

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



Local Plan Task Group

Agenda

Wednesday, 4th September, 2019
at 11.15 am

in the

Kempe Room
Town Hall
Saturday Market Place
King's Lynn
PE30 5DQ

King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
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27 August 2019

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Wednesday, 4th September, 2019 at 11.15 am** in the **Kempe Room - Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 4 - 13)
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. Local Plan Review (2016-2036) Consideration of the Latest Housing Numbers (August 2019) (Pages 14 - 19)

9. Strategic approach to climate change - suggested policy / justification - paper to follow

10. Update on progress of background studies - verbal report

11. Date of Next Meeting

The next meeting of the Task Group will take place on Thursday 19 September 2019 at 2.00 pm in Meeting Room 2-4, King's Court, Chapel Street, King's Lynn.

To:

Local Plan Task Group: R Blunt, F Bone, A Bubb, C J Crofts, M de Whalley, C Joyce, J Moriarty, T Parish, S Sandell and D Tyler

Portfolio Holders:

Management Team Representatives:

Alex Fradley
Alan Gomm, LDF Manager
Peter Jermany

Appropriate Officers: The following officers are invited to attend in respect of the Agenda item shown against their name

**Executive Directors
Press**

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, 14th August, 2019 at 10.00 am in the Meeting Room 2-4,
Second Floor, King's Court, Chapel Street, King's Lynn**

PRESENT:

Councillors R Blunt (Chair), A Bubb, M de Whalley, I Devereux, C Joyce,
T Parish (Vice-Chair), S Sandell and D Tyler

Portfolio Holders

Councillor I Devereux - Environment

Officers:

Alex Fradley, Principal Planner

Alan Gomm, Planning Policy Manager

Peter Jermay, Principal Planner (Policy) and Water Management
Officer

Under Standing Order 34:

Councillor A Tyler

1 **APOLOGIES**

Apologies for absence were received from Councillors C J Crofts and J
Moriarty.

2 **NOTES OF THE PREVIOUS MEETING**

The notes of the previous meeting held on 15 July 2019 were agreed
as a correct record.

3 **MATTERS ARISING**

There were no matters arising.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5 **URGENT BUSINESS**

There was no urgent business.

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

Councillor I Devereux, Portfolio Holder for Environment and Councillor A Tyler.

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

There was no Chairman's correspondence.

8 **LOCAL PLAN REVIEW APPROACH TO ENVIRONMENTAL MATTERS - PRESENTATION FROM KLIMATE CONCERN**

The Chair, Councillor Blunt invited those present to introduce themselves and explained the purpose of the meeting.

The Planning Policy Team provided an overview of the current position with the Borough Council's Local Plan with regard to climate change, which included an explanation of understanding the Scatter model (setting, city, area, targets and Trajectories for emissions, reduction). A copy of the presentation is attached to the minutes.

The Task Group received a presentation from Klimate Concern which covered the following:

- The climate change challenge for West Norfolk, its communities, businesses, environment and transport infrastructure.
- Why we need a revised local plan with a clear strategy for climate change mitigation and adaptation.
- Why we need a local climate change partnership to develop and test solutions and inform the plan.

In response to a question whether the AONB policy could be extended to improve green space, the Portfolio Holder for Environment referred to the Glover report which undertook a review of AONBs and national parks and advised that he sat on the member group which did good work and ensured that the Council's voice was heard at a national level. Those presented were also provided with details on the Habitat Regulation levy which every new house built had to pay (£50). The levy generated income which was used to protect identified sensitive sites.

The Chair/Planning Policy Team responded to questions in relation to:

- The Council's Climate Change Strategy adopted in 2011.
- Business Industry data 2005.
- Borough Council potential mandatory requirement could be to request a statement of climate change with all planning applications. It was highlighted that mechanisms would need to

be put in place on scoring, targets and monitoring arrangements.

- Importance of bringing key stakeholders and the general public together by a combination of education and encouragement.
- Aim of the Local Plan Task Group to be able to deliver climate change proposals/initiatives.
- The Local Plan Review timetable which was available on the Borough Council's website.
- Benefits of using the scatter model.
- Habitat Regulations levy (currently £50 per new property) which was used for mitigation purposes.
- Steps required to addressing climate change issues which would include encouragement and education.
- Legal requirement for the Borough Council to have a climate change policy within the Local Plan and monitoring arrangements to be established.
- Role of the Local Plan Task Group to identify realistic measures which could be taken and delivered to achieve required targets to reach the Government zero carbon target by 2050.
- Borough Council's interest in identifying a national solution and understanding what the Council could do to reduce the carbon footprint in the Borough.
- Variety of solar panels that could be placed on residential properties.
- Role of the Neighbourhood Plan.

