

CABINET MEMBERS REPORT TO COUNCIL

13th October 2022

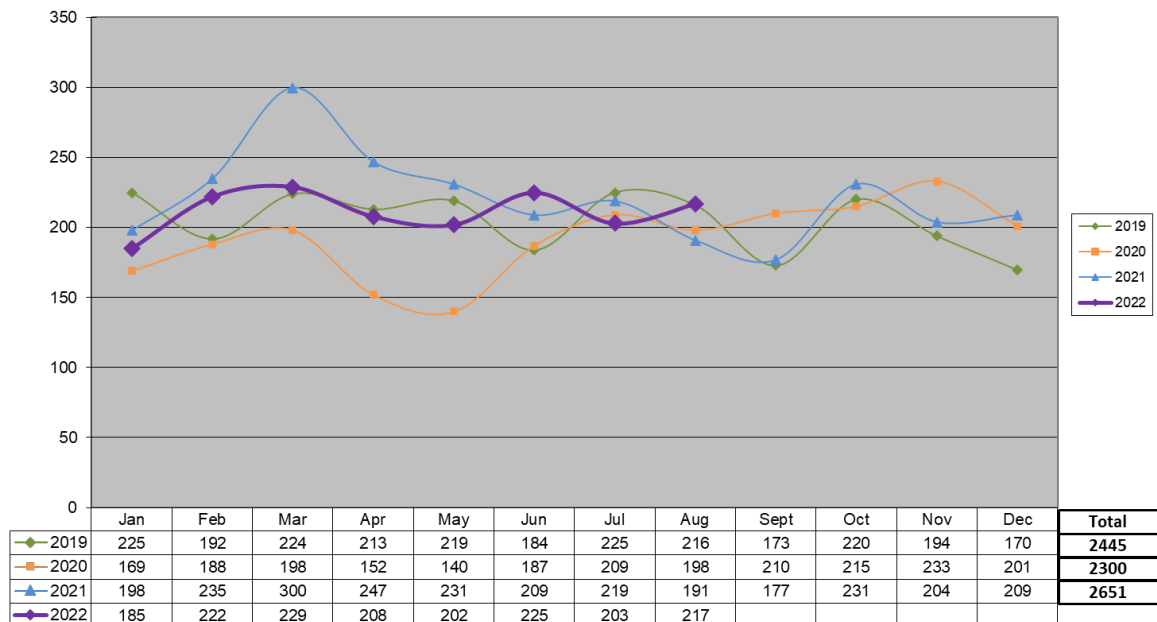
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 16th August 2022 – 1st October 2022

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

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Applications received for each month of this year have been relatively consistent, although slightly lower than last year for the same period. Despite this, officers are still dealing with high caseloads, with a large number of applications still in the system awaiting determination.

Progress with recruitment

We have appointed two new members of staff to the planning technical support team, and they are currently being trained on how to validate planning applications so the backlog can be reduced. Unfortunately, we did not receive any applications for the Technical Support Team Leader post. This post is now back out to advert.

Unfortunately, we have been unsuccessful in attracting candidates for the various planning officer positions. We are reviewing the position and recruitment strategy before going out to

re-advert.

We have recruited to the new Enforcement Officer post and a job offer has been issued. The Enforcement Support Officer post will be out to advert by the time you read this report.

Job descriptions have been prepared for the Ecologist and Assistant Arboricultural Officer and will go through the job evaluation process and then to advert.

Unfortunately, our Conservation Officer, Steven King is leaving, and steps are being taken to recruit to this important role.

Major and Minor dwelling applications received comparison

Major, Minor and Householder applications all dropped compared to the same period last year. However, householder applications are still higher than the same period in 2019/20.

	1/9/19 – 31/8/20	1/9/20 – 31/8/21	1/9/21 – 31/8/22
No. of Major dwelling applications rec'd	21	28	19
No. of Minor dwelling applications rec'd	343	342	309
No. of Householder applications rec'd	662	903	804

*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

2021/22 performance for determining planning applications 1/9/21 – 31/8/22

	National target	Performance
Major	60%	92.7%
Non – Major	70%	88.7%

Appeal Performance – decisions made by The Planning Inspectorate 1/9/21 – 31/8/22

	Dismissed	Allowed
Planning appeals	22	8
	73%	27%
Enforcement appeals	3	1
	75%	25%

The higher the number of appeals allowed, the more The Planning Inspectorate (PINS) 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 historically been around 34% post NPPF.

