

Borough Council of
**King's Lynn &
West Norfolk**



Local Plan Task Group

PLEASE NOTE CHANGE OF TIME

Agenda

**Wednesday, 15th August, 2018
at 2.00 pm**

in the

**Meeting Room 2-1
Second Floor, King's Court
Chapel Street
King's Lynn
PE30 1EX**



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8 August 2018

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 15th August, 2018 at 2.00 pm** in the **Meeting Room 2-1 - Second Floor, King's Court, Chapel Street, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 5 - 9)
3. **Matters Arising**
4. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

5. Urgent Business

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

7. Chairman's Correspondence (if any)

8. NPPF (Pages 10 - 21)

9. General discussion on sites (Pages 22 - 51)

10. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 12 September 2018 at 10 am in the Kempe Room, Town Hall, Saturday Market Place, King's Lynn.

To:

Local Plan Task Group: R Blunt (Chairman), A Bubb, Mrs S Buck, C J Crofts, T Parish, M Peake (Vice-Chairman), Miss S Sandell, D Tyler and Mrs E Watson

Officers

Alex Fradley
Alan Gomm, LDF Manager
Peter Jermany

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, 11th July, 2018 at 10.00 am in the Council Chamber, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor R Blunt (Chairman)
Councillors A Bubb, C J Crofts, T Parish, M Peake, Miss S Sandell and D Tyler

OFFICERS:

Alex Fradley, Senior Planner
Alan Gomm, LDF Manager
Peter Jermany, Principal Planner, Policy

1 APOLOGIES

Apologies were received from Councillor Mrs Watson.

2 NOTES OF THE PREVIOUS MEETING

The notes of the previous meeting were agreed as a correct record.

3 MATTERS ARISING

There was none.

4 DECLARATIONS OF INTEREST

There was none.

5 URGENT BUSINESS

There was none.

6 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There was none.

7 CHAIRMAN'S CORRESPONDENCE (IF ANY)

There was none.

8 NORFOLK AND SUFFOLK COASTAL AUTHORITIES

STATEMENT OF COMMON GROUND - P JERMANY

The Principal Planner, Policy, presented the report which had been circulated with the agenda and set out how the Statement of Common Ground had been developed and how it would be used. He explained that the Statement would be presented to the Norfolk Strategic Planning Member Forum for endorsement and then would be included in the Norfolk Strategic Planning Framework. He explained that the aim of the document was to comply with the duty to cooperate, agree shared aims for the coast, develop a shared evidence base and recognise cross boundary issues in relation to coastal management.

The Principal Planner, Policy referred to the draft Statement of Common Ground for Coastal Zone Planning which had been appended to the report. It set out the purpose of the document, the shared aims and the agreed approach.

The Task Group was informed that the document would need to be endorsed by the relevant portfolio holders from each of the relevant local authorities.

The Chairman thanked the Principal Planner for his report and invited questions and comments, as summarised below.

The Chairman referred to Policy DM18 and asked if there was a similar policy in any other coastal zones. It was explained that some had an integrated approach or had similar policies. It depended on the intensity of coastal erosion and what action was required in specific areas. DM18 was a key policy and would go forward into the next Local Plan.

The Task Group also discussed the councils approach to coastal erosion and flooding and it was explained that the council had the emerging Hunstanton Coastal Management Plan and the Wash East Coast Management Strategy in place. The council's current approach was to maintain the existing defences. In the future additional action may be required such as relocation.

Comments were made regarding development on the coast and occupancy restrictions. Queries were raised as to if other local authorities encountered problems with varying occupancy restrictions. The LDF Manager explained that this issue could be raised at the Norfolk Strategic Planning Member Forum.

In response to a question it was confirmed that although the AONB and fisheries were not specifically mentioned in the document, it did refer to the natural environment. The Task Group were reminded that this document was for local authority planning processes and the local plan development.

AGREED: The presentation on Coastal Zone Planning, which was being presented to the Norfolk Strategic Planning Member Forum, be circulated to the Task Group once available.

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UPDATE ON NEIGHBOURHOOD PLANS

The Senior Planner provided an update on Neighbourhood Plans as set out below:

(i) Snettisham

- The draft plan had been out for consultation.
- Comments had been received from a variety of sources.
- Comments had also been made by the Borough Council regarding how the plan conformed with planning policy.
- The comments would be sent to the appointed Examiner for their consideration as part of the examination process.
- The Task Group was informed that the examiner could recommend to the borough council that the plan could proceed to referendum as is, could proceed with amendments which they are likely to suggest, or the plan fails.

(ii) Terrington St John

- In the early stages.
- First draft had been produced.
- They were now focussing on a few key issues.
- They would not be making an allocation within the Neighbourhood Plan as such, but would be seeking to amend their development boundary to accommodate further housing growth.

