

King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
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8 September 2020

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Task Group which will be held on **Thursday, 17th September, 2020 at 3.00 pm** in the **Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

- 1. Apologies**
- 2. Notes of the Previous Meeting - TO FOLLOW**
- 3. Matters Arising**
- 4. Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

- 5. Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the

Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

7. Chair's Correspondence (if any)

8. Planning Reforms 2020 - 'Planning for the Future' White Paper
(Pages 4 - 5)

9. Local Plan Draft Review

To consider the remaining items from the meeting held on 2 September 2020 (to commence with LP36 King's Lynn Policy).

Please click link below to view published Agenda:

<https://democracy.west-norfolk.gov.uk/ieListDocuments.aspx?CId=409&MId=4319&Ver=4>

10. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 7 October 2020 at 11 am via Zoom.

To:

Local Plan Task Group: Councillors R Blunt, F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, J Moriarty, T Parish, S Sandell and D Tyler

Officers:

Katie Evans, Graduate Planner

Alex Fradley, Principal Planner (Policy)

Alan Gomm, Planning Policy Manager

Peter Jermamy, Principal Planner (Policy) and Water Management Officer

1. 'Planning for the Future' White Paper

Published on 6 August. Responses are required by 29 October.

<https://www.gov.uk/government/consultations/planning-for-the-future>

Proposals in the White Paper

1. Streamline the planning process

- Land to be identified on digital mapping under 3 categories - Growth, Renewal and Protection (areas and sites within the new Local Plan would be annotated and colour-coded in line with their designation, with explanatory descriptions set out in the key and accompanying text, as appropriate to the category.)
- Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.
- Renewal Areas – Local Plan sets out what is acceptable, presumption in favour of sustainable development. If a proposal meets this it may be permitted development. If it doesn't permission will need to be applied for.
- Protected Areas – doesn't mean absolutely no development in some areas, planning permission will need to be sought.
- Local Plans to contain rules rather than general policies. Development Management Policies to be contained within a new NPPF
- Standard templates for Local Plans
- Replacing existing tests of soundness with a suitability test
- 30 months to write a Local Plan (simplified 5 stage process). 42 months if recently adopted a Local Plan (in past 3 years).
- Far Greater use of data and digital technology
- Twin track approach need to prepare Local Plan, design guides, design codes, possibly master plans, design patterns, as well as supporting neighbourhoods plans at the same time.
- Need to review Local Plan legally every 5 years to be retained

2. Digital-first approach

- More digital engagement for Local Plans and decision-making
- Use of software for planning applications
- New PropTech Innovation Council

3. Focus on design and sustainability

- New climate change mitigation, energy efficiency standards
- Quicker assessment of environmental impact - abolishing the Sustainability Appraisal system, developing a simplified process
- Greater focus on 'placemaking' and 'the creation of beautiful places'
- Automatically permit proposals for high-quality developments where they reflect local character and preferences
- Design guidance and codes - rules for the design of new development - to be produced for a whole local authority area, or for a smaller area or site
- This Autumn the government will publish a 'National Model Design Code' to supplement the National Design Guide. Will complement a revised and consolidated Manual for Streets
- Establish a new body to support the delivery of design codes
- Revive 'pattern books' approach, for local areas
- Local Planning Authorities to have a chief officer for design and place-making

4. Infrastructure delivery

- New 'Infrastructure Levy' to replace S.106 and Community Infrastructure Levy - based on a flat-rate, valued-based charge, set nationally, at either a single rate, or at area-specific rates. Exemption for self and custom-built development to continue
- Under the Infrastructure Levy, authorities would be able to use funds raised through the levy to secure affordable housing
- Remove exemptions for the new Levy

5. More land

- New nationally determined, binding housing requirement that local planning authorities have to deliver – abolish standard method for Local Housing Need
- Propose to maintain the Housing Delivery Test and the presumption in favour of sustainable development as part of the new system. Abolish the 5-Year Land supply test
- Speed up construction by encouraging more phases of development to come forward together
- Encouraging competition amongst developers
- Location of new public building to support renewal and regeneration of town centres

National Planning Policy Framework - to be amended

Neighbourhood Plans

- To be retained. Content should become more focused to reflect new Local Plan proposals
- Greater use of digital tools and data (new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context)
- Spread use of NPs in towns and cities
- Possible scope to extend and adapt the concept for very small areas, such as individual streets
- Role in producing design guides/codes
- Neighbourhood share of the new Infrastructure Levy to be kept

2. Changes to the current planning system

The Government also published a consultation setting out proposals to improve the effectiveness of the current planning system, consultation closes 1 October 2020.

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

- **Standard method for assessing housing need:** Proposals to revise this to increase the overall number of homes being planned for and achieve a more appropriate distribution in light of Gov ambition for 300k new home per year.
- **Delivering First Homes:** Proposals include setting a requirement that 25% of all affordable housing secured through developer contributions should be First Homes. Options for the remaining 75% of affordable housing secured through developer contributions, and views sought on transitional arrangements, level of discount, interaction with CIL and how First Homes would be delivered through exception sites.
- **S106 and small sites:** Proposals to temporarily raise the threshold which developers do not need to contribute to affordable housing, up to 40/50 units for an initial 18-months. In designated rural areas it is proposed to maintain the current threshold. It also seeks views on whether there are any other barriers for SMEs to access and progress sites.
- **Permission in Principle:** Proposals to increase the threshold for Permission in Principle by application, to cover sites suitable for major housing-led development, rather than being restricted to just minor housing development.