

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**LOCAL PLAN TASK GROUP**

Minutes from the Meeting of the Local Plan Task Group held on Monday, 15th July, 2019 at 2.00 pm in the Kempe Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT:

Councillors R Blunt, F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, T Parish, A Ryves, S Sandell and D Tyler

Officers:

Alex Fradley, Principal Planner
Peter Jermany, Principal Planner (Policy) and Water Management Officer

1 APPOINTMENT OF CHAIRMAN

AGREED: Councillor R Blunt be appointed Chairman for the Municipal Year 2019/2020.

2 APPOINTMENT OF VICE CHAIRMAN

AGREED: Councillor T Parish be appointed Vice-Chairman for the Municipal Year 2019/2020.

3 APOLOGIES

An apology for absence was received from Councillor J Moriarty.

4 NOTES OF THE PREVIOUS MEETING

The notes of the meeting held on 6 March 2019 were agreed as a correct record.

5 MATTERS ARISING

There were no matters arising.

6 DECLARATIONS OF INTEREST

There were no declarations of interest.

7 URGENT BUSINESS

There was no urgent business.

8 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There were no Members present under Standing Order 34.

9 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

There was no Chairman's correspondence.

10 **OVERVIEW OF CONSULTATION EXERCISE/RESPONSES**

The Principal Planner tabled a document on the Draft Local Plan Review (2016 – 2026) Consultation Overview, a copy of which is attached to the notes.

The Task Group was informed that responses to the consultation had been captured online and were all publicly available. Following this, the comments were being collated and would be presented to future meetings of the Task Group, together with responses and revised policies.

In response to questions on the consultation exercise, the Principal Planner explained that this was also an opportunity for new sites to have been submitted for consideration as well as any comments on any part of the Local Plan and the associated supporting documents.

11 **CONSIDERATION OF THE LOCAL PLAN REVIEW APPROACH TO ENVIRONMENTAL ISSUES**

The Principal Planner and Principal Planner Policy and Water Management Officer gave a presentation, a copy of which is attached to the notes.

The Chairman and officers responded to questions relating to:

- National Planning Policy Framework.
- Government policies.
- Key drivers identified in the presentation.
- Role of the Norfolk Strategic Planning Forum.
- Environmental measures which could be potentially considered when new properties were built and cost implications, as well as benefits – for example, photovoltaic panels, water efficiency devices.
- The Council's duty to co-operate.
- Further work to be undertaken in relation to both adaptation and mitigation measures.
- EU legislation.
- Sustainability appraisal.

- List of documents on the Borough Council's website which planning agents are required to use for planning applications.
- Coastal Change Management Area.
- Habitats Regulations Levy Monitoring and Mitigation Payment currently £50 per new dwelling, as a one-off payment and ability to review/increase levy. How levy is allocated/spent.
- Potential work required to address carbon footprint reduction.
- Renewable energy/encouragement for electric vehicles and relevant charging points.
- Cost of modular housing.
- Custom and self-build scheme.
- Borough Council's response corporately to climate change – officers advised this was being developed.
- West Winch Infrastructure Delivery Plan.

AGREED: Website links relating to the legislation, documents/information referred to in the presentation to be collated and shared with the Task Group.

12 **LOCAL PLAN TASK GROUP WORK PROGRAMME**

In response to questions on the proposed indicative timetable set out in the work programme, the Chairman, Councillor Blunt explained that the dates were flexible and would be agreed at each meeting.

13 **DATE OF NEXT MEETING**

The next meeting of the Task Group will take place on Wednesday 14 August 2019 at 10 am in Meeting Room 2-4, King's Court, Chapel Street, King's Lynn.

The meeting closed at 3.59 pm

Draft Local Plan review (2016 -2036) Consultation Overview

The Draft Local Plan review was published for an eight week consultation period from 4 March to 29 April 2019.

Legally the consultation period is a minimum 6 weeks. However, we extended this by an additional 2 weeks to enable consultees more time to provide considered and detailed responses.

Comments could be made on any part of the Plan and its Policies as well as any of the supporting documents and evidence base.

