

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

**LOCAL PLAN TASK GROUP**

**Minutes from the Meeting of the Local Plan Task Group held on Wednesday, 1st July, 2020 at 11.00 am in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube**

**PRESENT:**

Councillors R Blunt (Chair), F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, J Moriarty, T Parish (Vice Chair), S Sandell and D Tyler

**Officers:**

Katie Evans, Assistant Planner  
Alex Fradley, Principal Planner (Policy)  
Alan Gomm, Planning Policy Manager  
Peter Jermay, Principal Planner (Policy) and Water Management Officer

1 **APOLOGIES**

There were no apologies for absence.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 4 March 2020 were agreed as a correct record.

3 **MATTERS ARISING**

There were no matters arising.

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 **CHAIR'S CORRESPONDENCE**

The Chair reported that he had received correspondence from Councillor J Moriarty.

## 8 **LOCAL PLAN REVIEW - UPDATE ON PROGRESS**

### **PLEASE BE ADVISED THAT THE FULL DEBATE CAN BE VIEWED ON YOU TUBE**

The Planning Policy Manager provided an overview of the preparation and progress of the Local Plan as set out in the diagram on page 45 of the Agenda.

The Planning Policy Manager and Principal Planner (Policy) responded to questions and comments in relation to:

#### **Draft Local Plan Version 0.1**

- Both electronic and paper copies of the Local Plan document being made available to the Task Group.
- Links to other documents would be included in the Local Plan document.
- Changes to the document would be highlighted and a summary included in the paper copy.
- All comments would be collated and incorporated into Version 0.2 of the document.
- Timescale to meet the Local Development Scheme timetable/frequency of future Task Group meetings/Cabinet and Council meetings.
- How the draft local plan document would be considered by the Task Group – it was suggested on a section by section basis to be identified prior to each scheduled meeting.

#### **General Questions and Comments**

- Allocation of previous sites and potential for sites to come forward for development.
- Recent Government announcement in relation to Greenfield sites.

**AGREED:** 1) Both electronic and paper copies of the Local Plan document be made available to the Task Group.

2) Officers to present options on frequency of meetings to meet November 2020 deadline.

## 9 **LOCAL PLAN REVIEW (2016 - 2036) - CONSIDERATION OF THE LATEST HOUSING NUMBERS**

**PLEASE BE ADVISED THAT THE FULL DEBATE CAN BE VIEWED ON YOU TUBE**

The Principal Planner (Policy) gave a PowerPoint presentation (copy attached).

The Task Group also received a report circulated with the Agenda.

The Principal Planner (Policy) and Planning Policy Manager responded to questions and comments in relation to:

- Knights Hill – the Secretary of State’s decision on the planning appeal.
- Impact of COVID on the economy specifically relating to the possibility of less houses being built.
- Borough Council’s Recovery Plan in response to COVID. The action plan which require inclusion of deliverable sites.
- Housing Delivery Test (and the impact of no development taking place for 3 months).
- Government announcement relating to conversion of retail premises to housing without planning permission being required (permitted development rights).
- Number of current planning applications with outline planning permission in relation to number of applications which had commenced development.
- Importance of the Borough Council maintaining a five-year land supply.
- National Planning Policy Framework (NPPF) new standard method for calculation housing need.
- NPPF definition for deliverable sites.
- The negative equity experienced in the housing market during the 1980’s.
- Contaminated sites – cost to developer to decontaminate. Could the Borough Council look at such sites? These were not included in the five-year land supply.
- Allocated sites which do not come forward due to constraints which do not prove viable for the developer.

The Chair thanked the Principal Planner (Policy) for an excellent presentation.

10 **DATE OF NEXT MEETING**

The next meeting of the Task Group will take place on Wednesday 5 August 2020 via zoom.

