

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, 9th October, 2019 at 11.00 am in the Meeting Room 2-4 -
Second Floor, King's Court, Chapel Street, King's Lynn**

PRESENT: Councillors R Blunt (Chair), A Bubb, C J Crofts, M de Whalley, C
Joyce, J Moriarty and A Ryves (substitute for Cllr Parish).

Present Under Standing Order 34: Councillor Kemp.

Officers: Alan Gomm, Peter Jermany and Katie Evans.

1 **APPOINTMENT OF VICE CHAIR FOR THE MEETING**

AGREED: Councillor Crofts was appointed as Vice Chair for the meeting.

2 **APOLOGIES**

Apologies were received from Councillors Bone, Parish, Sandell, Tyler and Alex Fradley.

3 **NOTES OF THE PREVIOUS MEETING**

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

4 **MATTERS ARISING**

There was none.

5 **DECLARATIONS OF INTEREST**

There was none.

6 **URGENT BUSINESS**

There was none.

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

Councillor Kemp for item 9 – LP01 Spatial Strategy.

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

There was none.

9

LP01 SPATIAL STRATEGY

The LDF Manager explained that Members had been provided with a link to view the comments made on the Policy, a summary of comments, and the recommendation from officers on any changes.

It was also explained that a Sustainability appraisal had been carried out on the draft amendments and this was also included in the information provided to Members. The appraisal also provided a comparison to the Sustainability appraisal carried out during the last review.

Members of the Task Group were provided with the Local Plan review Sustainability Objectives (as attached).

Members of the Task Group considered the following:

- The sustainability appraisal
- The Revised Policy wording
- Comments received on the draft policy
- Summary of the main issues and the conclusion
- Housing need assessment and that the Council had to use the best available information at the time to publish the plan.
- There were no additional allocations in the emerging plan.
- The removal of 'at least' in the Policy wording.
- Brownfield sites and contamination issues.

The LDF Manager clarified that the changes to the Policy wording included tidying it up and minor changes which did not materially affect the Policy.

Members were advised that a mapping system was available at https://www.west-norfolk.gov.uk/homepage/293/draft_local_plan_review_interactive_map which showed the policies and proposals which applied to specific areas.

The LDF Manager agreed to look at where Holiday Homes and Transport would fit into the emerging policy.

Councillor Kemp addressed the Task Group under Standing Order 34. She referred to allocated land in West Lynn which was in a flood risk area and land at Hardings Way. The Chair explained that Neighbourhood Plans were the tool to be used to shape the nature of development in specific areas. The LDF Manager explained that King's Lynn issues would be presented to a future meeting of the Task

Group and Councillor Kemp was advised to attend this meeting where she could find out more about the allocated sites in King's Lynn.

It was also clarified that sites which had previously been allocated could be unallocated.

AGREED: The Task Group agreed with the recommendations as set out in the report.

10 **LP26 RESIDENTIAL DEVELOPMENT ADJACENT TO EXISTING SETTLEMENTS**

The LDF Manager explained that this was a continuation from DM3 in the site allocations plan, which only referred to small villages or hamlets. The recommendation was to extend this to anywhere where there was a development boundary.

The Task Group considered the following:

- The Revised Policy wording
- Comments received on the draft policy
- Reference to Custom and Self Build. Councillor Crofts explained that he had a specific issue relating to this which he would take up with officers.
- Having two different development boundaries.
- Permitted development would depend on the scale and character of the development and its location.
- The opportunity for developers to exploit the policy.
- The NPPF.
- Use of the wording 'reasonably related' and if 'adjacent' would be more appropriate.

AGREED: The Task Group agreed that the policy needed to be more restrictive and asked officers to carry out further work, including looking at the wording of similar policies in other Local Authorities Local Plans, and bring back more information to the next meeting of the Task Group.

11 **SOUTH WOOTTON E3.1**

This item was deferred to the next meeting.

12 **NORTH WOOTTON**

This item was deferred to the next meeting.

13 **DOWNHAM MARKET & LP35, F1.1, F1.2, F1.3 & F1.4**

This item was deferred to the next meeting.

14

DATE OF NEXT MEETING

An additional meeting of the Task Group would take place on Monday 21st October 2019 at 11.00am in Meeting Room 2:1.

Agenda items:

- LP26 Residential Development adjacent to existing Settlements.
- South Wootton E3.1
- North Wootton
- Downham Market & LP35, F1.2, F1.2. F1.3 & F1.4.

