

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**LOCAL PLAN TASK GROUP**

**Notes from the Meeting of the Local Plan Task Group held on Wednesday,  
18th January, 2017 at 10.00 am in the Miles Room, Town Hall**

**PRESENT:** Councillor R Blunt (Chairman)  
Councillors A Bubb, J Moriarty, M Peake, Miss S Sandell and Mrs E Watson

**Officers:**

Felix Beck, Graduate Planner  
Alex Fradley, Planner  
Alan Gomm, LDF Manager

1 **APOLOGIES**

Apologies for absence were received from Councillors C J Crofts and D Tyler.

2 **NOTES OF THE PREVIOUS MEETING**

The Notes of the meeting held on 14 December 2016 were agreed as a correct record.

3 **MATTERS ARISING**

Option 2a – Corridor

In response to a question from Councillor Moriarty, the Chairman, Councillor Blunt explained that the preferred option for growth was referred to as the “corridor” which included the areas Downham Market, Watlington, King’s Lynn (the A10 corridor).

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

6 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present under Standing Order 34.

7 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

There was no Chairman's correspondence.

8 **REBEKAH MERCER, ASSISTANT DIRECTOR OF COMMISSIONING & CONTRACTING, AND STEVE LLOYD, HEAD OF PRIMARY CARE - REPRESENTING CCG**

The Chairman, Councillor Blunt welcomed Rebekah Mercer and Steve Lloyd to the meeting and provided background information on the work undertaken by the Local Plan Task Group. He explained that the purpose of inviting the CCG to the meeting was to understand how the Borough Council's policies affected the CCG policies.

The Planning Policy Manager gave an overview of the Council's current position and where the Council was in the process of reviewing the Local Plan.

Rebekah Mercer and Steve Lloyd gave a presentation, a summary of which is set out below:

- Understanding of how/if new GP practices fit in with the Borough Council's Plans for major development/growth.
- The presentation given to the Environment and Community Panel on 17 January – Norfolk and Waveney Sustainability and Transformation Plan (a copy of which has been emailed to the Task Group).
- New CCG established in September 2016. How the NHS was changing and that the CCG had applied for delegated commissioning.
- NHS England who managed GP contracts had applied for delegated commissioning which would go live on 1 April 2017.
- An overview of how GP premises operated/individual contracts/3<sup>rd</sup> party developers.
- An overview of what GP practices needed to do when a growth area had been identified.
- GP funding – based on the number of patients.
- The potential for joining up services/delivering services differently to meet the needs of the population.
- Additional appointments being available during the winter period – Monday to Friday 8 am to 6.30 pm.
- Upon retirement of partners within a practice, sometimes decision taken not to replace. Locums were brought in when necessary.
- How the CCG could work with GP practices to obtain their thoughts/views on provision of services.
- Availability of different models to provide services.
- Consultation on planning permissions – CCG have Estates Team based in Felborne.

- Training apprentices/grow your own/recruit in the future.
- Co-location of services – GP practices anticipated to get bigger in the future. Explore how patients can access the maximum number of services in one location.

The Task Group was invited to comment/ask questions, a summary of which is set out below:

- Problems in areas on the north coast with an ageing population. Difficult to get a GP appointment.
- How to encourage younger qualified GPs to West Norfolk.
- The Borough Council would liaise with the CCG to provide information on where development growth was likely to occur in order to make GP practices aware of increased provision for services.
- Borough Council's call for sites – ensure that information on GP surgeries is included in the assessment process.
- Transport difficulties experienced in rural areas.
- How CIL could be used, if identified as a priority for health services.
- The Planning Policy Manager provided an overview of the work being undertaken with Social Services.
- Portfolio Holder – Development attending future CCG Meetings.

The Chairman, Councillor Blunt thanked the CCG for attending the meeting and highlighted the importance of the Borough Council maintaining regular contact with the CCG and invited them to provide an update to the Task Group in a few months' time.

