

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



Local Plan Task Group

Agenda

Thursday, 31st January, 2019
at 11.00 am

in the

**Meeting Room 2-4
Second Floor
King's Court
Chapel Street
King's Lynn
PE30 1EX**



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Telephone: 01553 616200
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24 January 2019

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Thursday, 31st January, 2019 at 11.00 am** in the **Meeting Room 2-4, 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 - 7)
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 Draft For Consultation (Pages 8 - 15)

9. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 6 February 2019 at 11.00 am in Meeting Room 2-4, Second Floor, King's Court, Chapel Street, 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, Principal Planner

Alan Gomm, Planning Policy Manager

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

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 January, 2019 at 12.00 pm in the Meeting Room 2-4,
Second Floor, King's Court, Chapel Street, King's Lynn**

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

Officers:

Alex Fradley, Principal Planner

Alan Gomm, LDF Manager

Peter Jermany, Principal Planner Policy and Water Management
Officer

1 APOLOGIES

An apology for absence was received from Councillor Mrs S Buck.

2 NOTES OF THE PREVIOUS MEETING

The notes of the meeting held on 14 November 2018 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 J Moriarty for Items 8 and 9.

7 CHAIRMAN'S CORRESPONDENCE

There was no Chairman's correspondence.

8 **AUTHORITY MONITORING REPORT (AMR) 2017/18**

The Principal Planner presented the Authority Monitoring Report (AMR) 2017/18) and responded to questions relating to:

- Office of National Statistics Data on employment.
- Government ambition for 300,000 homes annually by the mid 2020's.
- Housing Delivery Test.
- Five year land supply.
- Delivery of 16,500 homes by 2026 – currently on track.
- Review of Local Plan to be undertaken every 5 years.
- Planning process once outline application granted, applicant had 3 years to submit a reserved matters application to then commence development within 2 years.
- Deallocation of sites.
- The Local Development Scheme.
- Open space provided as part of residential developments.

AGREED: 1) The Task Group noted the Authority Monitoring Report 2017/18 which is published on the Council's website.

2) Article be published in the Members' Bulletin to advise Members that the Annual Monitoring Report was available to view on the Council's website.

3) Parish Council's to be emailed the link to the Annual Monitoring Report.

9 **LOCAL PLAN REVIEW TIMETABLE - VERBAL UPDATE**

The Planning Policy Manager provided the Task Group with an update on the timetable. It was explained that a Cabinet report was being prepared for consideration at the 5 February 2019 meeting.

The Planning Policy Manager and Principal Planner responded to questions relating to:

- Consultation process.
- The Local Plan Review document would be published on the Council's website which the public could access and submit comments.

The timetable can be viewed on page 8 of the document via the link below:

[file:///homeserver/Users\\$/wvincent/Downloads/local_development_scheme_2019_2021%20\(2\).pdf](file:///homeserver/Users$/wvincent/Downloads/local_development_scheme_2019_2021%20(2).pdf)

10 **DATE OF NEXT MEETING**

The next meeting of the Task Group will be held on Wednesday 6 February 2019 at 10 am in Meeting Room 2-4, King's Court, Chapel Street, King's Lynn.

The meeting closed at 12.47 pm

REPORT TO CABINET

Open/Exempt		Would any decisions proposed :		
Any especially affected Wards	Mandatory/	Be entirely within Cabinet's powers to decide	YES/NO	
	Discretionary/	Need to be recommendations to Council	YES/NO	
ALL	Operational	Is it a Key Decision	YES/NO	
Lead Member: Cllr R Blunt E-mail: <i>cllr.Richard.Blunt@West-Norfolk.gov.uk</i>		Other Cabinet Members consulted: All		
		Other Members consulted: Local Plan Task Group		
Lead Officer: Alan Gomm E-mail: <i>alan.gomm@west-norfolk.gov.uk</i> Direct Dial:01553 616237		Other Officers consulted: Management Team, Housing Strategy Team		
Financial Implications YES/NO	Policy/Personnel Implications YES/NO	Statutory Implications YES/NO	Equal Impact Assessment YES/NO If YES: Pre-screening/ Full Assessment	Risk Management Implications YES/NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)				

Date of meeting: 5 February 2019

LOCAL PLAN REVIEW DRAFT FOR CONSULTATION

Summary

A draft Local Plan has been prepared by way of a review of the Core Strategy and Site Allocations and Development Management Policies documents. It incorporates latest housing requirements and other research.