Consultation Process

The main elements of the consultation process were:

Web version of the Local Plan Review & Interactive online policies map document with ability to enter comments against particular para graphs or policies	Using our ‘Objective’ consultation system to enable easy entry of comments and subsequent analysis
E-mail notification of consultees; parish and town councils; other interested parties	Wide notification of the fact that the LPR is at consultation and response / clarification opportunities
Limited ‘ roadshow ’ / public exhibition opportunities	Opportunity for public and others to drop in to locations across the Borough (King’s Lynn / Downham Market / Hunstanton). Potential for others on request.
Attend parish or town council meetings as appropriate.	To enable targeted questioning / explanation on significant subjects.
Cabinet & Full Council Briefing	Ensure maximum awareness and understanding across members
Media Event – Held to launch the consultation and raise public awareness	EDP, Lynn News, Your Local Paper, radio Norfolk in attendance

Comments Made

Overall in the region of 1,250 were made and approximately a further 100 new sites have been put forward for consideration.

All of the comments have been made public (subject to the relevant data protection requirements) and can be viewed via the Consultation Portal. As can the Plan and the Supporting Documents.

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019>

The interactive online policies map can be viewed via the link below:

https://www.west-norfolk.gov.uk/homepage/293/draft_local_plan_review_interactive_map

The table below shows the number of comments received for each section of the plan:

(Please note people were allowed to comment on whatever they wanted, they may have commented in the wrong section!)

Comment No.	Plan Section
1	Document
2	Foreword
22	Introduction
8	Spatial Portrait
18	Key Sustainability Issues
5	Vision and Strategic Objectives (Where do we want to be in 2036?)
17	Vision and Objectives
2	Spatial Strategy
93	LP01 - Spatial Strategy Policy
43	LP02 - Settlement Hierarchy Policy
9	LP03 - Presumption in Favour of Sustainable Development Policy
46	LP04 - Development Boundaries Policy
16	LP05 - Implementation Policy
3	Economy and Transport
17	LP06 - The Economy Policy
3	LP07 - Retail Development Policy
6	LP08 - Touring and Permanent Holiday Sites Policy
3	LP09 - Development associated with the National Construction College, Bircham Newton (CITB) and RAF Marham Policy
7	LP10 - Strategic Road Network Policy
8	LP11 - Disused Railway Trackways Policy
19	LP12 - Transportation Policy
7	LP13 - Parking Provision in New Development Policy
4	Environment
8	LP14 - Coastal Areas Policy
15	LP15 - Coastal Change Management Area (Hunstanton to Dersingham) Policy

27	LP16 - Design and Sustainable Development Policy
22	LP17 - Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity Policy
7	LP18 - Environment, Design and Amenity Policy
8	LP19 - Provision of Recreational Open Space for Residential Developments Policy
7	LP20 - Green Infrastructure Policy
7	LP21 - Renewable Energy Policy
10	LP22 - Sites in Areas of Flood Risk Policy
2	LP23 - Protection of Local Open Space Policy
4	LP24 - Habitats Regulations Assessment (HRA) Policy
2	Social and Community
3	Housing
27	LP25 - Housing
43	LP26 - Residential Development Adjacent to Existing Settlements Policy
3	LP28 - Enlargement or Replacement of Dwellings in the Countryside Policy
1	LP30 - Residential Annexes Policy
1	LP31 - Delivering Affordable Housing on Phased Development Policy
7	LP32 - Community and Culture Policy
5	Settlements & Sites - Allocations and Policies
1	King's Lynn & Surrounding Area
7	LP34 - King's Lynn Policy
8	King's Lynn
3	E1.1 King's Lynn - Town Centre Policy
1	E1.2 King's Lynn - Town Centre Retail Expansion Area Policy
1	E1.3 King's Lynn - Gaywood Clock Policy
3	E1.4 King's Lynn - Marsh Lane Policy
2	E1.5 King's Lynn - Boal Quay Policy
1	E1.6 King's Lynn - South of Parkway Policy
1	E1.7 King's Lynn - Land at Lynnsport Policy
2	E1.8 King's Lynn - South Quay Policy
1	E1.9 King's Lynn - Land west of Columbia Way Policy
2	E1.10 King's Lynn - North of Wisbech Road Policy
1	E1.11 King's Lynn - Southgates Policy
1	E1.12 King's Lynn - Employment Land Policy
1	E1.13 King's Lynn - Green Infrastructure Policy
1	West Lynn
2	E1.14 West Lynn - Land West of St Peter's Road Policy
3	E1.15 West Lynn - Land at Bankside Policy
4	West Winch
9	E2.1 - West Winch Growth Area Strategic Policy