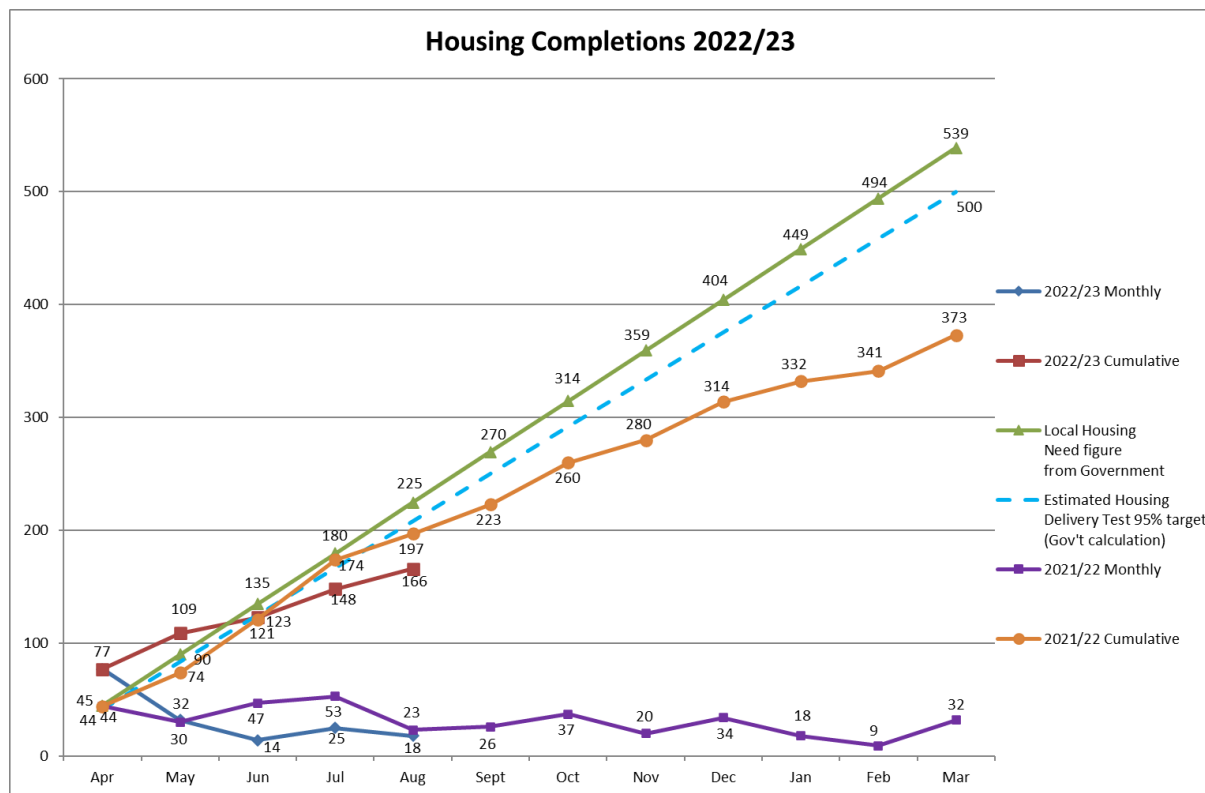
Revenue income 2021/22

Income continues to exceed projected for the financial year 2022/23.

Projected	Actual	Variance with projected
April 22 – Aug 22	April 22 – Aug 22	
£487,500	£914,847	+£427,347

Housing Completions

Housing completions are lower than the previous year and below projected, 18 completions in Aug 2022.



Mayor's Design Awards 2022

After a four year gap due to the Covid pandemic I was delighted to attend the Mayor's Design Awards ceremony at King's Lynn Town Hall on the evening of 20th October. The ceremony was attended by just over 100 people, including building owners, architects and builders. It was pleasing to see so many interesting and varied schemes from all parts of the borough, all designed and completed to an extremely high standard. The judging panel would I'm sure have had a very difficult task selecting the various winners. There is clearly a lot of hard work put in by the judging panel and officers to make this award ceremony such a success.

Community Infrastructure Levy (CIL)

The CIL Spending Panel had a meeting on 29 September, to review the CIL Infrastructure Projects, allocated funding to date.

CIL Funding Allocated and Total Spent to date:

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	CIL Fund Allocated	Overall CIL Paid to date £
FY21	£802,824.57	£282,431.76
FY22_1	£584,426.40	£106,078.71
FY22_2	£783,134.25	£0.00
Totals	£2,170,385.22	£388,510.47
	Allocated Projects =	125

The Annual Statutory Report – Infrastructure Funding Statement, which contains details of all CIL & S106 Income, Allocations & Expenditure for FY21/22, has been prepared and will be sent to Central Government in December 2022.

