

## **King's Lynn & West Norfolk Local Plan Review Examination**

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16 May 2024

Stuart Ashworth  
Assistant Director  
Borough Council of King's Lynn & West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk PE30 1EX

### **By email via the Programme Officer**

Dear Mr Ashworth,

#### **Examination of King's Lynn & West Norfolk Local Plan Review: Next Steps and Comments on Windfall Housing Development**

As indicated at the adjournment of the Examination Hearing on 19 April 2024, we are writing to set out the next steps for the Examination of King's Lynn & West Norfolk Local Plan Review (the Plan) and to provide further comments on the outstanding issues.

Our comments below are based on all that we have read, heard and seen to date. However, we emphasise that the Examination is not yet concluded, with a further Hearing session on the Plan's provision for Gypsies and Travellers, and consultation on proposed main modifications (MMs), still to take place. Therefore, the comments in this letter are without prejudice to our final conclusions on the Plan, which will be set out in our report to be published following consultation on the proposed MMs and taking account of any representations on them.

We are grateful for the further work the Council has undertaken on the Plan, both following the adjournment of the Hearing in January 2023, and during the recent Hearing sessions in March and April 2024. This has been of assistance in responding to our questions and concerns about the soundness of the Plan as submitted. We have discussed with the Council a number of potential MMs to the Plan to address those soundness issues, which are summarised in the Action Lists arising from the Hearing sessions that have taken place to date.

In addition, we have given further consideration to the proposed New Policies on Windfall Development and Neighbourhood Plans. The attached note sets out our views on how these policies should be drafted to ensure that the Plan is positively prepared, justified and effective in its provision for housing development across all settlements in the Borough.

At the Hearing we agreed that the Council should progress with public consultation on proposed MMs to the Plan, except for those on the policies and proposals for Gypsy and Traveller accommodation, which will need to be subject to a separate public consultation following the Hearing session programmed for 3-4 September 2024. Therefore, at this stage, we would invite the Council to provide us with a schedule of the proposed MMs that have been discussed, including the New Policy on Windfall Development as set out in the attached note. In addition, we would also be grateful to receive the further evidence that the Council has agreed to provide as set out in the Action Lists.

Once we have agreed the wording of the proposed MMs with the Council, we will invite you to publish them for a minimum 6-week period of public consultation. The MMs will need to be the subject of Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA), insofar as this is necessary, to be undertaken by the Council prior to consultation and published alongside the proposed MMs.

With regard to the further evidence provided by the Council at our request during the hearing, the consultation should enable interested parties to comment on any such documents as far as they relate to the proposed MMs and the soundness of the Plan.

We would be grateful if the Council would place a copy of this letter and the accompanying note on the Examination website, as soon as possible after receiving it, together with the Action Lists and any further evidence requested in them.

We should make clear that we are not inviting or proposing to accept comments on this letter or the attached note from any Examination participants. The MMs consultation referred to above will provide the opportunity for any further representations on the issues raised in this letter.

Yours sincerely,

*Karen L Baker*

INSPECTOR

*Mike Hayden*

INSPECTOR

Attachment:

Inspectors' further comments on New Policies on Windfall Development and Neighbourhood Plan housing requirements – May 2024