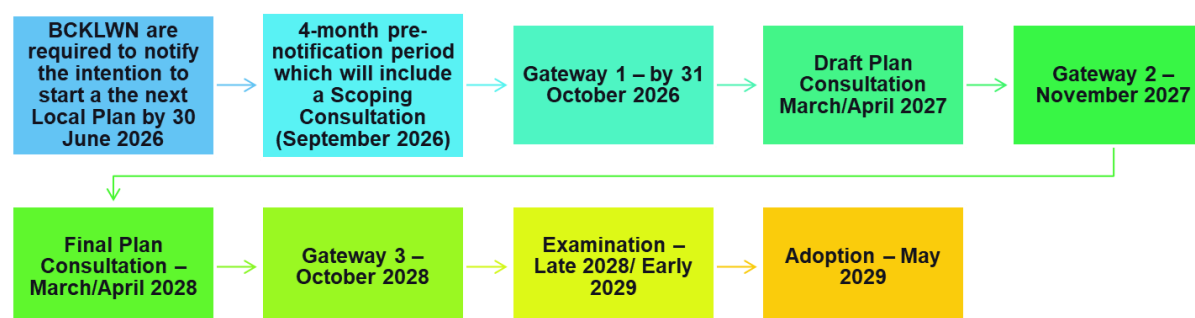
As this process involves allocating CIL to Corporate Strategic Projects, there has been greater scrutiny both by officers and members with some of the operational aspects being amended throughout the process. After funding has been formally allocated, following due process, officers will produce a 'mop up' with lessons learnt in liaison with the CIL Spending Panel, Officers and members. The calendar for the next round of funding will be set, after the process has been reviewed.

Local Plan and Planning Policy

Next Local Plan

The Borough Council has published its formal Notice of Intention (NoI) to commence the next Local Plan. Alongside this the initial Local Plan Timetable and some further supporting information has also been published. These can be viewed via the following link: [Next Local Plan 2026-2044 | Borough Council of King's Lynn & West Norfolk](#)

The new local plan system requires the Borough Council to complete the process within 34 months. A summary timetable for stages of the next Local Plan is provided below:



Work continues at pace to meet the new statutory timescales. This includes on the evidence base utilising external expert consultants and in-house expertise. We will shortly be analysing the 750+ sites received through the Call for Sites through the Housing & Economic Land Availability Assessment (HELAA) and then the SEA (Strategic Environmental Assessment) combined with Site Assessment (SA). To inform this will be comments from statutory consultees, officer site visits to each, and the use of emerging AI technology. To assist with Local Plan preparation the Borough Council is shortly to appoint a dedicated Local Plan Support Officer to compliment the Planning Policy Team.

The Governance Arrangements for ensuring the Borough Council meets the deadlines has been agreed. In addition, the Terms of Reference for the Local Plan Task Group have been updated.

Scoping Consultation

The next formal stage for the Borough Council to carry out, as part of our next Local Plan, is the Scoping Consultation (for a minimum of 21 days). This is proposed to take place in September. It is a new stage in the process, and it is designed to be relatively high-level and light touch. This is not asking for views on draft proposals, like most consultation exercises, but is an early-stage consultation aimed at asking those with an interest in the next Local Plan what they consider should be included within it, and how they would like to be engaged/kept up to date as preparation progresses.

Whilst it is of course not a blank sheet, as there are certain things we can do and cannot legally and policy wise do, comments will be considered and inform the content of and the engagement strategy going forward. Alongside this we will also publish an interactive map of the sites received through the Call for Sites process and allow people/bodies to comment on them. The Call for Sites will also be re-opened to provide another opportunity for sites to be submitted.

Consultation will also take place with the three main environmental statutory consultation bodies (Natural England, Historic England, Environment Agency) on our Strategic Environmental Assessment (SEA) Scoping Report.

The details of the Scoping Consultation will go before Cabinet on 23/07/2026 for agreement.

Neighbourhood Planning Update

As of July 2026, there are 25 “made” (adopted) Neighbourhood Plans in place, covering 28 parishes. This includes three Neighbourhood Plans (Marshland St James, Syderstone and The Walpoles) adopted during the 2025-26 financial year.

