

CABINET MEMBERS REPORT TO COUNCIL

23rd February 2022

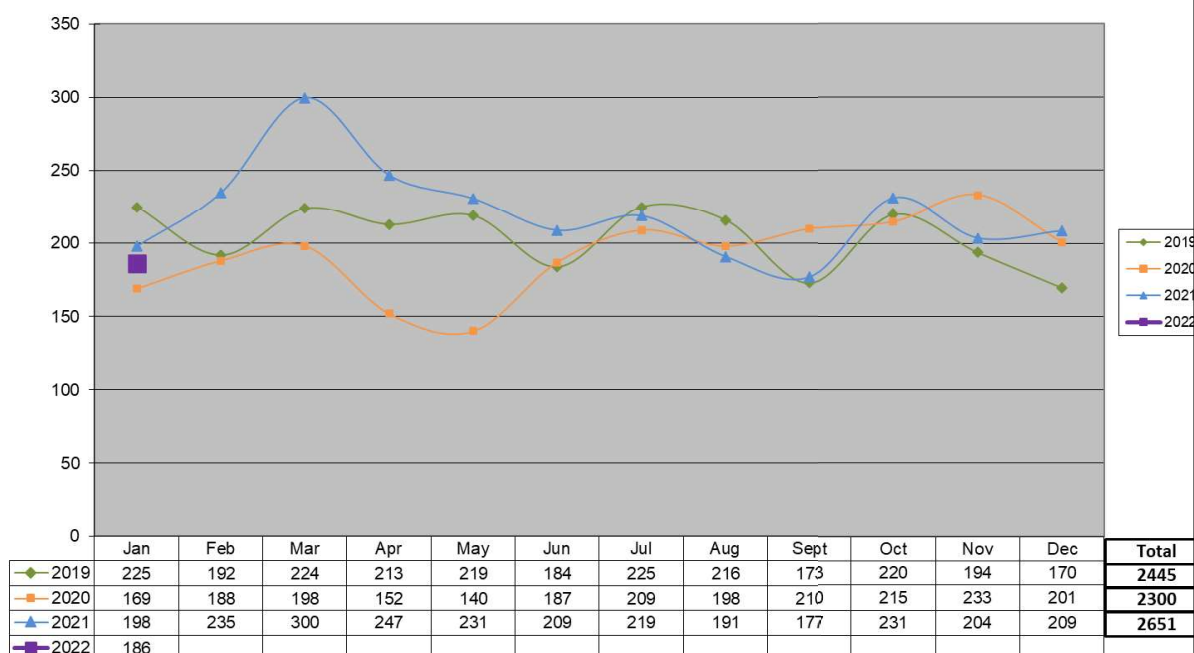
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 25th January 2022 – 10th February 2022

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Application numbers for January have only reduced slightly on the same time last year. The planning officers continue to deal with high caseloads and recruitment to vacant posts is still proving difficult. Arrangements to employ agency staff are close to being finalised and extra resources should be available soon. While this is good news it will still take several months to bring caseloads down to a manageable level.

There are currently vacancies within Planning that we are working hard to fill. We will be employing temporary staff for 6 months to help with a high workload, as well as trying to fill the existing vacancies in the department.

Major and Minor dwelling applications received comparison

Householder applications received continues to be higher than previous years.

	1/2/19 – 31/1/20	1/2/20 – 31/1/21	1/22/21 – 31/1/2
No. of Major dwelling applications rec'd	30	23	24
No. of Minor dwelling applications rec'd	443	319	319
No. of Householder applications rec'd	648	752	901

*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

2021/22 performance for determining planning applications 1/2/21 – 31/1/22

	National target	Performance
Major	60%	92.9%
Non – Major	70%	90.3%

Appeal Performance – decisions made by The Planning Inspectorate 1/2/21 – 31/1/22

	Dismissed	Allowed
Planning appeals	39	12
	76%	24%
Enforcement appeals	5	1
	83%	17%

The higher the number of appeals allowed, the more The Planning Inspectorate is going against the council's decisions, so a low figure of appeals allowed (upheld) is clearly preferable. For context the national average for planning appeals allowed annually has been around 34%.

