

CABINET MEMBERS REPORT TO COUNCIL

14th October 2021

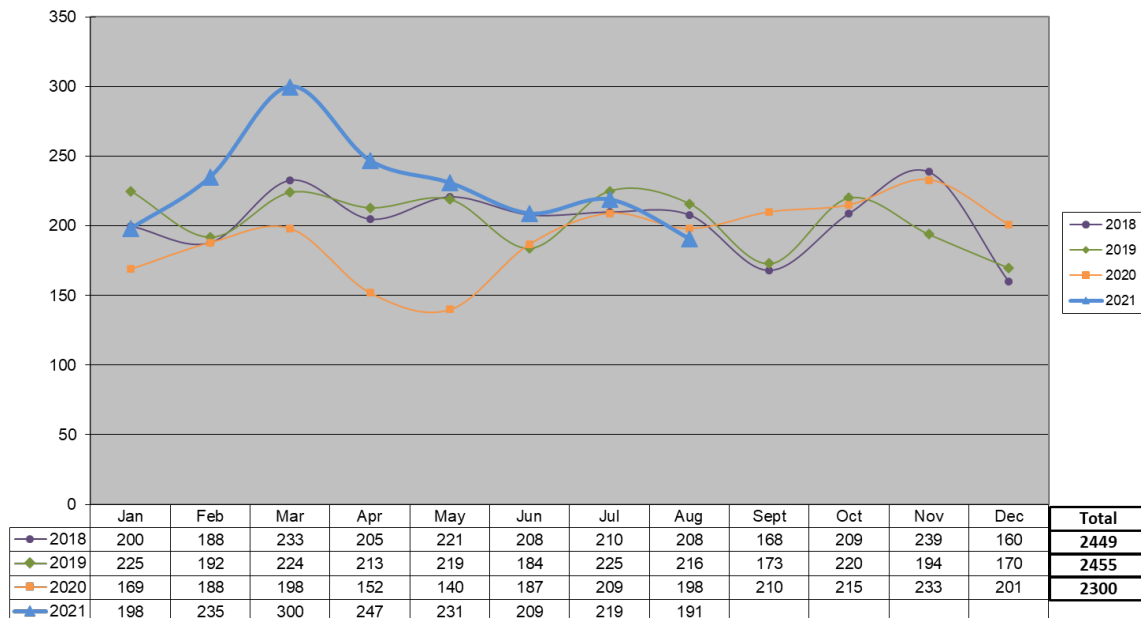
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 1st September to 1st October

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Applications received in August have dropped slightly, a trend seen right across the country. The planners are still dealing with high caseloads. From January – August 2021 1,830 applications have been received compared to 1,441 the previous year, an increase of 389 applications.

Major and Minor dwelling applications received comparison

The number of minor dwelling applications have decreased over the last 3 years, but we have seen a significant increase in householder applications in the last 12 months.

	1/9/18 – 31/8/19	1/9/19 – 31/8/20	1/9/20 – 31/8/21
No. of Major dwelling applications rec'd	32	21	27
No. of Minor dwelling applications rec'd	440	343	342
No. of Householder applications rec'd	664	662	903

*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

2021 performance for determining planning applications (Jan – August 2021)

	National target	Performance
Major	60%	93%
Non – Major	70%	92%

Appeal Performance – decisions made by The Planning Inspectorate 1/9/20 – 31/8/21

	Dismissed	Allowed
Planning appeals	39	13
	75%	25%
Enforcement appeals	5	0
	100%	0%

