

Introduction to Neighbourhood Planning

King's Lynn Area Committee

Michael Burton (Principal Planner) 11 July 2024

Borough Council of
King's Lynn &
West Norfolk



What is a Neighbourhood Plan (NP)?

- A locally produced non-strategic development plan document
- Set policies for determining planning applications; e.g. design, landscape, allocating land for development and/or protection (local green spaces etc)
- Complement the Local Plan and add further local detail
- NPs were introduced through the 2011 Localism Act
- 19 NPs have been successfully made in the Borough



Main steps: preparing a Neighbourhood Plan

1. Designate Neighbourhood Area – may also involve setting up a Neighbourhood Forum (NF)
2. Evidence gathering – led by independently appointed NP group/ professional input
3. HRA & SEA screening
4. Main (1st draft) NP consultation (led by Parish Council/ NF)
5. Review consultation feedback
6. Submit Plan to Borough Council for independent examination and setting up referendum
7. If passed at referendum, Borough Council will “make” (adopt) NP



Role of the Borough Council

- Neighbourhood Planning is a significant commitment
- Prior to submission NP preparation is led by Parish or Town Council/ NF
- NP must cover a defined area – typically one or more Parish Areas
- Web page explains what support Borough Council can offer/ how: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/575/how_to_prepare_a_neighbourhood_plan



Setting up a Neighbourhood Forum (NF)

- King's Lynn area is un-parished, so NF would need to be set up for a Plan to be prepared
- The 2011 Localism Act and associated 2012 Neighbourhood Planning Regulations include provisions for setting up a Neighbourhood Forum
- Funding is available from Government via Locality (www.locality.org.uk) – between £10K – £15K
- Guidance is available through:
<https://neighbourhoodplanning.org/toolkits-and-guidance/establish-neighbourhood-planning-forum/>



King's Lynn area

Consists of several distinctive/ diverse geographic areas –

- Historic quarter / waterfront
- Town Centre (Business district/ quarter)
- Gaywood (with Lynnsport etc)
- North Lynn – Edward Benefer Way, port area etc
- South Lynn/ Hardwick – including Nar Ouse Regeneration Area (NORA)
- West Lynn – village like settlement
- Saddlebow Road – industrial area, south of A47



King's Lynn – examples of issues

- Town centre/ waterfront – historic environment; town centre vitality
- North Lynn – supporting economic growth
- South Lynn/ Hardwick – timely completion of NORA; supporting economic growth
- West Lynn – separate settlement (rural character)
- Saddlebow Road – supporting business/ economic growth



Challenges in NP preparation for King's Lynn area

- Evidence/ data gathering – most data (e.g. 2021 Census) collated by defined Super Output Areas
- Vast disparity in social, demographic and economic make-up of different parts of town
- Distinctive areas (e.g. West Lynn) may face substantially different issues to other areas (e.g. historic town centre, Gaywood, North Lynn)
- Legal – setting up a workable Neighbourhood Forum



Strategic planning framework

- New Local Plan 2021-2040 expected to be adopted around spring 2025
- From spring 2025, new Local Plan will set the strategic framework for preparing NPs
- King's Lynn defined Sub-Regional Centre – main focus for growth (housing and commercial uses)
- NP Housing requirement (derived from windfall figure in new Local Plan) likely to be significant – at least 1,485 dwellings



Conclusions

- NP preparation is challenging
- For King's Lynn (un-parished) it is necessary to establish a Neighbourhood Forum
- Great disparity across King's Lynn urban area
- May entail focus on economic growth/ need to consider significant additional housing growth

- QUESTIONS?

