

Borough Council of
**King's Lynn &
West Norfolk**



Indicative Local Development Scheme

March 2025

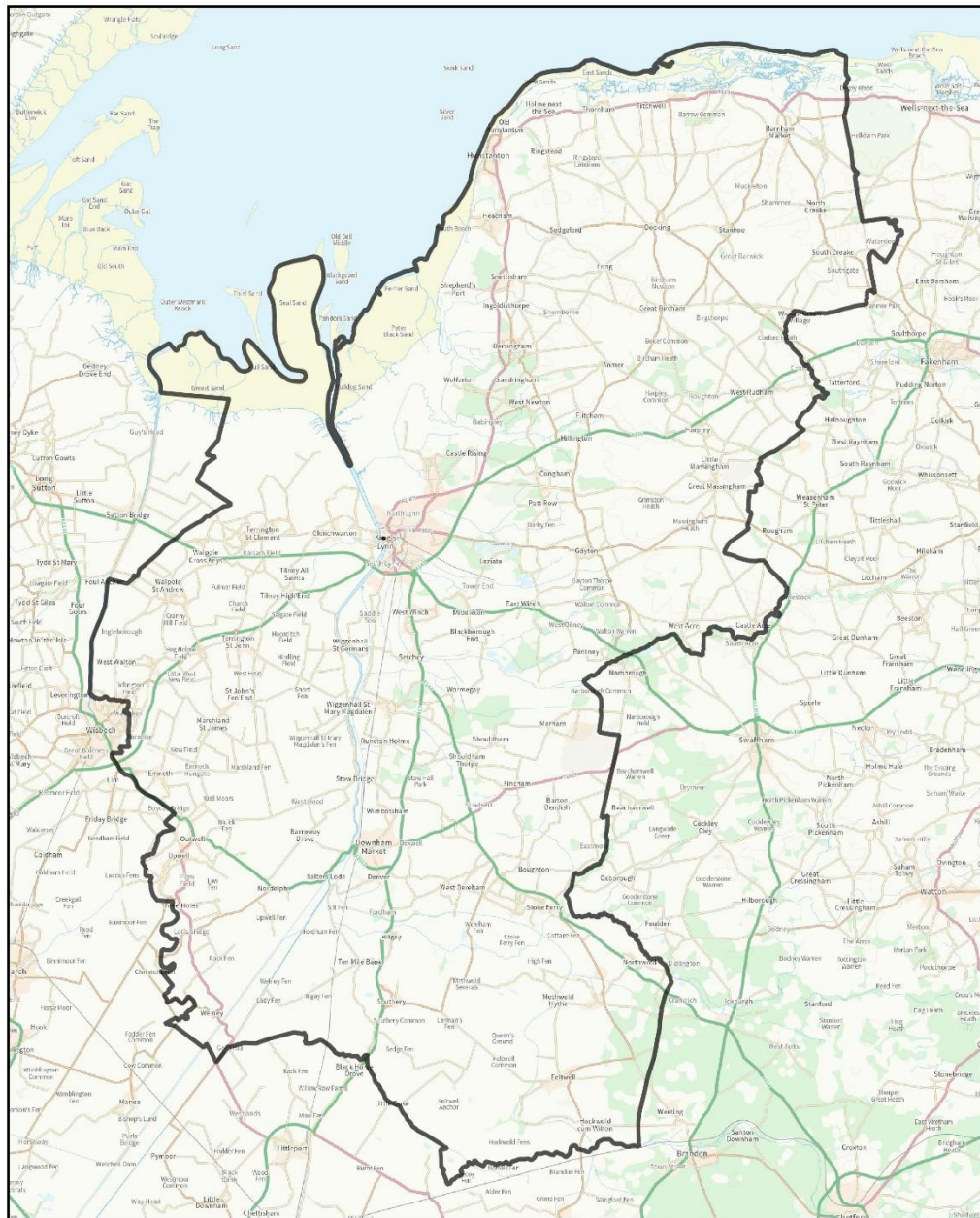
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Introduction

