

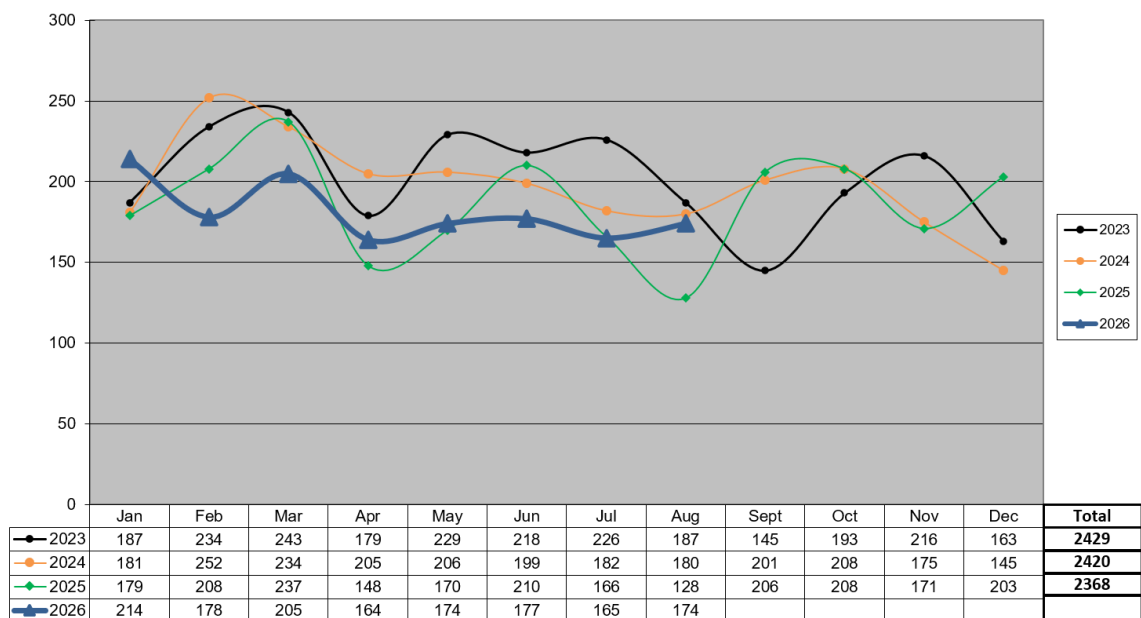
CABINET MEMBERS REPORT TO COUNCIL
24 September 2026

COUNCILLOR JIM MORIARTY - CABINET MEMBER FOR PLANNING & LICENSING

Planning and Discharge of Conditions applications received

Application numbers at the end of August are almost identical to the same period last year, 1451 applications.

Planning and discharge of condition applications received



Major and Minor dwelling applications and householder applications received comparison

	1/9/23 – 31/8/24	1/9/24 – 31/8/25	1/9/25 – 31/8/26
No. of Major dwelling applications rec'd	18	25	31
No. of Minor dwelling applications rec'd	217	266	268
No. of Householder applications rec'd	576	577	537
Total	811	868	836

*Minor dwelling applications = up to 10 units

*Major dwelling applications = over 10 units

2025/26 performance for determining planning applications 1/9/25 – 31/8/26

	National target	Performance
Major	60%	93%
Non – Major	70%	92%

Appeal Performance – appeal decisions made by The Planning Inspectorate between 1/9/25 – 31/8/26. This measure is different to the ‘quality of decision’ measure.

	Officer delegated		Committee overturns		Total	
Appeals	Dismissed	Allowed	Dismissed	Allowed	Dismissed	Allowed
Planning	31	6	3	5	34	11
	84%	16%	37.5%	62.5%	76%	24%
Enforcement	6	3				
	67%	33%				

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 August 2026 is calculated as follows:

Planning applications determined by the Local Planning Authority between 01/12/2023 to 30/11/2025 (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 = 31/8/2026.

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
115	1	0.87%

NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned
2558	20	0.78%

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 – August 2026	April 26 – August 2026	
£605,729	£814,369	+£208,640

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%	June	87.3%
		July	86.7%
		August	80.5%

Set out below is a breakdown in relation to cases received and closed for the period 1/9/25 – 31/8/26 and the current 'live' cases.

