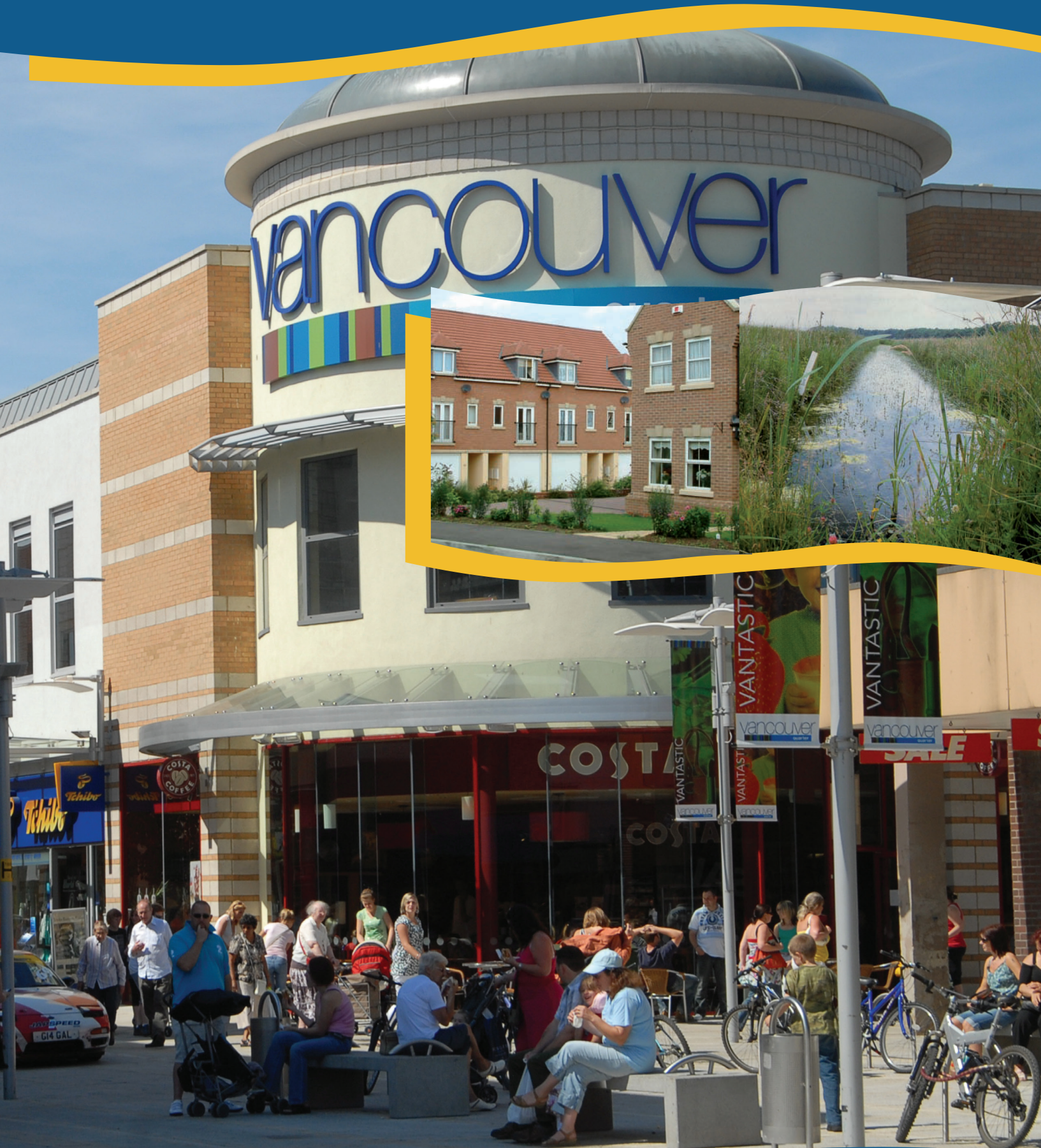


Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk



December 2014

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1 Executive Summary

1.1 This document is the Borough Council's tenth annual Monitoring Report, covering the period 1 April 2013 to 31 March 2014. The report identifies the progress in implementing and updating the Borough Council's development plans during that period. Local planning authorities are required to prepare such reports under Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).

ECONOMY

1.2 The Borough results for 2013-14 are encouraging, and show a near trebling of additional business floor-space completed compared to each of the previous three years.

1.3 Data is currently unavailable on employment levels in the Borough, and this will be examined in the next Monitoring Report.

SOCIETY

1.4 Housing Delivery

1.5 During the review year 472 new dwellings were completed, nearly 50% more than the previous year. However, this remains below the Core Strategy annual target (by 38%) and, for the second year running, the cumulative target (now by 5.5

1.6 The Borough continues to have a '5 year' supply of deliverable housing land in excess of the national requirement. 7.5 years (150% of the target minimum of 5 years) using the Sedgfield method, and 8.1 years (162%) using the Liverpool method.

1.7 Overall the Borough's housing trajectory suggests sufficient capacity, including proposed allocations and an anticipate flow of 'windfall' permissions, to meet the Core Strategy requirement by 2025/26.

1.8 Affordable housing continued to be delivered, but significantly below recent rates. There were 54 new affordable dwellings, but only a net increase of 29 affordable dwellings as registered providers disposed of 25 units (including through Right to Buy).

1.9 Community Well-Being

1.10 Recent data is, unfortunately, currently unavailable for most indicators relating to Community Well-being. This will hopefully be remedied in future monitoring reports. Hopefully this can be remedied in future monitoring reports

ENVIRONMENT

1.11 Air Quality

1.12 Air quality in West Norfolk has remained generally very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic. This has meant that the two Air Quality Management Areas remain in place: one in central King's Lynn and one in Gaywood.

1.13 Flooding and Water Quality

1.14 There is significant flood risk across extensive parts of the Borough. The Strategic Flood Risk Assessment is critical to development management decision making and Local Plan policy formulation.

1.15 No planning permissions were granted by the Borough Council against the advice of the Environment Agency during the year.

1.16 Following the 2012 completion of the King's Lynn and West Norfolk Settlements Surface Water Management Plan, further studies are anticipated to report in 2014 regarding the combined flood risk of surface run off and small rivers.

1.17 Historic Environment

1.18 There remain listed buildings at risk, despite achievements in recent years, but these still represent a small proportion of the overall stock of listed buildings. A further new Conservation Area remains under considered.

1.19 Biodiversity

1.20 No new data is currently available to monitor progress under this heading.

1.21 Renewable Energy

1.22 There has been a further 348 MW increase in capacity for generating electricity from renewable resources within the Borough.

LOCAL PLAN PREPARATION

1.23 Work continued on the preparation of a Site Allocations and Policies Development Plan Document, including public consultation on Preferred Options for this document. However, this continued to be behind the timetable set out in the 2009 Local Development Scheme. That three year scheme has now expired and a new scheme is planned later in 2014.

DUTY TO COOPERATE

1.24 The Borough continued to cooperate on a range of strategic planning matters under the 'duty to cooperate'. A continuing focus was coordinating development around Wisbech across planning boundaries with Fenland District Council and Cambridgeshire County Council, alongside more general cooperation, particularly with the other Norfolk planning authorities.

2 Introduction

Background

2.1 This planning Monitoring Report for the Borough Council of King's Lynn and West Norfolk King's looks back over the year 1st April 2013 to 31st March 2014. It monitors progress in planning for the Borough during that period.

2.2 This Monitoring Report is produced under Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011. It is the tenth consecutive annual Monitoring Report produced by the Council. Although the Council has now more discretion than previously in the timing of publication of its monitoring reports, it has decided that an annual report remains appropriate for the time being.

Purpose of the Monitoring Report

2.3 The Monitoring Report aids the Borough Council and the public in assessing the monitoring that is a fundamental part of the planning process. This document focuses on

1. The impact and relevance of existing planning policies during the relevant year, such as -
 - Are policies achieving their objectives and in particular are they delivering sustainable development?
 - Have policies had unintended consequences?
 - Are the assumptions and objectives behind policies still relevant?
 - Are the targets being achieved
2. The progress achieved in preparing new plans and policies, measured against the Council's Local Development Scheme.

2.4 Monitoring production of policy documents and the performance of policies is a key part of the cyclical local plan process of the 'plan, monitor, review'. This ensures the early identification of issues, establishing a clear vision and objectives and provides a clear mechanism for checking that targets have been met.

Content

2.5 The statutory requirements for monitoring reports are:

1. Progress against Local Development Scheme
 - a. Documents timetabled
 - b. Stages reached
 - c. Reasons for any delay
 - d. Any plans or supplementary planning documents adopted
2. Any local plan policies not being implemented

- a. Which policy
 - b. Why not being implemented
 - c. Any steps being taken to implement
3. Net additional dwellings & affordable dwellings
 - a. In the monitoring period
 - b. Since the start of the policy
4. Duty to Cooperate
 - a. Details of action taken during monitoring period
5. Information collected for monitoring purposes.
6. Neighbourhood Plans or Orders
 - a. Any made (currently not applicable to West Norfolk as none have yet been made)
7. Community Infrastructure Levy (CIL)
 - a. Specified information (currently not applicable to West Norfolk as no Community infrastructure Levy in place)

2.6 All these are included, but the bulk of this monitoring report is concerned with item 5 in that list, 'Information collected for monitoring purposes'.

2.7 The reporting of this is structured to align with objectives and Monitoring Framework of the Borough's adopted Core Strategy. Each section - Economy, Society and Environment - provides an overview of the relevant Core Strategy Objectives and Sustainable Community Strategy outcomes and a list of relevant Core Strategy policies and saved local plan policies. The Economy section includes an economic profile and discussion and the Society and Environment sections are divided into more detailed topics and a discussion on each.

2.8 Relevant indicators are included and discussed in each section. Certain 'Core Output Indicators' were previously required by Government. Although this national requirement has gone, the data provides helpful indicators of the volume and types of development achieved locally during the relevant year, and the further development of a time series of comparable data will provide added information over time.

3 Economy

Core Strategy Objectives/SCS Outcomes

3.1 King's Lynn's reputation as a great place to live and work has spread across the country and reflects its **regional importance**.

3.2 West Norfolk has a **thriving economy** with local employment opportunities.

3.3 All young people access schools that motivate and **raise aspirations** to succeed in a prospering local economy.

3.4 All **adults** have the opportunity to **develop their skills** or learn new ones throughout their lives.

3.5 West Norfolk is among the premier **visitor destinations** in the country with tourism based on its historical, cultural and environmental offer.

Policies

3.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS07** Coastal Areas
- **Policy - CS08** Sustainable Development
- **Policy - CS09** Housing
- **Policy - CS10** The Economy
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

3.7 Saved Policies from the 1998 Local Plan

- **Policy - SS10** Provision of Employment Land
- **Policy - 5/25** General Employment Sites
- **Policy - 5/32** General Employment Sites King's Lynn East
- **Policy - 5/37** General Employment Sites King's Lynn West
- **Policy - 6/8** General Employment sites Downham Market
- **Policy - 7/4** Employment Hunstanton

Economic Profile

Core Output Indicator		08/09 Result	09/10 Result	10/11 Result	11/12 Result	12/13 Result	13/14 Result
BD1 - Total amount of additional (completed) employment floorspace	B1 (sq. m)	2,681.6	- 2,635	4,269	5,525	5,021	10,339
	B2 (sq. m)	20,043	118,633	9,963	2,159	2,231	8,820
	B8 (sq. m)	1,316	42,853	1,150	3,966	5,519	17,388
	Total sq.m	24,041	158,260	15,383	11,650	12,771	37,447
BD2 - To show the amount & type of completed employment (B1, B2, & B8) floorspace on previously developed land (PDL).	B1 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	4,766	(536)
	B2 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	1,616	8,500
	B8 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>	3,924	17,388
	Total on PDL sq. m	20,157	103,281	13,003	9,786	10,306	25,202
	Proportion on PDL	84%	65%	85%	84%	81	

3.8 The amount of additional business floor-space for 2013/14 is a marked increase on the levels seen in the previous three years, and nearly three times that of the last year (see above). Little of this (only 70 sq metres) was on allocated land (see below), and there remains around 105 ha of allocated employment land available.

Available Employment Land	1st April 2013	1st April 2014	Change 2013 to 2014
Employment Allocations Remaining Available*	105.2 ha	105.2 ha	(0.007 ha)
(*Development plan allocations less Unimplemented Employment Completions)	<i>data unavailable</i>	<i>data unavailable</i>	<i>data unavailable</i>
Planning Permissions on Unallocated Land			
TOTAL	At least 105.2 ha	At least 105.2 ha	<i>data unavailable</i>

Indicator	Description	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
New Enterprises	Count Of Births of New Enterprises for The Borough	440 (2009)	350 (2010)	<i>No data</i>	<i>No data</i>	<i>No data</i>	<i>No data</i>
Employment Rate	Rate of 16-64 population (previously working age)	73.8%	69.90%	68.30%	73.30%	72.7%	<i>No data</i>
Employment in SOC major group 1-3	% of 16+ population employed as managers and senior officials; professionals; associate professional & technical employment	33.3%	39.6%	30.8%	33.0%	38.1	<i>No data</i>
Employment in SOC major group 4-5	% of 16+ population employed as administrative and secretarial; skilled trades occupations	26.3%	23.4%	27.7%	25%	20.8	<i>No data</i>
Employment in SOC major group 6-7	% of 16+ population employed as personal service occupations; sales and customer service	12.4%	14.0%	14.0%	13.2%	16.9	<i>No data</i>
Employment in SOC major group 8-9	% of 16+ population employed as process and plant machine operatives; elementary occupations	28.0%	23.0%	27.4%	28.8%	24.7	<i>No data</i>

Indicator	Description	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Unfilled jobcentre vacancies	12 month average	509	494	570	711	<i>Data no longer published</i>	<i>Data no longer published</i>
Benefit Claimant Rates	12 month average - 16-64 population claiming key out of work benefits (at February each year)	11.9%	11.9%	11.3%	11.5%	11.3%	<i>No data</i>
Average Weekly Earnings (workplace)	Median weekly earnings by workplace of full-time workers	£428.80 (2009)	£425.00 (2010)	£471.60 (2011)	£477.30 (2012)	£465.1 (2013)	<i>No data</i>
Average Weekly Earnings (residence)	Median weekly earnings by residence of full-time workers	£461.10 (2009)	£428.6 (2010)	£433.6 (2011)	£469.1 (2012)	£432.8 (2013)	<i>No data</i>

3.9 Data for the reporting year is currently unavailable for the indicators usually reported under this heading. This data will hopefully be published before the next monitoring report, allowing it to be brought up to date then.

3.10 The following graph does, however give some indication of the local employment situation, with a welcome overall fall in the claimant count during most the first 10 months of the year for which information is available, though a slight upward movement towards the end of that period. In both cases this broadly reflects national trends.

Conclusion

SUMMARY

3.11 The Borough results for 2013-14 are encouraging, and show a near trebling of additional business floor-space completed compared to each of the previous three years.

3.12 The usual data is currently unavailable on employment levels in the Borough, and this will be examined in the next Monitoring Report, but the claimant count for recent years shows a welcome overall fall during most of the year.

4 Society

Core Strategy Objectives/SCS Outcomes

- 4.1** All communities are **strong, cohesive and safe**.
- 4.2** Everyone receives **quality services** that meet their needs.
- 4.3** Residents are **active and engaged** in their communities, helping to identify and respond to local needs, with cross boundary working as appropriate.
- 4.4** **Housing** is focused in sustainable towns; in the rural areas local demand is targeted towards sustainable villages.
- 4.5** All people are **active and healthy**

Policies

4.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS06** Rural Areas
- **Policy - CS07** Coastal Areas
- **Policy - CS09** Housing
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

4.7 Saved Policies from the 1998 Local Plan (proposed to be superseded and replaced by the Detailed Policies and Sites Plan).