1. A Local Development Scheme (LDS) sets out the timetable for the planning documents that the Council will prepare to plan for development in its area. Due to the uncertainty with the emerging planning reforms, the Council has produced an Indicative LDS within the interim period until such planning reforms are confirmed. Confirmation from Government is anticipated during Autumn 2025 and is likely to be based on the provision of Levelling Up and Regeneration Act (LURA 2023). Further legislation, policy, and guidance is awaited.
2. The Planning and Compulsory Purchase Act 2004 requires a local planning authority to prepare and maintain an LDS relating to the preparation of development plan documents.
3. Section 15 of the Planning and Compulsory Purchase Act 2004 sets out that an LDS must specify:
 - the local development documents which are to be development plan documents;
 - the subject matter and geographical area to which each development plan document is to relate;
 - which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
 - any matter or area in respect of which the authority has agreed (or propose to agree) to the constitution of a joint committee under section 29;
 - the timetable for the preparation and revision of the development plan documents;
 - such other matters as are prescribed.
4. This Initiative LDS sets out the current position of King's Lynn and West Norfolk Borough Council in relation to future Local Plan preparation. King's Lynn and West Norfolk is the local planning authority for West Norfolk, as shown on the map overleaf.
5. This indicative LDS takes effect from 8 March 2025.

The Administrative Area of the Borough of Kings Lynn and West Norfolk



Borough Council of
**King's Lynn &
West Norfolk**



1:280,000

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21/02/2025

Current Development Plan

6. The King's Lynn and West Norfolk Local Plan, currently comprises the Core Strategy (adopted 2011), the Site Allocations & Development Management Policies (SADMP) Plan on 29 September 2016, 'made' Neighbourhood Plans and the Minerals and Waste Plan prepared by Norfolk County Council form the current 'development plan' for King's Lynn and West Norfolk.

Neighbourhood Plans

7. Neighbourhood plans are produced by communities (town or parish councils, or a neighbourhood forum in unparished areas). Once 'made', a neighbourhood plan forms a part of the development plan, along with the local plan for that area. There is no requirement for neighbourhood plans to be prepared or reviewed, this is for the town or parish council to decide, along with the range of issues to be covered, in consultation with the local community. A neighbourhood plan must however be in general conformity with the strategic policies of the Local Plan.
8. There are currently 22 'made' neighbourhood plans in King's Lynn and West Norfolk. Further plans are currently under preparation (having had a neighbourhood area designated) and are at differing stages of preparation.
9. Whilst there is no requirement for neighbourhood plans to be reviewed, some parish councils are currently considering a review of their made plans.

Minerals and Waste

10. The adopted Minerals and Waste Plan, prepared by Norfolk County Council, currently comprises of the following:
 - Core Strategy and Minerals and Waste Development Management Policies Development Plan 2010 – 2036 (adopted September 2011).
 - Minerals Site Specific Allocations Development Plan Document (October 2013).
 - Waste Site Specific Allocations Development Plan Document (October 2013).

- Single Issue Silica Sand Review of the Minerals Site Specific Allocations (December 2017).

11. Norfolk County Council are in the process of preparing a Norfolk Minerals and Waste Local Plan (NM&WLP). This is anticipated to be adopted shortly and will consolidate the current development plan documents.