2	E2.2 - Development within existing built up areas of West Winch Policy
4	South Wootton
3	E3.1 - South Wootton Hall Lane Policy
2	Knights Hill
15	E4.1 - Knights Hill Policy
2	North Wootton
1	Main Towns
5	LP35 - Downham Market Policy
8	Downham Market
1	F1.1 - Downham Market Town Centre Area and Retailing Policy
2	F1.2 - Downham Market Land off St. John's Way Policy
6	F1.3 - Downham Market North-East: Land east of Lynn Road in vicinity of Bridle Lane Policy
3	F1.4 - Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane Policy
2	LP36 - Hunstanton Policy
2	Hunstanton
1	F2.1 - Hunstanton Town Centre Area and Retailing Policy
3	F2.2 - Hunstanton Land to the east of Cromer Road Policy
2	F2.3 - Hunstanton Land South of Hunstanton Commercial Park Policy
2	F2.4 - Hunstanton Land north of Hunstanton Road Policy
2	F2.5 - Hunstanton Employment Land south of Hunstanton Commercial Park Land Policy
9	Wisbech Fringes (inc.Walsoken)
11	F3.1 Wisbech Fringe - Land east of Wisbech (west of Burrettgate Road) Policy
4	Growth Key Rural Service Centres
7	Marham
3	G56.1- Marham Land at The Street Policy
19	MAR1 – Marham Land off School Lane Policy
113	Watlington
2	G112.1 - Watlington - Land south of Thieves Bridge Road Policy
26	WAT1 - Watlington - Land to east of Downham Road and west of Mill Road Policy
5	Key Rural Service Centres
1	G13.1 - Brancaster - Land to the east of Mill Road Policy
1	G13.2 - Brancaster Staithe and Burnham Deepdale - Land off The Close Policy
8	Burnham Market
11	BM1 - Burnham Market Land south of Joan Short's Lane and east of Creak Road Policy
5	Castle Acre
2	G22.1 - Castle Acre - Land west of Massingham Road
13	Clenchwarton

2	G25.1 - Clenchwarton - Land between Wildfields Road and Hall Road Policy
1	G25.2 - Clenchwarton - Land north of Main Road Policy
1	CLE1 - Clenchwarton - Land to the north of Main Road Policy
2	Dersingham
1	G29.1 - Dersingham - Land north of Doddshill Road Policy
1	G29.2 - Dersingham - Land at Manor Road Policy
2	Docking
1	G30.1 - Docking - Land situated off Pound Lane (Manor Pasture) Policy
4	DOC1 – Docking Land south of Pound Lane and west of Bradmere Lane Policy
1	East Rudham
1	G31.1 - East Rudham - Land off Fakenham Road Policy
2	RUD1 – East Rudham Land to north of Lynn Road Policy
13	Emneth
2	EM1 – Emneth Land north of Church Road Policy
3	G35.1 - Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street Policy
3	G35.2 - Feltwell - Land north of Munson's Lane Policy
1	G35.3 - Feltwell - Land at 40 Lodge Lane / Skye Gardens Policy
2	G35.4 - Hockwold cum Wilton - Land south of South Street Policy
1	Great Massingham
4	G43.1 - Great Massingham - Land south of Walcup's Lane Policy
7	GM1 – Great Massingham Land east of Castle Acre Road Policy
16	Grimston/Pott Row with Gayton
2	G41.1 - Gayton - Land north of Back Street Policy
3	G41.2 - Grimston and Pott Row - Land adjacent Stave Farm, west of Ashwicken Road
5	Heacham
1	G47.1 - Heacham - Land off Cheney Hill Policy
1	G47.2 - Heacham - Land to the south of St. Mary's Close Policy
5	Marshland St James/ St John's Fen End with Tilney Fen End
2	MSJ1 –Marshland St James Land south of School Road Policy
2	Methwold with Northwold
1	G59.1 - Methwold - Land at Crown Street Policy
1	G59.4 - Methwold - Land off Globe Street/St George's Court Policy
3	Middleton
1	MID1 - Middleton Land west of School Road Policy
7	Snettisham
3	Southery
1	SOU1 - Southery - Land to north of Lions Close Policy
7	Stoke Ferry
1	G88.3 - Stoke Ferry - Land at Indigo Road / Lynn Road Policy
2	STF1 – Stoke Ferry Land to west of Fairfield Road Policy

