

CABINET MEMBERS REPORT TO COUNCIL

26th January 2023

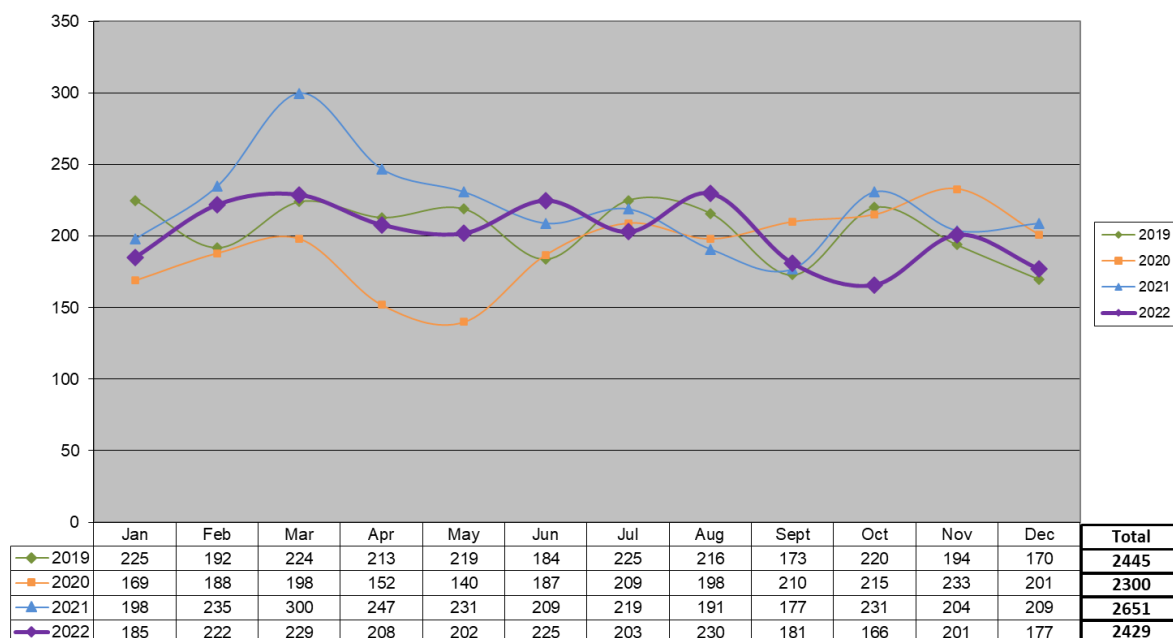
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 1st December 2022 – 14th January 2023

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Applications received for last two months of the calendar year (2022) are similar to pre-Covid application numbers (Nov / Dec 2019). The overall applications received in 2022 are also at the same level as 2019, pre-Covid. Officers are still dealing with high caseloads, with many applications still in the system awaiting determination and officers are taking a proactive approach to clearing the older applications currently awaiting determination. Currently applications are being validated within 48 hours from receipt.

Progress with recruitment

The new Enforcement Support Officer has been appointed and they will commence on 16th January 2023.

The new Ecologist Officer has been appointed and they will commence in the near future.

Major and Minor dwelling householder applications received comparison

Major, Minor and Householder applications all dropped compared to the same period last year, in particular householder applications.

| | 1/1/20 – 31/12/20 | 1/1/21 – 31/12/21 | 1/1/22 – 31/12/22 |
|--|-------------------|-------------------|-------------------|
| No. of Major dwelling applications rec'd | 22 | 27 | 18 |
| No. of Minor dwelling applications rec'd | 322 | 328 | 298 |
| No. of Householder applications rec'd | 737 | 902 | 757 |

*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

2022 performance for determining planning applications 1/12/22 – 31/12/22

| | National target | Performance |
|--------------------|-----------------|-------------|
| Major | 60% | 89.5% |
| Non – Major | 70% | 88.0% |

Appeal Performance – decisions made by The Planning Inspectorate 1/1/22 – 31/12/22

| | Dismissed | Allowed |
|---------------------|-----------|---------|
| Planning appeals | 23 | 9 |
| | 72% | 28% |
| Enforcement appeals | 4 | 1 |
| | 80% | 20% |

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.

