

## CABINET MEMBERS REPORT TO COUNCIL

15<sup>th</sup> October 2020

### COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT

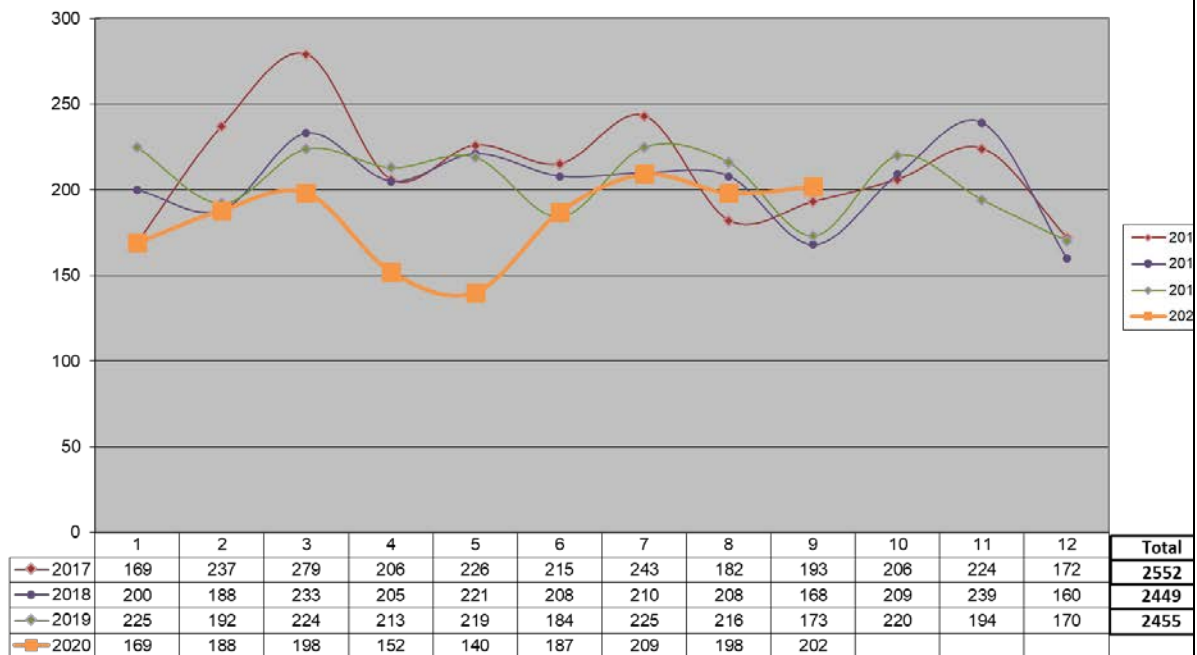
For the period from 10<sup>th</sup> September 2020 to 2 October 2020

#### 1 Progress on Portfolio Matters.

##### Planning and Discharge of Conditions applications received

Applications are still holding up well and have been very consistent over the last 3 months.

Planning and discharge of condition applications received



##### Major and Minor dwelling application comparison

	1/1/18 – 11/9/18	1/1/19 – 11/9/19	1/1/20 – 11/9/20
No. of Major dwelling applications rec'd	20	24	14
No. of Minor dwelling applications rec'd	273	290	192

\*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

### Revenue income

Income for 2020/21

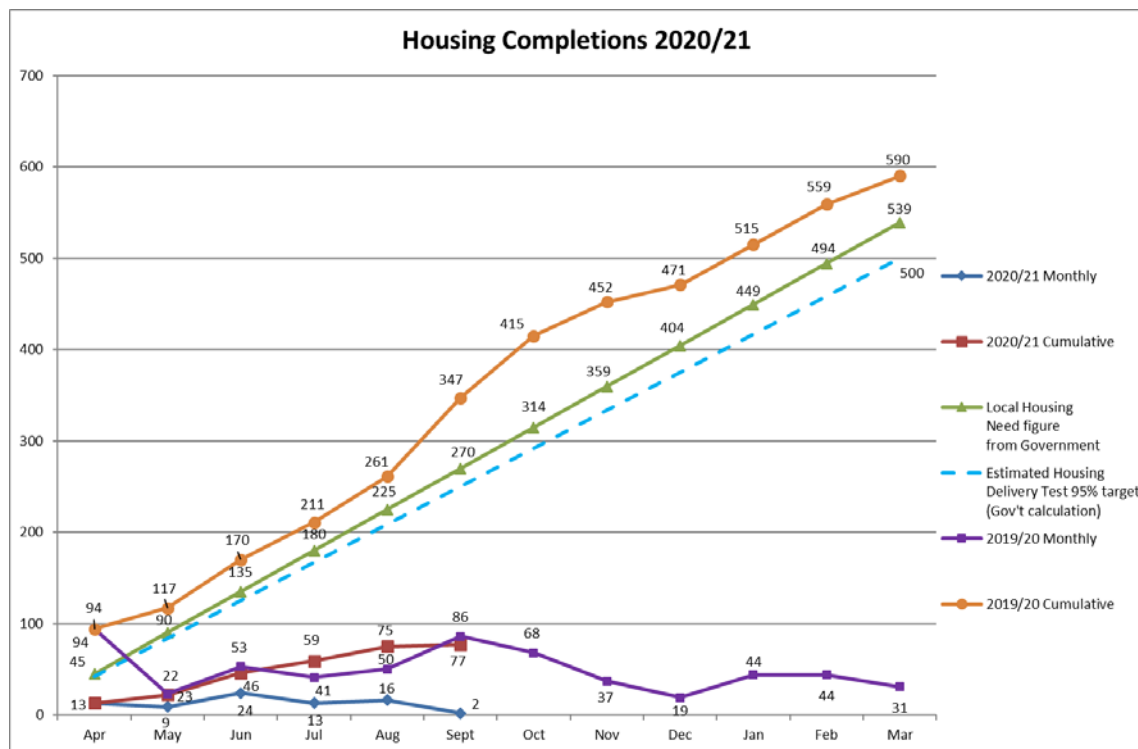
Apr - June	July	August	September (estimated)	Total	Projected Apr - Sept	Variance
£375,833	£91,223	£90,876	£138,000	£695,932	£550,002	+£145,930