2	Terrington St Clement
1	G93.1 - Terrington St. Clement - Land at Church Bank, Chapel Road Policy
2	G93.2 - Terrington St. Clement - Land Adjacent King William Close Policy
2	G93.3 - Terrington St. Clement - Land West of Benn's Lane Policy
5	TSC1 – Terrington St Clement Land south of Northgate Way and west of Benn’s Lane Policy
3	Terrington St John with St Johns Highway/Tilney St Lawrence
2	G94.2 - Terrington St John, St John's Highway and Tilney St Lawrence - Land north of St. John’s Road Policy
1	TSL1 – Tilney St Lawrence Land adjacent to Tinley St Lawrence Primary School, west of School Road Policy
1	TSL2 – Tilney St Lawrence Land to the west of School Road Policy
7	Upwell/Outwell
2	G104.1 - Upwell - Land north west of Townley Close Policy
1	G104.2 - Upwell - Land south/ east of Townley Close Policy
2	G104.3 - Upwell - Land at Low Side Policy
2	G104.4 - Upwell - Land off St Peter's Road Policy
1	G104.6 - Outwell - Land Surrounding Isle Bridge Policy
5	Walpole St Peter/Walpole St Andrew/Walpole Marsh
2	G109.1 - Walpole St. Peter - Land south of Walnut Road Policy
1	G109.2 - Walpole St. Peter - Land south of Church Road Policy
2	WSA1 – Walpole St Andrew Land south of Wisbech Road Policy
3	West Walton
12	LP37 - Rural Areas Policy
5	Rural Villages
1	Ashwicken
1	Burnham Overy Staithe
3	Denver
1	G28.1 Denver - Land South of Sluice Road
4	East Winch
1	G36.1 Fincham - Land East of Marham Road
2	Fritcham
1	Great Bircham/Bircham Tofts
1	Harpley
1	G45.1 Harpley - Land at Nethergate Street/School Lane
1	G48.1 Hilgay - Land South of Foresters Avenue
2	Hillington
2	G49.1 Hillington - Land to the South of Pasture Close
4	Ingoldisthorpe
2	Old Hunstanton
6	Runcton Holme
1	Sedgeford
1	Shouldham

1	Stow Bridge
1	Syderstone
1	Ten Mile Bank
1	G92.1 Ten Mile Bank - Land off Church Road
2	Thornham
2	Three Holes
1	G96.1 Three Holes - Land adjacent to 'The Bungalow', Main Road
9	Tilney All Saints
3	Walpole Highway
5	Walton Highway
2	G113.1 Welney - Former Three Tuns/Village Hall
2	G113.2 Welney - Land off Main Street
2	Wereham
1	Wiggenhall St. Germans
2	Wiggenhall St. Mary Magdalen
2	G124.1 Wiggenhall St. Mary Magdalen - Land on Mill Road
1	Wormegay
32	Smaller Villages and Hamlets
4	Monitoring and Delivery Framework
1	Glossary of terms
4	Flood Risk Design
1	Housing Trajectory
5	The Distribution of Housing between settlements in the Rural Area
1	List of policies
1	Modelled Approach to Density
4	Local Plan Policies Map
10	Supporting Documents
1250	