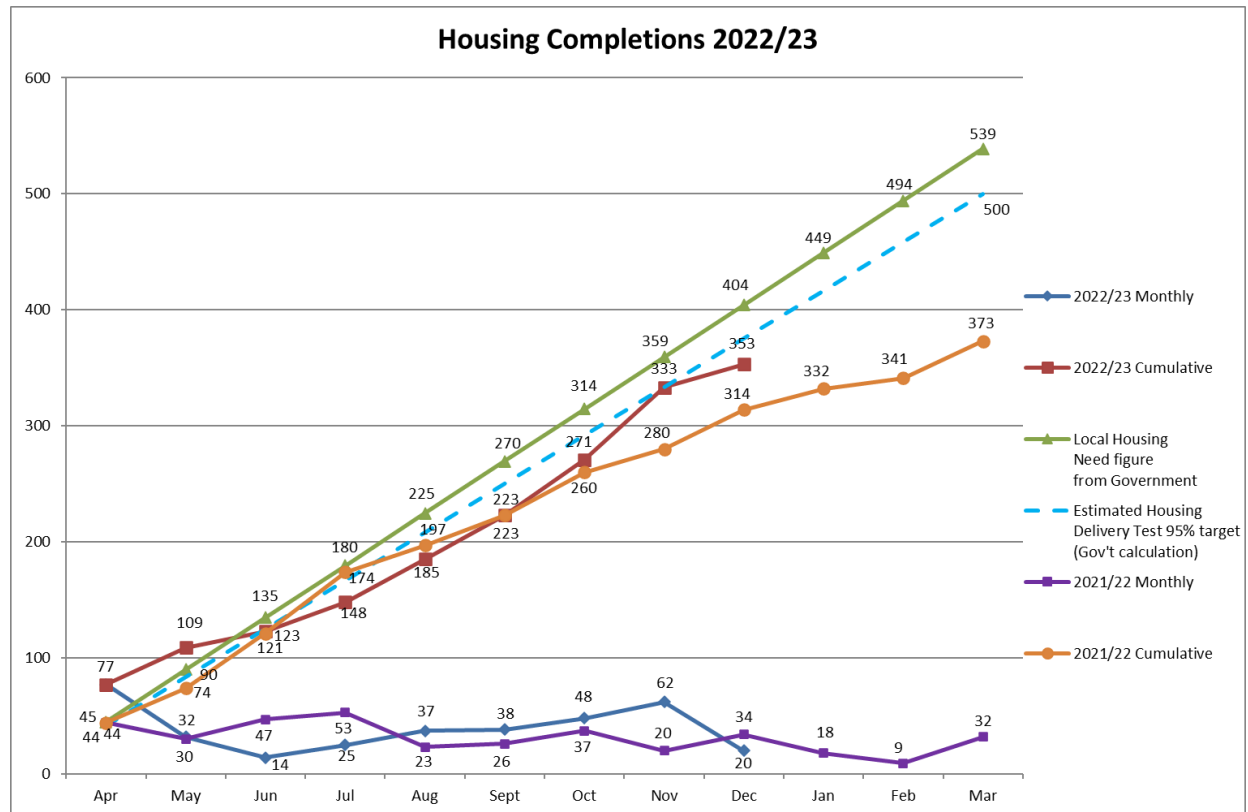
Revenue income 2022/23

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

| Projected | Actual | Variance with projected |
|-------------------|-------------------|-------------------------|
| April 22 – Dec 22 | April 22 – Dec 22 | |
| £877,500 | £1,427,432 | +£549,932 |

Housing Completions

Housing completions are higher than the previous year but still below projected Local Housing Need Figure, 62 completions in November and 20 in December 2022.



