

Public Notice inviting representations on the following development plan documents:

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



- **Marshland St James Neighbourhood Development Plan 2022-2038**
- **Syderstone Neighbourhood Plan 2022-2038**
- **Walpole Cross Keys Neighbourhood Plan Review 2022- 2038**
- **The Walpoles Neighbourhood Plan 2022-2036**

Town and Country Planning Act 1990 (“the 1990 Act”) amended by the Localism Act 2011)

Neighbourhood Planning (General) Regulations 2012 (“the 2012 Regulations”) as amended

This Consultation Notice has been prepared in accordance with the 2012 Regulations (as amended), Regulation 16. It gives notice that Neighbourhood Development Plans for the parishes of Marshland St James, Syderstone, Walpole Cross Keys and Walpole (submitted for examination between January and March 2025) are now published for public consultation.

The Borough Council is now consulting upon draft Neighbourhood Plans for the four parishes (designated Neighbourhood Areas). Comments are invited, regarding whether the four ‘plan proposals’ (submitted Neighbourhood Plans and supporting documentation) fulfil the requirements of 8(1)(a)(2) of Schedule 4B to the 1990 Act (inserted by the Localism Act 2011). Each plan is supported by the following:

- a) A map identifying the area to which the proposed neighbourhood development plan relates;
- b) A consultation statement;
- c) The proposed neighbourhood development plan;
- d) A statement (the “Basic Conditions Statement”) explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

The ‘basic conditions’

Representations received under Regulation 16 regarding the Neighbourhood Development Plans for Marshland St James, Syderstone, Walpole Cross Keys and Walpole will be forwarded to an appointed examiner who will assess the Plans and supporting documents against the ‘basic conditions’; that each Plan:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. Contributes to the achievement of sustainable development;
3. Is in general conformity with the strategic policies of the development plan in the area;

4. Is compatible with European Union (EU) obligations and European Convention on Human Rights (ECHR); and
5. Does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (7)

Submitting representations under Regulation 16

Comments are sought as to whether the Marshland St James, Syderstone, Walpole Cross Keys or The Walpoles Neighbourhood Plans (and/ or supporting documentation) fulfil the 'basic conditions'. Copies of the 'plan proposals' and this notice are available for public inspection:

- On the Council's Neighbourhood Planning web page: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans
- At local libraries serving each of the four Neighbourhood Areas – details and opening times available from Norfolk County Council (<https://www.norfolk.gov.uk/branchlibraries>) and Cambridgeshire County Council (<https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/libraries/visit-a-library/your-library>)
- At the Borough Council's offices:

Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

The consultation period for the four Neighbourhood Plans starts on the Monday, 24 March 2025 and runs for a period of seven weeks, ending at **11:59pm on Monday, 12 May 2025**. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments:

- Via the consultation portals (Neighbourhood Planning web pages: https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans/116/plans_being_prepared);
- By email: planning.policy@west-norfolk.gov.uk; or
- By post to:

Planning Policy Team
Borough Council of Kings Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

24 March 2025