Two further Neighbourhood Plans are expected to come forward to referendum during autumn 2026. Changes to the “basic conditions”, the legal tests that Neighbourhood Plans are required to meet, have entailed the preparation of revised basic conditions statements for the two plans which (in turn) has required the examinations of each to be extended. The Walpole Cross Keys Neighbourhood Plan Review 2022-2038 examination concluded in June 2026; the Decision Statement was issued on 6 July 2026, allowing that Plan to proceed to referendum. Further details are set out below:

Neighbourhood plans that have reached submission stage (Regulation 15) and are expected to proceed to referendum during 2026-2027 financial year

	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 autumn 2025 – summer 2026; referendum/ adoption, autumn 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 – June 2026; Examiner’s Report published 9 June 2026; Decision Statement issued 6 July 2026; referendum anticipated September 2026
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Other Emerging Neighbourhood Plans

	Current position
Dersingham	Neighbourhood Area first designated October 2017. During 2025-2026 moves to prepare a Neighbourhood Plan have been revived (since autumn 2025). Possible Regulation 14 consultation by spring 2027.
Great Massingham	Neighbourhood Area first designated June 2021. During 2025-2026 moves to prepare a Neighbourhood Plan have been revived (since summer 2025). Possible Regulation 14 consultation by spring 2027.
Ingoldisthorpe	Various draft evidence documents under preparation (e.g. Design Codes, Housing Needs Assessment) prepared, 2024-2025; possible Regulation 14 consultation by spring 2027
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). Preliminary 1 st draft Plan and draft Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Report signed off February 2026, allowing plan to proceed to Regulation 14. New Regulation 14 consultation anticipated summer/ autumn 2026; submission late-2026/ early-2027.
Shouldham	Preliminary 1 st draft Plan and draft Strategic Environmental Assessment/ Habitat Regulations Assessment Screening Report signed off October 2025, allowing plan to proceed to Regulation 14. Regulation 14 consultation, 20 April – 1 June 2026; submission late summer/ early autumn 2026.
In addition, several other Parishes are designated Neighbourhood Areas, but progress with plan-making is unknown, or at an early stage	New Neighbourhood Plans: Burnham Overy; Outwell; Tilney St Lawrence; West Dereham Neighbourhood Plan reviews: Hunstanton; North Rington & West Winch

Overall, it is expected that the Docking Neighbourhood Plan and Walpole Cross Keys Neighbourhood Plan review will come forward to referendum during the 2026-2027 financial year. Other active emerging Neighbourhood Plans (Dersingham; Great Massingham;

Ingoldisthorpe; Pentney; Shouldham) may come forward to referendum during the 2027-2028 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 continue to come forward. 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 legislation and / or the National Planning Policy Framework (expected to come into place later during 2026) upon future Neighbourhood Plan preparation and / or reviews in the medium / longer term, remains to be seen.

LICENSING

The Tobacco and Vapes Bill received Royal Assent on 29 April 2026 and is now the Tobacco and Vapes Act 2026. This will introduce a “smoke-free generation” by banning tobacco sales to anyone born on or after 1 January 2009. It strengthens rules on vapes and nicotine products (including under 18 sales bans, proxy purchasing offences, and vending machine restrictions), introduces a comprehensive ban on advertising and sponsorship, and allows tighter controls on packaging, flavours and displays. It also creates a retail licensing scheme, and enables the expansion of smoke-free and vape-free public areas. Implementation is expected to begin in late 2026, with the main age of sale change expected to take effect from 1 January 2027.

- We have completed all inspections at all Gambling premises licensed within the borough. Premises includes - Adult Gaming Centres, Betting shops, Family Entertainment Centres & Bingo Premises. We are continuing to carry out a review of gaming machines within licensed Club premises.
- Government’s consultation on the proposal to move the taxi licensing regime from Local Authorities to Local Transport Authorities ran from 8 January to 1 April 2026. No update from Government at this time.
- Members of the Licensing Committee considered the variation of a premises licence application with objections from 2 BC Members. The premises licence was granted as applied for.
- The Government has announced a draft Taxi and Private Hire Vehicle (PHV) Bill in the King’s Speech, setting out the most significant overhaul of taxi and PHV legislation in more than a century. Ministers say the reforms will modernise an outdated and fragmented system, strengthen public safety, and ensure passengers receive consistent, reliable services wherever they travel in England.