Community Infrastructure Levy (CIL)

There is a rolling programme to allow CIL Funding applications twice a year and we are currently requesting applications, timetable below:

| Start Date | Closing Date | Decisions Made | Funds Allocated |
|------------|--------------|------------------------|-------------------|
| 01 January | 01 February | February/Early March | Mid/End March |
| 01 July | 01 August | August/Early September | Mid/End September |

Our CIL infrastructure fund has been separated into two specific project types. This enables the funding to:

- meet wider borough infrastructure requirements
- support local community needs

South East King's Lynn Growth Area Framework Masterplan consultation

The consultation on the West Winch Growth Area SPD finished in September 2022 and the results of the consultation together with an updated SPD was considered by the LPTG on the 21st December 2022 and by the Regeneration and Development Panel on the 10th January 2023. The report will be considered by Cabinet on 17th January 2023 and Full Council 26th January 2023.

Local Plan

The Inspectors announced the adjournment of the Local Plan Examination Hearing on 11 January and have cancelled the remaining Hearing sessions planned for Thursday 12, Wednesday 25 and Thursday 26 January 2023. This is to allow us to undertake further work to justify the spatial strategy and distribution of housing in the Local Plan Review.

The Inspectors will write to the Council in the next few weeks setting out the way forward for the Examination following this adjournment and providing a timescale for the delivery of this work and the resumption of the Hearing. This letter will then be placed on the Examination website.

Neighbourhood Plans Update

- Burnham Market – submitted 22nd December 2022 (now at Regulation 15 legal check stage);
- Downham Market – Regulation 14 draft consulted upon autumn 2021 – submission of Plan awaited (coming weeks/ months)
- Gayton – Looking to submit Plan imminently (spring 2023)
- Great Massingham – Working towards publishing Neighbourhood Plan for Regulation 14 consultation (summer/ autumn 2023)
- Grimston, Congham, Roydon – Regulation 14 draft consulted upon August – October 2022 – submission of Plan awaited (coming weeks/ months)
- Marshland St James – Working towards publishing Neighbourhood Plan for Regulation 14 consultation (summer/ autumn 2023)
- North Wootton – Preliminary draft Plan received this week (w/c 9th January 2023) – HRA/ SEA screening to be sorted
- Old Hunstanton – Regulation 16 consultation finished November 2022 – appointment of Neighbourhood Plan Examiner currently being sorted
- Pentney – Looking to publish Neighbourhood Plan for Regulation 14 consultation (February/ March 2023?)
- Ringstead – Working towards publishing Neighbourhood Plan for Regulation 14 consultation (summer/ autumn 2023)
- South Wootton – Currently working to finalise Review/ updated Plan (February/ March 2023)
- Syderstone – Neighbourhood Area designated 23rd December 2022
- Walpole – Neighbourhood Area designated 29th July 2022
- Watlington – Draft (Regulation 14) Plan currently out for consultation (closing date 30th January 2023)

Regeneration

King's Lynn Town Deal Status Update

With all 6 project business cases completed and approved by government we are now entering the delivery phase (with all projects to be complete by March 2026 at the latest). The Town Deal Board is reviewing its governance arrangements having passed this milestone. Some improvements in reporting

are also being introduced to achieve consistency and avoid duplication.

As the delivery phase gets underway it is important to plan for the resources that need to be in place for the next steps. In the last week we have appointed a project specialist to support procurement activities for the Riverfront and Public Realm works. Their support will also be available to the Guildhall and Creative Hub project team. A key appointment process is underway to select a design team for the Guildhall, with an Invitation to Tender being published in the next few days. A Towns Fund update as at December 2022 is shown below.