- **Policy - 5/33** Housing Policy
- **Policy - 5/38** Housing (Lynn north)
- **Policy - 6/6** Housing (Downham Market south east)
- **Policy - 8/1** New Housing in Villages

Housing

Core Output Indicator	07/08 Result	08/09 Result	09/10 Result	10/11 Result	11/12 Result	12/13 Result	13/14 Result
H1 - To show the planned housing period & provision	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below
H2(a) - To show recent levels of housing delivery	1,100	575	314	560	624	322	472
H2(b) - To show levels of housing delivery for the reporting year	1,100	575	314	560	624	322	472
H2(c) - To show likely future levels of housing delivery	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below
H2(d) - To show how likely levels of future housing are expected to come forward taking into account the previous years performance	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below	Please see Housing Trajectory below
H3 - To show the number of gross new dwellings being built upon previously developed land (PDL)	65%	66%	68%	57% (this drop is most likely because 'garden' land is now classified as 'greenfield').	58%	not available	not available
H4 - To show the number of additional Gypsy & Traveller pitches	1 additional.	0	7	3	4	5	3
H5 - To show affordable housing delivery	146	121	89	160	154	123 (of which 109 new build)	29 net (of which 27 new build)
H6 - To show the level of quality in new housing development (Building for Life Assessment)	Not Available	4 sites assessed and approved	1 site under construction	4 sites have been assessed as having varying degrees of quality.	No data available	No data available	No data available

Residential Land Availability

Remaining Allocated Housing Land with no Planning Permission	Previous Activity	Completed in 12/13	Total Remaining Committed Land
	2001 to date		
(Units)	(Units)	(Units)	(Units)
609	8,093	472	2847

Totals from previous years

Year	Additional Dwellings
January 1993 - June 2000	3,940
July 2000 - Mar 2001	355
Apr 2001 - Mar 2002	532
Apr 2002 - Mar 2003	642
Apr 2003 - Mar 2004	815
Apr 2004 - Mar 2005	820*
Apr 2005 - Mar 2006	683*
Apr 2006 - Mar 2007	637*
Apr 2007 - Mar 2008	1,100*
Apr 2008 - Mar 2009	575*
Apr 2009 - Mar 2010	314*
Apr 2010 - Mar 2011	560*
Apr 2011 - Mar 2012	624*
Apr 2012 - Mar 2013	322*
April 2013 - Mar 2014	472
* 2005 - 2013 are net additional dwelling figures taking into account demolitions	

4.8 Housing register

Indicator	Description	2008/09	2009/10	2010/11	2011/12
RSL Stock	Total Registered Social Landlord Stock	9,088	9,141	9,301	9,452

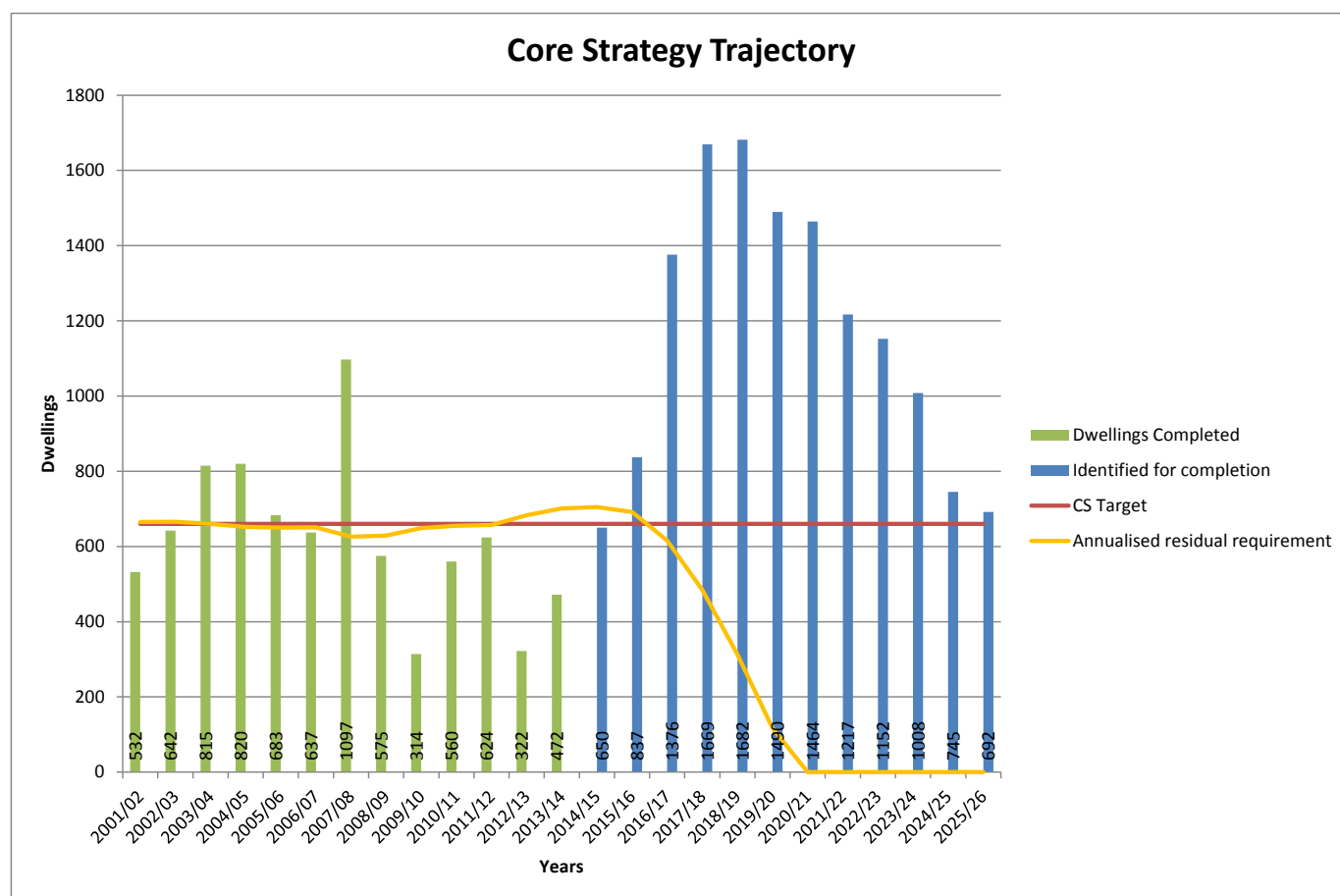
4.9 The tables above show that 472 new dwellings were completed in 2013/14. This is almost 50% higher than the previous year, but still below the annual level planned by the Core Strategy target of 660 dwellings per annum, and is assumed to reflect the continuing difficult economic and housing market conditions. For the second year running the Borough is below the Core Strategy cumulative target, now by around 5.5% (484 short of the 8,580 planned).

4.10 As identified in the trajectory below, the Council anticipates delivery rates will increase again and the cumulative target regained and exceeded before the end of the plan period. The total number of dwellings completed since 2001 is 8,096 (an average of 623 per annum), compared to the planned 8,580 completions (an average of 660 per annum). This leaves 8,404 dwellings to be completed by 2026 (an average of 700 per annum) to meet the Core Strategy target.

4.11 Fifty four additional affordable dwellings were provided during the review year. Of these, 27 were new builds, and 27 existing properties made affordable (11 previously empty properties brought into affordable housing use, 5 properties purchased by Registered Providers under the Mortgage Rescue Scheme (to prevent repossession), and 11 acquired by registered providers without grant aid). However, 25 properties were disposed of (including Right to Buy), leaving a net increase of only 29 affordable dwellings.

Housing Trajectory

4.12 The trajectory is provided to show progress against the Core Strategy housing target.



4.13 The graph above plots the Borough-wide housing trajectory for the Core Strategy period 2001 to 2026. This is based on the annual completions to date (green) and, for the remainder of the plan period, identified developments and remaining allocated developments (blue). In this graph, the Annualised Residual Requirement (yellow) shows the annual average completion rate which must be sustained to the end of the plan period to meet the strategic requirement of 16,500 dwellings by 2026.

4.14 It will be seen that to date this has remained very close to the original annual target, falling below it in the mid-2000s, when delivery exceeded that planned, and rising above it in the last couple of years reflecting reduced delivery following the 2008 economic crash. It also shows that it is expected to fall rapidly in the near future, anticipating the impact of the adoption of the emerging 'Site Allocations and Development Management Policies Plan', and a recovering economic situation, reaching a residual target of zero by 2021 when the whole of the Core Strategy target is expected to have been achieved.

4.15 The Trajectory assumes that the majority of existing outstanding permissions will be developed in the next five years. It anticipates that completions will increase to once again exceed target levels in 2015/16, as a result of further recovery of the economy and availability of substantial new allocations upon adoption of the emerging Site Allocations and Development Management Policies Document.

4.16 In the interim the Council continues to be innovative in trying to sustaining as good as possible level of house building is sustained, and recognises the need to invest in upgrading utilities, surface water and transport capacity and getting our forward plans in place so that we are in a good position to grow more strongly when circumstances permit.

4.17 To enable the remainder of the Nar Ouse Millennium Community housing to be released (up to a total of 900 units) a development cap of 450 units imposed by the Highways Agency needed to be overcome by traffic mitigation measures. These were implemented using the Community Infrastructure Fund (CIF) to enable the current development to continue through to completion. The release of further brownfield land in this sector of the town (in particular the housing components in the Boal Quay Waterfront Regeneration scheme) follows from these measures together with investment in the Waterfront Regeneration project. The Decade of Development Review has seen the Waterfront marina development delayed until the latter end of the decade, but key structural works are still intended to bring the site to a state of market readiness.

4.18 Under-used Borough Council owned land at Marsh Lane and Lynnsport is expected to start producing completed houses in 2015/16.

4.19 No overall detailed master planning of King's Lynn has taken place at this stage, although the Urban Development Strategy has tested some urban redevelopment scenarios. More detailed Masterplans have been prepared or will be prepared for parts of the urban area; NORA, Boal Quay Waterfront Regeneration Scheme, the town centre extension and the Lynnsport site. The housing trajectory represents an interim view based on the emerging, more detailed, work on the local plan and is based on the best information available at the time. The intentions of public bodies have been established through detailed discussions with these partner organisations. Many of these sites have previously been identified in the 2006 Urban Capacity Study and were considered in the 2008, 2010 and 2011 Strategic Housing Land Availability Assessments (SHLAAs). The SHLAA demonstrates the overall supply of housing land within the Borough over the remainder of the plan period. The Housing Trajectory identifies available sites and when they are likely to come forward. The five year supply is generated from the Trajectory and corresponds to the first 5 years in the SHLAA.

4.20 Overall the Trajectory shows that there is sufficient capacity to meet the Core Strategy housing requirement within the plan period, and that this should be achieved by 2021. Areas for future development (South Wootton Hall Lane, Knights Hill and West Winch/North Runcton) have been identified in the King's Lynn area which will start to produce completions from 2015/16 and which, in the case of West Winch/North Runcton, could accommodate growth beyond 2026, or which could be brought forward if there are problems with the supply of the urban capacity in King's Lynn. These allocations involve greenfield urban extensions on areas that are not at risk of tidal or fluvial flooding. Similarly housing allocations have been identified as urban extensions for Downham Market, Hunstanton and Wisbech. These, together with allocations in key rural service centres and rural villages, are expected to be producing completions by 2016/17. Minor permitted sites (1-4 dwellings) are assumed to contribute some 812 dwellings borough-wide between 2014/15 to 2018/19, and justified allowances for windfall development have been made (large scale 135 dwellings pa; small scale 94 pa).

Five Year Land Supply

4.21 The tables below show the five year housing supply calculations. These demonstrate that the authority has an identified housing land supply of 7.5 years (150% of the target minimum of 5 years) using the Sedgfield method, and 8.1 years (162%) using the Liverpool method.

5 Year Housing Land Supply (Liverpool method calculation)		
Plan targets relevant to 15 year trajectory		
Plan Name	LDF CS Target	
Plan Start	01/04/2001	
Plan End	31/03/2026	
Number of Years	25	
Number of Years remaining in Development Plan	12	
Dwelling Target	16,500	
Completions since plan start date	8,093	
Residual target at end of reporting year	8,407	
Residual target at end of reporting year (annual)	701	
5 year supply	5,971	n.b. total of 5 year supply in schedule spreadsheet 1 Apr 2014 to 31 Mar 2019 (this includes current year)
5 year target	3,678	n.b. this is calculated by taking the residual target at the end of
NI 159 % achievable supply	162%	
The Core Strategy was adopted in July 2011 and set a minimum target of 16,500 by 2026.		
Local planning authorities are required to plan for delivery of housing for at least 15 years.		
8,093 dwellings have been completed since the beginning of the Plan in 2001.		
Taking these into account leaves a residual target of 8,407 (701 per annum) to build by 2026.		

5 Year Housing Land Supply (Liverpool method calculation)

The NPPF additional buffer for choice and competition of 5% has been added to the residual annual target in order to reach the 5 year supply target.

As can be seen in the site by site schedule the authority has identified 5,971 dwellings that are expected to be delivered over the 5 years.

The authority has an identified supply that meets 162% of the target (8.1 years).

5 Year Housing Land Supply (Sedgefield method calculation)

Plan targets relevant to 15 year trajectory

Plan Name	LDF CS Target	
Plan Start	01/04/2001	
Plan End	31/03/2026	
Number of Years	25	
Number of Years remaining in Development Plan	12	
Dwelling Target	16,500	
Completions since plan start date	8,093	
Residual target at end of reporting year	8,407	
Residual target at end of reporting year (annual)	757	
5 year supply	5,971	n.b. total of 5 year supply in schedule spreadsheet 1 Apr 2014 to 31 Mar 2019 (this includes current year)
5 year target	3,976	n.b. this is calculated by taking the residual target at the end of the reporting year and multiplying it by 5, then adding 5% as required in the NPPF
% achievable supply	150%	

5 Year Housing Land Supply (Sedgefield method calculation)

The Core Strategy was adopted in July 2011 and set a minimum target of 16,500 by 2026.

Local planning authorities are required to plan for delivery of housing for at least 15 years.

8,093 dwellings have been completed since the beginning of the Plan in 2001.

Taking these into account leaves a residual target of 8,407 to build by 2026.

This results in a year target of 757 dwellings for the next 5 years of the plan period

This target has been multiplied by 5 and then the NPPF additional buffer for choice and competition of 5% has been added to reach the 5 year supply target.

As can be seen in the site by site schedule the authority has identified 5,971 dwellings that are expected to be delivered over the 5 years.

The authority has an identified supply that meets 150% of the target (7.5 years).