Other Relevant Documents

12. **Supplementary Planning Documents (SPDs)** –These should build upon and provide more detailed advice or guidance on policies in an adopted local plan. They do not form part of the development plan so they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. The proposed planning reforms include the reform of SPDs. It is anticipated that SPDs will be replaced with Supplementary Plans (SPs). The Council will continue to monitor how the planning reforms impact SPDs and will factor any changes into the review of this timetable.
13. The Borough Council adopted the West Winch Growth Area Framework Master Plan on the 26 January 2023. The Core Strategy (2011) and the SADMP (2016) allocated the West Winch Growth Area as a strategic ‘urban expansion’ area around King’s Lynn to meet most of the Borough’s need for housing over the plan period in a sustainable manner with the appropriate level of supporting facilities. This strategic allocation has been carried forward into the new Local Plan.
14. This SPD aids clarity and effectiveness by providing one source for: viability, infrastructure requirements (importantly including the West Winch Housing Access Road), and planning policy requirements. It also provides updated information, and a more detailed focus on practical implementation and a design framework, all of which is informed by public consultation.
15. **Community Infrastructure Levy (CIL)** - The Community Infrastructure Levy (CIL) is a mechanism for raising funds from new development to contribute towards essential infrastructure. The Borough Council formally introduced its CIL in February 2017.
16. **Statement of Community Involvement (SCI)** - this sets out how the public will be consulted as part of the Local Plan review process and planning proposals. The latest version was adopted by the Borough Council in June 2017.

17. **Authority Monitoring Report (AMR)** - This consider how the authority is implementing their planning policies and the progress in terms of producing the planning documents.
18. **Sustainability Appraisal and Habitats Regulations Assessments** - In preparing the Local Plan the documents will be subjected to a Sustainability Appraisal (which will also incorporate the requirements of the EU Directive 2001/42/EC on Strategic Environmental Assessments). The Sustainability Appraisal will help identify and evaluate what effects the document/ proposed plans are likely to have on social, economic and environmental conditions of an area, and help to ensure that the plan takes account of sustainable development objectives.
19. **Design Codes** - The Levelling Up and Regeneration Act (LURA 2023), will require a local planning authority to ensure that, the development plan includes requirements with respect to design that relate to development, or development of a particular description, which the authority consider should be met for planning permission to be granted. Under the LURA the Borough Council will be required to prepare and maintain a local plan timetable (which effectively will replace LDS's) which must include details of how it will prepare a Design Code. It is anticipated that under the new system Design Codes will either form part of a Local Plan or be prepared as new-style Supplementary Plans. The Borough Council will keep under review any emerging secondary legislation, policy and guidance related to Design Codes and initially will undertake early scoping work to consider options for an appropriate approach across King's Lynn and West Norfolk, including the timetable and the resource required.

Emerging Local Plan Review

20. King's Lynn and West Norfolk Borough Council has undertaken a review of the current development plan which was subject to an independent examination during 2023 and 2024. The Borough Council has received the Inspectors final report into the 'soundness' of the Local Plan review 2021-2040. The Borough Council anticipates that the emerging Local Plan will be formally adopted by the Council in March 2025.
21. Once adopted, the Local Plan review will then replace both the Core Strategy 2011 and the SADMP 2016 as the updated Local Plan for decision making purposes. Any made neighbourhood plans, and the adopted Plan for Minerals and Waste will remain part of the wider Local Development Plan for the Borough.

Future Review of the Local Plan

22. The Borough Council supports having up to date plans in place, to maintain a plan-led approach to growth and development and to meet its communities' needs.
23. The Government is proposing significant reforms to the plan-making process, as well as to the content of future local plans. This will likely be based on the provision set out within the Levelling Up and Regeneration Act 2023 and the previous Government's consultation 2023 consultation on plan-making reforms (which this Government has responded to, February 2025). These planning reforms are proposed to be implemented in Autumn 2025, and will most likely require further legislation, policy, and guidance.
24. Transitional arrangements for plan preparation have been identified within the National Planning Policy Framework (NPPF) 2024. As the emerging Local Plan review is at an advanced stage, the Borough Council therefore anticipates that a future Local Plan would be prepared under the new system for plan-making which includes a new 30-month timescale for production. Further secondary legislation, policy and guidance is needed before plans can begin to be prepared under the new system. The new system will also include provision for local authorities to prepare Supplementary Plans, which it is proposed would either relate to a small area (e.g. a site) or be a design code. These would form part of the development plan.
25. The Borough Council does not therefore envisage being able to commence the formal stages of a new Local Plan preparation before the proposed planning reforms are implemented (anticipated Autumn 2025). However, early preparations for commencing a review will take place in the short term, beginning in Spring 2025, including consideration of the scope, the likely evidence needed, and resourcing considerations.
26. Under the current Duty to Co-operate (to be replaced with a new mechanism under the reformed system) the Borough Council will also continue to actively engage with adjoining authorities and other Duty to Co-operate bodies on strategic cross-boundary matters.
27. New and updated evidence would be needed to inform a new local plan, and this is anticipated to cover a range of topics such as housing needs including affordable housing, employment needs, retail and town centres, flood risk, coastal change, transport, infrastructure needs, natural environment and landscape, and viability.

