

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

**LOCAL DEVELOPMENT FRAMEWORK TASK GROUP**

**Minutes from the Meeting of the Local Development Framework Task Group  
held on Wednesday, 9th December, 2015 at 9.15 am in the Committee Suite,  
King's Court, Chapel Street, King's Lynn**

**PRESENT:**

Councillors R Blunt, P Colvin, C Crofts, J Moriarty, D Tyler and Mrs E Watson

Councillor Moriarty proposed a vote of thanks to Councillor Mrs Spikings, previous Chairman to which the Task Group agreed.

**1      APPOINTMENT OF CHAIRMAN**

**RESOLVED:** That Councillor R Blunt be elected as Chairman of the LDF Task Group.

**2      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S Buck and M Peake.

**3      NOTES OF PREVIOUS MEETING**

The Notes of the meeting held on 9 September 2015 were agreed as a correct record.

**4      MATTERS ARISING**

There were no matters arising.

**5      DECLARATIONS OF INTEREST**

There were no declarations of interest.

**6      MEMBERS ATTENDING UNDER STANDING ORDER 34**

There were no Members present under Standing Order 34.

**7      UPDATE ON 5 YEAR LAND SUPPLY - REPORT TO FOLLOW**

The LDF Manager referred to the briefing note prepared by the Executive Director and highlighted the following:

- Background.
- Judicial review.

- What has the Council been doing?
- What is Five Year Land Supply?
- What happens where a council cannot demonstrate a five year land supply?
- How does the Council calculate how much housing is needed?
- Need.
- Flexibility.
- Methodology.
- Mixed Messages: NPPF, Fixing the Foundations – Creating a more prosperous nation – July 2015, Written statements – Brandon Lewis and Nick Boles.
- What are the implications of this confusion.
- Conclusion.
- What should be done?

The LDF Manager responded to questions from the Task Group, a summary of which is set out below.

In response to comments and questions from Councillor Crofts regarding sites which could be granted planning permission in the future which had not been allocated at the preferred sites, the LDF Manager explained that each site which came forward would have to be considered on its own merit and determined by the Planning Committee.

Following further questions from Councillor Crofts regarding when the Council would return to having a five year land supply, the LDF Manager explained that there were a number of intangibles and gave examples and advised that it was anticipated that the Council would monitor the position over the next two to three months. This would include an understanding of applications which the Planning Committee had agreed. The LDF Manager added that a “sweep up” would be undertaken for the housing trajectory report.

Councillor Moriarty referred to the LDF Task Group meeting in July when it noted that letters would be sent to second and third choice sites inviting them consider submitting them and asked if any feedback had been received. In response, the LDF Manager explained that this exercise had brought forward additional sites at an earlier stage.

In response to further questions from Councillor Moriarty regarding the number of units currently allocated per site in rural areas and the potential number increasing when a planning permission was submitted, the Chairman, Councillor Blunt explained that he had noticed himself that when attending the Examination, the Inspector did not appear to be concerned regarding the numbers but whether the allocation proposed would be sustainable for the village.

The LDF Manager advised that the Borough Council’s Core Strategy had stated that the Council would provide for a minimum of/at least number of units. The Inspector had indicated that this wording should be carried throughout the Sites Plan. There was an element of flexibility

and some sites might not come forward but on some sites it may be that those sites could take additional units. Windfall sites had not been included in the Core Strategy although it was recognised that some windfall sites would come forward.

The Chairman, Councillor Blunt informed Members that at the next meeting, the Task Group would receive a more detailed update on the process which would set out the complexities and calculations.

The Chairrnan, Councillor Blunt commented that Members would be kept updated and briefings arranged when appropriate.