Consideration of the Natural Environment

Minute Item 11

Alex Fradley – Principal Planner
Peter Jermany – Principal Planner

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Contents

- ¹² Requirements
- Elements Covered in the Plan
- Elements to Consider

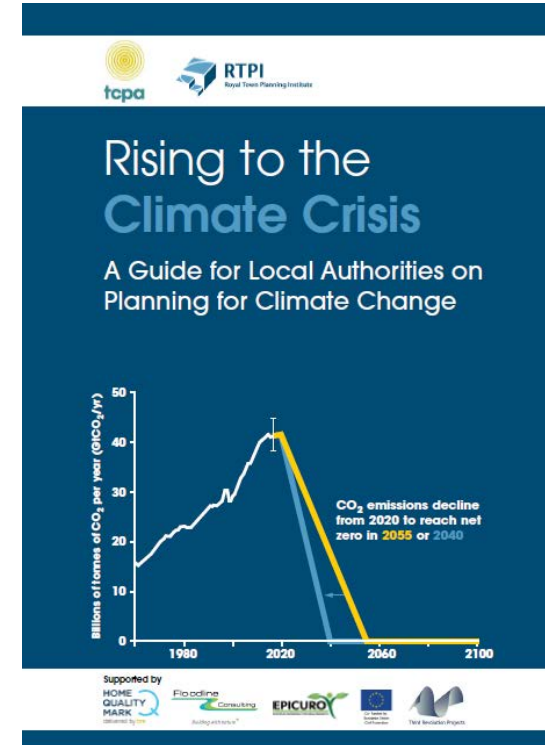
Requirements

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Legislation

- Planning & Compulsory Purchase Act 2004 – duty re mitigation/adaptation
- Climate Change Act 2008 – evidence base – priorities for action/adaptation
- Flood & Water Management Act 2010 – threats of flooding/water scarcity
- Planning Act 2008 – policies for climate mitigation/adaptation
- Planning & Energy Act 2008 – powers to source local renewable energy
- Neighbourhood Planning Act 2017 – las to set out strategic priorities e.g. energy/adaptation

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Policy

- **NPPF** (rev. 2019) - ‘mitigating/adapting to climate change inc. moving to a low carbon economy’ = core planning objective

Glossary (see also LPR glossary):

- **Climate change adaptation:** Adjustments to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
- **Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
- **PPG (2014) - climate change** (not yet revised)
 - **renewable and low-carbon energy** – planning for onshore wind, photovoltaics, heat networks, etc. (part revised 2015)
 - **flood risk and coastal change** (not yet revised)



Other Government Policies

- UK 2nd Climate Change Risk Assessment 2017
- Industrial Strategy 2017
- UK Climate Projections 2018 (UKCP18)
- Committee on Climate Change – ‘Net Zero’ Report May 2019
- 25 Year Environment Plan 2018
- Clean Growth Strategy 2017 (amend 2018)

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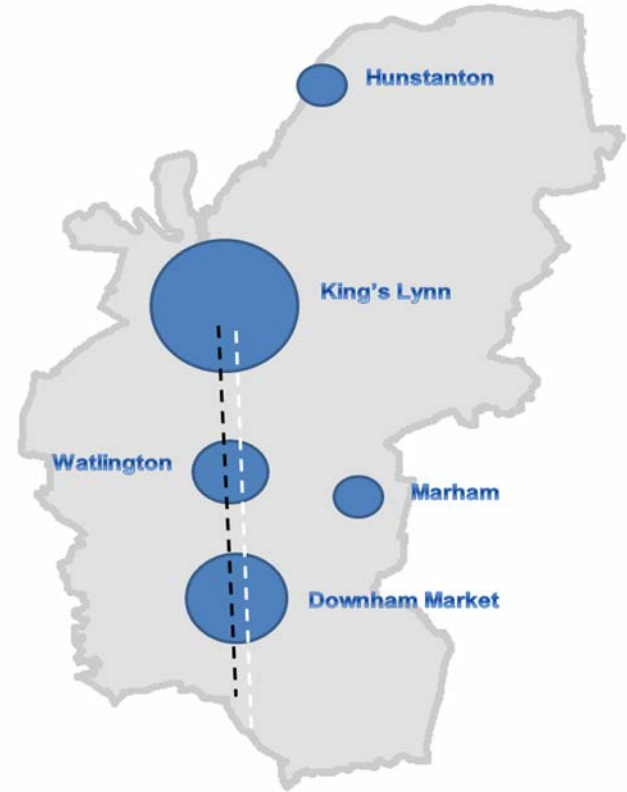