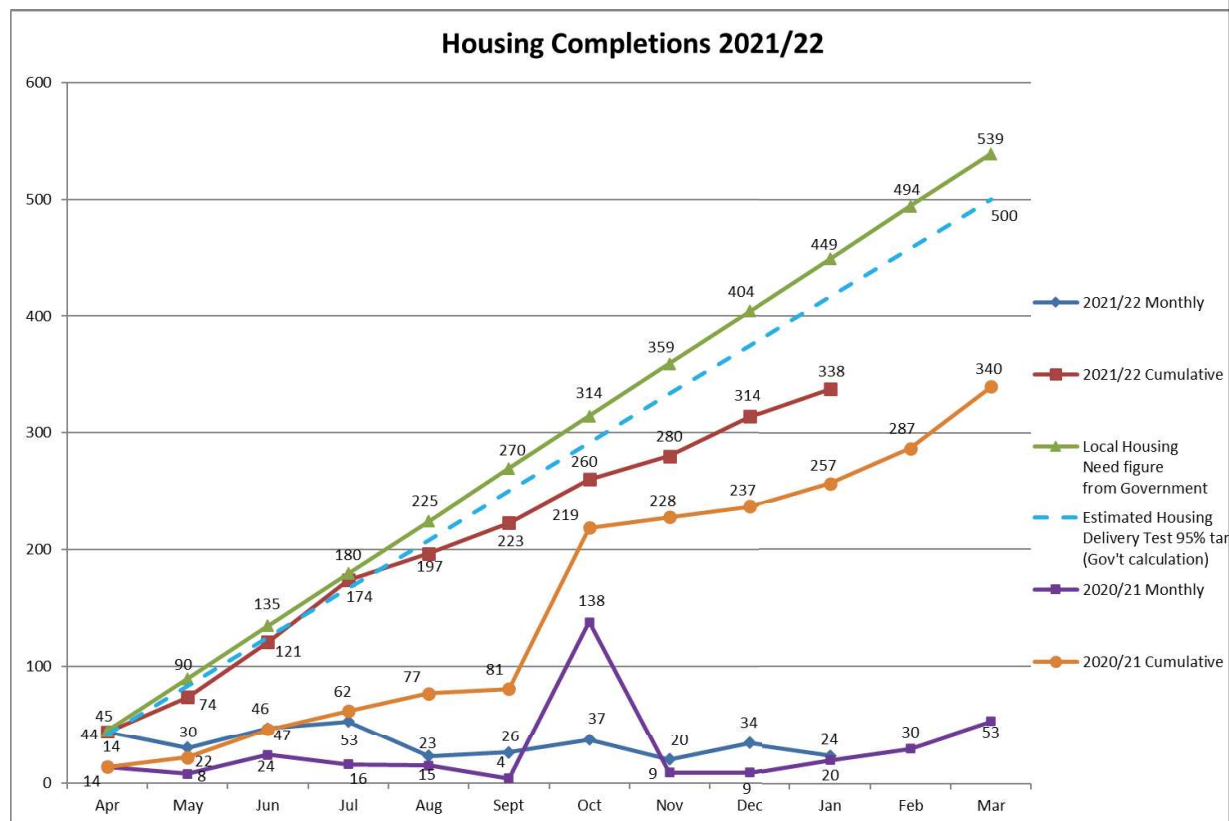
Revenue income 2021/22

Income is still holding up well with August income matching monthly projected.

Projected	Actual	Variance with projected
April 21 – January 22	April 21 – January 22	
£1,058,333	£1,401,192	+£342,859

Housing Completions

Housing completions are 79 higher than the previous year but still below projected, 24 in January 2022.