The CIL Officer will be giving a member briefing in November, date to be confirmed. This briefing will include a summary of the CIL Infrastructure funding applications to date, Parish CIL Payments and also the CIL & S106 income and expenditure which forms part of the IFS.

The next round of CIL funding applications will open on 01 January 2023. Emails sent to Parish Clerks and Elected Members on Monday 03 October. Adverts will be placed in local newspapers and on our webpages.

South East King's Lynn Growth Area Framework Masterplan consultation

The Masterplan consultation period was undertaken between Friday 5 August and 27 September 2022 (taking into account the national period of mourning). Two public consultation events were held at the William Burt Centre, West Winch on the 10 August 2022 and 5 September 2022 which were well attended by residents. Following this consultation, all representations from statutory consultees, residents, businesses and community groups will be considered and final amendments made before the document is completed, considered by Members and adopted by the Council.

Medworth

On 29 September 2022, MVV Medworth officially notified the Council, as one of the four Host Authorities for the above Development Consent Order (DCO), of acceptance of the application by the Planning Inspectorate (PINS) for Examination.

The official notice of acceptance (S56 notification) confirms that the Relevant

Representations period for the DCO will run from 4 October 2022 until 15 November 2022.

The Borough Council will register as an Interested Party for the DCO and will be drafting a Relevant Representation to submit to PINS by the 15 November deadline.

Officers have already been reviewing MVV's application submission and the report will be considered by Planning Committee on 7 November 2022.

Parish Council update sessions

The Planning Service will be holding Parish Council update sessions again in October. Parishes have received an email inviting them to attend one of the sessions, limited to 3 members per Parish Council. The first session will be on Wednesday 12th October and the second on Tuesday 18th October, both commencing at 6.00pm in the Assembly Room, King's Lynn Town Hall.

The topics are likely to be the Local Plan, Neighbourhood Plans, Planning Control update and a practical exercise on what is a material consideration when considering and making comments on planning applications.

Local Plan

The Local Plan examination continues with examination hearings anticipated to start in December through to January. The Local Plan Examination Page will be kept updated and can be viewed at

https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/957/latest_examination_news

Neighbourhood Plans

- **Grimston, Pott Row, Congham and Roydon Neighbourhood Plan (Grimston etc NDP)** – Currently under Regulation 14 consultation (closing date – 7 October 2022) – BCKLWN to send detailed officer comments
- **Old Hunstanton Neighbourhood Plan** – Submitted August 2022; Regulation 15 legal check 5 September 2022 – Regulation 16 consultation anticipated to take place 30 September – 11 November 2022, inclusive
- **Stoke Ferry Neighbourhood Plan** – Submitted August 2022; Regulation 15 legal check 5 September 2022 – Regulation 16 consultation anticipated to take place 30 September – 11 November 2022, inclusive

Major Projects

We have a number of sites where Homes England Accelerated Construction Programme (ACP) requires us to deliver the schemes at a pace of 20% faster than the market average, regardless of whether or not there is a slump in the housing market. The schemes are as follows:

Nora 4 (Nar Valley Park) – this scheme is on site and due to complete by March next year. All but one of the open market sales homes (37 homes) have been reserved. Of these 19 will be using the Help to Buy (HtB) Equity Loan. The development is progressing well, with no indication that there will be any construction delays that will impact on the programme, and we have not had any indication (yet) from purchasers that they will be unable to

complete or are having difficulty securing a mortgage.

Salters Road – mobilisation, remediation and decontamination work has completed on site, with the second stage of works to construct the dwellings pending the completion of the legal agreement with Freebridge Housing, who will acquire the whole development of 76 affordable homes. Works are due to complete by April 2024.

Southend Road Hunstanton – works have started on site with completion programmed for November 2023. Currently an open market sale scheme with an option report to Cabinet in November to switch to PRS, adding the properties to the WNPL portfolio.

Parkway – mobilisation is programmed for November 2022 with completion anticipated December 2025. 20% of the 226 dwellings are allocated as PRS. The scheme has to be delivered at the pace agreed with Homes England, however the option exists to switch open market sale homes to PRS if there is difficulty selling them.

Bus Station Hunstanton – viability concerns and valuation works ongoing, to be reported to Cabinet briefing 4th October.