Elements Covered

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Growth Strategy

- Growth is broadly concentrated at higher order settlements
- This should assist in limiting travel / trips to employment/services/facilities. Support daily life
- Also this is where public transport in the form of buses (inc. school buses) & trains are more prevalent



Site Appraisal

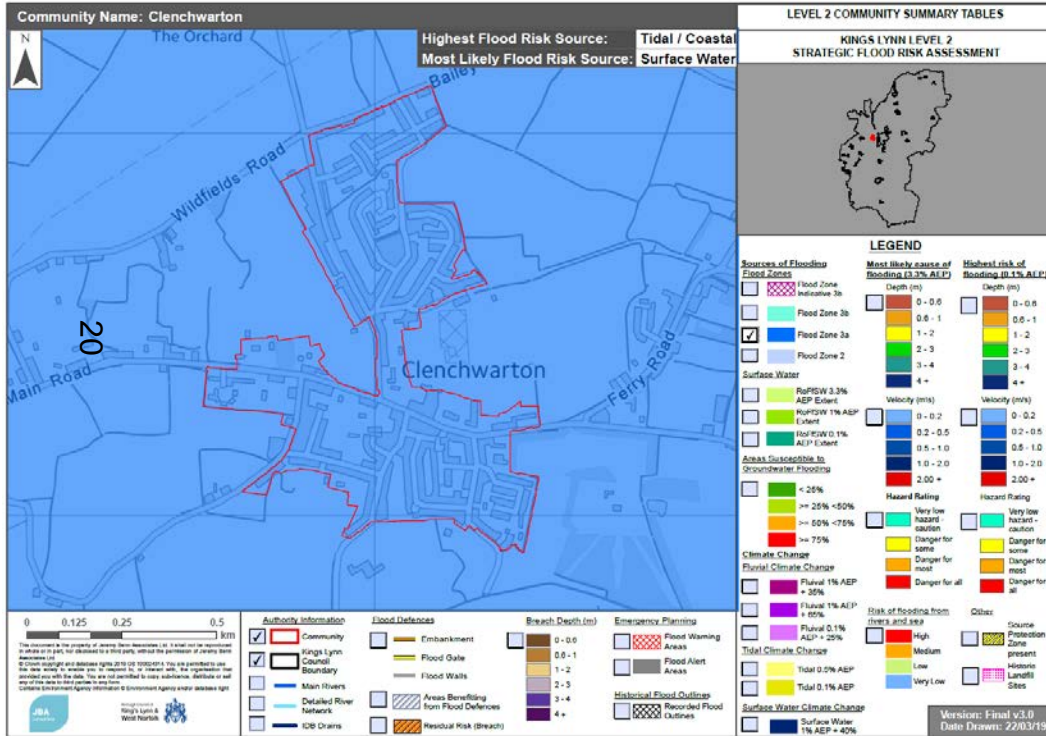
- Housing & Economic Land Availability Assessment

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- Sustainability Appraisal including Strategic Environmental Assessment
- Habitats Regulation Assessment



