

# CABINET MEMBERS REPORT TO COUNCIL

25<sup>th</sup> January 2022

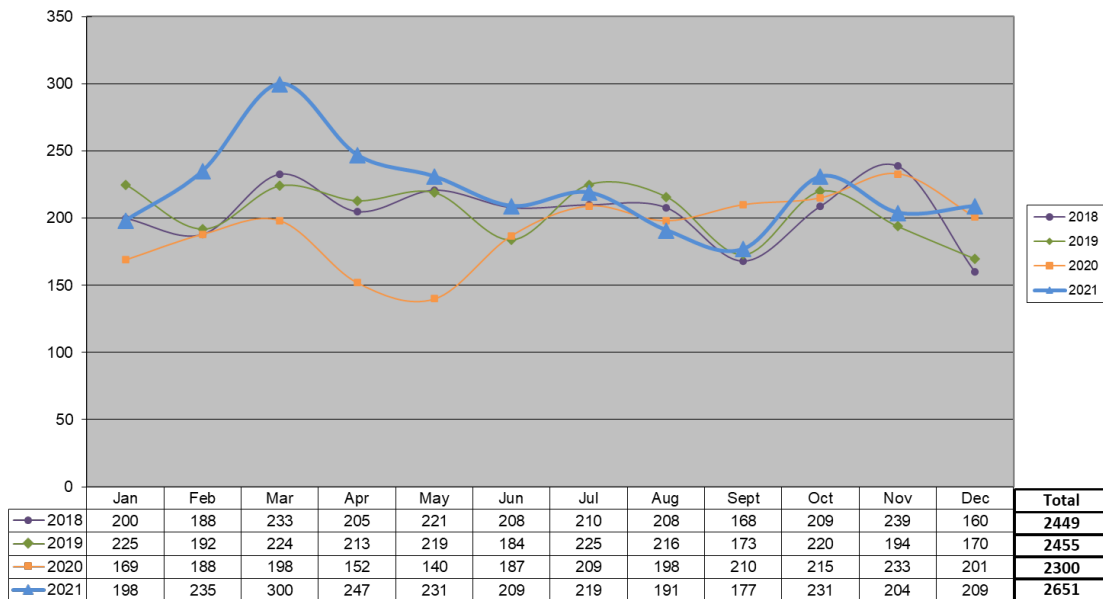
## COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 2<sup>nd</sup> December 2021 – 11<sup>th</sup> January 2022

### 1 Progress on Portfolio Matters.

#### Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Applications continue to remain high. For the year 2021, 2651 applications were received compared to 2300 in the previous year, an increase of 351 applications. The planning officers continue to deal with high caseloads and recruitment to vacant posts continues to be very difficult. Various options are being investigated, including employing agency staff for a temporary period of time.

### Major and Minor dwelling applications received comparison

The number of minor dwelling applications have decreased from 3 years ago, but there has been a significant increase in householder applications in the last 12 months.

	1/1/19 – 31/12/19	1/1/20 – 31/12/20	1/1/21 – 31/12/21
No. of Major dwelling applications rec'd	30	22	27
No. of Minor dwelling applications rec'd	452	322	325
No. of Householder applications rec'd	662	737	896

\*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

### 2021 performance for determining planning applications 1/1/21 – 31/12/21

	National target	Performance
Major	60%	95.2%
Non – Major	70%	91.2%

### Appeal Performance – decisions made by The Planning Inspectorate 1/1/21 – 31/12/21

	Dismissed	Allowed
Planning appeals	40	12
	77%	23%
Enforcement appeals	5	0
	100%	0%

The higher the number of appeals allowed, the more the Planning Inspectorate is going against the council's decisions, so a low figure of appeals allowed (upheld) is clearly preferable. For context the national average for planning appeals allowed annually has been around 34%.