Under Standing Order 34, Councillor A Tyler addressed the Task Group and commented that he had read articles relating to climate change and added that climate change did not just relate to scientific matters, but included political structures, economic and social factors.

Councillor Joyce asked if it was possible to introduce a levy for each new house built to enable the developer to pay it off by a reduction in the environmental cost. The Chair commented that the Borough Council could explore the possibility of such a levy.

The Portfolio Holder for Environment, Councillor Devereux provided an overview of how the Council had built up an evidence base to implement the required changes to policies. Those present were informed that the Habitat Regulation Levy had been decreed by the Inspector. It was highlighted that not all local authorities had a Habitat Regulation Levy. The Portfolio Holder outlined the financial constraints that the Council had to operate within with a continuing reduction in government funding year on year. It was noted that the Borough Council had a programme of activities to examine the level of carbon footprint and the Portfolio Holder explained that the county and the new Anglia LEP had used the skills base at the University of East Anglia.

In response to a question relating to the opportunity for local councils to join up and make a bid to Government to reduce peat emissions in the

Fens, the Portfolio Holder for Environment explained that he also had concerns and added that specific actions were required to certain outcomes. The Portfolio Holder explained that he held a national position with the Environment Agency and the technical group looked at the totality of emissions and impact on the Fens over a 100 year period.

In conclusion, Klimate Concern thanked the Borough Council for the opportunity to discuss climate change and highlighted the importance of focussing on realistic goals which could be debated and translated into policy. A firm policy statement from all politicians was required to commit to climate change as well as a strategy setting out achievable goals with the resource available. Klimate concern also commented that climate change required Cabinet leadership to drive the programme. In response, the Portfolio Holder for Environment explained that following the April Council meeting when Klimate Concern had asked questions, the responsibility for climate change was led by the Leader and covered all Cabinet portfolios. Those present were advised that the Council also had a Tree Strategy.

The Chair, Councillor Blunt thanked Klimate Concern for attending the meeting and explained that the Council was keen to listen and identify ways of working together to ensure the correct outcome was achieved. The Chair undertook to speak to the Leader regarding Klimate Concern giving a presentation at a future pre-Council briefing.

9 **DATE OF NEXT MEETING**

4 September 2019, 11.15 am, Kempe Room, Town Hall, King's Lynn.

The meeting closed at 12.02 pm

Local Plan review & Climate Change

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Borough Council of
King's Lynn &
West Norfolk



Borough Council & Local Plan Approaches

Vision & Objectives

- Reducing and mitigating carbon emissions
- Recognising the importance of future challenges & climate change
- Supporting the growth of sustainable transport systems
- New development will be located & designed to be better adapted to climate change & flood risk
- Protect & enhance our natural/historic environment
- Reduce the reliance on cars & meet the present and future needs of climate change
- Manage the sensitive impacts/threats of coastal erosion & flooding
- Provision of effective defences to reduce or mitigate areas at risk of coastal or fluvial flooding



Local Plan Review Policies - Climate Change (CC) & Environmental Policies

LP01- Spatial strategy (coastal change, flooding, conservation)

LP05- Implementation (S.106, CIL requirements)

LP11- Disused railway trackways (footways/cycleways = Sustainable Transport (ST))

LP12- Transportation (encouraging ST methods)

LP14- Coastal Areas (mitigating measures CC)

LP15- Coastal Change Management Area (Hunstanton to Dersingham) (flood risk)

LP16 Design & Sustainable Development (cleaner energy, SuDs, active travel, SMPs)

LP17- Environmental Assets (protect, mitigate effects on biodiversity)

LP20- Green Infrastructure (GI) (protect open space, improve drainage)