28. The Borough Council will keep under review its position and timetable for plan preparation once further details of the national reforms are available.
29. In the meantime, indicative information on a future Local Plan review, relating to the matters set out in Section 15 of the Planning and Compulsory Purchase Act, is set out below, subject to review and further consideration to inform a detailed future timetable. This timetable is based on formal commencement of the Local Plan notice period in Autumn 2025. A more detailed timetable will be established at the point at which the Government clarifies future planning reforms.

Indicative Development Plan Preparation Timetable

Stage	Task	Likely period of preparation
Adoption of the Kings Lynn and West Norfolk Local Plan (2021-2040)	Adoption of the Local Plan at Full Council Meeting Scheduled for 28 th March 2025.	27 March 2025
Air Quality Management Strategy Supplementary Planning Document	To adopt an Air Quality Management Strategy (Supplementary Planning Document) for Roydon Common and Dersingham Bog Ramsar Sites.	May 2025
Notice Period for scoping and early participation	This includes requirements to “notify” the public and stakeholders including statutory bodies and “invite” participation; prepare or update the local plan or minerals and waste timetable; and give a minimum of four months’ notice before they intend to formally commence the 30-month plan preparation timeframe through to adoption	Autumn 2025 pre-commencement notification period
Stage 1 - Plan visioning and strategy development	This includes a requirement to undertake scoping about the future of the area and the first formal public consultation on the plan. This consultation will focus on strategic options for growth and issues and opportunities for the Borough.	Winter 2025/6 – Winter 2028 Months 1 - 23

Stage	Task	Likely period of preparation
	It will also include evidence gathering and drafting the plan, including a Design Code for 'areas of change'. Engagement, proposing changes and submission of the plan – including a requirement for the second public consultation on the plan.	
Stage 2 – Submit the Plan to the Secretary of State	Council formally submits the Local Plan and associated documents to the Secretary of State for its examination in public.	Months 23 -25
Stage 3 - Examination of the plan	The independent examination in public on the Local Plan takes place.	Months 25 - 30
Stage 4 – Adoption of the Plan	Council formally adopts the Local Plan.	

Risk Assessment

30. The work areas set out in this document are led by the Planning Policy and Delivery Team. Potential risks to the future work programme are set out below. A detailed risk assessment will be drawn up as part of preparing a detailed future local plan timetable and work programme.

Risk	Likelihood	Impact	Mitigation
Uncertainty over future planning reforms (nature and timing)	High	Major	Changes to the timing of the introduction of planning reforms, and the introduction of details such as secondary legislation, policy and guidance – officers continually monitor progress. The Local Plan timetable above is indicative and will be reviewed following introduction of the planning reforms

Lack of staff capacity to deliver the work programme	High	Major	The Council continue to engage with recruitment to fill remaining vacant posts within the Planning Service. Remaining vacant posts hinder the ability of the Council to fulfil its obligations.
Other work and relevant documents	Low/Medium	Major	The alignment of different workstreams continues to be a hindrance to the ability to complete certain pieces of work. Some of this is likely to be relevant to any forthcoming Local Plan review.

Review of the Indicative LDS

31. This LDS will be kept under review and updated as necessary (or replaced with alternative timetable documents as required under the reformed planning system) in relation to future Local Plan preparation.