Recommendations that:

1. Cabinet endorses the draft Local Plan Review for consultation.
2. The final consultation version of the document and methods of public consultation be agreed by the Executive Director Planning and Environment in consultation with the Portfolio Holder for Planning and Development.
3. The consultation period runs for not less than 6 weeks.

Reason for Decision

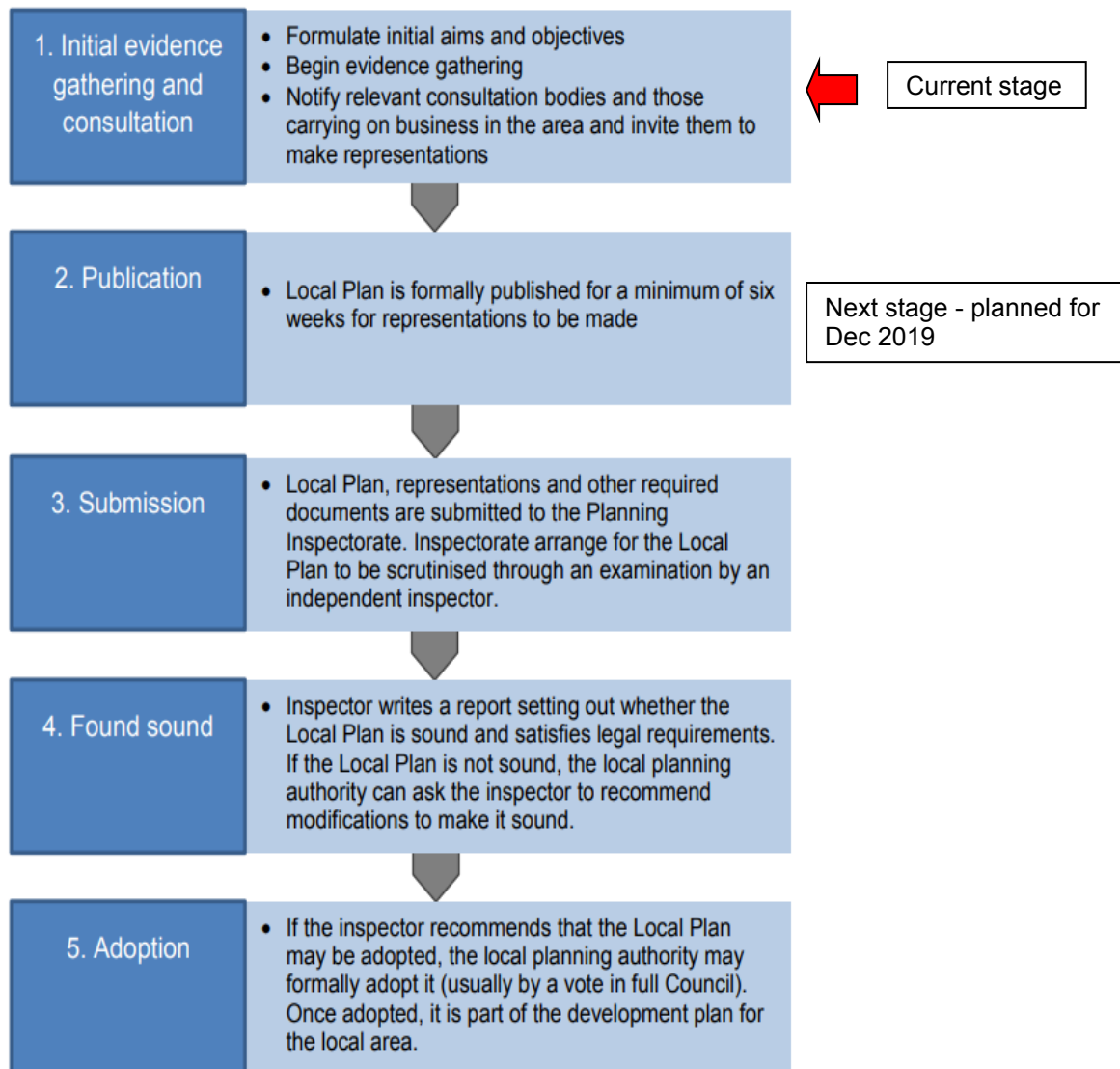
To consult on a draft Local Plan Review, and ensure an efficient process is used to gauge public opinion.