**AGREED:** 1) The Borough Council/CCG to explore how they could work together.

2) Portfolio Holder – Development be invited to attend appropriate CCG meetings.

3) A Gomm to forward preferred options allocations to CCG.

4) CCG be invited to attend a future meeting of the Task Group to provide an update.

9

**A REPORT/UPDATE ON THE IMPACT OF THE 'AT LEAST X NUMBER OF DWELLING' TO THE ALLOCATIONS CONTAINED WITHIN THE SADMP**

The Planner presented the update report circulated with the Agenda and highlighted the key points as set out below:

- By expressing the SADMP allocations as “At least x number of dwellings” having a positive impact upon the number of dwellings coming forward. It was noted that overall 3,613

dwellings were potentially coming forward on allocations for 2,818 dwellings.

- Flexibility to meet the Borough Council's 5 year land supply.
- Appendix 1 – Schedule of SADMP Allocations as at December 2016.

In response to questions from the Task Group on the FOAN (Full Objectively Assessed Need) calculation (the number of dwellings to be provided on an annual basis) therefore ensuring the Plan is 'sound'.

Councillor Moriarty highlighted the importance of the Borough Council maintaining a 5 year land supply.

Councillor Moriarty referred to the next phase of the Plan and suggested that alternative wording be sought to replace "at least". The Chairman, Councillor Blunt concurred with the comments and commented "between" or "a range" may be an alternative to consider. The Planning Policy Manager advised that "at least" was imposed by the Inspector and the definition applied to the location not a specific site. The Planning Policy Manager explained that the Borough Council would try to be more accurate with the numbers and have a better appreciation of the constraints.

**AGREED:** The Task Group to receive an update on a six monthly basis.

## 10 THE PROPOSED LOCAL PLAN REVIEW SETTLEMENT HIERARCHY

The Planner explained that the report aimed to capture the comments from the last Task Group meeting held in December 2016. Members were advised that there was one issue still to be resolved – the classification of Three Holes.

In response to questions on amending appendices to the Core Strategy, the Planning Policy Manager explained that changes had been made since the last plan. The next Local Plan to 2036 would comprise one document and would include vision policies, etc.

The Planner explained that the Settlement Hierarchy had been set out in tabular format and included a map to illustrate the geographic distribution of the settlements and their tier classification across the Borough.

In response to questions regarding the potential of additional sites being built out prior to 2026, the Planning Policy Manager explained that to date 66% of the allocations made were either at pre-application or planning permission stage. The Chairman, Councillor Blunt added that the timetable for the previous plan was to 2026, however, the Council could not define at what speed the plan was developed.

Following further comments and questions regarding the numbers contained in the previous plan, the Chairman, Councillor Blunt explained that the extended plan allowed more flexibility to deliver and alleviated any concerns relating to the 5 year land supply.

The Planner informed the Task Group that the Local Plan Review Settlement Hierarchy would form part of the documentation which would go out to consultation.

**AGREED:** The placement of Three Holes be deferred to the next meeting of the Task Group.

11 **AN OVERVIEW OF THE HELAA (HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT) PROCESS AND THE AGREED NORFOLK METHODOLOGY**

**AGREED:** This item be deferred to the next meeting on 22 February 2017.

12 **ANY OTHER BUSINESS**

Neighbourhood Plans

The Planner provided a verbal update as set out below:

- Officers had undertaken visits to East Walton Parish Council and Gayton.
- A visit to Thornham was currently being arranged.
- Brancaster was in the provision of revising their Neighbourhood Plan.
- West Lynn – seeking to set up a forum comprising 21 people from a variety of sectors.

Statement of Community Involvement

It was explained that the above was a document setting out how the Borough Council would conduct consultation. The Planning Policy Manager explained that Cabinet had agreed the statement, but to date it had not been progressed.

13 **DATE OF NEXT MEETING**

The next meeting of the Task Group would be held on **Wednesday 22 February 2017 at 10.00 am** in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

**The meeting closed at 12.22 pm**