Community Well-Being

Indicator	Description	Earliest Available Result	Intervening Result	Most Recently Available Result
Volunteering levels	% of people taking part in formal volunteering at least once a month over a 12 month period	19.90% (2007)	-	15.80% (2009)
NWN Voter Turnout	% turnout at the general election in the North West Norfolk Constituency	62.73% (2005)	-	65.37% (2010)
SWN Voter Turnout	% turnout at the general election in the South West Norfolk Constituency	61.44% (2005)	-	66.35% (2010)
People get on well together	% of people who believe that people from different backgrounds can get on well together	73% (2007)	85.60% (2009)	82% (2011)
People belong to their community	% of people who feel like they belong to their community	79.80% (2007)	85.20% (2009)	87% (2011)
People can influence decisions	% of people who feel that they can influence decisions in their locality	48.70% (2007)	36.10% (2009)	31% (2011)
Internet Access Rates	% of the population with broadband internet access	43.27% (2007)	64.80% (2009)	72% (2011)
No Formal Employment, Education or Training (NEET)	% of 16-18 year olds not in formal employment, education or training	6.10% (2008)	-	5.30% (2009)
Persistent Absence in All Schools	% of 5-15 year olds missing 64 or more sessions during the year (Sep-Aug)	4.20% (2008)	4.4 (2009)	3.0% (2010)
Key Stage 2 Results	% of students achieving Level 4+ in both English and Maths	77% (2008)	78% (2010)	75.04% (2011)

Indicator	Description	Earliest Available Result	Intervening Result	Most Recently Available Result
Key Stage 4 Results	% of students achieving 5 or more A* - C GCSE grades including English and Maths	39.56% (2008)	41.6% (2010)	45.76% (2011)
Activities for Young People	% of people who feel there are lots of activities for young people in their area	39.20% (2007)	42.40% (2009)	53% (2011)
Facilities for Older People	% of people who felt there are good facilities and activities for older people	61.70% (2007)	70.80% (2009)	78% (2011)
Mental Health Benefit Claimants	% of 16-64 population claiming incapacity benefits for mental disease at the end of 2009/10	2.60% (08-09)	-	2.36% (09-10)
Under 18 Conception Rate	Rate per 1,000 15-17 female population	42.7 (05-07)	41.6 (10-11)	37.2 (11-12)
Smoking Prevalence	% of respondents who smoke	24.70% (2007)	25.40% (2009)	27% (2011)
Fear of Crime (daytime)	% of respondents who said they feel fairly or very unsafe walking alone during the day	4.20% (2007)	1.50% (2009)	1% (2011)
Fear of Crime (after dark)	% of respondents who said they feel fairly or very unsafe walking alone after dark	37.80% (2007)	23% (2009)	20% (2011)
Anti-Social Behaviour	Total number of ASB incidents recorded by the police	10,445 (08-09)	-	10,011 (09-10)
Anti-Social Behaviour	Anti-social behaviour incidents: (per 1,000 population)	-	-	67.89 (09-10)
Alcohol Related Harm	Rate of hospital admissions for alcohol related harm. The rates are per 100,000 population and have been	1,989	2,011	2,022

Indicator	Description	Earliest Available Result	Intervening Result	Most Recently Available Result
	standardised for age and sex using the European age profile	(08-09)	(09-10)	(10-11)
Average House Prices	Mean house prices at the end of Q4	£162,749 (08-09)	£177,910 (09-10)	£194,034 (10-11)
Homelessness	Total number of people identified as homeless and in priority need	59 (08-09)	79 (10-11)	87 (11-12)
No Qualifications	% of 16-64 population with no formal qualifications	15.70% (2008)	14.6% (2010)	11.7% (2013)
NVQ 2+ Qualifications	% of 16-64 population qualified to NVQ 2 or higher	56.7% (2008)	57.0% (2010)	67.4% (2013)
NVQ 4+ Qualifications	% of 16-64 population qualified to NVQ 4 or higher	17.80% (2008)	23.9% (2010)	22.8% (2013)

4.22 The set of indicators covers a range of topics related to community well-being such as: education, health, crime, cohesion and equality and was intended to help understand the overall quality of life for people in the Borough.

4.23 Unfortunately, very recent data is unavailable for most indicators. Some data is no longer collected, and other indicators are collected only at intervals of greater than a year. There is also a particular difficulty due to the continuing vacancy of a key staff post within the Council. This will hopefully be remedied in future monitoring reports.

Conclusion

4.24 During the review year 472 new dwellings were completed, nearly 50% more than the previous year. However, this remains below the Core Strategy annual target (by 38%) and, for the second year running, the cumulative target (now by 5.5

4.25 A 5 year housing land supply is maintained, with the Borough having 150% of that target, equivalent to 7.5 years' supply, using the Sedgfield method. This remains a positive situation.

4.26 Overall the Borough's housing trajectory suggests sufficient capacity, including proposed allocations and an anticipate flow of 'windfall' permissions, to meet the Core Strategy requirement by 2025/26.

4.27 Affordable housing continued to be delivered, but significant ly below recent rates. There were 54 new affordable dwellings, but only a net increase of 29 affordable dwellings as registered providers disposed of 25 units (including thorough Right to Buy).

4.28 Recent data is, unfortunately, currently unavailable for most indicators relating to Community Well-being. This will hopefully be remedied in future monitoring reports. Hopefully this can be remedied in future monitoring reports.

5 Environment

Core Strategy Objectives/SCS Outcomes

5.1 West Norfolk has undergone regeneration and growth that is well planned and complements its high **historical and natural inheritance**.

5.2 Communities benefit from **quality public spaces** and parks with access to the coast and countryside that make the area special.

5.3 West Norfolk is meeting the challenges of **climate change** and reducing mitigating carbon emissions.

5.4 **Public transport** has improved and people are less reliant on the motor car to access places and services.

5.5 West Norfolk is still considered to be somewhere unique retaining its own **local distinctiveness**.

Policies

5.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS06** Rural Areas
- **Policy - CS07** Coastal Areas
- **Policy - CS08** Sustainable Development
- **Policy - CS09** Housing
- **Policy - CS11** Transportation
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

5.7 Saved Policies from the 1998 Local Plan

- **Policy - 4/6** Locally Important landscapes
- **Policy - 4/7** Landscape Features
- **Policy - 4/14** Development Adjoining Conservation Area
- **Policy - 8/13** North Coast Plan
- **Policy - 8/14** Development in the Coastal Zone

Air Quality

5.8 Air quality in West Norfolk has remained very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic. This has meant that the two Air Quality Management Areas remain in place: one in central King's Lynn and one in Gaywood.

5.9 The Environment Act 1995 introduced the Local Air Quality Management System. This requires Local Authorities to undertake regular review and assessment of air quality, with respect to the standards and objectives set in the Air Quality Strategy, and enacted through the Air Quality Regulations in 1997, 2000, 2002 and 2007. In areas where an Air Quality Objective is predicted not to be met by the required date, local authorities are required to establish Air Quality Management Areas and devise and implement Action Plans to improve air quality.

5.10 In recent years, the Borough Council has been required to declare Air Quality Management Areas (AQMA). The extent of both AQMAs is considered to remain appropriate and the boundaries do not require amendment at present.

5.11 The King's Lynn Town Centre AQMA, where there are levels of nitrogen dioxide above the air quality objective, includes all of Railway Road, London Road, Blackfriars Road, St James Road and part of Austin Street. The Borough's second AQMA, also in respect of nitrogen dioxide levels, is the Gaywood Clock area. The Council is required to prepare and implement an Air Quality Action Plan where the Government's Air Quality Objectives are not achieved. Measures to improve air quality within both the AQMAs have been identified and these have been incorporated into a draft Air Quality Action Plan (AQAP) currently being produced.

5.12 Updated monitoring showed that there were no exceedences of the NO₂ objectives outside of existing AQMAs or where relevant exposure was present. At Southgates Park, the concentrations showed an increasing trend in 2012 and 2013. The 2013 results from Gaywood also showed an increase from 2012 and were very close to the annual mean objective. The majority of diffusion tube sites in 2013 showed an increase from 2012 concentrations, however the 2013 concentrations were still lower than those in 2011.

5.13 The TEOM analyser from Leziate was relocated to Edward Benefer Way, King's Lynn (North Lynn monitoring site) where monitoring commenced in August 2013 to provide data as part of the Detailed Assessment in this area.

5.14 Continuous monitoring for Particulate Matter less than 10µg in aerodynamic diameter (PM₁₀) has shown that the objectives continued to be met at the TEOM monitoring stations. OSIRIS monitoring at four locations through the year also showed compliance with the annual mean and 24-hour mean objectives in 2013.

5.15 The Council has identified one new biomass installation – in Wisbech - which may impact on air quality in the Local Authority area. This will be taken into consideration in the next Updating and Screening Assessment when full emissions data is available.

5.16 The Borough Council will be working with Norfolk County Council to examine ways to improve air quality within both AQMA's. The Borough Council will also continue to assess planning applications in or adjacent to the existing AQMA which may have a negative impact on the air quality and either attach conditions to planning consents or require mitigation measures from developers as part of the development process.

5.17 West Norfolk accounts for 23% of the total CO₂ emissions of Norfolk County. (For comparison, West Norfolk has only 17% of the population of Norfolk, but 26.5% of the land area.)

5.18 Industrial and commercial emissions in West Norfolk represent 18% of Norfolk CO₂ emissions from that sector, and the proportions for domestic emissions are likewise. However, King's Lynn and West Norfolk Borough accounts for 22% of the road transport emissions in the County.

5.19 The Local Transport Plan, an Air Quality Action Plan and the Borough Council's Environmental Statement will be the mechanisms for improving air quality where transport has been identified as the main cause of the problem. The strategic planning of development in the Local Plan (residential, employment, retail, etc) and the development control process will also have an important role in limiting carbon dioxide emissions in the Borough.

5.20 Conclusion

5.21 Air quality in West Norfolk has remained generally very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic. This has meant that the two Air Quality Management Areas remain in place: one in central King's Lynn and one in Gaywood.

Flooding and Water Quality

Core Output Indicator	08/07 Resul	07/08 Resul	08/09 Resul	09/10 Resul	10/11 Resul	11/12 Resul	12/13 Resul	13/14 Resul	Total 06/14
E1 - To show numbers of developments granted permission contrary to the advice of the Environment Agency (i.e. which are located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere, or (ii) adversely affect water quality)	0	0	2*	2*	0	0	0	0	4*
Applications initially attracting an objection from the Environment Agency	107	61	57	98	27	38	25	14	427
[*all permitted on appeal]									

During the monitoring year of 1 April 2013 to 31 March 2014:

5.22 The Borough Council received and validated 2681 planning and related applications. The Environment Agency initially objected to 14 planning applications. However, no planning permissions were granted against the advice of the Environment Agency. Of those 14:

- 4 were refused by the Council
- 4 were withdrawn by the applicant.
- 4 were granted planning permission following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 1 was permitted with conditions to Environment Agency requirements
- 1 remained pending a decision at the end of the period under review.

5.23 Over the period 2006 to 2014, 413 planning applications attracted an Environment Agency objection. Of these, in 39% of cases the Environment Agency concerns were overcome (e.g. by submission of a satisfactory site flood risk assessment), 30% the application was withdrawn, 27% were refused permission by the Borough Council, 2% were pending when the relevant data was assembled, and 1% were permitted (all on appeal).

5.24 Flood risk

5.25 Large parts of the Borough are at serious risk of flooding from fluvial and marine sources. Policy guidance regarding flooding is now contained within the National Planning Policy Framework (p93 – 108) and the associated new Planning Policy Guidance. The aim of this policy is to reduce the human and economic risks of flooding (when flood risk in general is expected to increase in future) and the public costs of building and maintaining flood defences.

5.26 In determining planning applications which have a flood risk issue, the Borough Council has to assess the level and types of flood risk; whether the flood risk can be made acceptable through mitigation measures, and whether the development has wider implications such as regenerating existing developed sites. In all cases where flood risk is an issue, the main consideration is whether the development will provide an adequate level of safety.

5.27 The Council's Strategic Flood Risk Assessment, together with the Environment Agency's tidal river hazard mapping and other data, broadly indicates the areas at risk of both fluvial and tidal flooding, and the level of that risk. This information will inform the approach to flooding issues in the Local Plan.

5.28 The King's Lynn and West Norfolk Surface Water Management Plan was completed in Spring 2012 and it concentrated on the surface run off in urban areas. The Plan highlighted further areas of study into the combined flood risk of surface run off and small rivers that are required before it can be published. It is hoped that these further studies will be completed in 2014.

5.29 The Environment Agency is a statutory consultee on planning applications involving flood risk. The Agency provides expert advice to the Council on flood risk issues, but it is up to the Council to weigh this advice against wider considerations and national policy in making decisions on planning applications and the Local Plan.

5.30 Water Resources and quality

5.31 The rivers of West Norfolk are a significant local geographic feature. The town of King's Lynn is at a strategic location at the mouth of the River Great Ouse, with the ability to reach far inland using linked waterway systems.

5.32 Threats to underground water reserves are becoming an increasing problem. Large areas of the Borough rely on underground water that is already over-extracted. Studies predict a further 20-40 per cent decline in recharge to the UK's aquifers over the next 20 years.

5.33 At the same time demand for water for crop irrigation in the UK is likely to rise by a third (International Association of Hydrogeologists, 2005). This has wider implications for water supply in connection with housing, agriculture, horticulture and industry.

5.34 A consequence of the nature of our rivers is that background water quality appears worse than in fast-flowing streams. The local plan process will need to address issues of potential water shortages in the future and maintaining adequate water supply and quality. The Borough Council commissioned a Water Cycle Study to support both the Growth Point and LDF processes. Stage 1 commenced in November 2008 and was completed in June 2009; Stage 2 was completed in October 2011.

5.35 The Water Cycle Study:

- Provides the evidence base to support the development of the Local Plan
- Determines the fundamental environmental constraints to development in the Borough
- Determines the capacity of existing water infrastructure and what needs to be built or provided to facilitate development (potential timing, cost and sustainability constraints)
- Identifies if/where there is capacity for new development (the best place to build in terms of the water cycle)

5.36 The Water Cycle Study examined these key issues:

- Water supply
- Capacity of rivers to receive wastewater
- Flood risk.

Historic Environment

Conservation of the Built Environment

5.37 Overall there is significant pressure on the Borough Council to safeguard the historic environment. The importance of the built heritage of West Norfolk can be measured by the number of conservation areas and heritage assets such as listed buildings and scheduled ancient monuments.

Historic Environment of West Norfolk		
	1998 Situation	2014 Situation
Conservation Areas	42	44
Listed Buildings	1800	1927 (approximately)
Ancient Monuments	88	129
Historic Parks and Gardens	5	6
Ancient Woodlands	23	23

5.38 A survey of conservation areas has been conducted through the production of Conservation Area Character Statements for the Borough, which identifies the priorities for enhancement schemes and improvements to conservation areas. A Stage 2 THI Bid was successfully obtained in June 2014 for part of the St Margaret's Conservation Area in King's Lynn. This is a five year programme and will be in place until 2019.

Buildings at Risk

5.39 There are over 1900 buildings in the Borough which are listed as being of special architectural or historic interest. The Borough Council has a statutory obligation to preserve these buildings and whilst the majority are in good order, there are some which are not.

5.40 Norfolk County Council no longer produces a countywide list of 'Buildings At Risk'. However, the Borough Council's Derelict Land and Buildings Group meets on a regular basis to review and monitor the condition of the land and buildings within the borough which are identified as being at risk. The group comprises of officers from different departments and professions including Conservation, Property Services, Planning Enforcement, Environmental Health and Regeneration. On the list, there are currently no Grade I or II* buildings but there are 7 Grade II buildings identified as at risk, 5 of which are in conservation areas. There are 12 other buildings within conservation areas, 6 of which are identified as important unlisted buildings.

5.41 English Heritage produce a list called the 'Heritage at Risk Register'. This Register includes Grade I and II* listed buildings including all listed places of worship, scheduled ancient monuments, registered parks and gardens, registered battlefields and protected wreck sites. It does not include any Grade II heritage assets at present. There are currently 22 sites identified within this borough comprising 8 scheduled ancient monuments, 10 ecclesiastical buildings and 4 listed buildings, which is a decrease of 1 site since last year. The property which has been removed from the list is Pentney Abbey Gate House which is a Grade I listed building and also a Scheduled Ancient Monument. This property, which benefited from an English Heritage Grant, is now fully restored and accessible.

5.42 There are also 7 other Grade II listed structures which are at risk but they are not considered to serve a purpose and therefore do not appear on the derelict land and building list or on the English Heritage List because they are listed as Grade II. Such structures include Wayside Crosses and dovecotes etc.