Other sites within the Major Housing Project are not constrained by the pace of delivery required by the Homes England ACP:

Lynnsport 1 – programmed start on site March 2023 with completion June 2025. As a major site (over 50 homes) 20% of the properties are scheduled to be PRS for WNPL, however this amount can be flexed (subject to Cabinet approval) should there be a slump in the housing market.

Regeneration

Southgates Masterplan update

The Southgates Masterplan period of public engagement starts on Monday 3rd October and will run until the 31st of October. On the 3rd there is a virtual presentation that any member of the public can attend online – a Q&A function will enable us to both respond to live questions, and capture questions and comments – questions and comments can be made in an anonymous or identified way. The presentation will be available on the Vision King's Lynn website after the event. There will be opportunities to view the Master Plan Development Brief document and exhibition boards at the TIC (Stories of Lynn) and a number of drop-in sessions where the public will be able to speak to Regeneration staff within a cabin on the Tuesday Market Place (near to The Dukes Head Hotel). These drop-in sessions will take place between 11am and 6pm on the 11th, 19th, and 28th October. Online questionnaires and paper versions will be available that can be dropped off at council offices, TMP, or the TIC. A final Master Plan Development Brief document will be prepared in November before being considered by Cabinet along with the feedback from the public engagement.

Towns Fund

The Business Cases for the final 3 projects have now been complete and are following the steps in the Local Assurance Framework process. They will all be submitted in time in respect of the deadlines set out by the Government's Towns Fund process. Focus is now turning to delivery arrangements – particularly around procurement of resources to deliver a programme of complex projects all in the next three years.

Guildhall

It was disappointing to hear from NLHF that our funding bid had been unsuccessful. Officers are meeting with the NLHF in October for feedback on the decision and an exploration of alternative funding opportunities. There is much work to do in terms of designing, costing, looking at phasing possibilities, in order to formulate options to present to cabinet in due course. The creation of CIO is progressing and one of the benefits of a separate charitable organisation is that it will be able to access funding that councils cannot. On a more positive note, the government has confirmed this week that they have approved the Business case for the Guildhall – which is their green light to proceed.

Meetings Attended (including Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration
Planning Committee Planning Committee Sifting
Regeneration and Development Panel
Corporate Performance Panel
CIL Spending Panel
Cabinet
Cabinet Siting
Cabinet Briefings
Full Council
Various Meetings with Officers
Town Fund Project Board
Norfolk Strategic Planning Forum
South Gates Project meeting
West Winch Project Consultation

A detailed update on progress is shown on the table below:

Project Updates 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"> • Positioning of activities has begun with providers on work • Recruitment of young people has commenced • Ongoing networking with organisations that work with young people that are NEET
PROJECT 2 Public Realm	14/01/22	<ul style="list-style-type: none"> • Outcome of Arts Council application for art trail due Sept 22. • Finger post installation complete • Rail Station Street Furniture installation TBC • Revised design & build procurement approach underway for Pop up kiosks • Purfleet Arch design progressing with suppliers to check cost & buildability.
PROJECT 3 Multi User Community Hub	30/09/22	<ul style="list-style-type: none"> • Exclusivity agreement completed for preferred site acquisition process near completion • Detailed initial feasibility & RIBA Stage 1 completed inc updated costs • Consultation complete • Draft Business Case complete
PROJECT 5 Riverfront Regeneration	31/10/22	<ul style="list-style-type: none"> • Discussions and due diligence continue with interested parties for Sommerfeld & Thomas site • RIBA Stage 1& 2 designs and costing work complete • Initial early engagement with various statutory bodies has taken place • Initial engagement with residents undertaken • Business case preparation continuing at pace • Financial modelling of uses complete.
PROJECT 6 Active & Clean Connectivity	30/09/22	<ul style="list-style-type: none"> • Active Travel Hub; RIBA stage 3 NORA site complete, Emerging RIBA stage 1 – Baker Lane site. Scope revised and agreed with Project Board & TDB,. • Gyrotory scheme removed from TF programme but subject to LUF bid by NCC. • Comms Delivery Plan prepared. Engagement held July 2022. • Travel Plan engagement June/July/August 2022 – further work required. • Draft Business case complete
PROJECT 7 St George’s Guildhall and Creative Hub	/22	<ul style="list-style-type: none"> • Communications Plan updated for next phase • Accountable Body approval of Business Case • Final Business case submitted to DLUH • Appointment of Senior Project Manager complete. Start 12 Sept 22. • Progression of Meanwhile uses of centre. • Arts Council CDF round 3 EOI to be submitted. • CIO being established – founding directors appointed.