- Number of cases received incl. high hedge 577
- Total number of cases closed 557
- Total number of current 'live' cases 319

Next Local Plan

At the start of September, the Borough Council launched the first consultation on its New Local Plan. This is known as the Scoping Consultation. It is a new type of consultation and is intended to be high level and light touch. The focus is on how people/organisations/bodies would like to be engaged in the preparation of the Local Plan as it moves forward and what they think should be considered within the Local Plan (this takes the form of a short survey). It also offers an opportunity to comment on the sites we have received through the earlier call for sites and in addition further sites can be submitted for consideration.

The Scoping Consultation can be viewed via the following link, and there is a link on the Borough Council website homepage: [People, Opportunities, Places](#).

The consultation runs until the end of September and there is a series of in-person and online engagement events. These include a further Member Briefing, an online session for parish/town councils, and drop-in sessions at King's Lynn, Downham Market, Hunstanton, the College of West Anglia, the Food Bank, and on-line. Further details are available [here](#).

Feedback will be used to inform the engagement strategy and content of the Local Plan as it is developed.



Housing Delivery Test Results 2024 & 2025

Government, on the 17 August 2026, published the Housing Delivery Test results for 2024 and 2025. The 2024 result for the Borough Council is 93% and the 2025 Result is 100%.

This measures the net homes delivered in a local authority area against the homes required. A result of 95% or above means that there are no actions required or penalties incurred. Failure of this test could result in the similar concerns to not being able to show a healthy 5-year housing land supply position. We are currently measured against the local housing need of our adopted local plan for Housing Delivery Test, and it was one of the reasons we adopted our current Local Plan in March 2025. The [National Planning Policy Framework](#) on page 119 provides further detail.

Whilst two years' worth of results have been published, it is important to note that the latest, the 2025 Housing Delivery Test results, should be used for the purposes of decision-making. The results and further technical information are available to view [here](#).

Neighbourhood Planning Update

As of September 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 will 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 referendum date for the Walpole Cross Keys Neighbourhood Plan Review 2022-2038 is set for 24 September 2026. The Docking Neighbourhood Plan examination concluded on 24 August 2026, with receipt of the Examiner's Report. The Docking referendum is expected to take place in October or November 2026. 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 – August 2026; referendum/ adoption, October/ November 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; Decision Statement issued 6 July 2026; referendum, 24 September 2026

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/ summer 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/ summer 2027.
Ingoldisthorpe	Various draft evidence documents under preparation (e.g. Design Codes, Housing Needs Assessment) prepared, 2024-2025; possible Regulation 14 consultation by summer/ autumn 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 autumn 2026; submission 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 autumn/ winter 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 Runcton & West Winch

Overall, the Docking Neighbourhood Plan and Walpole Cross Keys Neighbourhood Plan review will go 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.

The revised NPPF was published on 17 August 2026 ([National Planning Policy Framework.pdf](#)). This reiterates the Government's commitment to neighbourhood planning. Policies PM17 (Examining neighbourhood plans) and decision-making policy S6 (Neighbourhood plans and the presumption [in favour of sustainable development]) explain how it is expected that neighbourhood plans will continue to be examined and used in decision-making, respectively.

LICENSING

- 1st Sept - The Government has signalled reforms to give councils greater powers to control the number and location of gambling premises, vape shops and adult gaming centres, with stronger local oversight intended to support high street regeneration and address community concerns. No further details. Would need to amend legislation to change 'Aim to permit'.
- London launches the UK's first self-driving licensed vehicles.
- The Government has announced a 20% business rates reduction for pubs, social clubs and live music venues from April 2027.
- Tobacco and Vapes Act 2026. Whilst there is no news on the introduction date for the Local Authority licensing regime (premises and people), some measures are being introduced as follows -
 1. From 29 October 2026 –The age of sale for all vaping and nicotine products will be 18, with offences covering under-age sales, proxy purchasing, free distribution and substantial discounting. Ban on vending machines.
 2. From 1 January 2027 - Tobacco retailers will have to display a notice reading: 'It is illegal to sell tobacco products to anyone born on or after 1 January 2009'.
 3. FPN's for non-compliance – Trading Standards
- 3 New Combined Driver licence applications were considered by Members of The Licensing & Appeals Board on 27th August. One was granted and two were refused. No further information can be disclosed.
- Licensing Officers conducted a joint enforcement operation with Norfolk Police on 12 August in King's Lynn town centre and Gaywood, during which 11 licensed vehicles were stopped and inspected. Advice was provided to three drivers regarding the requirement to wear identification badges, and one vehicle was issued with a deferred unfit notice due to an inoperative offside rear tail light and an engine oil leak.