5.43 The Conservation Section offers advice to owners on the work needed to secure the restoration of these buildings and helps to find alternative uses and, as a last resort, takes appropriate legal action to secure proper repair. Northwold Manor has been on the Building at Risk list for a number of years but this year has been compulsorily purchased by the Borough Council and sold on. It is currently undergoing a repairs programme to bring it back into use. This building has therefore been removed from the list.

5.44 Effectiveness can be measured by the number of buildings restored and thereby preserved and by the identification of further buildings at risk.

Conservation Areas Character Appraisals

5.45 There are 44 designated Conservation Areas in the Borough. In accordance with National guidance and best practice, the Borough Council has produced character statements for 42 of the 44 Conservation Areas. Two remain outstanding, but one of them lies mostly within Breckland District.

5.46 One more area in Stanhoe is also being considered.

Monitoring/Action

5.47 Continue monitoring development in and affecting Conservation Areas. The Character Statements include reference to buildings of local interest which make a positive contribution to character. The merits of a policy relating to these buildings should be debated as part of the Local Plan.

5.48 Overall there is significant pressure on the Borough Council to safeguard the historic environment but buildings at risk still represent a small proportion of the overall stock of listed buildings. A significant number of Conservation Area Character Appraisals have been completed and a further new Conservation Area is also being considered.

Conclusion

5.49 There continue to be a number of designated heritage asset at risk, but these represent a small proportion of the overall stock of listed buildings. Conservation Area Character Appraisals have been completed for most of the existing designated areas, and further new Conservation Area remains under consideration.

Biodiversity

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result	10/11 Result	12/13 Result	12/13 Result
E2 - To show losses or additions to biodiversity habitat	Not Available	Please see Biodiversity Section of "AMR"	Please see Biodiversity Section of "AMR"	Please see Biodiversity Section of "AMR"	Please see Biodiversity Section of "AMR"	Please see Biodiversity Section of "AMR"	Please see Biodiversity Section of "AMR"

Indicator	Description	Previous Result	Previous Result	Most Recent Result	Current Result
Local Biodiversity	% of local sites where positive conservation management is taking place	46% (08-09)	48% (09-10)	51% (10-11)	No more recent data available
Natural Environment	% of people who feel that they live in a high quality natural environment	77.80% (2007)	86.80% (2009)	See below	No more recent data available
Natural Environment	% of people are satisfied (very or fairly) with the quality of the natural and built environment in West Norfolk	New 2011 Indicator to replace the above		92% (2011)	No more recent data available

The Borough Council's key Role in Protecting Biodiversity

5.50 The Borough Council, like all public authorities, has a statutory duty to consider how to protect biodiversity.

5.51 Development and land use changes may result in pressure on the area's biodiversity, the loss of which runs contrary to the aims and objectives of sustainable development. Therefore the planning and development process has a fundamental role to play in removing or at least controlling some of the pressure. Failure to address biodiversity issues may cause a planning application to be refused.

5.52 The Borough Council is represented on the Norfolk Coast Partnership, the Norfolk Biodiversity Partnership, The Brecks Partnership, The Wash Estuary Group and The Wash Special Area of Conservation Group. The Norfolk Wildlife Trust receives an annual grant from the Council to manage and enhance Roydon Common, an international site of importance for its nature conservation value.

5.53 The Core Strategy adopted July 2011 contains policies (CS12) relating to biodiversity and geodiversity. The Council's Green Infrastructure Strategy, which highlights areas in the Borough which will benefit from habitat enhancement and creation, contains recommendations which will be implemented in line with the Core Strategy.

Changes in priority habitats and species (by type)

5.54 Priority habitats and species which are deemed to be of high importance are incorporated into Habitat and Species Action Plans for Norfolk. Each species and habitat has its own management plan which is designed to set objectives and targets so that the specific habitats are managed, enhanced, protected and conserved to meet Norfolk's Biodiversity Action Plan's aims. These plans can be viewed on the Norfolk Biodiversity Partnership website: www.norfolkbiodiversity.org

Areas important for wildlife and nature conservation can be classified according to their international, national, regional or local significance.

International

Site Name	Status
Breckland	SAC, SPA
Norfolk Valley Fens	SAC
North Norfolk Coast	SAC, SPA, Ramsar
Ouse Washes	SAC, SPA, Ramsar
River Wensum	SAC
Roydon Common and Dersingham Bog	SAC, Ramsar
The Wash and North Norfolk Coast	SAC, SPA, Ramsar

Condition of Internationally Designated Sites in King's Lynn and West Norfolk

RAMSAR - Latest Condition Description	2009/10 (Area %)	2010/11 (Area %)	2011/12 (Area %)	2013/14 (Area %)
FAVOURABLE	86.9	88.0	88.7	D a t a unavailable
FAVOURABLE RECOVERING	10.3	9.1	8.4	D a t a unavailable
UNFAVOURABLE DECLINING	2.8	2.9	2.9	D a t a unavailable
Percent:	100	100	100	D a t a unavailable

SAC - Latest Condition Description	2009/10 (Area %)	2010/11 (Area %)	2011/12 (Area %)	2013/14 (Area %)
FAVOURABLE	86.5	67.4	87.6	D a t a unavailable
UNFAVOURABLE RECOVERING	10.1	7.2	9.4	D a t a unavailable
UNFAVOURABLE DECLINING	3.4	2.3	3	D a t a unavailable
Percent:	100	100	100	D a t a unavailable

SPA - Latest Condition Description	2009/10 (Area %)	2010/11 (Area %)	2011/12 (Area %)	2013/14 (Area %)
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FAVOURABLE	92.8	83.9	84.5	D a t a unavailable
UNFAVOURABLE RECOVERING	4.8	13.7	13.1	D a t a unavailable
UNFAVOURABLE NO CHANGE	0.0	0.0	0	D a t a unavailable
UNFAVOURABLE DECLINING	2.4	2.4	2.4	D a t a unavailable
Percent:	100	100	100	D a t a unavailable

5.55 The source previously used to report on this item, the ENSIS website, is no longer available. The Council will review potential alternative sources for relevant data for future monitoring reports.

National

5.56 Natural England monitors the condition of the Sites of Special Scientific Interest. These are assessed by percentage of area in favourable condition.

Condition of Nationally Designated Sites in King's Lynn and West Norfolk

Data extracted from ENSIS:

	Sites	Units
Total Number	29	106
Total Area (ha)	102,698.55	12,433.32

Sites of Special Scientific Interest (SSSI)				
	2009/10 (Area %)	2010/11 (Area %)	2011/12 (Area %)	2013/14 (Area %)
Favourable	86.9	79.5	80	D a t a unavailable
Unfavourable Recovering	9.8	17.6	17.1	D a t a unavailable
Unfavourable No Change	0.4	0.4	0.4	D a t a unavailable
Unfavourable Declining	2.9	2.5	2.5	D a t a unavailable
Percent	100	100	100	D a t a unavailable

National Nature Reserves	
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	2009/10 (Area %)	2010/11 (Area %)	2011/12 (Area %)	2013/14 (Area %)
FAVOURABLE	82	84	85.1	D a t a unavailable
UNFAVOURABLE RECOVERING	18	16	14.9	D a t a unavailable
Percent:	100	100	100	D a t a unavailable

5.57 The most recently availability data shows the area exceeding the Government's Public Service Agreement target of 95% of SSSI land in 'favourable' or 'recovering' condition. 97.2% was achieved in 2010/11 and 97.1% in 2011/12.

Regional/sub-regional

5.58 The Norfolk Biodiversity Action Plan (BAP) was developed in 1999 to translate national objectives, set by Government in response to commitments made at the 1992 Rio 'Earth' Summit, into local action. It contains clear targets and actions that specify what needs to be done, by whom, and when, to conserve Norfolk's most rare and endangered animals, plants and habitats. The Biodiversity Partnership works together to ensure that these targets are being met. The BAPs, are overseen by the Biodiversity Coordinator for Norfolk and are divided into two groups, Habitat Action Plans (HAPs) and Species Action Plans (SAPs). In Norfolk there are 22 HAPs and 56 SAPs which focus on identified habitats and species most at risk. A HAP for allotments is being prepared. The Norfolk Biodiversity Partnership has prepared Biodiversity Supplementary Planning Guidance, which the Council takes into account in considering planning applications. Further promotion of the document when considering planning applications would be beneficial.

Conclusions

5.59 New data is currently unavailable and no conclusions can be drawn on recent progress on this topic. The potential for alternative sources or data will need to be reviewed for future monitoring reports.

Renewable Energy

5.60 Renewable energy is energy obtained from sources that are, in principle, inexhaustible. This is contrast to fossil fuels, for example, of which there is a finite supply. Renewable sources of energy may include wood, water, bio fuels, waste, geothermal, wind, photovoltaic, and solar thermal energy.

Core Output Indicator	08/09 Result	09/10 Result	10/11 Result	11/12 Result	12/13 Result	13/14 Result
E3 - To show the amount of renewable energy generation by installed capacity & type	Not Available	Please see Environment Section of the AMR	Please see Environment Section of the AMR	Please see Environment Section of the AMR	Please see Environment Section of the AMR	Please see Environment Section of the AMR

Renewable Energy – New Capacity permitted during 2013/14		
TYPE	Capacity MWE	Relative Contribution by Type
Wind Turbines	20.3	6%
Solar panels	327.6	94%
TOTAL	347.9 MW	100%

5.61 An additional 20.3MW of wind generating capacity was permitted in 2013/14. The details of this are set out in table 10.4 in the Appendices.

5.62 An additional 327.6 MW solar panel capacity was permitted in 2012/13. The details are set out in table 10.5 in the appendices.

Renewable Energy Summary

5.63 348 MW of additional renewable generating capacity was permitted during the year, of which 94% was solar and 6% wind powered.

Conclusion

5.64 Air quality in West Norfolk has remained very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic.

5.65 There is significant flood risk across extensive parts of the Borough. The Strategic Flood Risk Assessment is critical to development management decision making and Local Plan policy formulation. No planning permissions were granted by the Borough Council against the advice of the Environment Agency during the year.

5.66 The King's Lynn and West Norfolk Settlements Surface Water Management Plan was completed in Spring 2012 and concentrated on surface run off in urban areas. The project highlighted further areas of study into the combined flood risk of surface run off and small rivers that are required before the report is published.

5.67 There continue to be a number of designated heritage asset at risk, but these represent a small proportion of the overall stock of listed buildings. Conservation Area Character Appraisals have been completed for most of the existing designated areas, and further new Conservation Area remains under consideration.

5.68 New data on biodiversity monitoring measures is currently unavailable and no conclusions can be drawn on recent progress on this topic. The potential for alternative sources or data will need to be reviewed for future monitoring reports.

5.69 348 MW of additional renewable generating capacity was permitted during the year, of which 94% was solar and 6% wind powered.

6 Local Plan Progress

Monitoring the Local Development Scheme

6.1 Local planning authorities are required to report on progress against their local development schemes in their monitoring reports.

6.2 The Borough's last Local Development Scheme includes no specified dates in the year under review. That scheme was adopted in May 2009, and is now in need of replacement. This replacement is now anticipated later in 2014.

6.3 Previous Monitoring Reports have noted that the Local Development Scheme timetable had slipped significantly, due to a range of factors including additional work on the Core Strategy, major changes to the planning system and national policy, and changes and absences (e.g maternity leave) in the Local Development Framework team.

6.4 As a result there are key stages identified in the Local Development Scheme which remain outstanding at the start of the year under review. The following table identifies progress and prospect of these.

Document in preparation	Key Stage	2009 Local Development Scheme – Indicative Timetable	Out-turn in review year	Notes
Site Allocations and Development Management Policies <i>(formerly named Detailed Policies and Sites Plan, and Site Specific Allocations and Policies Development Plan Document)</i>	Preparation	Jan 2009 – May 2010	Preferred options consultation July to October 2013	Completion anticipated 2015.
	Publication (pre-submission)	June 2010	Not achieved during the review year.	Anticipated 2015
	Submission	November 2010		
	Examination	November 2010 – May 2011		
	Adoption	July 2011		

6.5 SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLANi (formerly named Detailed Policies and Sites Plan and, earlier, Site Allocations and Policies DPD)

6.6 The preparation of the Site Allocations and Development Management Policies had seen considerable delay prior to the year under review, as identified in previous Monitoring Reports and mentioned above.

6.7 During the review year the 'Preferred Options' draft of the plan was published for consultation.

6.8 UPDATING THE LOCAL DEVELOPMENT SCHEME

6.9 As was anticipated in the last Monitoring Report that a new Local Development Scheme is indeed to be published during 2014.

6.10 EVIDENCE BASE UPDATE

6.11 No major evidence base studies were finalised during the year under review, but work was commenced or continued on preparing an Infrastructure Study, Strategic Housing Market Assessment, Community Infrastructure Levy Viability Study, etc.

7 Duty to Co-operate

Introduction

7.1 The Localism Act 2011 imposed upon local planning authorities and others a 'duty to cooperate' on strategic planning matters (i.e. those that affect more than one planning authority area). This section outlines how the Borough Council has addressed that cooperation during the year in which it was introduced.

Neighbouring Planning Authorities

7.2 The Council cooperates with its neighbouring local planning authorities in a range of planning matters of mutual interest. Particular focuses during the year under review were:

- Liaison with Fenland District Council and Cambridge County Council to coordinate potential allocations of sites in the Wisbech environs. (The main part of Wisbech being in East Cambridgeshire, but the eastern fringes of the town are in the Borough of King's Lynn and West Norfolk.)
- Developing cooperation arrangements with Norfolk County, Districts and the Broads Authority, including setting up of a 'Duty to Cooperate' Member Forum with representation of each authority by a senior member.
- Liaison with East Cambridgeshire District council over strategic issues affecting the Borough and East Cambridgeshire, as part of each Council's local plan preparation.
- Coastal management issues with adjacent coastal authorities (North Norfolk District Council and South Holland District Council). The Borough Council is involved in two shoreline management plans. The North Norfolk Coast Shoreline Management Plan 5: Old Hunstanton to Kelling Hard, was adopted in August 2011. The Wash Shoreline Management Plan (4): Gibraltar Point to Old Hunstanton has been adopted in April 2010, and is being implemented through the Wash East Coast Management Strategy.

7.3 Cooperation mechanisms

- Ongoing engagement at officer level (LDF Manager or Principal Planner) through the Norwich Strategic Planning Group (meeting monthly).
- Ongoing engagement through Norfolk Planning Officers Group (at Executive Director, Development Services).
- Ongoing engagement with the Cambridgeshire Planning Officers Group.
- Joint work with Cambridgeshire planning authorities on gypsy and traveller accommodation needs assessment.
- Informal discussions between planning policy officers on sites, development proposals and emerging issues with cross-boundary implications issues by telephone, email and meetings.
- Continuing engagement on plan monitoring through Norfolk Plan Monitoring (CDP Smart) Group.
- Other ongoing engagement at officer level including
 - Norfolk Authorities Chief Executives
 - Norfolk Strategic Services Group
 - Norfolk Planning and Biodiversity Topic Group
 - Norfolk Conservation Officers Group

- Greater Anglia LEP via Norfolk Growth Group
- Greater Cambridgeshire Greater Peterborough LEP via Strategic Economic Planning Group
- Formal consultations on development plan documents, supplementary planning documents, and planning applications with potential cross-boundary implications.
- BCKLWN is a member, and sits on the management group, of the Norfolk Coast (Area of Outstanding Natural Beauty) Partnership.
- BCKLWN is a member of the Norfolk Biodiversity Partnership along with the relevant local authorities (Breckland, Broadland, Great Yarmouth, North Norfolk, Norwich, South Norfolk Councils and the Broads Authority), Natural England and the Environment Agencies, together with bodies not subject to the 'duty to cooperate', Anglian Water, British Trust for Ornithology, Royal Society for the Protection of Birds, Farming and Wildlife Advisory Group, Forestry Commission, Norfolk and Norwich Naturalists' Society, Norfolk Biodiversity Information Service, Norfolk Geodiversity Partnership, and Norfolk Wildlife Trust, University of East Anglia and Water Management Alliance.