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## **UPDATE ON EXAMINATION HEARING SESSION (VERBAL UPDATE)**

The LDF Manager provided the Task Group with a verbal update, a summary of which is set out below:

- 10 days of hearings (1 day – July, 9 days – September, October, November).
- Principles had been discussed early on during the Examination process. There had been no discussion on managing overall housing numbers.
- A number of days had been taken up with discussion on sites specifics to determine if the Inspector considered the Borough Council's choice to be sound.
- Additional site at Wiggenhall St Germans had been discussed at the Examination hearing.
- The LDF Manager drew Members' attention to the follow up work for the Examination which set out responses to the questions raised by the Inspector which had been circulated with the Agenda. It was noted that the appropriate information had been added and would be sent to the participants from the relevant session for comments. The comments would be forwarded direct to the Inspector. The Borough Council would prepare the modifications required to seek Cabinet approval early in 2016. The modifications would then be published for a 6 week consultation period.

The Inspector requested a note on the Council's approach to brownfield sites. The Planner explained that at the time the Council was assessing the potential of brownfield sites for development, not all of them were proven to be deliverable or met the requirement of Policy CS10. New evidence presented at the hearings sought to overcome such constraints and therefore the Inspector has requested for the Council to reconsider some sites as part of the examination 'homeowrk.'

Councillor Crofts asked what the Inspector's view was on flood risk zones. In response the LDF Manager explained that the Inspector had been provided with a briefing note to help him understand the issues relating to flood risk. The LDF Manager advised that the Borough

Council's Plan had been based on the Strategic Flood Risk Assessment and comments from the Environment Agency.

Councillor Moriarty congratulated the LDF Team on their professionalism shown during the Examination process.

The Chairman, Councillor Blunt informed the Task Group that a meeting had been scheduled with the Leader and Chief Executive during the week commencing 14 December to agree the timetable.

Following further questions from the Task Group, the LDF Manager provided an outline for publishing the modifications, as set out below:

- Modifications to be published by the Borough Council.
- Six week consultation period anticipated to commence second week in February 2016, subject to Inspector consideration.
- Comments would be forwarded to the Inspector.
- Inspector would then write report and it would be approximately three months before the Inspector's report would be received.
- Inspector's report would make recommendations.

**RESOLVED:** That the update report be noted.

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#### **AFFORDABLE HOUSING (VERBAL UPDATE)**

The LDF Manager provided a verbal update and highlighted that the Government's proposed idea of Starter Homes could subsidise the rented social housing and therefore provide a mechanism to provide more affordable housing.

The LDF Task Group was also advised of the consultation currently taking place on the NPPF and that further information would be provided to Members once available.

The Planner advised that the Local Plan would be reviewed during 2016 which would provide the Borough Council with the opportunity to amend the plan if appropriate.

**RESOLVED:** That the update report be noted.

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#### **NEIGHBOURHOOD PLANS (VERBAL UPDATE)**

The Planner provided Members with a verbal update as follows:

- Expressions of interest in developing a Neighbourhood Plan had been received from Welney, Grimston, Tilney St Lawrence, Wretton
- The LDF Team offered Parish Council the opportunity for an officer to attend meetings and give a 15 minute overview of the process.
- South Wootton Neighbourhood Plan came into force on 30 November 2015 – 23% turnout, 90% in favour.

- Brancaster Referendum held on 19 November – 82% in favour, 33% turnout came into force on 30 November 2015.
- Upwell – neighbourhood area approved, plan commenced.
- Downham Market – consultation taking place on neighbourhood area.

In response to comments and questions the Planner explained that a Neighbourhood Plan did not stop planned development occurring but provided the public with an opportunity to input in the local planning process. The LDF Manager added that once a Neighbourhood Plan was adopted it became part of the Development Plan. As such any allocations would be subjected to the same 5 year land supply considerations on the Borough's plans.

The Chairman, Councillor Blunt reminded Members that a Neighbourhood Plan would be taken into consideration as part of the Borough Council's overall planning process.

The Planner explained that within the NPPF there were rules to protect green space.

**RESOLVED:** That the update report be noted.

#### 11 **SCHEDULE OF MEETINGS FOR 2016**

**RESOLVED:** LDF Task Group meetings would be scheduled on the Wednesday at 10 am in the same week as the Planning Committee. Democratic Services Officer to email schedule of dates to the Task Group.

#### 12 **DATE OF NEXT MEETING**

The next meeting would be held on Wednesday 13 January 2016 at 10 am in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

**The meeting closed at 11.05 am**