1. Background

1.1 Our current Local Plan consists of two separate documents, the Core Strategy (adopted in 2011) and the Site Allocations and Development Management Policies plan ('SADMP' adopted in 2016). When the Inspector agreed the SADMP document and modifications he inserted a policy which proposed an early review of the Plan. The document presented to this meeting is a draft plan which combines and updates the Core Strategy and SADMP taking the end date to 2036.

1.2 This is the first stage in the preparation of a new plan, relating to the information gathering and early consultation.

1.3 A simplified flow chart shows the broad stages:



Our formal Local Development Scheme (the proposed timetable for preparing the document) sets out the more detailed stages and dates. It can be found via the following link.

https://www.west-norfolk.gov.uk/info/20214/emerging_local_plan/500/local_development_scheme

2. Background work so far

2.1 The Local Plan Task Group has considered large amounts of material as part of the review of the two current local plan documents. This has included:

- Call for Sites outputs
- Sustainability Appraisal of sites and policies

- Housing Land supply material (including a draft Housing and Employment Land Availability Assessment, trajectory, and progress on site completions)
- Brownfield Register content
- New NPPF and associated Government advice including housing requirements (various iterations and consultations)
- Review of employment and retail research
- Annual monitoring material and reports
- Strategic Flood Risk Assessments (Level 1 and emerging Level 2)
- Norfolk Strategic Planning Framework and other duty to co-operate / statement of common ground items across the county. (Including county wide assessment of recreational pressures on Natura 2000 conservation sites).
- Work by Neighbourhood Plan groups.

2.3 All of this material has been reviewed and informed the Task Group's proposals for the content of the Draft Review document.

2.4 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 covers a wide ranging stage in plan preparation as noted in the schematic above. Having had the Task Group consider the material noted above and through them formulated a revised (combined) document it is appropriate to seek the wider views from the public, businesses and other interested parties.

2.5 The Background Papers section lists the individual documents which are available as part of the consultation process. We will welcome comments at consultation on these documents as well as the draft Plan contents.

3. Main changes from current plans

3.1 The Review document builds on policies in the Core Strategy and SADMP and the following are the main or most significant changes made from the current plans. (References are given to chapter / policy numbers as appropriate).

Change from current policy / clarification or updating for Review	Reference in document
Re-structuring of document to ensure the vision and strategic policies are clear	Primarily chapters 2 and 3
A clear 'Growth Corridor' based on King's Lynn and the A10 / rail line towards Cambridge is outlined.	Section 4.1.7 - 12
Incorporating the latest housing requirement into the Plan.	Section 4.1.6 and 4.1.13 -21, and Policy LP1

Allocating new sites to match the new requirement	Sections 8, 9 and 11
Revised policies to allow for small scale development outside of development boundaries for all relevant settlements.	Section 7.2 and policy LP26
Consideration of Custom and Self – Build housing	Section 4.1 and LP26
Taking into consideration the work being done by groups preparing Neighbourhood Plans (principally the allocation of land for housing).	Section 10 – Downham Market and Hunstanton, Section 11 as specified.
De-allocation of some sites which are considered unlikely to come forward.	Sites at: G35.2 Feltwell G49.1 Hillington G60.1 Middleton G94.2 Terrington St John G124.1 Wiggshall St Mary Magdalen Total 110 units
Inclusion of settlement boundaries for Smaller Villages and Hamlets	Section 11.5 and individual maps
The Plan period is rolled on to 2036.	Mainly referenced in Policy LP1, section 4.1

3.2 However, whilst these are the more significant changes there are other changes which people may consider significant in a local context, and a number of policy wordings differ from the current plans, although the thrust of policy is largely unaltered.

3.3 The full document is available (together with the supporting material) via the following link:

http://west-norfolk.objective.co.uk/portal/lpr2019/lpr19_readonly

4. Consultation process

4.1 The main elements of the consultation process are intended to be:

Web version of the Local Plan Review document with ability to enter comments against particular paragraphs 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 targetted questioning / explanation on significant subjects.

4.2 It should be noted that we have taken advice on the ability to conduct a consultation exercise in the lead up to the council elections in May, and the view is that this can take place. In terms of timescale we would aim to start the consultation as soon as practical after Cabinet (end February is likely) and finish before the end of April (minimum 6-8 weeks).

5. Options Considered

5.1 The Sustainability Appraisal considers a series of potential alternative approaches and shows advantages and dis-advantages of these.