Other 'Duty' Bodies

7.4 Environment Agency: Long standing working arrangements (including joint projects) between the two organisations on a range of issues, especially on planning policies for flood risk zones (a major issue in parts of the Borough), flood defences, and Shoreline Management Plans, water quality, recreation, etc. Statutory and informal consultations, including representations on the 'Preferred Options' for the Detailed Policies and Sites Plan.

7.5 Natural England: Representations and advice on the 'Preferred Options' for the Detailed Policies and Sites Plan., particularly in relation to designated nature conservation sites and issues (e.g. stone curlews), and Habitats Regulations Assessments.

7.6 Mayor of London: Not relevant to the Borough.

7.7 Civil Aviation Authority: No relevant strategic issues have arisen during the review period.

7.8 Office of Rail Regulation: No relevant strategic issues have arisen during the period.

7.9 Homes and Communities Agency: No relevant strategic issues have arisen during the review period

7.10 Primary Care Trusts: Consultation and liaison with the Norfolk Primary Care Trust on the Core Strategy and the Infrastructure Study regarding health services provision in relation to the Borough's strategic housing growth areas.

7.11 Transport for London: Not relevant to the Borough.

7.12 Integrated Transport Authorities: None relevant to the Borough.

7.13 Marine Management Organisation: Engagement between the Borough Council and the Marine Management Organisation on the marine Plans, East Offshore and East Inshore, including relationship to the Site Specific Policies Development Plan Document.

8 Neighbourhood Planning

Neighbourhood Planning

Background

8.1 The 2011 Localism Act introduced a new layer of plans which enable communities to shape development taking place in their local area. Neighbourhood plans are prepared, in parished areas (most of the Borough) by the relevant parish or town council. The un-parished exception, in West Norfolk, is the central parts of King's Lynn, where a neighbourhood forum would have to be formed and approved to prepare any neighbourhood plans.

Progress on Neighbourhood Plans

8.2 During the year under review three further neighbourhood areas were designated by the Borough Council: Bircham Parish, Walpole Cross Keys Parish, and Brancaster Parish. Designation of a neighbourhood area is the first formal stage in preparation of a neighbourhood plan. The parishes involved may now proceed to prepare a neighbourhood plan for their respective areas.

8.3 The Borough's planning policy team provides advice and assistance to the parish councils preparing the 6 neighbourhood plans now in preparation. It had also given introductory talks about neighbourhood planning to a number of other parish councils who have expressed an interest.

9 AMR Limitations and Future Improvements

9.1 Preparation of this year's Monitoring Report has been particularly challenging in terms of data assembly for some topics. In some cases this is because the data is no longer published (or published in the same way) by external bodies (such as Natural England), in other cases this is because data is no longer collected or processed by other sections of the Council due to staffing reductions and reorganisation.

9.2 While key data on topics required by regulation and directly impacted by policy implementation (e.g. housing, economic development, LDS progress) has been reported, some sections of the report dealing with more indirectly affected and background measures related to the Core Strategy (e.g. society, biodiversity) cannot be fully reported at this time. It is hoped that some of these can be reported more fully in next year's Monitoring Report. However, in the longer term it may be necessary to review the content and coverage of the monitoring reports in the light of the reduced regulatory requirements and resources available. It may perhaps be appropriate to do this alongside once the emerging Development Policies and Sites Allocations Plan is in place, and incorporate the monitoring requirements for that Plan.

10 Appendices

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- 'Appendix 10.1 Employment Completions - 2013/14'
- 'Appendix 10.2 Allocated Employment Land - March 2014'
- 'Appendix 10.3 Housing Trajectory Schedule of Sites - March 2014'

- 'Appendix 10.4 Wind generation permissions - 2013/14'
- 'Appendix 10.5 Solar generation permissions - 2013/14'

Appendix 10.1 Employment Completions - 2013/14

Employment completions break down 1 April 2012 - 31 March 2013.

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
King's Lynn	09/01000/F	B8	294	8.56	294	31/03/2013	King's Lynn Power Station, Willows Business Park, Willow Road
King's Lynn	10/00047/F	B1	15	0.21	15	01/04/2012	West Norfolk Glass and Window Co, Hereford Way, Hardwick Way
King's Lynn	1001148/CU	B1, B2, B8	270	0.07	270	31/03/2013	Buildings North of Thornalley Funeral Services Ltd, Austin Fields Industrial Estate
King's Lynn	10/01540/F	B2	886	10.16	886	31/03/2013	Mars Food UK Ltd, Hansa Road, Hardwick Industrial Estate
King's Lynn	10/01608/F	B1	644	0.26	644	31/03/2013	58 Oldmedow Road, Hardwick Industrial Estate
King's Lynn	10/01690/F	B2	405	0.11	405	31/03/2013	Cattle Market, Beveridge Way, Hardwick Narrows
King's Lynn	10/01926/F	B8	11	0.62	11	31/03/2013	Land at Church Street
King's Lynn	11/00190/LB	B1	73	0.05	73	31/03/2013	Town Hall, Saturday Market Place, King's Lynn
King's Lynn	11/00354/F	B1	255	0.15	N/A	31/03/2013	47 Bergen Way
King's Lynn	11/00555/F	B1	403	0.12	403	31/03/2013	The Lodge, Crodd Bank Road
King's Lynn	11/00567/DM	B2	-507	0.19	-507	31/03/2013	J& 1 Motor Engineers, Boal Street
King's Lynn	11/00678/F	B8	120	0.46	120	31/03/2013	Learning Resources, Merchants Close, Oldmedow Road, Hardwick Industrial Estate
King's Lynn	11/00970/FM	B2	1072	0.28	1072	31/03/2013	Plot 10, Bryggen Road
King's Lynn	11/01151/F	B1	-44	0.01	-44	31/03/2013	56 Railway Road, King's Lynn

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
King's Lynn	11/01281/F	B1	67	1.05	67	31/03/2013	Omex Agrifluids Ltd, Saddlebow Road
King's Lynn	11/01319/F	B2	330	0.4	N/A	31/03/2013	Land at Hamlin Way, Hardwick Industrial Estate
King's Lynn	11/01333/F	B2	271	0.11	271	31/03/2013	42 Coburg Street, King's Lynn
King's Lynn	11/01445DM	B1	-792	0.45	-792	01/04/2013	NORA Project Office, Wisbech Road
King's Lynn	11/01452/F	B1	100	0.13	100	31/03/2013	Land at Hardwick Road, King's Lynn
King's Lynn	11/01516FM	B8	1625	0.71	1625	31/03/2013	Land at Topps Tiles, Hardwick Road
King's Lynn	11/01613CU	B8	-66	0.01	-66	31/03/2013	6 Austin Fields, Austin Fields Industrial Estate, King's Lynn
King's Lynn	11/01639CU	B1	137	0.66	137	31/03/2013	South Lynn Community Centre, 10 St Michaels Road
King's Lynn	11/01988/F	B2	70	0.66	70	31/03/2013	West's Garage, Hardwick Road
King's Lynn	11/02161/F	B1	96	0.01	96	31/03/2013	Former Stables East of Juniper House, Austin Street
King's Lynn	12/00702/F	B8	30	1.8	30	21/06/2013	Williams Refrigeration, 32 - 35 Bryggen Road
King's Lynn	12/01431CU	B1	-205	0.07	-205	31/03/2013	Unit 1 and 2 Shield Park, Hamburg Way, North Lynn Industrial Estate
King's Lynn	12/01627/F	B8	-439	0.18	-439	31/03/2013	Former 'Hayley Bearing' Site, Scania Way
King's Lynn	12/01686CU	B1	-438	0.04	-438	31/03/2013	Hansa Court, Lubeck Road, North Lynn Industrial Estate

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
King's Lynn	1201808/CU	B2	550	0.07	550	31/03/2013	Motokov UK Ltd, Motokov House, Bergen Way, North Lynn Industrial Estate
King's Lynn	1202019/CU	B1	-374	0.02	-374	31/03/2013	Connexsions, 5-9 Chapel Street
Hunstanton	0901913/CU	B1	23	0.01	23	31/03/2013	2 Crescent Lane
Hunstanton	11/00540/CU	B1	-9	0.01	-9	31/03/2013	11 Westgate
Hunstanton	11/01943/CU	B1	-29	0.01	-29	31/03/2013	72 Westgate
Downham Market	09/00358/F	B1	-1	0.017	-1	31/03/2013	Land East of St Edmunds Church, Bexwell Road
Downham Market	10/01910/F	B1	-51	0.14	-51	31/03/2013	84 Lynn Road
Brancaster	12/00901/F	B1	66	0.02	66	31/03/2013	English Nature (Boat Shed), Main Road, Brancaster Staithe
Congham	1200591/LDE	B8	1595	0.19	N/A	12/06/2012	Land on Grassy Lane
Denver	12/00519/F	B1	26	0.05	26	25/05/2012	Lakeside Caravan Park, Sluice Road
Emneth	1000893/RM	B8	-550	0.19	-550	31/03/2013	3 The Wroe
Feltwell	11/00205/F	B2	-175	0.18	-175	31/03/2013	Red Lodge Garage, 40 Lodge Road
Gayton	06/02417/F	B2	335	0.83	335	31/03/2013	Caravan City, Lynn Road
Gayton	09/00822/CU	B1	-315	0.1	-315	31/03/2013	The Old Mill, Lynn Road
Grimston	1002181/CU	B1, B8	96	0.01	96	31/03/2013	30 Gayton Road
Heacham	11/00989/F	B1	15	0.09	15	31/03/2013	33 Station Road
Heacham	11/01646/F	B1	-161	0.05	-161	31/03/2013	Land West of 43 High Street
Marham	1000075/CU	B2	-52	0.13	-52	31/03/2013	Piccollino Garage, Squires Hill
Marshland St James	12/00803/F	B1	480	0.05	480	31/03/2013	Askew & Barrett (pulses) Ltd, Smeeth Road

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
Methwold	08/01842/F	B2	278	0.03	278	31/03/2013	Wissington Sugar Factory, Wissington Sugar Access Road
Methwold	10/01202/F	B2	1000	0.11	1000	31/03/2013	Wissington Sugar Factory, College Road
Methwold	11/00536/F	B1	124	0.02	124	31/03/2013	Wissington Sugar Factory, College Road
Methwold	11/00920/F	B2	118	0.01	118	31/03/2013	Wissington Sugar Factory, College Road
Methwold	12/00813/F	B8	136	0.01	136	31/03/2013	Wissington Sugar Factory, College Road
Methwold	12/01612/F	B1	39	0.01	39	31/03/2013	Wissington Sugar Factory, College Road
Methwold	12/01615/F	B2	84	0.02	84	31/03/2013	Wissington Sugar Factory, College Road
Middleton	12/00926/F	B1	20	0.11	20	07/08/2012	The Post Office, Station Road
North Creake	09/02127/CU	B1	27	0.23	27	31/03/2013	35 West Street
North Creake	11/01998/F	B1, B8	-411	0.45	-411	31/03/2013	Creake Abbey Farm, Burnham Road
North Runcton	09/00957/F	B8	275	0.03	275	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	09/00959/F	B2	2074	0.19	2074	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	10/00248/F	B2	212	0.19	212	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	10/00251/F	B1	326	0.32	326	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	10/00657/F	B2	1182	0.12	1182	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	11/00102/F	B2	517	0.05	517	31/03/2013	Penguin Foods (UK) Ltd, Scania Way

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
North Runcton	11/00229/F	B2	100	0.01	100	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	11/01772/FM	B2	11000	6.53	11000	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	12/00092/DM	B2	-528	1.75	-528	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
North Runcton	12/02052/F	B1	145	0.01	145	31/03/2013	Penguin Foods (UK) Ltd, Scania Way
Northwold	11/00760/F	B8	894	0.47	894	30/09/2013	Big K Charcoal Merchants Ltd, Whittington Hill, Whittington
Outwell	12/00174/F	B1	75	0.32	75	31/03/2013	130 Wisbech Road
Outwell	12/01198/CU	B2	345	0.07	345	31/03/2013	John Watts (Sales and Service), Isle Road
Pentney	09/01823/F	B1	242	0.38	242	31/03/2013	Dutch Engineering Ltd, Pentney Lane
Ryston	10/00669/CU	B1	103	0.86	103	31/03/2013	Bexwell Hall, Bexwell Road
Snettisham	08/02085/F	B1	113	0.95	113	31/03/2013	Snettisham Garden Centre, Poppyfields
Stoke Ferry	09/01324/F	B1	-75	0.05	-75	31/03/2013	Maltese House, Lynn Road, Stoke Ferry
Stoke Ferry	10/01673/F	B8	167	0.02	167	31/03/2013	The Yard, Fen Drove, Wretton
Stow Bardolph	10/01069/F	B2	461	0.93	461	31/03/2013	MRC Barroway Drove, Barroway Drove
Stow Bardolph	12/00662/F	B1, B2	650	0.14	650	31/03/2013	Unit 2 Primrose Farm, 176 The Drove, Barroway Drove
Stow Bardolph	12/01137/CU	B1	460	0.63	460	31/03/2013	Basil Farm, The Drove, Barroway Drove
Terrington St Clement	08/02119/F	B2	263	0.90	N/A	31/03/2013	The Pea Mill, Market Lane

Parish	Application number	Permitted use	Total Allocated M2	Site Area Ha	Built on PDL M2	Date completed	Address Detail
Terrington St Clement	12/00349/F	B2	756	0.20	756	31/03/2013	Perkin Field, Sutton Road
Terrington St Clement	12/00464/F	B8	360	2.13	360	31/03/2013	72 New Roman Bank
Terrington St John	10/01347/F	B1	-134	0.03	-134	31/07/2012	The Old Bakery, Ely Row
Upwell	11/02043/F	B1	120	2.41	120	31/03/2013	Fountain Foods Ltd, New Road
Walpole	11/01699/F	B1	-1536	0.74	-1536	31/03/2013	Former Wendels Herbs Ltd, Chalk Road, Walpole St Peter
Walsoken	10/00449/CU	B8	1400	0.27	1400	31/03/2013	Richardsons Roses, Walton Road
Walsoken	12/01482/F	B2	540	0.06	540	31/03/2013	Wellington House, Lynn Road
West Dereham	08/01046/F	B8	-190	0.36	-190	31/03/2013	Ashcraft Farm, Main Road, Crimpleham
West Walton	10/00257/F	B8	124	0.21	124	31/03/2013	Taspaneil Nurseries, Mill Road
Wiggerhall St Mary	11/00683/F	B1	41	0.01	41	31/03/2013	The Band Hall, 7 Stow Road
			28049		25606		

Appendix 10.2 Allocated Employment Land - March 2014

Allocated Land		Remaining Allocated Employment Land		
Town/Parish	Allocation	Ha	M ²	Address
Saddlebow Estate West Kings Lynn	Brief 7C	0.91	9100	Saddlebow Estate, West King's Lynn
White House Farm Kings Lynn	Brief 7D	55.2	552000	White House Farm King's Lynn
Hardwick Estate Extension Kings Lynn	Brief 8B	0.6	6000	Hardwick Estate Extension, King's Lynn