South Quay, King's Lynn

In relation to the South Quay regeneration area of King's Lynn – Conservation work has continued into the new year on the historic Sommerfeld and Thomas warehouse building. The appearance of the site is changing as the removal of the 1960's portal frame building takes place at the rear of the site adjacent to the Hampton Court building. An interested party is developing proposals for the site up to the 'Devils Alley' right of way, following a marketing exercise undertaken last year.

| BUSINESS CASE | BUSINESS CASE APPROVAL STATUS | PROGRESS UPDATE | KEY RISKS |
|---|---|--|---|
| PROJECT 1 Youth & Retraining Pledge | Approved – in delivery phase | <ul style="list-style-type: none"> Commissioning of activities has begun with providers on framework Initial recruitment of young people has commenced Continuing networking with organisations that work with young people that are NEET Additional Activity Coordinator to be recruited. | <ul style="list-style-type: none"> Failure to recruit support organisations/volunteers Failure to recruit participants into the project Failure to recruit SME's |
| PROJECT 2 Public Realm | Approved – in delivery phase | <ul style="list-style-type: none"> Art work brief developed and project call to artists launched. Rail Station Street Furniture installation complete Revised design & build procurement approach underway for Pop up kiosks – planning application pending following engagement with Historic England. Purfleet Arch design progressing with suppliers to check cost & buildability. | <ul style="list-style-type: none"> Price increases on proposed interventions Supplier/contractor supply issues Impact of procurement issues on programme and spend |
| PROJECT 3 Multi User Community Hub | Approved – first annual payment pending | <ul style="list-style-type: none"> Business Case Summary Document approved Nov 22. Site acquisition near completion Heads of Terms to be agreed for funding agreement with BCKLWN Procurement of D&B contractor underway Next phase of consultation to commence | <ul style="list-style-type: none"> Uncertainties around inflation /unforeseen build challenges impacting build costs Delays to project: e.g property purchase, relocation of masts, planning permission Public Realm and MUCH design phases not aligning |
| PROJECT 4 Riverfront Regeneration | Approved – first annual payment pending | <ul style="list-style-type: none"> Discussions and due diligence continue with interested parties for Sommerfeld & Thomas site Business Case Summary Document approved Nov 22. Interim Project Manager appointed. Stakeholder engagement planned for early 2023 prior to next design stage. | <ul style="list-style-type: none"> Securing investor/developer partner Planning permissions Timescales Revenue implications from agreed scheme |
| PROJECT 5 Active & Clean Connectivity | Approved – first annual payment pending | <ul style="list-style-type: none"> Active Travel Hub; Invuu commissioned to prepare RIBA stage 3 for Baker Lane site. Motability ways appointed Travel Plan engagement June/July/August 2022. Capacity for 2 further businesses to be recruited. Business Case Summary Document approved. Heads of Terms to be agreed for funding agreement with BCKLWN for LCWIP schemes Progressing scope of behaviour change programme | <ul style="list-style-type: none"> Planning & permissions for schemes Member, stakeholder, and public support for Active Travel measures |
| PROJECT 6 St George's Guildhall and Creative Hub | Approved – in delivery phase | <ul style="list-style-type: none"> NLHF stage 1 application feedback received. Communications Plan updated for next phase DLUCH approval of Summary Document & first annual payment received. Progression of Meanwhile uses and activities of centre. CIO submission to Charity Commission. Founding directors appointed. Procurement of lead design team for RIBA stage 2 & 3 to commence Jan 2023. Discussions and development of relationship with Arts Council progressing. | <ul style="list-style-type: none"> Continued engagement with site occupiers Securing further match funding Community & stakeholder engagement |

Meetings Attended (including Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration

Planning Committee

Planning Committee Sifting

Regeneration and Development Panel

Corporate Performance Panel

Cabinet Cabinet Sifting

Cabinet Briefings

Full Council

Various Meetings with Officers

Town Fund Project Board

Norfolk Strategic Planning Forum

South Gates Project meeting

West Winch Project Consultation