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

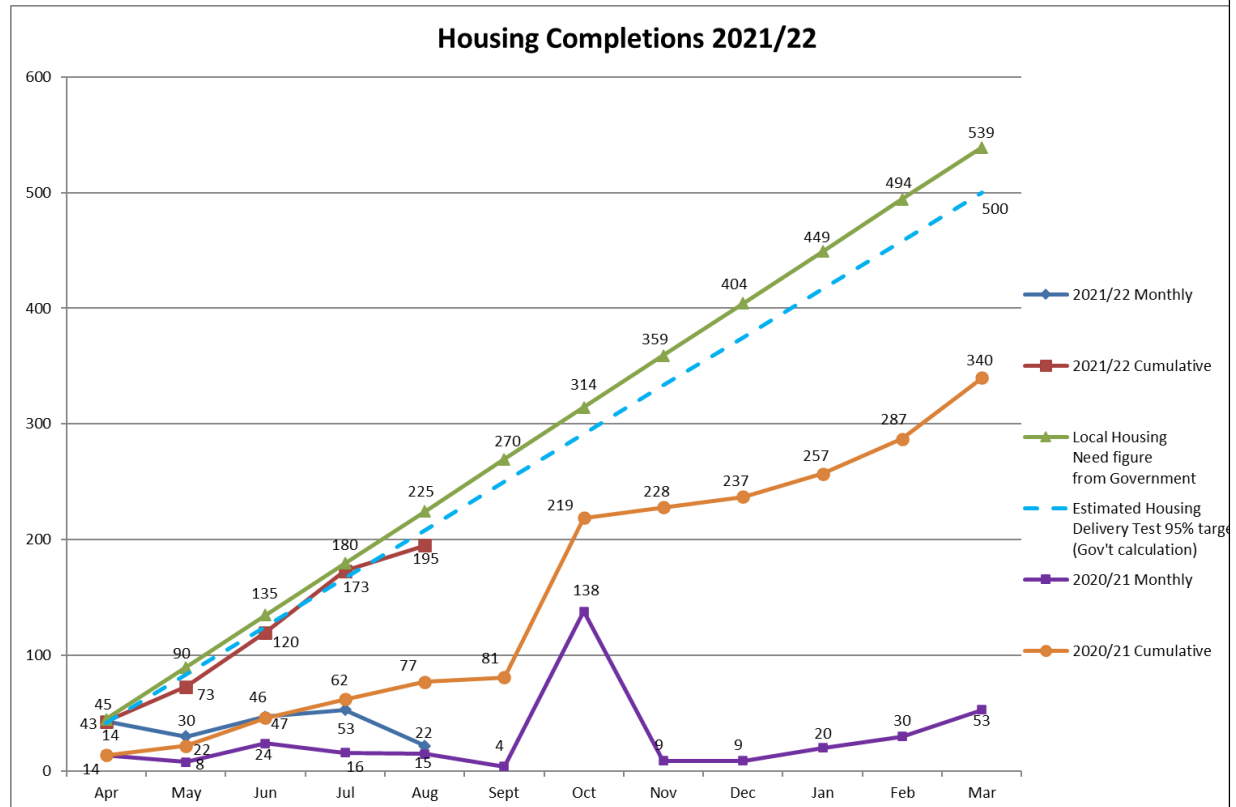
Revenue income 2021/22

Income is still holding up well with August income matching monthly projected.

Projected	Actual	Variance with projected
April 21 – August 21	April 21 – August 21	
£529,167	£841,079	+£311,912

Housing Completions

Despite only 22 completions in August housing completions continue to be significantly higher than the previous year.



Housing Delivery Test

The Housing Delivery Test (HDT) consists of two elements:

- Housing delivery rates** – HDT looks back at housing completions over the three most recent monitoring years (2018/19; 2019/20; 2020/21). The Government has adjusted the HDT requirements in response to the Covid-19 pandemic, allowing for a 1 month “holiday” for 2019/20, and 4 month “holiday” for the 2020/21 monitoring period. 340 completions were recorded for the 2020/21 monitoring period which, applying the Government’s Covid-19 adjustments, gives a provisional HDT figure of **95.2%**, thereby passing the 95% requirement.
- 5-year housing land supply** – Work is ongoing to set the housing land supply for the 2021-26 monitoring period and setting an updated trajectory accordingly. It is anticipated that the final trajectory will be agreed towards the end of the year (late 2021).

Neighbourhood Plans

Since July 2021, the following Neighbourhood Plans have reached significant milestones:

- **Castle Acre** – 6 weeks consultation recently ended
- **Gayton and Gayton Thorpe** – Neighbourhood Plan consultation finishes on 3rd October
- **Heacham** – Examiner’s Report now published. Agreement of Parish Council (Qualifying Body) to Examiner’s modifications still outstanding, but it is anticipated that these will be agreed imminently
- **Hunstanton** – Examiner’s Report now published. Agreement of Parish Council (Qualifying Body) to Examiner’s modifications still outstanding, but representatives of the Parish Council and Neighbourhood Planning Group have expressed concerns about certain Examiner’s modifications; e.g. deletion of “second homes” policy
- **Terrington St John** –Referendum due to take place on Thursday, 30th September 2021

Other Neighbourhood Plans are progressing towards consultation, e.g. officers have had recent engagement with representatives of the Grimston, Congham, Potts Row and Roydon, and Stoke Ferry Neighbourhood Planning groups re preliminary draft text and have provided advice accordingly.