SFRA Level 1 & 2



King's Lynn and West Norfolk Strategic Flood Risk Assessment

Final Report: Level 1 – Executive Summary Only

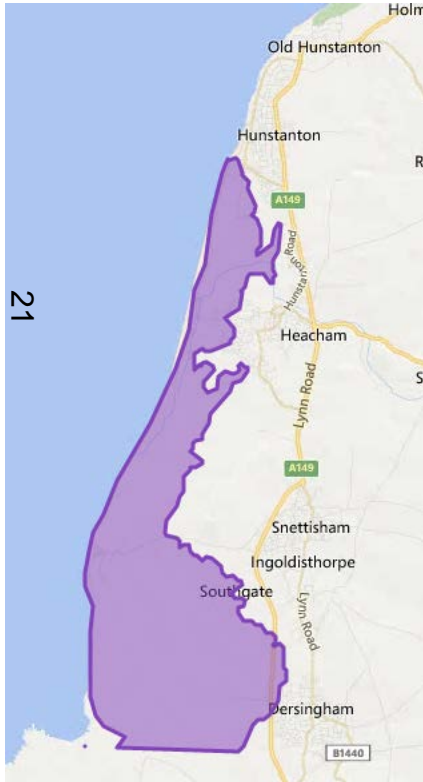
November 2018

Level 2 Community Level Guidance Tables

Community details	Community Flood Risk Summary	Clenchwarton	
		Highest risk flooding mechanism	Tidal / Coastal
recommendations		Most likely source of flooding	Surface Water
		<ul style="list-style-type: none"> Clenchwarton is entirely within an area benefiting from tidal flood defences along the River Great Ouse. Consider contributions to the River Great Ouse tidal defences protecting the settlement. Completely contained in Flood Zone 3a. The Sustainability Appraisal, 2015 highlights that appropriate site mitigation measures will be required as the entire settlement falls within the highest flood risk area. Limited records of historical flooding. Climate change will increase the risk from tidal flooding Consider the impacts of tidal breach. in a major tidal event the community could be completely cut off and emergency planning implications for new development are critical Early consultation with WMA is strongly recommended in this area. 	
		Mapping Information	
Flood Zones		All Flood Zone information has been compiled from the outputs of The Wash, 2018 tidal model	



Coastal Change Management Area



- No new dwellings, park homes / caravans
- Replacements subject to criteria:
 - Habitable rooms above ground floor
 - Occupational restriction
 - Appropriate design
 - Flood mitigation measures
- Extensions, Change of Use, Seasonal Occupancy & temporary consents all subject to conditions



Borough Council of King's Lynn and West Norfolk

Natura 2000 Sites Monitoring and Mitigation Strategy

Panel Members:

- Norfolk Coast Partnership
- Natural England
- Norfolk Wildlife Trust
- Forestry Commission
- Civic Society
- RSPB
- Wash Norfolk EMS
- Norfolk County Council
- Water Management Alliance



Other Elements

- **Green Infrastructure**
- **Protection of Open Space**
- **Design & Sustainable Development:**

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<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883454380#section-s1542883454380>



Norfolk Strategic Planning Framework

Shared Spatial Objectives for a Growing County and Emerging Statement of Common Ground

March 2018



Agreements

- Climate resilience
- Reduce greenhouse gas emissions
- Reduce impact from exposure/effects of climate change
- Conserve & enhance environment
- Higher water efficiency standards in areas of water stress
- Importance of AONB
- County wide assessment of recreational pressures on Natura 2000 sites
- County wide Green Infrastructure strategy: protect and enhance

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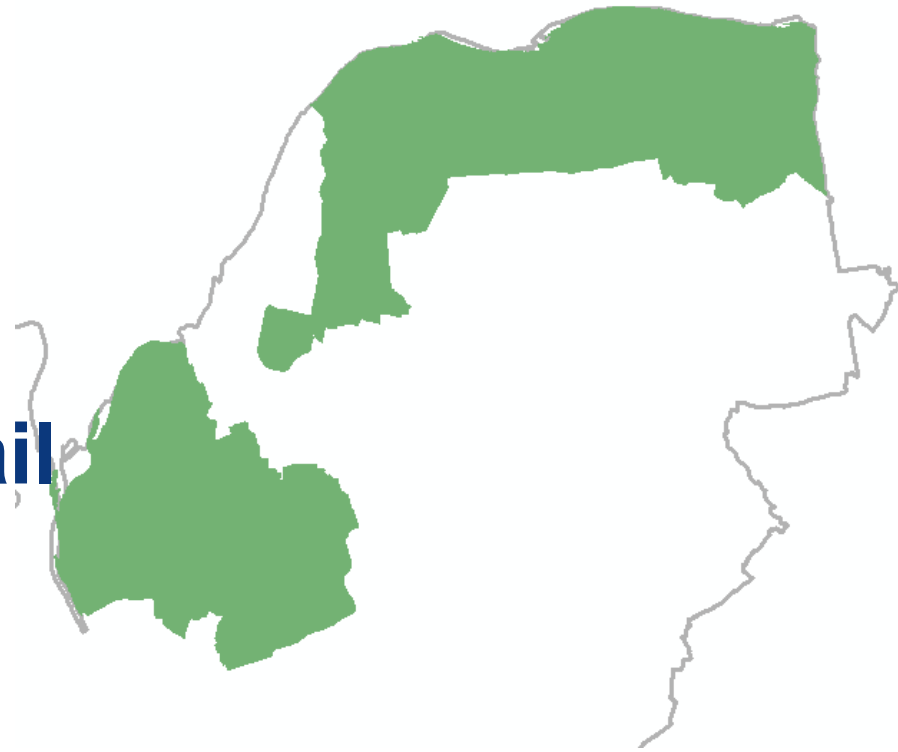