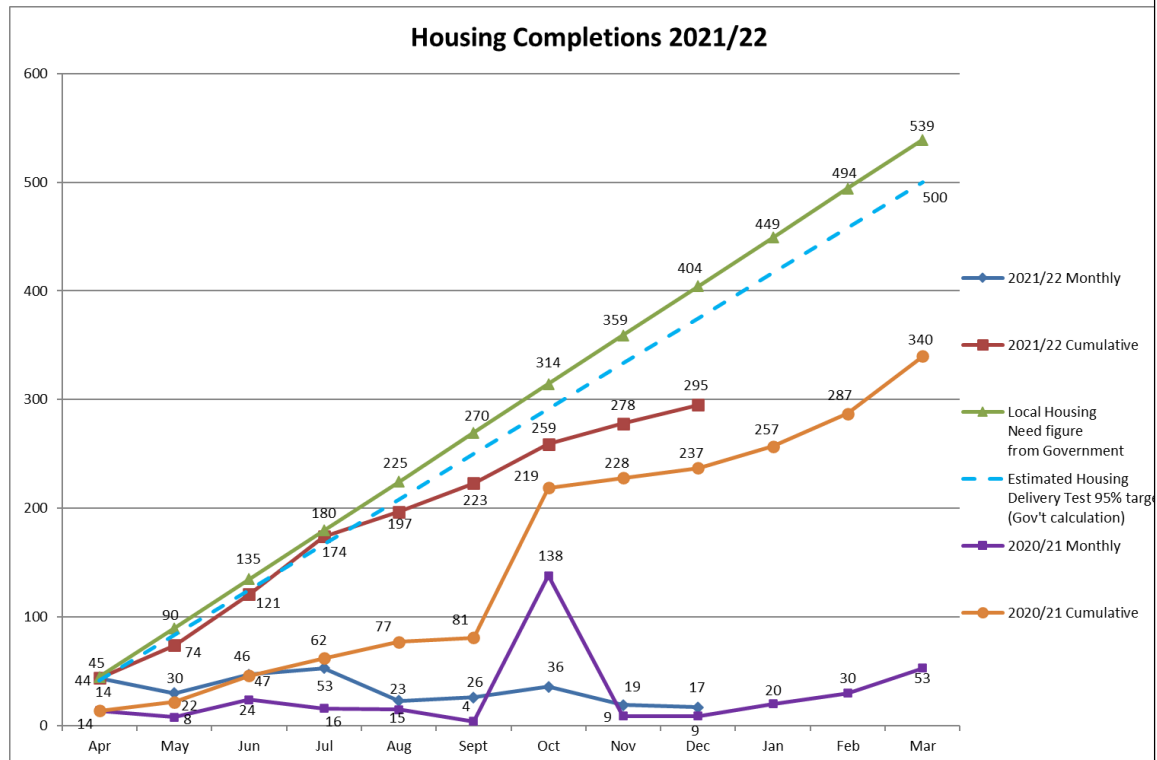
### Revenue income 2021/22

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

Projected	Actual	Variance with projected
April 21 – December 21	April 21 – December 21	
£952,500	£1,335,388	<b>+£382,888</b>

## Housing Completions

Housing completions continue to be significantly higher than the previous year but still below projected requirement, 19 in November and 17 in December 2021.



## Neighbourhood Plans

Since November/ December 2021, the following Neighbourhood Plans have reached significant milestones:

- **Castle Acre** – Referendum documentation finalised; referendum scheduled to take place on **Thursday, 27<sup>th</sup> January 2021**.
- **Heacham** – Consultation on departures from the Examiner’s recommendations (“Proposed Modifications to Examiner’s Recommendations, October 2021” finished on 10<sup>th</sup> December 2021.

Four representations were received in response to the “Proposed Modifications” consultation, including an objection from the RSPB. These representations are under consideration and we are currently working with the Parish Council to finalise the referendum version of the Neighbourhood Plan, with a view to going to referendum in spring 2022.

- **Hunstanton** – In December 2021 the Parish Council agreed to accept the Examiner’s recommendations.

We are currently working with the Town Council to finalise the referendum version of the Neighbourhood Plan, which will pave the way for this to proceed to referendum in spring 2022.

- **South Wootton** – South Wootton Parish Council has made a formal request to

review and update the 2015 Neighbourhood Plan. We are currently considering these proposed amendments, with a view to taking the Neighbourhood Plan review forward during 2022.

Other Neighbourhood Plans are at various stages of progression. The Downham Market and Gayton and Gayton Thorpe Neighbourhood Plans, which were subject to Regulation 14 consultations during autumn 2021, are moving towards submission (spring/ summer 2022).

Other Neighbourhood Plans are progressing towards Regulation 14 consultation stage; e.g. Burnham Market; Grimston, Congham, Potts Row and Roydon; Pentney, and Stoke Ferry Neighbourhood Plans.

The Parish Councils for Thornham and Walpole Cross Keys are continuing to consider undertaking potential reviews for these “made” Neighbourhood Plans.

### **Local Plan Review**

The 8-weeks Regulation 19 consultation finished on 27<sup>th</sup> September 2021. A Programme officer was appointed in late November 2021 to support the Local Plan through submission and Examination.

However, due to limited resources within the Planning Policy team, work is currently ongoing to process representations and other supporting documentation, with a view to submission to the Secretary of state around the end of January 2022.

Examination of the Plan, including hearings, is anticipated to take place during summer 2022, with a view to adoption in the first quarter of 2023

### **Major Housing Project:**

- Nora 4 Small delay due to supply issue. First units now to be completed Jan 2022. 15 Units to be completed this financial year. 2 properties reserved, 15 properties with early bird interest.
- Parkway Target Feb 2022 Planning Committee. Expected start on site Summer 2022.
- Salters Road - on site – contract being drafted for sale to Freebridge Revised target commencement of main works – April 2022.
- Lynnsport1. Target committee date Feb 2022. Works to commence Summer 2022 subject to planning / viability review.
- Hunstanton Southend Enabling works complete. Target mobilisation of March 2022 subject to contracts being entered.
- Hunstanton Bus Station Design review ongoing to overcome fire safety design issues that has impacted on viability. Other pre-commencing works on hold until review complete (Target Feb 2022).