Community Infrastructure Levy

The first round of CIL applications for funding has taken place, and some £1,414,211 of funding was committed to projects. The CIL Spending Panel Task Group has recently met to go over lessons learnt from the first round of grant applications, and a report will now go forward to R & D Panel and then Cabinet, with suggestions of how the process might be improved, and made clearer and more efficient for Parish Councils and community groups, as well as officers.

Local Plan Review

The 8-weeks Regulation 19 consultation finished on 27th September. Officers are currently reviewing representations received and will provide further feedback in due course. Numbers of responses received are as follows:

- Approximately 120 separate responses received by the close of consultation (5pm, 27th September);
- A further three late responses were received after the close of consultation;
- Responses included approximately 500 separate representations.

It is anticipated that the Local Plan can be submitted to the Secretary of State in late-2021/ early-2022.

Major Projects Update

- The revised scheme (Parkway 2) has been submitted mid-September for approximately 226 dwellings on former COWA land. The new scheme is for approximately 226 homes, with a mix of 2, 3 and 4 bed properties, including four blocks of flats. Available for sale and private rent as well as shared ownership and 15% affordable properties.
- I can reassure people that the housing and library development on the existing bus station site in Hunstanton is going ahead, albeit behind the original schedule, with work now set to begin next spring. A decision has been made to push back the start of the redevelopment of the current bus station and library site, to create 47 new homes, a new fit-for-purpose library, and retail units, until spring 2022. This follows changes to the Fire Safety Act and pressures in the supply chain, that have caused delays.

This move has been made to avoid any disruption to the town during the Christmas season, especially given the site's proximity to the Princess Theatre.

The project is an Accelerated Construction Programme Scheme. Homes England, who have provided some of the funding for the scheme, have agreed an extension for the project.

Meetings Attended (via Teams Zoom and YouTube)

Portfolio Meetings,
Planning Committee
Planning Committee Sifting
Regeneration and Development Panel
Cabinet
Cabinet Siting
Cabinet Briefings
Full Council
Various Meetings with Officers
CIL Spending Panel
West Winch Housing Company
Custom and Self Build Task Group
Members Briefing – New Hospital
HAZ Partnership Board
Masterplanning Skills Training

Town Deal Update

This is the first of one of a number of updates from Cllr Middleton and Cllr Blunt on the progress of the King's Lynn Town Deal - as the ambition that was set out in the Town Investment Plan moves to a detailed business case process and delivery.

Governance arrangements are now in place that will ensure the business case preparation work and delivery is undertaken with regard to appropriate decision-making processes; relevant authority; consultation; and due diligence. Some training/ workshops has been facilitated by the central Towns Fund team on Governance - The Towns Deal Board Chair Graham Purkins has participated and is keen to evolve the board ready for the next chapter.

It is anticipated that Business Cases for each Towns Fund intervention will be completed at different stages, between now and the deadline of June 2022. The first of these is likely to be the King's Lynn Youth and Re-training pledge – the one revenue project in the Towns Deal. It is hoped this may be up and running during next year.

The Council has neither the existing capacity or specialist skills in house to complete the business case process, or project managers for the delivery stage. The use of specialist consultants and project managers is necessary to ensure the most is made of this important opportunity to invest in the town – much of the work over the summer months has focussed on securing / identifying and putting in place those resources.

On some specific elements:

Riverfront Regeneration

The comprehensive development of the 'South Quay' area (including Sommerfeld and Thomas historic warehouse and adjacent 'grain silo' sites) takes a step forward as we start a marketing exercise to identify a private sector developer/ operator – you may see some press coverage. There has already been interest from the hotel/ leisure sector. In the meantime, work is underway on some preservation work to the historic asset.

Guildhall

On the 30th September along with members of the project board (National Trust, Town Deal Board, Norfolk County Council) welcomed representatives from the National Lottery Heritage Fund (NLHF) to the Guildhall. Subject to following an established process, there are high hopes that the NLHF will be able to support our work to develop a successful application to NLHF, alongside the Business Case process of the Towns Fund.