As reported to the previous Full Council meeting, the Government's latest Housing Delivery Test (HDT) results, for the 2020-21 monitoring period, were published on 14th January 2022¹. The final figure for the Borough Council is 96%; passing the 95% target/ threshold. Therefore, unlike previous monitoring years (2018-19 and 2019-20), there is now no need for the Borough Council to prepare an HDT Action Plan for the 2021-22 monitoring period.

An updated 5-year housing land supply assessment and housing trajectory will be presented to Cabinet in the spring. This will support the Local Plan Review, when this is submitted.

Neighbourhood Plans

Since December 2021, the following Neighbourhood Plans have reached significant milestones:

- **Castle Acre** – Referendum on Neighbourhood Plan held on **Thursday, 27th January 2022**. The Neighbourhood Plan was passed with over 88% support, on a 39% turnout. The Plan will be formally “made” (adopted) by the Borough Council during February 2022.
- **Heacham** – Officers are currently working with the Parish Council to finalise the referendum version of the Neighbourhood Plan, with a view to going to referendum in spring 2022.

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

- **Hunstanton** – In December 2021 the Parish Council agreed to accept the Examiner's recommendations. Officers are currently working with the Parish Council to finalise the referendum version of the Neighbourhood Plan, with a view to going to referendum in spring 2022.
- **South Wootton** – South Wootton Parish Council has made a formal request to review and update the 2015 Neighbourhood Plan. Officers are currently considering these proposed amendments, with a view to taking the Neighbourhood Plan review forward during 2022.

Other Neighbourhood Plans are at various stages of preparation. The Downham Market and Gayton and Gayton Thorpe Neighbourhood Plans, which were subject to Regulation 14 consultations during autumn 2021, are moving towards submission (spring/ summer 2022).

Other Neighbourhood Plans are progressing towards Regulation 14 consultation stage; e.g. Burnham Market; Grimston, Congham, Potts Row and Roydon; Pentney, and Stoke Ferry Neighbourhood Plans.

The Parish Councils for Thornham and Walpole Cross Keys are continuing to consider undertaking potential reviews for these "made" Neighbourhood Plans. Officers are due to meet representatives of Burnham Overy Parish Council, with a view to potentially preparing a Neighbourhood Plan for that Parish.

Local Plan Review

The 8-weeks Regulation 19 consultation finished on 27th September 2021. A Programme officer was appointed in late November 2021 to support the Local Plan through submission and Examination.

We were previously working towards submission of the Local Plan Review to the Secretary of State around the end of January 2022, however this is likely to be in Spring 2022 now.

Examination of the Plan, including hearings, is anticipated to take place during summer/ autumn 2022, with a view to adoption in the first quarter of 2022

Major Housing Project

- First completions on Nora 4 – target date was December 2021
Small delay due to supply issue. First units now to be completed Jan 2022. 15 Units to be completed this financial year. 3 properties reserved, 19 properties with early bird interest (50-70% of early birds expected to progress to reservations).
- Parkway - Revised scheme submitted mid-September for 226 dwellings on former COWA land. Currently in consultation. Expected SoS July 2022 Target 24th Feb 2022 Planning Committee. Expected SOS Summer 2022.
- Salters Road - on site – contract being drafted for sale to Freebridge negotiations with Freebridge ongoing. Revised target commencement of main works – April 2022.
- Lynnsport1 – in planning, awaiting committee date. Target committee date March 2022. Works to commence Summer 2022 subject to planning / viability review.
- Hunstanton Southend Road – enabling works to coach park commenced. Main works due to SoS January 2022 Enabling works complete. Target mobilisation of March 2022 subject to contracts being entered.
- Hunstanton Bus Station delayed due to fire safety design issues. Due to SoS by March 2022. Bus stops will be relocated onto St Edmunds Terrace. Design review ongoing to overcome fire safety design issues that has impacted on viability. Other pre-commencing works on hold until review complete (Target Feb 2022).