6. Policy Implications

6.1 In broad terms the Local Plan Review retains the majority of the existing planning policy from the Core Strategy and SADMP. The main changes are outlined above in paragraph 3.1. In summary the more significant changes to policy are around:

- An explicit 'Growth Corridor' is proposed south from (but including) King's Lynn along the A10.
- The overall rate of growth in housing is less than that previously.
- Some 1900 new houses are proposed and allocated to 2036.
- More scope is provided for potential small scale housing development beyond development boundaries.

These changes are considered to be in line with the new NPPF, and reflect Borough Council aspirations.

7. Financial Implications

7.1 None specifically.

8. Personnel Implications

8.1 None specifically.

9. Statutory Considerations

9.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 18 outlines the requirements for the consultation etc. The wider plan preparation process is covered in the Regulations, and practice guidance from Government.

10. Equality Impact Assessment (EIA)

10.1 Attached.

11. Risk Management Implications

11.1 There are two particular issues that result in risks:

1. The Government has increased significantly the potential penalties for not delivering housing growth to the required scale. We have previously been tested against 5 year housing supply targets, and the Government is adding a test of Housing Delivery.
2. We must keep our Local Plan up to date. There are potential interventions if an authority is seeking to rely on older policies and allocations.

12. Declarations of Interest / Dispensations Granted

12.1 NONE??

13. Background Papers

(Definition: Unpublished work relied on to a material extent in preparing the report that disclose facts or matters on which the report or an important part of the report is based. A copy of all background papers must be supplied to Democratic Services with the report for publishing with the agenda)

Housing and Employment Land Availability Assessment (January 2019)	Via consultation portal http://west-norfolk.objective.co.uk/portal/lpr2019/ldrp19_readonly
'Call for Sites' outputs – web based	https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/630/local_plan_review_call_for_sites
Sustainability Appraisal assessments of sites and policies and scoping document	https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/629/sustainability_appraisal
Housing Land supply material (including a trajectory, and progress on site completions)	See AMR link below
Authority Monitoring Reports (AMR) published annually.	https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/354/authority_monitoring_reports_amr
Brownfield Register	https://www.west-norfolk.gov.uk/info/20079/planning_policy/617/brownfield_register
NPPF and associated Government advice including housing requirements (various iterations and consultations)	https://www.gov.uk/government/publications/national-planning-policy-framework--2
Review of employment and retail research – 2017	Via consultation portal http://west-

	norfolk.objective.co.uk/portal/lpr2019/ldrp19_readonly
Strategic Flood Risk Assessments (Level 1 and emerging Level 2)	https://www.west-norfolk.gov.uk/info/20173/information_for_planning_agents/391/flood_risk_assessment
Norfolk Strategic Planning Framework and other duty to cooperate / statement of common ground items across the county.	https://www.norfolk.gov.uk/what-we-do-and-how-we-work/policy-performance-and-partnerships/partnerships/norfolk-strategic-planning-member-forum
County wide assessment of recreational pressures on Natura 2000 conservation sites	http://www.footprint-ecology.co.uk/reports/Panther%20et%20al.%20-%202017%20-%20Visitor%20surveys%20at%20European%20Protected%20Sites%20across.pdf
Work by Neighbourhood Plan groups (draft and 'made' neighbourhood plans).	https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans
Statement of Community Involvement (SCI) update	Via consultation portal http://west-norfolk.objective.co.uk/portal/lpr2019/ldrp19_readonly



**Pre-Screening Equality Impact
Assessment**

Name of policy/service/function	Local Plan Review				
Is this a new or existing policy/ service/function?	New/ Existing (delete as appropriate)				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations	Policies to deal with new development in the Borough to 2036. Housing; employment; heritage; environment and infrastructure are covered.				
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Gender			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
	Other (eg low income)			x	
Question	Answer	Comments			
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	Yes/ No	Policies relate to efficient land use and not specific policies about different communities. For example housing deals with scale and location, but does provide facility for affordable housing.			
3. Could this policy/service be perceived as impacting on communities differently?	Yes/ No	As above			
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	Yes/ No	Although within the limits of legislation and practice certain aspects such as affordable housing are covered.			
<p>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>	Yes/ No	Actions: None			
		Actions agreed by EWG member: Claire Dorgan			
Assessment completed by: Name Alan Gomm					
Job title Planning Policy Manager	Date 10 Jan 2019				

Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.