(iii) Old Hunstanton

- Had decided that they would be producing a Neighbourhood Plan and were seeking to take arrangements forward.

(iv) Locality Funding

- It was explained that this funding, from the Government, had been extended for neighbourhood plan groups.
- There were criteria that had to be met and there were deadlines associated to when the funds had to be spent by.
- Information was available on the Locality Funding website.
- The Task Group was reminded that Neighbourhood Plans were voluntary to do and update.

The Task Group also discussed the following:

- The housing need and Neighbourhood Plans which were allocating sites.
- Neighbourhood Plans needed to support sustainable development and should not include policies which prevented growth.
- Car parking at Downham Market railway station.
- An example of how car parking could be incorporated with development, for example at Burnham Market.

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LOCAL PLAN - PROGRESS UPDATE - A GOMM

The Task Group received an update on progress with the Local Plan. Information was provided on the following:

- Timetable.
- NPPF changes.
- Housing need and affordable housing.
- Site selection process.
- SADMP Allocation Review.
- Allocated sites which were unlikely to come forward.
- Mechanisms for de-allocation.
- Items to be considered by the Task Group in the future.

The Task Group discussed how they would approach the site selection process. The Senior Planner provided examples of how he could present information, which would include maps, sustainability appraisal, flood risk information, appraisal and conclusion.

AGREED: 1. The Task Group agreed to start to look at site selections and agreed to arrange to meet to start the process as soon as possible. The first site analysis trial would take place on Thursday 26 July. Final details to confirmed

2. The Task Group agreed with the officers recommended approach and how the information would be presented.

3. Officers to arrange a meeting of the Local Plan Task Group Members to start looking at sites and the Senior Planner to send through the relevant information to Task Group Members before the meeting.

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DATE OF NEXT MEETING

The next meeting of the Task Group would take place on Wednesday 15 August 2018 at 10.00am in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

Members of the Task Group would also be invited to a meeting to start to look at the site allocation process.

Councillor Sandell offered her apologies for the 15 August meeting.

The meeting closed at 12.21 pm

NPPF 2

Planning Policy Team

Borough Council of
King's Lynn &
West Norfolk



Introduction

- Reform to Housing and Planning Policy so that it is as effective as possible in improving the Supply and the Delivery of Homes
- Ensure more land is brought forward as soon as possible
- Permissions turned into homes quicker
- Planners, developers and councils to build more homes, more quickly, in places people want to live

Overview

- Chapters on plan and decision making brought forward
- New chapter in making efficient use of land
- Distinction drawn between strategic and non-strategic polices
- Emphasis on up-to-date plans and joint working / SoCG

Ch2: Achieving Sustainable Development

- Presumption in favour of sustainable development reinforced. Now Objectives:
- **Economy:** emphasis on productivity
- **Social:** ensuring sufficient number & range of houses can be provided
- **Environmental:** Making effective use of land

Ch3: Plan - Making

- Review Local Plan every 5 years
- Set overall strategy for pattern scale and quality of development
- Clear strategy for bringing forward sufficient land
- Based on up-to-date evidence, adequate and proportionate
- Soundness: ‘an appropriate strategy’

Ch4: Decision - Making

- Encourages the use of pre-applications
- Conditions to be kept to a minimum
- Pre-commencement conditions avoided
- Ability to refuse “poor design that fails to take opportunities available for improving character and quality of an area”
- Viability Appraisals



Ch5: Delivering a Sufficient Supply of Homes

- Consider reducing implementation time
- Provide Neighbourhood Plans with numbers
- Exception Sites: consider market housing & new Entry level sites
- Wider definition of Affordable Housing
- New groups to plan for
- = New SHMA



Ch5: Local Housing Need (LHN)

- Plans and 5 year HLS to based on new standard method
- However this could be reviewed in September
- Bar raised for allocations and outline
- Failure = presumption in favour of sustainable development

Ch5: Housing Delivery Test (HDT)

- Hard hitting with high thresholds
- Not totally in our control
- Housing takes time
- **<95% = Action Plan**
- <85% = 20% buffer in 5yr HLS
- <75% = Presumption in favour of sustainable development

Ch11:Effective Use of Land

- Use of BF sites in settlements encouraged
- More intensive use of land
- Higher densities for towns, accessible places and other locations
- Plans should optimise land to meet need
- Support for development that makes the most use of land

Other elements

- Emphasis on Design
- Climate Change & Flood Risk = new SFRA
- Natural Environment : 25 year plan, GI & AONB
- Historic Environment
- 5G and Fibre to the door = NSPF
- Support for rural businesses and housing
- Neighbourhood Plans



Onwards

- Bulk of PPG still to come
- Sir Oliver Letwin review
- Possible LHN consultation September
- Green paper on Social Housing
- Government considering further planning reforms to support ambition to deliver 300,000 homes a year = further consultations and more change



Document is Restricted