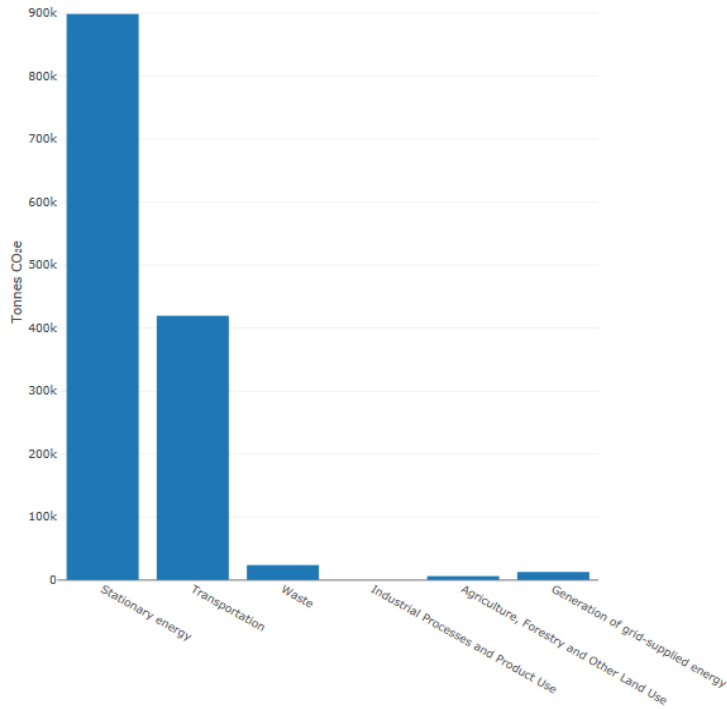
LP21- Renewable Energy (supporting & encouraging RE)

LP22- Sites in Areas of Flood Risk Policy (risk assessment - consider CC)

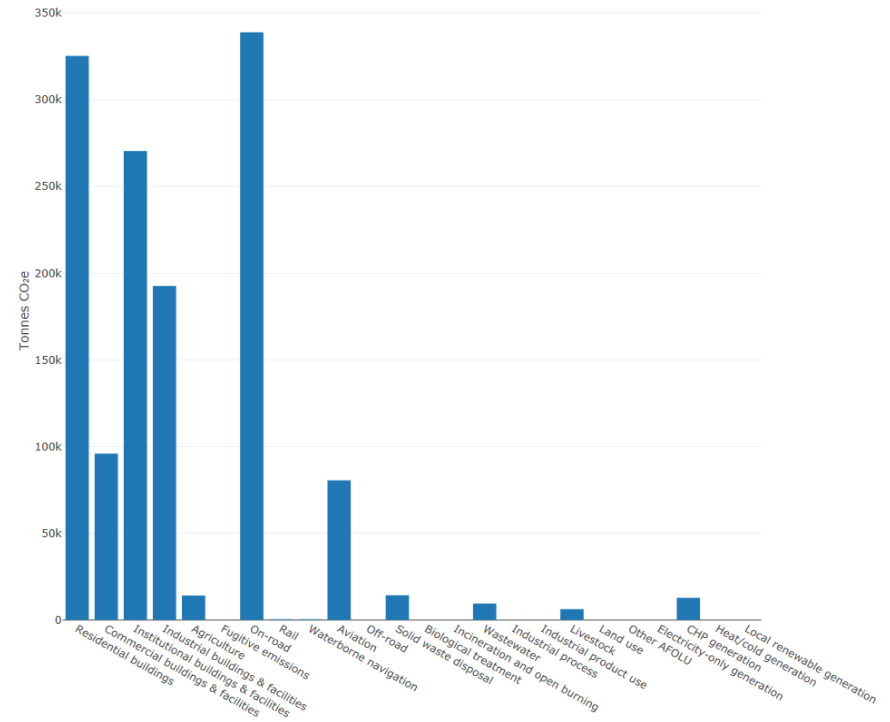
LP34- King's Lynn Area (flood protection strategies, public transport, GI, walking/cycling)

Scatter Model

Sectors Total



Sub-sectors Total



11
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The scatter tool is a local authority focussed emissions tool, built to help create low-carbon local authorities. It stands for 'setting, city, area, targets and, trajectories for, emissions, reduction'.