### **Regeneration**

#### **Southgate’s Masterplan**

We have commissioned BDP to prepare a Masterplan for the Southgate’s area of King’s Lynn.

The Masterplan will build upon the significant existing local evidence base and previous feasibility studies, including those undertaken as part of the HAZ programme, to

establish a vision, design principles, concept layout and design code informing future development in the Southgate's area.

It will make recommendations on the best form of development and combination of land uses capable of sustaining long-term economic activity and creating an attractive and active gateway to King's Lynn. Key considerations will include highways, public realm, landscaping and walking and cycling connectivity to the town centre. The Masterplan will interface with parallel studies exploring potential road diversion in the area.

The Masterplan will also address future land uses, infrastructure requirements, cost, viability, and funding to establish an indicative delivery programme for the area.

The Masterplan will form a key component of the Council's regeneration plans. It would be used in support of any future application for Levelling Up funding, following anticipated publication of the Government's White Paper in early 2022.

The Masterplan will be developed in a series of stages:

- **January 2022 – Baseline review of existing information** in order to establish a vision and series of design principles for the Masterplan. Informed by initial engagement with key stakeholders and a press release to the wider public.
- **February-March 2022 – Development of a series of options** which respond to the Masterplan vision. Involving continued engagement with key stakeholders at focused workshops, as well as a wider public consultation exercise involving virtual and in-person events.
- **April-June 2022 – Preparation of a final Masterplan** setting out the preferred option(s) to achieve comprehensive regeneration of the area.

### Town Deal Board Update

This is the latest progress update for Town Deal Business cases as of 7<sup>th</sup> January 2022:-

BUSINESS CASE	BUSINESS CASE SUBMISSION DATE	PROGRESS UPDATE
<b>PROJECT 1 Youth &amp; Retraining Pledge</b>	14/01/22	<ul style="list-style-type: none"> <li>• Final business case signed off 15/12/21</li> <li>• Summary document prepared for submission 14/01/22</li> <li>• Preparation for delivery phase underway.</li> </ul>
<b>PROJECT 2 Public Realm</b>	14/01/22	<ul style="list-style-type: none"> <li>• Independent Appraisal completed</li> <li>• Final Business Case completed</li> <li>• Public engagement Jan</li> <li>• Procurement underway</li> <li>• NCC, Network Rail &amp; Historic England support for scheme</li> <li>• Additional funding through Arts Council identified.</li> </ul>
<b>PROJECT 3 Multi User Community</b>	31/03/22	<ul style="list-style-type: none"> <li>• Exclusivity agreement completed for preferred site</li> <li>• Detailed feasibility underway</li> <li>• Survey complete. Stakeholder workshops ongoing.</li> <li>• Project manager appointed</li> </ul>

<b>Hub</b>		<ul style="list-style-type: none"> <li>Project Board being established, inc TDB champion representative</li> </ul>
<b>PROJECT 4 Town Centre Repurposing</b>	31/03/22	<ul style="list-style-type: none"> <li>Site visits, building options, valuations and assessment of potential uses underway</li> <li>Pop up survey consultation completed</li> <li>TF Delivery Partner support on trends analysis, case studies and delivery models</li> <li>Building surveys being commissioned of preferred site</li> </ul>
<b>PROJECT 5 Riverfront Regeneration</b>	31/05/22	<ul style="list-style-type: none"> <li>Site marketing of South Quay sites closing date end of Jan 22.</li> <li>Brief for design of Boal Quay preferred option to be developed.</li> <li>Custom House exhibition design options underway by Norfolk Museum Service</li> <li>Project management support appointed.</li> </ul>
<b>PROJECT 6 Active &amp; Clean Connectivity</b>	31/05/22	<ul style="list-style-type: none"> <li>Lead design team for ATH appointed. RIBA stage 2 to be completed by end of Feb 22.</li> <li>Package of schemes from LCWIP to support Parkway develop have been identified and the appraisal of them will feed into the business case work</li> <li>WSP commissioned to review of the gyratory scheme to focus more on Active Travel measures WSP to prepare a revised scheme by March 22.</li> <li>Consultation &amp; engagement Spring 2022</li> </ul>
<b>PROJECT 7 St George's Guildhall Complex</b>	24/06/22	<ul style="list-style-type: none"> <li>Vision manifesto agreed.</li> <li>Business Planning &amp; Activity Plan near completion.</li> <li>NLHF EOI approved and invited to submit stage 1 applications</li> <li>Readvertised Project Manager – 2<sup>nd</sup> interviews 06/01/22</li> <li>Site wide RIBA Stage 1 report commissioned</li> <li>Procurement of Lead Design Team underway</li> <li>Cabinet report for CIO due February 22.</li> </ul>

### Meetings Attended (via Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration  
 Planning Committee  
 Planning Committee Sifting  
 Regeneration and Development Panel  
 Cabinet  
 Cabinet Sifting  
 Cabinet Briefings  
 Full Council

Various Meetings with Officers  
Town Fund Project Board  
Town Fund Board  
Norfolk Strategic Planning Forum