Elements to Consider

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New Detail

- Draw out and add detail
- ^{No} Separate AONB policy
- Separate LP17:



<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883481756#sections1542883481756>



Renewables

- **Further encouragement of renewables**
- **Encouragement for electric vehicle charging points**

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New Build Standards?

- **North Norfolk approach:**

https://consult.north-norfolk.gov.uk/portal/planning/north_norfolk_local_plan/first_draft_local_plan/local_plan?pointId=s15536044792195#section-s15536044792195

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- **Brentwood:**

<https://brentwood.moderngov.co.uk/documents/s14757/Appendix%20A%20Pre-Submission%20Brentwood%20Local%20Plan%20Regulation%2019%20October%202018%20Extraordinary%20Council.pdf>



RTPI launches Resource Planning for Climate Action campaign



“ Without planners or adequate planning systems and policies, there is no realistic way to progress to zero carbon. ”

https://www.rtpi.org.uk/briefing-room/news-releases/2019/june/rtpi-launches-resource-planning-for-climate-action-campaign/?utm_campaign=1509853_Highlights%20from%20the%20RTPI%20Planning%20Convention%202019&utm_medium=email&utm_source=RTPI&dm_i=3ES5,WD0D,3Z951K,3DGKA,1

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Requirements

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- **BCKLWN Consideration**
- **Future Changes Nationally**
- **Discussion**



Minute Item 12

Local Plan Task Group – Indicative Forward work programme 2019

Date			Topic(s)
Wednesday 3 July 2019 (Induction/ Training Session)	11.00 am	Meeting Room 2-1 King's Court	<ul style="list-style-type: none"> • Local Plan Current & Review: <ul style="list-style-type: none"> ○ Local Plan stages ○ Current status / stage ○ Rules and regulations • Housing numbers:: <ul style="list-style-type: none"> ○ LHN LP figure ○ 5 year supply ○ HDT • Key Supporting Documents: <ul style="list-style-type: none"> ○ Site selection: HELAA & SA ○ HRA • Neighbourhood Plans
Monday 15 July 2019	2.00 pm	Kempe Room, Town Hall	<ul style="list-style-type: none"> • Overview of consultation exercise / responses • Consideration of the LPR approach to environmental issues.
Wednesday 14 August 2019	10.00 am	Meeting Room 2-4 King's Court	<ul style="list-style-type: none"> • Climate change discussion (Klimate Konzern attending)
Wednesday 4 September 2019	11.15 am	Kempe Room Town Hall	<ul style="list-style-type: none"> • Revised wording - policies (1)
Thursday 19 September 2019	2.00 pm	Meeting Room 2-4 King's Court	<ul style="list-style-type: none"> • Revised wording - policies (2)
Wednesday 9 October 2019	11.00 am	Meeting Room 2-4 King's Court	<ul style="list-style-type: none"> • Revised site allocations / numbers (1) • Habitats Regulation Assessment
Wednesday 6 November 2019	11.00 am	Meeting Room 2-1 King's Court	<ul style="list-style-type: none"> • Revised site allocations / numbers (2) • Strategic Housing Market Assessment / Local Plan Viability Assessment

<p>Wednesday 4 December 2019</p>	<p>11.15 am</p>	<p>Kempe Room Town Hall</p>	<ul style="list-style-type: none"> • Agree to draft version of LPR to go to Cabinet. Including: Updated Housing Economic Land Availability Assessment, Sustainability Appraisal, Statement of Community Involvement and Annual Monitoring Report
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NB special or additional meetings as appropriate