Meetings Attended (including Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration
Planning Committee
Planning Committee Sifting
Regeneration and Development Panel
Cabinet
Cabinet Siting
Cabinet Briefings
Full Council
Various Meetings with Officers
Town Fund Project Board
Norfolk Strategic Planning Forum
QEH Briefing
Joint Panel Meeting
Members Major Project Board – Briefing on projects
West Norfolk Transport and Infrastructure Steering Group
County Lines Briefing Session

Regeneration

Southgate's Masterplan

Following on from my last report the consultants engaged in this work have completed a draft baseline report in line with the timetable set out. The next stage is the development of a series of options. The plan is to present these at the Regeneration and Development Panel meeting of the 1st of March 2022, in advance of some wider planned public engagement. It is envisaged that a final master plan will be completed by the summer.

Levelling Up White Paper

The implications of this publication earlier this month are wide ranging. One particularly noticeable development relates to the UK Shared Prosperity (which replaces the EU structural fund after UK's departure from the EU). Initial pre-prospectus guidance that was published alongside the White Paper indicates that the fund will be allocated (at district and unitary level) rather than subject to competition. A requirement to prepare an Investment Plan by this summer will start a process to release funds to deliver to 2024/2025. The fund that is likely to include capital and revenue will be based on the following three priorities:

- Communities and Place (Town centre improvements, cultural and visitor offers)
- Local Businesses (Increasing footfall, innovation support, increasing footfall through markets and heritage assets)
- People and Skills (e.g., life skills training, work experience, work-based training)

Town Deal Board Update

This is the latest progress update for Town Deal Business cases as of 10th February 2022

BUSINESS CASE	BUSINESS CASE SUBMISSION DATE (including full independent assurance and approval)	PROGRESS UPDATE
PROJECT 1 Youth & Retraining Pledge	14/01/22	<ul style="list-style-type: none"> • Preparation for delivery phase underway. • Job Descriptions and recruitment • Identification of premises locations underway
PROJECT 2 Public Realm	14/01/22	<ul style="list-style-type: none"> • Final Business Case submitted • Public engagement launched • Procurement underway • Arts Council application for art trail pending • Finger post procurement complete • Rail Station Street Furniture quotations
PROJECT 3 Multi User Community Hub	30/06/22	<ul style="list-style-type: none"> • Exclusivity agreement completed for preferred site, acquisition process underway • Detailed feasibility completed • Consultation complete • Project manager appointed • Project Board established
PROJECT 4 Town Centre Repurposing	31/08/22	<ul style="list-style-type: none"> • Site visits, building options, valuations and assessment of potential uses underway • Building surveys being commissioned of preferred site
PROJECT 5 Riverfront Regeneration	31/08/22	<ul style="list-style-type: none"> • Site marketing of South Quay sites closed 07/02/22. • Custom House exhibition design option complete by Norfolk Museum Service • Project management support appointed.
PROJECT 6 Active & Clean Connectivity	31/08/22	<ul style="list-style-type: none"> • Lead design team for ATH appointed. RIBA stage 1 complete. • Package of schemes from LCWIP to support Parkway develop have been identified and appraised and sent to Mott MacDonald to feed into the business case work. • Officers working with WSP to devise an Active Travel scheme for the gyratory to be completed by end of April 2022. Project Board to review concept scheme proposals on 17/02/22. • Consultation & engagement Spring 2022.
PROJECT 7 St George's Guildhall Complex	30/06/22	<ul style="list-style-type: none"> • Vision manifesto agreed. • Business Planning & Activity Plan complete. • NLHF EOI approved and invited to submit stage 1 application in May 22. • Readvertised Project Manager – unsuccessful. Review of resourcing options underway • Site wide RIBA Stage 1 report & updated costs due w/c 14/02 • Procurement of Lead Design Team underway • Cabinet report for CIO and overall scheme proposal due April 22. • Communications Plan prepared and awaiting launch subject to discussions with existing site occupiers