

**RECOMMENDATIONS TO CABINET ON THE 1ST JULY 2013 FROM THE
REGENERATION, ENVIRONMENT AND COMMUNITY PANEL MEETING ON 26TH
JUNE 2013**

REC23: **CABINET REPORT – LOCAL DEVELOPMENT FRAMEWORK SITE
SPECIFIC ALLOCATIONS AND POLICIES DOCUMENTS**

The Local Development Framework (LDF) Manager presented the Cabinet report which asked Cabinet to agree to the publication of the 'Preferred Options' version of the Detailed Policies and Sites Development Plan Document for consultation.

He explained that the document for consideration was a follow on from the Core Strategy which had been adopted in 2011 and set out the broad scales of development and allocations. The LDF Site Specific Allocations and Policies document was a more detailed document which followed the principles of the Core Strategy. The document found places where development could possibly happen.

The LDF Manager explained that the Borough Council had been preparing this document since 2009 and extensive investigations and consultations had taken place.

A further round of public consultation was to take place in advance of the Borough Council finalising the proposals.

The LDF Manager explained that the consultation document included Development Management Policies about specific types of development or issues, including policies relating to:

- Potential infilling of smaller villages or hamlets
- Sustainable development
- Policies promoting town centres
- Policies dealing with development in flood areas

21 policies had been included relating to detailed development management and the Panel was informed that the rest of the document related to the allocation to sites. Allocations were made for over 100 sites for development, all ranging in size and type.

It was proposed that the consultation period would commence at the end of July 2013 and run until 4th October 2013.

Councillor Mrs Spikings, Portfolio Holder for Development explained that the Local Development Framework Task Group had visited all potential sites included in the document. She confirmed that she had declared a prejudicial interest in sites in Upwell and had not taken part in those visits. She explained that there were still some areas where

sites had not been identified, so there was the potential to identify further sites through the consultation process.

Questions and comments were invited from the Panel, as summarised below.

Councillor Moriarty encouraged Councillors to engage with their Parish Councils so that all were aware that they had the opportunity to make further comments which would then be considered by the Local Development Framework Task Group.

Councillor Mrs Spikings, Portfolio Holder for Development explained that the LDF Team would also be engaging with Parish Councils and would be holding consultation events in the community. The document would also be made available electronically, online and on CD. Colour copies of the document would be provided to libraries.

Councillor Cousins raised concern over the amount of development proposed for King's Lynn. He felt that the proposed development would have major implications on the traffic flow to and from King's Lynn, which could deter visitors and businesses from coming into King's Lynn. He asked what could be done to improve infrastructure in conjunction with the developments. The LDF Manager responded that issues relating to scale and location of developments had been dealt with through the Core Strategy in conjunction with the King's Lynn Area Transport Study, which had identified that the infrastructure could cope with the development subject to certain improvements. He explained that each development area would have specific issues that would need to be dealt with. He reminded those present that the document was for a 25 year period so all development would be phased over the period, but there would obviously be trigger points when certain issues would need addressing.

Councillor Mrs Spikings, Portfolio Holder for Development invited Councillors to attend future meetings of the Local Development Framework Task Group should they have questions relating to specific areas.

In response to a question from Councillor Pitcher, the LDF Manager explained that the 16,500 proposed developments had been determined through the East of England Development Plan and the Core Strategy did look at job growth and suitable employment locations.

The Chief Executive explained that it was important to be clear on the role of the Borough Council and Norfolk County Council. It was inevitable that additional issues would be raised as the implications of the Core Strategy were worked through and these would be dealt with as appropriate.

In response to a question from Councillor Cousins, the LDF Manager explained that Norfolk County Council's Rural Development Strategy had been produced after the Borough Council's Core Strategy and detailed development in rural areas. Councillor Cousins suggested that it would be useful for the Panel to receive further details on the Rural Development Strategy at a future meeting.

RESOLVED: That the Regeneration, Environment and Community Panel support the recommendations to Cabinet as follows:

- (i) Agree the publication of the 'Preferred Options' version of the Detailed Policies and Sites Development Plan document for consultation.
- (ii) Agree that the final wording of the consultation document and arrangements for the public consultation exercise be delegated to the Executive Director, Planning and Environment in consultation with the Cabinet Member for Development.