Local Plan review considerations

- Separate AONB Policy
- Further encouragement for renewables
- Split LP17 - Environmental Assets - Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity Policy
- EV charging points
- Development Layout / orientation for overheating purposes
- Merton Style 10% policy / 19% above building regulations part L
- Require developers to submit a climate change statement with planning app
- Establish a base line to understand which areas need further focus
- GI / Open Space – SANGS (Suitable Alternative Natural Greenspaces)
- Policy to encourage brownfield sites inc. outside development boundaries
- Develop a Climate Change Policy
- Establish new indicator for the SA of policies



Next Steps

- Revised draft plan early 2020
- LPR timetable
- Baseline update
- Revisions to policies
- Other actions

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Borough Council of King's and West Norfolk

Local Plan review (2016 -2036)

Consideration of the Latest Housing Numbers

August 2019

Local Plan review (2016-2036) – Consideration of the Latest Housing Numbers

Introduction

This paper explores the housing need, the current housing delivery and supply (based upon the 2018/19 Housing Trajectory), and what this could mean in terms of the Local Plan review going forward. There are a few sections which cover these elements. This is then all pulled together and present in a new calculation. Following this some initial conclusions are drawn.

Local Housing Need

The revised National Planning Policy Framework (NPPF) (July 2018) introduced a new standard method for calculating housing need. This is known as Local Housing Need (LHN). This should be the starting point for calculating the housing need for the Borough over the Local Plan period (2016 - 2036).

LHN was introduced in part to make the process more transparent and speed up the plan process; it would also assist Government in reaching their ambition for 300,000 homes to be completed in England each year by the mid 2020's.

The Government has since consulted upon technical changes to the NPPF. This included changes to the LHN calculation, chiefly not to use the latest household projections (2016) published in September 2018 by the Office of National Statistics (ONS), but to use the 2014 Household Projections, published in 2016 by DCLG (Department of Communities and Local Government) (Note this is now the MHCLG / Ministry of Housing, Communities and Local Government).

Following through the latest LHN method results in a LHN figure of 555 new homes required each year for King's Lynn and West Norfolk. This uses the 2014 Household Projections and the 2017 ratio of house price to work place based earnings lower median (published by ONS in April 2018).

The LHN of 555 new dwellings spread over the 20 year plan period (2016 -2036) results in a need of 11,100 dwellings which need to be planned for.

It is worth noting that the LHN need figure is also used as the basis for our five year housing land supply calculation and going forward our housing delivery test calculation.

Draft Local Plan review Consultation Numbers

The above LHN (555) was the basis for the consultation version of the draft Local Plan. The link below provides the full detail (under the section meeting the housing need):

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883059666#sections1542883059666>

There are three components to this calculation which are now considered worthy of review:

1. The base line data is taken from the 2016/17 housing trajectory. We have since prepared further housing trajectories and the latest is anticipated published to be published shortly. This is based upon the 2018/19 financial year.
2. The second being the inclusion of a 15% buffer within the calculation. However, it is likely that the Plan, Supply and Delivery could be benchmarked against the LHN + 15%. This would make a significant challenge even more challenging.
3. The third being the treatment of windfall development moving forward. We know that since the start of the current plan period 2001/02 to 2018/19 the average number of dwellings which complete each and every year is 303. However to be cautious we reduce this by 25% in order recognise that land is a finite resource. This provides a total of 228 dwelling per year.

It is also worth highlighting that many representations to the Local Plan review have suggested that we are either planning for too many homes or too few. There is also a vast array of comments to sites we have proposed for allocation both for and against. These will be brought to the Local Plan Task Group for consideration in due course. However they can all be viewed now via the consultation portal:

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

Or, the Plan can be navigated via the online interactive mapping tool:

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

Local Plan review (2016/2036) – Updated Housing Numbers Calculation - August 2019 -Based upon the Latest Housing Trajectory