**The meeting closed at 12.50 pm**

# Local Plan review: Housing Numbers

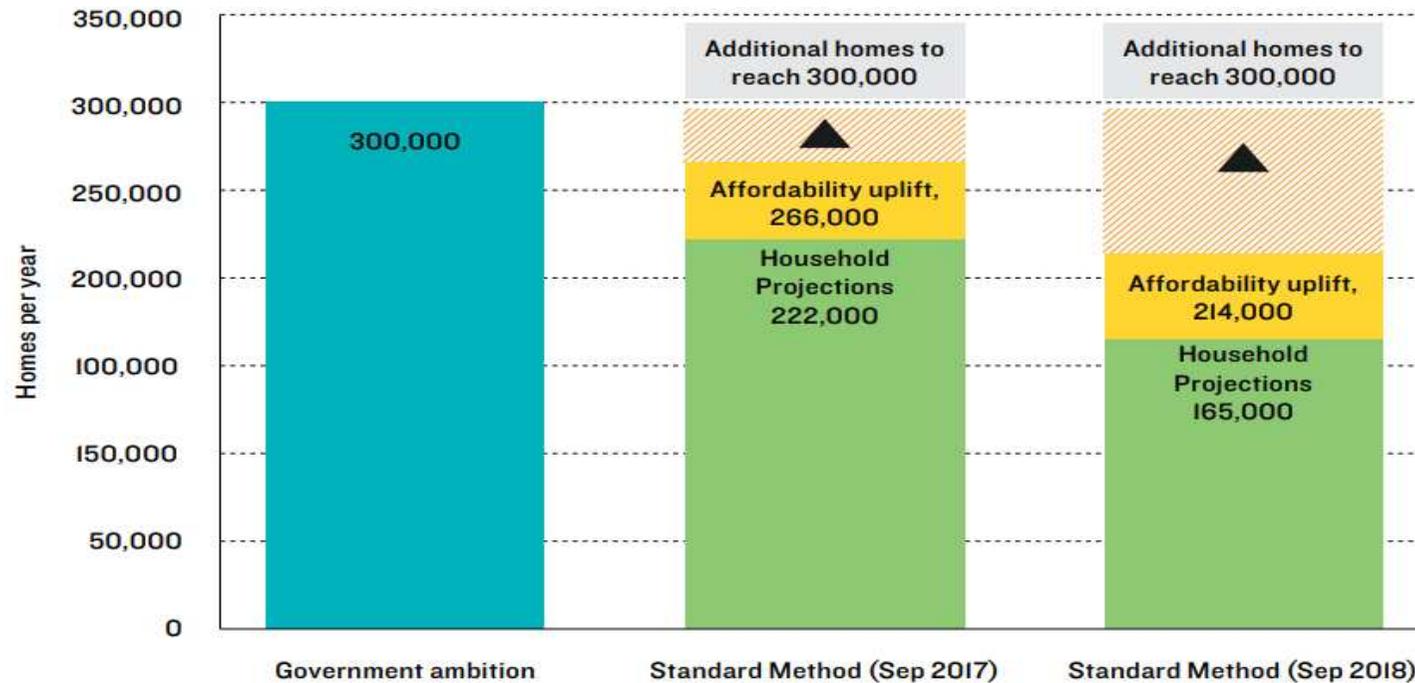
Alex Fradley – Principal Planner

Borough Council of  
King's Lynn &  
West Norfolk



# Government ambition to meet housing crisis

Figure I: Homes per year generated by standard method – September 2017 and September 2018



Source: Lichfields analysis

# Local Housing Need (LHN)

- NPPF & PPG (2019) introduced a standard method for calculating LHN
- There are Two inputs:
  1. ONS Household Projections
  2. ONS Affordability Ratio
- LHN should be used for Local Plan, 5 year housing land supply, and the Housing Delivery Test

# Tests

- Local Plan must as a minimum meet the need
- Plan must be Positively Prepared
- *'boost significantly housing supply'*
- 5 year housing land supply
- Housing Delivery Test

Failure in either = potentially the same result:  
The engagement of *'the presumption in favour of sustainable development'*



# Our Current LHN

Following through the latest LHN method results in a LHN figure of 539 new homes required each year for King's Lynn and West Norfolk. This uses the 2014 Household Projections and the 2019 ratio of house price to work place based earnings lower median (published by ONS in April 2020)

The LHN of 539 new dwellings spread over the 20-year plan period results in a need of 10,780 dwellings which need to be planned for

## Local Plan review (2016-2036) – Updated Housing Numbers Calculation - June 2020 -Based upon the 2019/20 Housing Trajectory

The Paper provides the full calculation. Summary:

Line	Item	Value	Notes
12	<p><b>Summary</b></p> <ul style="list-style-type: none"> <li>• <b>Need (539 x 20) = 10,780</b></li> <li>• <b>Completions &amp; Commitments (12,185) - Knights Hill (600) &amp; Boal Quay etc (450) = 11,135</b></li> <li>• <b>+ LPr Allocations (111) = 11,246</b></li> <li>• <b>+ Windfall (4,043)</b></li> <li>• <b>Total projected Supply = 15,289</b></li> <li>• <b>10,780 – 15,289 = 4,509</b></li> </ul>		<p><b>Supply = 11,135 ('Planned' provision)</b></p> <p><b>Need = 10,780</b></p> <p><b>Surplus on 'planned' provision = +355</b></p> <p>-----</p> <p>Projected windfall = 4,043 (‘Unplanned’ potential)</p> <p><b>(Surplus) / ‘Flexibility’ (including windfall) = 4,509</b></p>



