



Cabinet

**Tuesday, 5th February, 2019 at 5.30 pm
in the Council Chamber - Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ**

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **MATTERS REFERRED TO CABINET FROM OTHER BODIES** (Pages 2 - 3)

To receive any comments and recommendations from other Council bodies which meet after the dispatch of this agenda.

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

RECOMMENDATION TO CABINET 5 FEBRUARY 2019 FROM THE LOCAL PLAN TASK GROUP HELD ON 31 JANUARY 2019

LOCAL PLAN REVIEW DRAFT FOR CONSULTATION

The Task Group agreed the additional recommendation as set out below that the Local Plan Review Draft document be amended prior to the commencement of the consultation process:

New text at the end of paragraph 4.1.16:

All the allocation policies include the words 'at least' before the proposed number of dwellings. This reflects the need for the Local Plan to be positively prepared.

Should it be found that an allocated site could not accommodate the proposed level of development because of local issues, it is important that the Local Plan incorporates sufficient flexibility to address such a situation. To this end it is important to ensure that the wording of each allocation policy incorporates sufficient flexibility.

It is also important that the best use of land is achieved but that this **should not** be at the expense of other considerations such as the provision of open space, and local amenity considerations. If a proposal came forward for a planning application in excess of the specified figure, it would have to demonstrate carefully how it meets design, amenity and other safeguards (with explicit reference to relevant policies, including; LP16, LP17, LP18 and LP19) and clearly state how the additional units could be accommodated without detriment to the locality.

RECOMMENDATION TO CABINET 5 FEBRUARY 2019 FROM THE REGENERATION AND DEVELOPMENT PANEL MEETING ON 29 JANUARY 2019

RD82: CUSTOM BUILD ACTION PLAN

The Housing Strategy Officer presented the report and reminded the Panel that in October 2018 the Panel had considered the draft summary of the action plan, supported creation of the action plan and agreed for it to be presented to Cabinet.

The Housing Strategy Officer reminded the Panel that in 2015 the Panel had established the Custom and Self Build Policy Development Task Group to take forward the duties placed on the Local Authority through the introduction of the Custom and Self Build Act, which included the requirement to create a register of individuals who were interested in custom and self-build opportunities and meet the demand through the availability of serviceable plots.

The Panel was provided with an overview of the work carried out by the Task Group and it was explained that the council had had the opportunity to work with Mario Wolf who was the lead on the National Custom Build Task Force. The challenge session with Mario Wolf had resulted in the creation of the action plan which set out what the council planned to do to fulfil their statutory obligations and wider opportunities.

The Panel was informed that the Task Group would monitor progress against the action plan and updates could be presented to the Regeneration and Development Panel as required.

The Chairman thanked officers for their report and invited questions and comments from the Panel, as summarised below.

The Portfolio Holder for Corporate Projects and Assets, Councillor Beales, congratulated officers on a very detailed and easy to read report. He explained that he had personal experience with developing a site and there were a lot of things that needed to be considered, for instance affordable housing and CIL requirements. He referred to action 12 which set out how the council would provide guidance and assistance to those interested in custom and self-build opportunities. He stated that this was key to encouraging land owners and individuals to take opportunities forward. Councillor Smith asked that any guidance produced be made easy to understand.

The Portfolio Holder for Development, Councillor Blunt explained that officers and the Task Group had a lot of work to do and he hoped that the result of this would be to provide opportunities for housing to be delivered. It was noted that custom and self-build planning applications were now coming forward as the potential was realised.

RESOLVED: The Panel supported the recommendations to Cabinet as set out below.

It is recommended that the Action Plan be approved.