Line	Item	Value	Notes
1	<ul style="list-style-type: none"> The BCKLWN current Local Housing Need (LHN) figure is 555 new dwellings per year 	555	<ul style="list-style-type: none"> Government provided calculation/figure, against which our Local Plan, Housing Delivery Test and Five Year Land Supply is measured.
2	<ul style="list-style-type: none"> Over the 20 year plan period (2016 -2036) (555 x 20) this results in an overall need for 11,100 new homes 	555 x 20 = 11, 100	<ul style="list-style-type: none"> NEED to plan to achieve.
3	<ul style="list-style-type: none"> 2018/19 Housing Trajectory Schedule shows that there are 10,608 dwellings committed i.e. have a permission (Full, Outline, Allocation or ACP funding) 	10,608	
4	<ul style="list-style-type: none"> The trajectory is for a 15 year period, the plan goes a further 3 years ahead of this, so an additional allowance for further completions from West Winch at the projected rate of 420 dwellings needs to be factored in. 10,608 + 420 = 11,028 	10,608 + 420 = 11,028	<p>West Winch:</p> <ul style="list-style-type: none"> 790 dw by 2025/2026 1,600+ dw by 2031/32 2,500 dw by 2033/34 2,920 dw by 2036/37 <p>Whole area has been allocated, if numbers come forward sooner than this or slightly later that is fine</p>
5	<ul style="list-style-type: none"> Since 2016/17 (the start of the plan period) 1,211 dwellings have completed 	1,211	
6	<ul style="list-style-type: none"> commitments & completions total: (11,028 +1,211) = 12,239 	12,239	This takes account of sites proposed for de-allocation
7	<ul style="list-style-type: none"> Completions & commitments minus Knights Hill (12,239 – 700) = 11,539 	(12,239 – 700) = 11,539	<ul style="list-style-type: none"> SUPPLY Available. (Taking into account the non-approval of SADMP allocation at Knights Hill).
8	<ul style="list-style-type: none"> Need (11,100) – Supply (11,539) = + 439 	11,100 - 11,539 = + 439	<ul style="list-style-type: none"> This is the amount of allocations that the new Local Plan Review should provide for, following the update since publishing the Draft Consultation LPR document.

Line	Item	Value	Notes
			<ul style="list-style-type: none"> Also acknowledges the Knights Hill position. <u>So potentially no allocations required as the supply is higher than the need</u>
9	<ul style="list-style-type: none"> The latest (2018/19 HT) shows the windfall allowance to be 228 dwellings per year. (Note this includes a 25% discount) 		<ul style="list-style-type: none"> This has been calculated in accordance with the NPPF/PPG and is justified based upon historic trends since 2001/2002
10	<ul style="list-style-type: none"> 14 years. $14 \times 228 = 3,192$ 	$14 \times 228 = 3,192$	<ul style="list-style-type: none"> 17 years of the LPR period to run. However we have to allow a period of 3 years with no allowance giving sufficient time for such sites to come forward, so 14 years of the windfall allowance is calculated.
11	<ul style="list-style-type: none"> Windfall should be seen as flexibility on top of what already has completed and is committed. 		<ul style="list-style-type: none"> It is important that the annual LHN figure is not inflated to be expressed as a TARGET, since The Borough Council would then be measured against this larger figure, i.e. $555+228 = 783$ p.a. This figure would be seriously unachievable. It should be expressed as 'Flexibility' to assure an Inspector that we have contingency is 'planned' provision does not come forward.
12	<p>Summary</p> <ul style="list-style-type: none"> Need = 11,100 Completions & Commitments minus Knights Hill ($12,239 - 700$) = 11,539 + Windfall ($3,192$) = 14,731 Total projected Supply = 14,731 A surplus of 3,631 This provides flexibility in the region of 30% 	14,731	<p>Supply = 11,539 ('Planned' provision)</p> <p>Need = 11,100</p> <p>Surplus on 'planned' provision = 439</p> <p>-----</p> <p>Projected windfall = 3192 (('Unplanned' potential)</p> <p>(Surplus) / 'Flexibility' (including windfall) = 3,631</p> <p>(3,631 + 11,100 = 14,731)</p>

Conclusions

- Government are tasking the Borough Council to meet our LHN. The calculation clearly demonstrates we would be doing this
- The 'surpluses / 'flexibility' acknowledged as a large figure. However, this would mean we are consistent with the NPPF in 'significantly boosting supply'
- There is no 'buffer' written into the Need / Supply or LHN calculation.
- We should guard against the LHN figure being increased, so that Government does not measure us against an inflated figure
- By acknowledging we have a measure of 'flexibility' to ensure that we can meet our 'planned' need we show we have a 'contingency'. This is the approach advocated by the SADMP Inspector. He saw it as very important that the Borough Council was not reliant on an overly precise calculation
- These results in flexibility in the event that planned allocations don't come forward as currently anticipated
- The planning system is very permissive in regard to windfall, historically this has made a significant contribution to completions in the borough and we are simply acknowledging that fact
- **The result is potentially no need to make any further housing allocations but cement the ones we have already made in the current adopted Local plan and want to take forward**
- However, it may be that some of the draft allocations proposed in the draft Local plan review for a variety of reasons we still may want to take forward. This should form part of the discussion when we go on to consider settlement and individual sites
- The majority of Growth is still taking place in the strategic growth corridor (main rail line/ A10).
- It would support localism through communities Neighbourhood Plans as they would have a degree of freedom to decide how many new homes to plan for