# Conclusions

- Calculation clearly demonstrates BC LPr is would meet the LHN
- The 'flexibility' acknowledged as a relatively large. However, this would be NPPF consistent in 'significantly boosting supply'
- There is no 'buffer' written into the Need / Supply or LHN calculation. BC would be 'tested' against LHN
- By acknowledging we have a measure of 'flexibility' to ensure that we can meet our 'planned' need we show we have a degree of 'contingency'. This approach advocated by the SADMP Inspector. He saw it as very important that the Borough Council was not reliant on an overly precise calculation
- This results in flexibility in the event that planned allocations don't come forward as currently anticipated
- The planning system is very permissive in regard to windfall, historically this has made a significant contribution to completions in the borough and we are simply acknowledging that fact



# Conclusions Cont...

- The result is potentially no need to make any further housing allocations but cement the ones we have already made in the currently adopted Local Plan and want to take forward
- However, it may be that some of the draft allocations proposed draft Local plan review for a variety of reason we still may want to take forward. This should form part of the discussion when we go on to consider settlement and individual sites
- The majority of Growth is still taking place in the strategic growth corridor (main rail line/ A10)
- It would support localism through communities Neighbourhood Plans
- Indicatively the 2019/20 Housing Trajectory shows we can maintain a supply of housing above the minimum 5 years' worth required
- Indicatively with completion of 591 new dwellings the 2019 Housing Delivery Test Result would be in the approx. 92% meaning that the Action Plan would once more require updating



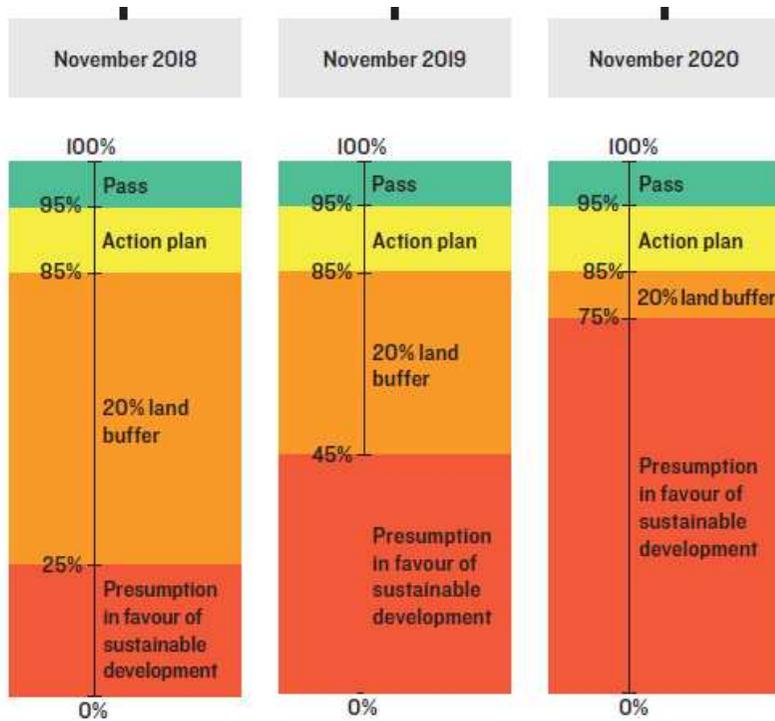
# 5 Year Land Supply

**Currently Indicatively we can still demonstrate a supply in the region of 6.5 & 7 years' worth of supply**

**Deliverability – definition change. Makes it harder?**

# Housing Delivery Test (HDT)

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- Relatively new test & Rule Book
- Hard hitting with high thresholds
- Not totally in our control
- Housing takes time
- Where are we?

# BC HDT results & implications

- 2018 = 91% = Action Plan
- 2019 = 83% = Review / Update Action Plan + 20% buffer add to 5 year housing land supply calculation
- 2020 = Indicatively 92% = Action Plan update/review

# Overall Conclusions

- Government serious about housing supply & delivery
- Local Plan review seek to meet the LHN with flexibility
- HDT results = Action Plan required + 20% Buffer
- 5YrHLS = between 6.5 & 7 years' worth
- Need to Significantly Boost housing supply & delivery or else the presumption is engaged
- Need to pass the HDT, 5 YrHLS, & have an up to date Local Plan.