Allocated Land		Remaining Allocated Employment Land		
Town/Parish	Allocation	Ha	M ²	Address
Lynn West Kings Lynn	Brief 9	0.53	5300	Lynn West, King's Lynn
Edward Benefer Way Kings Lynn	Brief 10D	0	0	Edward Benefer Way, King's Lynn
North Lynn Farm Kings Lynn	Brief 10E	2.8	28000	North Lynn Farm, King's Lynn
Estuary Road Kings Lynn	Brief 10F	1.6	16000	Estuary Road, King's Lynn
Downham Riverside Bartons Drove (North) Downham Market	Brief 17A	5.9	59000	Downham Riverside, Bartons Drove (North), Downham Market
Downham Riverside Bartons Drove (South) Downham Market	Brief 17B	8.65	86500	Downham Riverside, Bartons Drove (South), Downham Market
Eastern Hunstanton Kings Lynn Road Hunstanton	Brief 19B	0.17	1700	Eastern Hunstanton, Kings Lynn Road, Hunstanton

Appendix 10.3 Housing Trajectory Schedule of Sites - March 2014

														Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	formula				
	Line No.	Planning application ref/DPD policy ref	Perm. Type (Allocn. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Windfall (W)	Available	Suitable	Achievable	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual wh51h are expected to be completed in 5 yrs	2013/14	2014/15 Current Year	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total Identified Supply	Developer Estimate	Comments / Smart Site No	Line No.
	Extant Planning Permissions on Pre-2014 Allocated Sites (Completed sites are on separate tab)																																	
1		06/00428/OM 10/01361/RMM	RM,A	King's Lynn	King's Lynn - Wootton Road (eastern part of site)	B		Y	Y	Y	128	128	0	0	31															0		Smart site 068 Completed 13/14	1	
2		07/01620/RMM 07/01704/RMM 12/00063/FM	RM, A	King's Lynn	King's Lynn - King's Reach South Fairstead Ph 3	G		Y	Y	Y	102	102	0	0	48															0		Completed 13/14	2	
3		09/02035/RMM	RM,A	King's Lynn	King's Lynn - NORA	B		Y	Y	Y	8	0	8	8	0	8														8	Y	Smart 139	3	
4		11/01106/RMM	RM,A	King's Lynn	King's Lynn - NORA	B		Y	Y	Y	18	0	18	18		12	6													18	Y	Smart 139a	4	
5		11/00406/RMM 12/01210/RMM	RM,A	King's Lynn	King's Lynn - NORA	B		Y	Y	Y	163	30	133	133	30	24	59	25	25												133	Y	Smart 140 12/01210 changes plots 1 - 46 into 54 units = 163 in total	5
6		12/00414/RMM	RM,A	King's Lynn	King's Lynn - NORA Phase 3	B		Y	Y	Y	55	0	55	55	0	12	12	12	12	7											55	Y	Smart 139c 13/1377 ignored but incorporated in this - reduced this site from 56 to 55.	6
7		2/01/0670/O 2/01/1671/O 05/00691/OM 9/2010/F(vary)	O, A	King's Lynn	King's Lynn - NORA Overall site (figures are units remaining after consent numbers subtracted)	B		Y	Y	Y	554	0	554	300	0	0	0	100	100	100	100	100	54								554		Smart 139 To allow the remainder of the NORA housing to be released (up to a total of 874 units) a development cap of 450 units imposed by HA to be overcome by traffic mitigation measures.05/01101/RM - 109 units COMPLETE; 9/02035/RMM 8 units PER; 11/01106/RMM 18 units PER; 11/00406/RMM 155	7

																														units PER; 12/00514/RMM PER (+8 units from 11/406) These unit nos taken off this line and shown above as applications are approved.		
8	13/00229/FM	F	Hunstanton	Hunstanton - north 131 Waveney Road	G		Y	Y	Y	15	0	15	15	0	7	8												15		Smart 049 one uc 13/14	8	
9	2/01/1281/F 09/02046/FM	F,A	Downham Market	Downham Mkt - N W Bennett Site	G		Y	Y	Y	226	155	71	86	43	30	30	26											86	Y	Smart 035 & 035a Commenced 08. Developers says production dependant on market conditions.	9	
10				TOTALS for ALLOCATED SITES						1,269	415	854	615	152	93	115	163	137	107	100	100	54	0	0	0	0	0	0	869			10
11																														11		
12	Extant Planning Permissions which are on both Allocated and Unallocated Large Sites																													12		
13	07/00833/OM 11/00358/EXOM	O,A	King's Lynn	ALLOCATED King's Lynn - Wootton Road (northern site)	B		Y	Y	Y	30	0	30	30	0	0	15	15										30		Smart 069 New Owner Boyer Investments. EOT to July 14. 95 units ALLOCATED PART OF SITE	13		
14	07/00833/OM 11/00358/EXOM	O	King's Lynn	UNALLOCATED King's Lynn - Wootton Road (northern site)	B	W	Y	Y	Y	65	0	65	65	0			35	30									65		Smart 069 New Owner Boyer Investments. EOT July 14. 95 units UNALLOCATED PART OF SITE	14		
15	09/00194/RMM 09/00186/F 11/01609/FM	F,A	Downham Market	ALLOCATED Downham Mkt - South Railway Road, Adj Brickfields 14 on 0/186 110 on 11/01609	B		Y	Y	Y	75	46	29	29	15	15	14											29	Y	Smart 037 75 in total allocated . 3 consents duplicate site. Site split alloc and unalloc. 7 units on 09/186 so ignored on 11/01609 as duplicated; 7 on 9/00194; remaining 110 on 11/01609/FM Plots 8-14 & 15-56 = 49 units on unallocated land, Plots 1-7 & 57-124 = 75 units on allocated land ALLOCATED PART OF SITE	15		
16	09/00186/F 09/00194/RMM 11/01609/FM	RM	Downham Market	UNALLOCATED Downham Mkt - south of Railway Road W. Pt. Planning Brief 12	B	W	Y	Y	Y	49	16	33	33	11	16	17											33	Y	Smart 037 49 in total unallocated Site split alloc and unalloc. 7 units on 09/186 so ignored on 11/01609 as duplicated; 7 on 9/00194; remaining 110 on 11/01609/FM Plots 8-14 & 15-56 = 48 units on unallocated	16		

33	07/00649/FM	F	King's Lynn	King's Lynn - John Kennedy Road (Old Chapel)	B	W	Y	Y	Y	13	0	13	13	0				5	8									13	Smart 084 5 plots commenced in 10/11 No further work	33
34	08/01182/OM 12/01010/EXOM	O	King's Lynn	King's Lynn - Edward Benefer Way Planning Brief 10D. Alloc for employ. 2.5 ha	B	W	Y	Y	Y	98	0	98	40	0				20	20	20	20	18						98	Smart 126 Permitted on appeal (Emp. Alloc.) EOT until 21/12/2014. AUG 13 - Developer states S106 contributions too high, other site factors make this unviable financially in present market climate	34
35	12/00546/FM	F	King's Lynn	King's Lynn - Hillington Square	B	W				-17	0	-17	-17	0	-17													-17	Smart 185 dem/rebld flats at Hillington Square	35
36	12/01728/FM	F	King's Lynn	King's Lynn - St Peters Road, West Lynn	B	W				18	0	18	18	0				9	9									18	Smart 199 Care Village	36
37	13/01295/FM	F	King's Lynn	King's Lynn - former Zoots Nightclub	B	W				25	0	25	25	0	25													25	Smart 207	37
38	13/01088/FM	F	King's Lynn	King's Lynn - Blackfriars Post Office	B	W				27	0	27	27	0			9	9	9									27	Smart 206	38
39	06/01020/RMM	R	Marham	Marham - Old Bell Inn, The Street	B	W	Y	Y	Y	14	14	0	0	7														0	Smart 007 Completed 13/14	39
40	09/01126/OM	O	Outwell	Outwell - Douglas Clark, Basin Road	B	W	Y	Y	Y	15	0	15	15			7	8											15	Smart 033 Allowed on Appeal. 11 Social Rented, 4 intermediate units re applic form EOT 29/08/15	40
41	11/01364/OM	O	Outwell	Outwell - Red Lion PH, Wisbech Rd	B	W	Y	Y	Y	16	0	16	16				8	8										16	Smart 039 19 - 3 existing dwellings	41
42	12/01989/FM	F	Outwell	Outwell - Birbeck Drive	G	W	Y	Y	Y	15	0	15	15	0	15													15	Y Smart 042 15 dwellings - all affordable	42
43	11/01163/OM	O	Snettisham	Snettisham -Old Station Yard, Station Road	B	W				17	17	0	17	0				9	8									17	Smart 033 Outline allowed on appeal	43
44	05/00006/F 11/00162/F	F	Snettisham	Snettisham - Pk Farm	B	W	Y	Y	Y	14	14	0	0	2														0	Smart 014 (14 new but 4 cottages demolished) Completed 13/14	44
45	05/02590/FM	L	Stoke Ferry	Villages S - Stoke Ferry Bridge Rd 74/2	B	W		Y		12	0	12	0												12		12	Lapsed permission.	45	
46	90/1881	F	Syderstone	Syderstone - The Broadlands	G	W	Y	Y	Y	34	1	33	33	0			10	11	12									33	Smart 007 Site commenced 1 built - no recent activity.	46

47	12/01899/OM	O	Terrington St Clement	Terrington St Clement - The Saltings 78/6	B	W	Y	Y	Y	41	0	41	41	0			15	15	11										41		Smart 054 41 dwellings	47	
48	2/96/1551/F 2/03/1599/F 04/01501/F 07/02319/F	F	Thornham	Thornham - Ship Lane	G	W	Y	Y	Y	17	8	9	9	0		2	3	4											9		Smart 006 Slow construction. New app in 14/15 year re remaining dwellings	48	
49	11/01923/OM	O	Tilney St Lawrence	Tilney St Lawrence - KGB Transport, St Johns Road	B	W				22	22	0	22	0			7	7	8										22		Smart 023 Allowed on Appeal	49	
50	05/00107/F 11/01575/F	F	Walpole	Walpole (St Peter) - Townsend Farm	B	W	Y	Y	Y	14	12	2	2	2	2														2		Smart 020 affordable commenced now 14 units. Other plot split into 2 on 11/1575 consent	50	
51	2/00/1455/O 06/01324/O 07/01416/RMM 13/00982/F	R	Watlington	Watlington - Thieves Bridge Rd	B	W	Y	Y	Y	20	0	20	20	0	6	14													20	Y	Smart 010 - Bennett Homes all 20 plots commenced 13/14. 16 on 07 consent, 4 on 13 consent.	51	
52	06/01007/OM 10/00704/EXOM 12/00294/RMM	RM	West Walton	West Walton - English Bros Salts Road	B	W		Y		26	0	26	26	0			15	11											26		Smart 013 reduced to 26 from 30 est SHLAA Site 916	52	
53	11/00694/FM	F	West Winch	West Winch - Chapel Lane	G	W	Y	Y	Y	13	0	13	13	0	1	8	4												13	Y	Smart 008 Developer states estimates are a guess! Works commenced July 14	53	
54				TOTALS for UNALLOCATED SITES						666	141	525	494	53	61	66	88	149	130	20	20	18	0	0	12	0	0	0	0	564			54
55																																55	
56	Extant Planning Permissions on Unallocated Sites for 5 - 9 (inclusive) dwellings - (Completed sites are on separate tab)																											56					
57	2/02/1620/F	F	Boughton	Bell Farm, Oxborough Road	B	W				5	0	5	5	0	1	1	1	1	1										5		Smart 003	57	
58	13/00084/F	F	Brancaster	Manor Farm Barns, Broad Lane	B	W				5	0	5	5	0	1	1	1	1	1										5		Smart 010	58	
59	09/01322/F	F	Burnham Overy	West Rahere Tower Road, BO Staithe	G	W				6	6	0	0	6														0		Smart 007 Completed 13/14	59		
60	07/02615/F	F	Denver	Denver Barns, Ryston Road	B	W				9	3	6	6	0	1	1	2	1	1										6		Smart 002	60	
61	08/01044/F 13/00514/F	F	East Rudham	Broomsthorpe Hall, Rudham Road	B	W				6	0	6	6	0	1	1	2	1	1										6		Smart 011	61	
62	08/01438/O 11/01109/EXO	O	Fincham	Talbot Manor Gardens, Lynn Road	B	W				7	0	7	7	0	1	2	1	2	1										7		Smart 003 EOT to 9/10/14	62	
63	12/01350/F	F	Gayton	Hall Farm, Hall Farm Road	B	W				5	0	5	5	0	1	1	1	1	1										5		Smart 007b	63	

64	08/00042/F	F	Heacham	The Orchards Caravan Park, Station Road	G	W					6	6	0	0	6													0		Smart 005 Completed 13/14	64
65	08/02268/F	F	Heacham	15 Hunstanton Road	B	W					7	1	6	6	1	3	3											6		Smart 020 (1 unit to be demolished and 8 built)	65
66	12/01789/F	F	Heacham	Heacham Manor, Hunstanton Road	B	W					7	0	7	7	0	1	2	1	2	1								7		Smart 033	66
67	13/00324/O	O	Hillington	Former Highways Depot, Station Road	B	W					6	0	6	6	0	1	1	1	1	2								6			67
68	08/01815/F	F	Hockwold	Wilton Farm, 193 Main Street	B	W					8	0	8	8	0	1	2	2	1	2								8		Smart 007	68
69	12/00583/F	F	Hunstanton	Tudor Rose, Residential Home, 28 Northgate	B	W					8	0	8	8	0	1	2	2	1	2								8		Smart 044	69
70	13/01206/LDE	F	Hunstanton	Flat 6 The Homestead, 29 Sandringham Road	B	W					7	7	0	0	7												0		Smart 053 Completed 13/14	70	
71	08/02137/F	F	Hunstanton	Richmond House, 6-8 Westgate	B	W					7	0	7	7	0		2	2	2	1							7		Smart 044	71	
72	10/01005/F	F	King's Lynn	32 Railway Road	B	W					6	0	6	6	0	1	1	2	1	1							6		Smart 027	72	
73	08/01166/F	F	King's Lynn	Land off Estuary Road	B	W					6	0	6	6	0	1	1	2	1	1							6		Smart 100 started	73	
74	09/01199/F	F	King's Lynn	11 Valingers Road	B	W					5	0	5	5	0	1	1	1	1	1							5		Smart 123 (c/u from HIMO) Started	74	
75	11/00862/F	F	King's Lynn	2 Portland Street	B	W					5	0	5	5	0	1	1	1	1	1							5		Smart 124	75	
76	09/02112/F	F	King's Lynn	Land at Baker Lane / Queen Street	B	W					7	0	7	7	0	1	1	2	2	1							7		Smart 136 (also 3 office/shop units) Started	76	
77	11/01377/F 13/00886/F	F	King's Lynn	The Norfolk Harvester, Spenser Road	B	W					7	7	0	0	7											0		Smart 167 completed 13/14	77		
78	11/01650/O	O	King's Lynn	Greyfriars House, Birch Tree Close	B	W					9	0	9	9	0	1	2	2	2	2							9		Smart 168	78	
79	11/01820/O	O	King's Lynn	50 Ferry Road, West Lynn	B	W					8	0	8	8	0	1	2	2	1	2							8		Smart 180 (demolition of car facility building)	79	
80	11/01072/F	F	King's Lynn	29 Edmundsbury Road	B	W					5	0	5	5	0	1	1	1	1	1							5		Smart 189 (one demolition)	80	
81	13/00727/F	F	King's Lynn	Rear 97 Norfolk Street	B	W					5	0	5	5	0	1	1	1	1	1							5		Smart 196	81	
82	13/00943/F	F	King's Lynn	26 Gayton Road, Gaywood	B	W					6	0	6	6	0	1	1	2	1	1							6		Smart 199 Started	82	