### Housing Completions

Completions are considerably lower in comparison to the same time last year. 75 completions between April and September compared to 347 for the same period in 2019.

The low level of completions continues to be a concern. Particularly as we are seeing a reduction in planning applications for proposed new dwellings.

We continue to wait to see if the Government will announce if the Local Housing Need figure will be reduced to reflect the impacts of Covid-19.



### Appeal Performance – decisions made by The Planning Inspectorate 1/1/20 – 30/9/20

	Dismissed	Allowed
Planning appeals	24	10
	71%	29%
Enforcement appeals	4	0
	100%	0%

The national average for planning appeals allowed is around 34%.

### **Local Plan review progress Update**

The Local Plan Task Group are continued to review the Local Plan, with meeting increased to broadly every two weeks. This measure has been taken to ensure that we keep to the timetable as best we can as we look to have the Local Plan review agreed and out for pre-submission consultation towards the end of year/early next year. With submission and examination to follow. So far, the vast majority of the policies have been agreed and we are moving into the settlement chapters.

### **Housing Delivery Test Action Plan**

Cabinet recently endorsed our updated action plan. This provides a series of pro-active actions that departments across Borough Council will explore in an attempt to increase the number of both planning permissions and much need homes actually built out for people to live in. It is a response to the relatively recent test introduced by Government. The plan also sets out latest local housing need figure of 539 new homes per years, our 5-year housing land supply position of 6.97 years' worth, an of course out current HDT result of 83% which meant the need for the action plan and a 20% buffer in our land supply calculation (which makes it harder).

Consequences of failing the HDT or not being able to demonstrate a healthy land supply are that our Local Plan policies could carry less/limited or possibly no weight in the decision-making process resulting in development taking place in less desirable locations (i.e. not areas identified through allocations or development boundaries by the Local Plan).

The Action Plan can be viewed via the link below:

[https://www.west-norfolk.gov.uk/info/20079/planning\\_policy\\_and\\_local\\_plan/753/housing\\_delivery\\_test\\_hdt\\_action\\_plan](https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/753/housing_delivery_test_hdt_action_plan)

### **Neighbourhood Plans**

Activity has not only continued with this significant area of work, but has actually intensified over the last few months. Within the Borough there are in the region of x parish/town councils involved in the Neighbourhood Plan process. Below is summary of some of those that are reaching crucial stages:

- Holme next to sea: passed examination, can be given full weight in decision making process. Awaiting referendum due to pandemic
- Upwell: The examination is finished, final touches to the plan in-line with the Examiners report are being made, shortly this can be attributed full weight. Referendum will have to have wait
- Brancaster review: This one of the first reviews in the country, currently at the final consultation stage with examination to follow
- Thornham: at the final consultation stage, examination to follow
- Tilney All Saints: Have submitted their plan to the BC and the final consultation and

examination will occur in due course

- Castle Acre: Have submitted their plan to the BC and the final consultation and examination will occur in due course
- Hunstanton: Health check underway, will then submitted for consultation and examination
- Heacham: Health check underway, will then submitted for consultation and examination
- Others which have progressed significantly: Gayton, Terrington St. John, Stoke Ferry
- New ones that have started: Watlington, Marshland St. James
- Exploring their options: Walpole

**Meetings Attended** (via Teams Zoom and Youtube)

Portfolio Meetings,  
Planning Committee  
Planning Committee Sifting  
Local Plan Task Group  
Cabinet  
Cabinet Briefings and Updates  
Cabinet Sifting  
Corporate Performance Panel  
Various Meetings with Officers