The meeting closed at 1.05 pm

Topics	Local Plan review Sustainability Objectives	SEA Environmental Effect 'Issues'
Land and Water Resources	<ol style="list-style-type: none"> 1. Minimise the irreversible loss of undeveloped Greenfield land, agricultural (Best Most Versatile 1-3) land and productive agricultural holdings 2. Limit water consumption to levels supportable by natural processes and storage systems 	<ul style="list-style-type: none"> • Soil • Water • Material assets • Landscape
Biodiversity and Geodiversity	<ol style="list-style-type: none"> 3. Maintain, restore and enhance the natural environment and sites designated for biological and geological interest 4. Maintain and enhance the range, functionality and connectivity of characteristic habitats and species 	<ul style="list-style-type: none"> • Biodiversity • Fauna • Flora • Soil • Water • Landscape
Landscape and Townscape	<ol style="list-style-type: none"> 5. Avoid damage to protected sites and historic buildings 6. Maintain and enhance the diversity and distinctiveness of landscape and townscape character 7. Create places, spaces and buildings that work well, wear well and look good 	<ul style="list-style-type: none"> • Material assets • Cultural heritage including architectural and archaeological heritage • Landscape
Climate Change and Pollution	<ol style="list-style-type: none"> 8. Reduce pollution and GHG emissions that affects the quality of land, air, water or soils in the Borough including: noise, light, vibrations. Mitigate GHG emissions by moving towards sustainable transport systems and reducing the reliance on private cars. 9. Minimise waste production, reduce the use of non-renewable energy sources and support the recycling of waste products (note this could also be classed in the Land and Water Resources Topic) 10. Minimise vulnerability and provide resilience and adaptation to climate change, taking account of flood risk and coastal change 11. New development should be designed to be better adapted to climate change and flood risk 	<ul style="list-style-type: none"> • Soil • Water • Climatic factors • Material assets • Coastal erosion/ Flood risk • Energy • High GHG emissions • Design & quality • Transport
Healthy Communities	<ol style="list-style-type: none"> 12. Maintain and enhance human health 13. Reduce and prevent crime, and reduce the fear of crime 14. Improve the quantity and quality of Green Infrastructure, publicly accessible open space, Public Rights of Way and access 	<ul style="list-style-type: none"> • Population • Human health

Topics	Local Plan review Sustainability Objectives	SEA Environmental Effect 'Issues'
Inclusive Communities	15. Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) 16. Redress inequalities related to age, gender, disability, race, faith, location and income 17. Ensure all groups have access to decent, appropriate and affordable housing 18. Encourage and enable the active involvement of local people in community activities	<ul style="list-style-type: none"> Population
Economic Activity	19. Help people gain access to satisfying work appropriate to their skills, potential and place of residence 20. Improve the efficiency, competitiveness and adaptability of the local economy	<ul style="list-style-type: none"> Population Material assets

	Site Sustainability Factor	Includes positive and negative anticipated results in terms of, for example:
a	Access to Services	Proximity to services; development providing supporting local services; availability of public transport to towns and such major service centres.
b	Community and Social	Local community support for proposals; provision of community facilities; provision of housing, especially types/tenures/mixes that meet community needs; neighbourhood plan promoted development; development contributing to healthy lifestyles
c	Economy A: Business	Promotes economic development; creates supports employment
d	Economy B: Food Production	Use of higher or lower grade agricultural land; development that involves/supports food production
e	Flood Risk	Development of land at different levels of flood risk; development type sensitivities
f	Heritage	Conservation or enhancement of cultural heritage, including listed and other historic buildings, conservation areas and others of local distinction, archaeology, etc.
g	Highways and Transport	Relationship of development to transport networks, especially public transport; safety, free flow and efficiency of use of highway and other transport networks; transport infrastructure improvements and extensions; cycle and footway provision/availability for practical access and reduction of car use
h	Landscape and Amenity	Conservation and enhancement of designated Norfolk Coast Area of Outstanding Natural Beauty and other distinctive landscapes; protection and improvement of local amenity (including visual/aural/olfactory)
i	Natural Environment	Biodiversity and geodiversity
j	Infrastructure, Pollution and Waste	Provision, protection and best use of infrastructure; avoidance of waste and pollution

k	Climate Change	Quality of design of new development adapting to climate change/flood risk, avoidance of adding to higher GHG emissions and adding towards minimizing the vulnerability of climate change
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