83	13/01359/F	F	King's Lynn	East Sainsbury's Car Park, Albion Street	B	W				6	0	6	6	0	1	1	2	1	1								6		Smart 204	83					
84	13/01429/F	F	King's Lynn	Fred White House Flats, St Edmundsbury Road	G	W				6	0	6	6	0	1	1	2	1	1								6		Smart 210	84					
85	14/00117/F	F	King's Lynn	Alexandra House, Dodmans Close	B	W				6	0	6	6	0	1	1	2	1	1								6		Smart 211	85					
86	14/00117/F	F	King's Lynn	Wenns 8-10 Saturday Market Place	B	W				8	0	8	8	0	1	2	2	1	2								8		Smart 212	86					
87	08/02313/F	F	Middleton	Forecourt off School Road,	B	W				8	4	4	4	0		1	1	1	1								4		Smart 009 these proposed properties are to the rear of those already built	87					
88	10/00933/F	F	Nordelph	Holy Trinity Church, High Street	B	W				6	6	0	0	6												0		Smart 002 Completed 13/14	88						
89	13/01127/F	F	Sedgeford	Glovers Farm, Fring Road	B	W				7	0	7	7	0	1	2	2	1	1								7		Smart 008	89					
90	06/01243/F	F	Shouldham Thorpe	Woodlands Farm, Mill Road	B	W				5	0	5	5	0	1	1	1	1	1								5		Smart 001	90					
91	12/00272/O	F	Snettisham	38A Common Road	B	W				11	0	11	11	0	2	2	3	2	2								11		Smart 037	91					
92	06/02248/F	F	Stoke Ferry	Land at Lynn Road	B	W				8	0	8	8	0	1	2	2	2	1								8		Smart 001	92					
93	08/01416/F	F	Terrington St Clement	King William Works, Churchgate Way	B	W				8	0	8	8	0	1	2	2	1	2								8		Smart 026	93					
94	12/01854/F	F	Terrington St Clement	Land adjacent 83 Chapel Road	G	W				6	6	0	0	6												0		Smart 055 Completed 13/14	94						
95	08/01255/F	F	West Rudham	Meadow Cottage, Lynn Road	B	W				5	0	5	5	0		1	1	1	2								5		Smart 002 Lapsed in 13/14	95					
96	13/00951/F	F	Wiggenhall St Mary Magdalen	Barns ajdacent Holley House, Stow Road	B	W				5	0	5	5	0	1	1	1	1	1								5		Smart 014	96					
97	13/00206/RM	RM	Witcham	26 Honey Hill	B	W				6	0	6	6	0	1	1	2	1	1								6		Smart 009	97					
98				TOTALS FOR 5 - 9 EXTANT UNALLOCATED SITES						269	46	223	223	39	35	49	55	41	43	0	0	0	0	0	0	0	0	0		98					
99																																			99
100	Extant Planning Permissions Small Sites 1 - 4 dwellings																												100						

101			King's Lynn	Small sites non-garden land ONLY	G/B	W	Y	Y	Y		18	31	128	46	25	25	25	25	28									128	Assumed existing permissions built out over next 5 years incl. current year	101	
102			King's Lynn	Small sites garden land (does not include general greenfield sites)	G	W	Y	Y	Y		9	13	0	7													0			102	
103			Downham Market	Small sites non-garden land ONLY	G/B	W	Y	Y	Y		4	21	30	11	6	6	6	6	6									30	Assumed existing permissions built out over next 5 years incl. current year	103	
104			Downham Market	Small sites garden land (does not include general greenfield sites)	G	W	Y	Y	Y		3	7	1	4	1												1			104	
105			Hunstanton	Small sites non-garden land ONLY	G/B	W	Y	Y	Y		1	8	16	11	3	3	3	3	4									16	Assumed existing permissions built out over next 5 years incl. current year	105	
106			Hunstanton	Small sites garden land (does not include general greenfield sites)	G	W	Y	Y	Y		0	1	0	0													0			106	
107			Others	Small sites non-garden land ONLY	G/B	W	Y	Y	Y		112	261	629	111	125	126	126	126	126									629	Assumed existing permissions built out over next 5 years incl. current year	107	
108			Others	Small sites garden land (does not include general greenfield sites)	G	W	Y	Y	Y		59	137	8	12	2	1	2	1	2									8			108
109				TOTALS FOR EXTANT CONSENTS FOR SMALL SITES							206	479	812	202	162	161	162	161	166	0	0	0	0	0	0	0	0	812			109
110																													110		
111	Residual allocated sites (Currently allocated in Local Plan) i.e. part(s) of site with no extant consent																												111		
112	NONE	A	King's Lynn	King's Lynn - South Fairstead Phase 4 Planning Brief 8A Rem. 10.3 ha	G		Y	Y	Y	240	0	240	40					40	40	40	40	40	40				240	Phase 4 not started - rest of site using Kickstart funding.	112		
113	NONE	A	King's Lynn	King's Lynn - North - Edma Street. Planning Brief 10A . 4.6 ha	G		Y	Y		127	0	127	0						25	25	25	25	27				127	Allocated site - no permission.	113		
114	NONE	A	Downham Market	Downham Mkt - Planning Brief	B			Y	Y	127	0	127	102			20	26	28	28	25							127	Remainder of allocation - no	114		

127		A	Ondwaton	G25.3: Land south of Main Road on 1.17ha							20		20	0						4	4	4	4	4					20	Y	no form returned	127
128		A	Dersingham	G29.1: Land north of Doddshill Road on 1.84ha							20		20	20				4	8	8									20	Y	deliverability 14/15 - 18/19	128
129		A	Dersingham	G29.2: land at Manor Road on 0.29ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	129
130		A	Docking	G30.1: Land situated off Pound Lane (Manor Pasture) on 3.41ha							20		20	20				4	8	8									20	Y	deliverability 14/15 - 18/19	130
131		A	East Rudham	G31.1: Land off Fakenham Road on 0.42ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	131
132		A	East Winch	G33.1: Land south of Gayton Road on 0.77ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	132
133		A	Emneth	G34.1 Land south of The Wroe on 1.14ha							36		36	21				7	7	7	7	8							36	Y	deliverability 14/15 - 18/19	133
134		A	Feltwell	G35.1: land rear of Chocolate Cottage, 24 Oak Street on 0.69ha							15		15	15				3	6	6									15	Y	deliverability 14/15 - 18/19	134
135		A	Feltwell	G35.2: Land north of Munson's Lane on 3.6ha							40		40	0							8	8	8	8	8				40	Y	deliverability 19/20 - 23/24	135
136		A	Feltwell	G35.3: Land at 40 Lodge Lane / Skye Gardens on 0.26ha							10		10	10				2	4	4									10		no form returned	136
137		A	Hockwold	G35.4: land south of South Street on 0.19ha							5		5	5				1	2	2									5	Y	deliverability 14/15 - 18/19	137
138		A	Fincham	G36.1: Land east of Marham Road on 0.46ha							5		5	5				1	2	2									5		no form returned	138
139		A	Gayton	G41.1: land north of Back Street on 2.8ha							23		23	23				5	9	9									23	Y	deliverability 14/15 - 18/19	139
140		A	Grimston & Pott Row	G41.2: Land adjacent Stave Farm, west of Ashwick Road on 1.32ha							23		23	23				5	9	9									23	Y	deliverability 14/15 - 18/19	140
141		A	Great Bircham	G42.1: Land adjacent to 16 Lynn Road on 0.58ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	141

156		A	Middleton	G60.1: Land south of Walter Howes Crescent on 0.5ha						15		15	15				3	6	6										15	Y	deliverability 14/15 - 18/19	156
157		A	Runcion Holme	G72.1: Land at School Road on 0.92ha						10		10	10				2	4	4										10	Y	deliverability 14/15 - 18/19	157
158		A	Sedgeford	G78.1: land off Jarvie Close on 0.56ha						10		10	10				2	4	4										10	Y	deliverability 14/15 - 18/19	158
159		A	Shouldham	G81.1: Land south of 1 New Road on 0.3ha						5		5	5				1	2	2										5	Y	deliverability 14/15 - 18/19	159
160		A	Shouldham	G81.2: Land accessed from Rye's Close on 0.29ha						5		5	5				1	2	2										5	Y	deliverability 14/15 - 18/19	160
161		A	Snettisham	G83.1: Land south of Common Road and behind Teal Close on 1.48ha						34		34	20				6	7	7	7	7								34	Y	deliverability 14/15 - 18/19	161
162		A	Southery	G85.1: Land off Lions Close on 1.22ha						15		15	15				3	6	6										15	Y	deliverability 14/15 - 18/19	162
163		A	Stoke Ferry	G88.1: Land south off Lark Road / Wretton Road on 0.45ha						5		5	5				1	2	2										5	Y	deliverability 14/15 - 18/19	163
164		A	Stoke Ferry	G88.2: Land at Bradfield Place on 0.7ha						10		10	10				2	4	4										10		no form returned	164
165		A	Stoke Ferry	G88.3: Land at Indigo Road / Lynn Road (central area) on 0.54ha						12		12	12				2	5	5										12	Y	Also 10 on SHLAA list for southern part of site. Northern area built out.	165
166		A	Syderstone	G91.1: Land west of 26 The Street on 0.29ha						5		5	5				1	2	2										5	Y	deliverability 14/15 - 18/19	166
167		A	Ten Mile Bank (Hilgay)	G92.1 Land off Church Road on 0.23ha						5		5	5				1	2	2										5	Y	deliverability 14/15 - 18/19	167
168		A	Terrington St Clement	G93.1: Land at Church Bank, Chapel Road on 0.51ha						10		10	10				2	4	4										10	Y	deliverability 14/15 - 18/19	168
169		A	Terrington St Clement	G93.2: Land adjacent King William Close on 0.73ha						17		17	17				4	6	7										17	Y	deliverability 14/15 - 18/19	169

170		A	Terrington St Clement	G93.3: Land west of Benn's Lane on 2.23ha							35		35	21				7	7	7	7	7							35	Y	deliverability 14/15 - 18/19	170
171		A	Terrington St John, St John's Highway & Tilney St Lawrence	G94.1: Land east of School Road on 2.82ha							35		35	21				7	7	7	7	7							35	Y	deliverability 14/15 - 18/19	171
172		A	Three Holes (Upwell)	G96.1: Land adjacent to "The Bungalow", Main Road on 0.31ha							5		5	5				1	2	2									5	Y	deliverability 14/15 - 18/19	172
173		A	Tilney All Saints	G97.1: Land between School Road and Lynn Road on 0.26ha							5		5	5				1	2	2									5	Y	deliverability 14/15 - 18/19	173
174		A	Upwell	G104.1 Land north / west of Townley Close on 0.48ha							15		15	15				3	6	6									15	Y	deliverability 14/15 - 18/19	174
175		A	Upwell	G104.2: Land south / east of Townley Close on 0.34ha							5		5	5				1	2	2									5	Y	deliverability 14/15 - 18/19	175
176		A	Upwell	G104.3: Land at Low Side on 0.32ha							5		5	0								1	1	1	1	1			5	Y	deliverability 19/20 - 23/24	176
177		A	Upwell	G104.4: Land off St Peter's Road on 2.0ha							15		15	15				3	6	6									15	Y	deliverability 14/15 - 18/19	177
178		A	Outwell	G104.5: Land at Wisbech Road on 0.33ha							5		5	5				1	2	2									5	Y	deliverability 14/15 - 18/19	178
179		A	Outwell	G104.6: Land surrounding Isle Bridge on 2.08ha							35		35	21				7	7	7	7	7							35	Y	deliverability 14/15 - 18/19	179
180		A	Walpole Highway	G106.1: Land east of Hall Road on 0.82ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	180
181		A	Walpole St Peter / Walpole St Andrew / Walpole Marsh	G109.1: Land south of Walnut Road on 0.85ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	181
182		A	Walpole St Peter / Walpole St Andrew /	G109.2: Land south of Church Road on 1.44ha							10		10	10				2	4	4									10	Y	deliverability 14/15 - 18/19	182

[illegible]

198		A	West Lynn (King's Lynn)	E1.14: West of St Peter's Road on 2.0ha						49		49	49				10	20	19									49	Y	deliverability 14/15 - 18/19	198			
199		A	West Lynn (King's Lynn)	E1.15: Land at Bankside on 2.58ha						200		200	0								40	40	40	40	40				200		no form returned	199		
200		A	West Winch and North Runcton	Growth Area - West Winch Growth Area						1,600		1,600	530			71	153	153	153		153	153	153	153	153	153	152	139	139	139	2,017	Y	1600 minimum, possibly 139/yr for final 3 years.	200
201		A	South Wootton	E3.1: Hall Lane on 40.3ha						300		300	100				25	35	40		40	40	40	40	40				300	Y	deliverability 14/15 - 18/19	201		
202		A	Knights Hill (Castle Rising, South Wootton, King's Lynn)	E4.1: Knights Hill on 36.9ha						600		600	110				25	35	50		60	70	70	70	70	75	75				600	Y	deliverability 14/15 - 18/19	202
203		A	Downham Market	F1.3: Land east of Lynn Road, in vicinity of Bridle Lane on 16.25ha						250		250	105				25	40	40		40	40	40	25						250	Y	deliverability 14/15 - 18/19	203	
204		A	Downham Market	F1.4: land north of southern bypass in vicinity of Nightingale Lane on 13.19ha						140		140	60				20	20	20		20	20	20	20						140	Y	deliverability 14/15 - 18/19	204	
205		A	Hunstanton	F2.2: Land to the east of Cromer Road on 6.23ha						120		120	0								20	20	20	20	20	20				120		no form returned	205	
206		A	Hunstanton	F2.3: Land south of Hunstanton Commercial Park on 4.95ha						50		50	0								10	10	10	10	10					50		no form returned	206	
207		A	Hunstanton	F2.4: Land north of Hunstanton Road on 11.24ha						163		163	60				20	20	20		20	20	20	20	23					163		no form returned	207	
208		A	Wisbech Fringe (Walsoken)	F3.1: Land east of Wisbech (West of Burrowgate Road) on 25.34ha						550		550	115				25	40	50		60	60	65	65	65	65	55				550			208
209				TOTAL FOR RESIDUAL ALLOCATED SITES						6,489	0	6,489	2,303	0	0	125	587	779	812		750	717	658	623	584	452	402	139	139	139	6,906			209
210																												210						
211	Sites where principle of development accepted (lapsed planning permissions)																											211						

212	2/03/1467/F	L	Downham Market	Downham Mkt - Old Cinema 22/22	B	W		Y	Y	20	0	20	0										20					20		Lapsed permission.	212
213	07/02132/F	L	Downham Market	land west Smallholdings Road	G	W		Y		14	0	14	0															0		Lapsed permission.	213
214	2/02/1527/O 05/02372/OM 06/02163/RMM	L	Downham Market	Downham Mkt - Short Drove Ph 3. 22/20	B	W		Y		23	0	23	0										10	13				23		Lapsed permission.	214
215	08/01604/FM	L	Downham Market	Downham Mkt - The Cottage & Factory, Fairfield Rd 22/30	B	W		Y		12	0	12	0															12		Lapsed permission	215
216	06/1814/OM	O	Docking	Villages N - The Granaries, Docking Stn Rd 21/2	B	W	Y	Y	Y	32	0	32	0							8	8	8	8					32		Lapsed permission	216
217	06/01770/OM 08/01444/OM	L	Gayton	Villages C - Gayton Hall Farm Ph2 33/2	B	W		Y		11	0	11	0															11		Lapsed permission	217
218	08/00932/OM 11/00191/EXOM	O	Gayton	Gayton - Gayton Mill, Lynn Rd	B	W	Y	Y	Y	33	0	33	0							8	8	9	8					33		Lapsed permission	218
219	10/01908/FM	F	Hunstanton	Hunstanton - 9-11 Seagate 43/12	B	W	Y	Y	Y	12	0	12	0							12								12		Lapsed permission	219
220	05/02611/FM	L	King's Lynn	King's Lynn - Adrian Lodge 45/44	B	W		Y		10	0	10	0										5	5				10		Lapsed permission.	220
221	06/02684/FM	L	King's Lynn	Whitefriars Road 45/37	B	W		Y		20	0	20	0											20				20		Lapsed permission.	221
222	07/01985/FM	L	King's Lynn	Paradise Road 45/56	B	W		Y		12		12	0											12				12		Lapsed permission	222
223	08/01758/OM	L	King's Lynn	King's Lynn - COWA Tennyson Ave 45/57	B	W		Y		220	0	220	0															0		Lapsed permission	223
224	08/01782/OM	L	King's Lynn	King's Lynn - Plaxtole House, Goodwins Rd 45/58	B	W		Y		24	0	24	0															24		Lapsed permission assessed and has potential for housing. Appn for extension of time pending (11/01732/EXOM) 6/10/11. Freebridge have taken over property.	224
225	2/03/2463/F 08/02481/FM	F	King's Lynn	King's Lynn - Tower Street (Clough Lane) 45/28	B	W		Y		11	0	11	0	0										11				11		Smart 075 Lapsed permission	225
226	07/01470/FM	L	King's Lynn	King's Lynn - Old Dance Studio North of 33 Railway Road 45/55	B	W		Y		17	0	17	0											10	7			17		Lapsed permission	226

227	2/02/1752/CU 09/00801/F	F	Northwold	Villages S - Northwold Whittington Mill 55/2	B	W		Y		22	0	22	0										22						22		Smart 010 lapsed	227	
228	06/01110/OM 11/00186/EXOM	O	Wormegay	Wormegay - Middle Farm, Castle Road	B	W		Y		20	0	20	0	0							10	10							20		Smart 002 LAPSED April 13. Business still active on site. 13/00093/PREAPP likely to REFUSE - traffic issues etc	228	
229				TOTAL FOR LAPSED PERMISSIONS						513	0	513	0	0	0	0	0	0	0	38	26	36	115	64	0	0	0	0	0	279			229
230																															230		
231	Windfall Allowance																												231				
232	Large				GB	W		Y	Y	2,265	0	2,265	670		134	134	134	134	134	134	134	134	134	134	134	134	134	2,010			232		
233	Small				B	W		Y	Y	1,470	0	1,470	470		94	94	94	94	94	94	94	94	94	94	94	94	94	1,410			233		
234				TOTALS FOR WINDFALL ALLOWANCE						3,735	0	3,735	1,140	0	228	228	228	228	228	228	228	228	228	228	228	228	228	3,420			234		
235																														235			
236	HELAA land 2014																												236				
237	HELAA		Emneth	Site 87. 72 Gaultree Square	B		Y	Y	Y	15		15	0							8	7							15		GR 549638 307119 Former industrial land within dev boundary	237		
238	HELAA		Methwold	Site MET 18. 10-24 Herbert Drive	B		Y	Y	Y	10		10	0							5	5							10		GR 572460 294622 Currently housing within dev boundary	238		
239	HELAA		Methwold	Site MET 01. 33&33A High Street	GB		Y	Y	Y	12		12	0							6	6							12		GR 573451 294807 Garden land site within dev boundary	239		
240	HELAA		Downham Market	Site DOT 29. The Rosary, Bexwell Road	GB		Y	Y	Y	18		18	0							9	9							18		GR 561455 303442 within dev boundary TPOs on site	240		
241	HELAA		Gayton	Site GAY 02. Oak Lodge, Lynn Road	GB		Y	Y	Y	20		20	0							5	5	5	5					20		GR 572030 319184 within dev boundary TPOs on northern perimeter	241		
242	HELAA		Burnham Market	Site 921. Allotments, Beacon Hill	GB		Y	Y	Y	12		12	0							4	4	4						12		GR 583664 341666 within dev boundary	242		
243	HELAA		Burnham Market	Site 919. rear 5 Creak Road	GB		Y	Y	Y	12		12	0							4	4	4						12		GR 583679 341866 majority within dev boundary	243		
244	HELAA		Grimston	Site GRM 06. land at and adjoining 42 Lynn Road	GB		Y	Y	Y	13		13	0							4	5	4						13		GR 571761 322609 within dev boundary	244		

245	HELAA		South Wootton	Site 157. land between 102 & 112 Nursery Lane	GB		Y	Y	Y	64		64	0							10	10	10	10	10	10	10		64		GR 564141 323624 within dev boundary	245		
246	HELAA		South Wootton	Site SWT 26. Land between 77 Castle Rising Rd & 4 Pretoria Grove	GB		Y	Y	Y	20		20	0							5	5	5	5					20		GR 564646 323171 within dev boundary	246		
247	HELAA		Dersingham	Site DER 08. The Orchard, Senters Road	GB		Y	Y	Y	15		15	0							3	6	6						15		GR 568866 329741 within dev boundary	247		
248	HELAA		Watlington	Site WAT 13. Land NE & S of Rowan Close	GB		Y	Y	Y	27		27	0							3	3	3	3	3	3	3		27		GR 561862 310339 within dev boundary	248		
249	HELAA		Watlington	Site 1162. Land rear 8 - 44 Downham Road	GB		Y	Y	Y	32		32	0											5	6	7	7	7	32		GR 561769 310920 within dev boundary	249	
250	HELAA		West Walton	Site WAH 01. Properties and land 22-25 Trafford Estate & 184-190 School Road	GB		Y	Y	Y	12		12	0										3	3	3	3		12		GR 548634 313068 within dev boundary	250		
251	HELAA		Hunstanton	Site HUN 21. Land east & south 24 Sandringham Road	GB		Y	Y	Y	17		17	0										5	5	7			17		GR 567553 340510 within dev boundary TPOs on site	251		
252	HELAA		Hunstanton	Sites 838 (incorporating Site 841 - Warehouse Clearance shops) Bus Station & Car Park, St Edmunds Terrace	GB		Y	Y	Y	32		32	0							4	8	8	8	4				32		GR 567322 340820 within dev boundary	252		
253	HELAA		Castle Acre	Site 511, Land at Primary School, Pales Green	G		Y	Y	Y	7		7	0														1	3	3	7		Outside of development boundary, could come forward after the current plan period, 2026	253
254	HELAA		Castle Acre	Site 1193, Land adjacent to and behind the school	G		Y	Y	Y	11		11	0														3	4	4	11		Outside of development boundary, could come forward after the current plan period, 2026	254
255	HELAA		Onderton	Site 215, Land at junction of Bailey Lane and Hall Road	G		Y	Y	Y	29		29	0														5	6	6	17		Outside of development boundary, could come forward after the	255

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284	HELAA		Marshland St James	Site 322, Land fronting Smeeth Road	G		Y	Y	Y	9		9	0													4	5		9		Outside of developmnet boundary, could come forward after the current plan period, 2026	284
285	HELAA		Marshland St James	Site 400, Land next to 80 Smeeth Road,	G		Y	Y	Y	7		7	0													3	4		7		Outside of developmnet boundary, could come forward after the current plan period, 2026	285
286	HELAA		Marshland St James	Site 694, Land at Smeeth Road/Trinity Road	G		Y	Y	Y	9		9	0													4	5		9		Outside of developmnet boundary, could come forward after the current plan period, 2026	286
287	HELAA		Marshland St James	Site 740, Land at Smeeth Road	G		Y	Y	Y	9		9	0													4	5		9		Outside of developmnet boundary, could come forward after the current plan period, 2026	287
288	HELAA		Marshland St James	Site 1249, Land at Walton Road	G		Y	Y	Y	12		12	0													4	4	4	12		Outside of developmnet boundary, could come forward after the current plan period, 2026	288
289	HELAA		Marshland St James	Site 1251, Land at Smeeth Road / Jubilee Lane	G		Y	Y	Y	8		8	0													4	4		8		Outside of developmnet boundary, could come forward after the current plan period, 2026	289
290	HELAA		Methwold	Site 655, Land at Hall Farm Drive	G/B		Y	Y	Y	35		35	0													7	7	7	21		Outside of developmnet boundary, could come forward after the current plan period, 2026	290
291	HELAA		Methwold	Site 978, Land at Hall Farm,	G/B		Y	Y	Y	35		35	0													7	7	7	21		Outside of developmnet boundary, could come forward after the current plan period, 2026	291
292	HELAA		Methwold	Site MET 19, Herbert Drive	B		Y	Y	Y	7		7	0						3	4									7		Curently housing within the developmnet boundary	292
293	HELAA		Middleton	Site 587, Land at School Road,	G		Y	Y	Y	9		9	0													4	5		9		Outside of developmnet boundary, could come forward after the current plan period, 2026	293

303	HELAA		Shouldham	Site 616, Land off Westgate Street,	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	303
304	HELAA		Shouldham	Site 946, Land to the West of 5 Eastgate Street	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	304
305	HELAA		Shouldham	Site 1211, Land south of Fairstead Road	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	305
306	HELAA		Southery	Site 55, Land at 9 Upgate Street / 1 Lynn Road	G		Y	Y	Y	12		12	0														4	4	4	12	Outside of developmnet boundary, could come forward after the current plan period, 2026	306
307	HELAA		Southery	Site 534, Land off Lynn Road,	G		Y	Y	Y	9		9	0														3	3	3	9	Outside of developmnet boundary, could come forward after the current plan period, 2026	307
308	HELAA		Stoke Ferry	Site 37, Land at Bradfield Place	G		Y	Y	Y	14		14	0														4	5	5	14	Part allocated as G88.2 in the SAD. The remainder of the site could potentially come forward as a housing site after the current plan period, 2026.	308
309	HELAA		Stoke Ferry	Site 491, Wretton Road & Thompsons Lane	B		Y	Y	Y	14		14	0														4	5	5	14	Outside of developmnet boundary, could come forward after the current plan period, 2026	309
310	HELAA		Stoke Ferry	Site 545, Land West of Bridge Road	B		Y	Y	Y	14		14	0														4	5	5	14	Outside of developmnet boundary, could come forward after the current plan period, 2026	310
311	HELAA		Stoke Ferry	Site 963, Land to the North of Stoke Ferry	G		Y	Y	Y	14		14	0														4	5	5	14	Outside of developmnet boundary, could come forward after the current plan period, 2026	311

312	HELAA		Terrington St Clement	Site 448, Hillgate Nursery, Hillgate Street,	GB		Y	Y	Y	24		24	0						4	5	5	5	5					24	Site within the development boundary	312
313	HELAA		Terrington St Clement	Site TSC 46, Sutton Road	GB		Y	Y	Y	12		12	0						4	4	4							12	Site within the development boundary	313
314	HELAA		Terrington St John	Site 88, Land west o School road, St Johns Fen End	G		Y	Y	Y	5		5	0												2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	314
315	HELAA		Terrington St John	Site 710, Land on Old Church Road,	G		Y	Y	Y	10		10	0												3	4	3	10	Outside of developmnet boundary, could come forward after the current plan period, 2026	315
316	HELAA		Terrington St John	Site 1253, Land south of Main Road, adj. Woolpack Inn	G		Y	Y	Y	5		5	0												2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	316
317	HELAA		Tilney St Lawrence	Site 779, KGB Transport yard, 46-48 St John's Road	B		Y	Y	Y	33		33	0												6	7	7	20	Outside of developmnet boundary, could come forward after the current plan period, 2026. Providing CS10 is met	317
318	HELAA		Upwell	Site 636, Smallholding land attached to Staats Burg, Pious Drove,	GB		Y	Y	Y	62		62	0												12	12	12	36	Outside of developmnet boundary, could come forward after the current plan period, 2026	318
319	HELAA		Upwell	Site 675, Land off Town Street	G		Y	Y	Y	38		38	0												7	8	8	23	Outside of developmnet boundary, could come forward after the current plan period, 2026	319
320	HELAA		Upwell	Site 765, Land at Baptist Road	G		Y	Y	Y	5		5	0												2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	320
321	HELAA		Upwell	Site 1050, Land between 41 & 57 at Small Lode,	G		Y	Y	Y	6		6	0												2	4		6	Outside of developmnet boundary, could come forward after the current plan period, 2026	321

322	HELAA		Upwell	Site 1087, Land behind 60, St Peters Road	G		Y	Y	Y	51		51	0													10	10	10	30		Outside of developmnet boundary, could come forward after the current plan period, 2026	322
323	HELAA		Walpole Cross Keys	Site 1212, Land opposite Low Road	GB		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	323
324	HELAA		Walpole Highway	Site 938, Land at Main Road	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	324
325	HELAA		Walpole Highway	Site 1269, Land to the rear of Hall Road and Main Road	GB		Y	Y	Y	16		16	0													4	6	6	16		Outside of developmnet boundary, could come forward after the current plan period, 2026	325
326	HELAA		Walpole St Peter	Site 59, Land between Police Road & Pidgeon Street	G		Y	Y	Y	16		16	0													4	6	6	16		Outside of developmnet boundary, could come forward after the current plan period, 2026	326
327	HELAA		Walpole St Peter	Site 624, Land between Stickfast Lane and Police Road,	G		Y	Y	Y	16		16	0													4	6	6	16		Outside of developmnet boundary, could come forward after the current plan period, 2026	327
328	HELAA		Walpole St Peter	Site 709, Land at Elm House, Chalk Road	G		Y	Y	Y	16		16	0													4	6	6	16		Outside of developmnet boundary, could come forward after the current plan period, 2026	328
329	HELAA		Walpole St Peter	Site 822, Land to the South of Dunces Lane	GB		Y	Y	Y	16		16	0													4	6	6	16		Outside of developmnet boundary, could come forward after the current plan period, 2026	329
330	HELAA		Walsoken	Site 271, Land north of Black Bear Lane,	G		Y	Y	Y	261		261	0													25	40	40	105		Site is outside of the SAD development boundary. It could be a potential residential site after the current plan period (2026) The site could accommodate a higher number of dwellings	330

340	HELAA		West Winch	Site 1045, Land to the West of Main Road,	G/B		Y	Y	Y	60		60	0															Outside of developmnet boundary, could come forward after the current plan period, 2026	340	
341	HELAA		West Winch	Site 1222, Land adj. The Primary School	G/B		Y	Y	Y	14		14	0						7	7							14		Site within the development boundary	341
342	HELAA		West Winch	Site 1273, Lane at East View, Main Road	G/B		Y	Y	Y	32		32	0														20		Outside of developmnet boundary, could come forward after the current plan period, 2026	342
343	HELAA		Bircham	Site 458, Lower Farm Bircham Tofts (O.S. grid ref. 779326)	G		Y	Y	Y	5		5	0														5		Outside of developmnet boundary, could come forward after the current plan period, 2026	343
344	HELAA		Bircham	Site 483, Land on the North Side of Stanhoe Road B1155 lying between Trimingham House and Stocks Close	G		Y	Y	Y	5		5	0														5		Outside of developmnet boundary, could come forward after the current plan period, 2026	344
345	HELAA		Bircham	Site 798 / 906, NG 2080 Stanhoe Road, Great Bircham	G		Y	Y	Y	5		5	0														5		Outside of developmnet boundary, could come forward after the current plan period, 2026	345
346	HELAA		Bircham	Site 1173, Land between Stanhoe Road to the south and Docking Road to the west	G		Y	Y	Y	5		5	0														5		Outside of developmnet boundary, could come forward after the current plan period, 2026	346
347	HELAA		Brancaster	Site 217, Land off the A149	G		Y	Y	Y	7		7	0														7		Outside of developmnet boundary, could come forward after the current plan period, 2026	347
348	HELAA		Brancaster	Site 718, Land off the A149,	G		Y	Y	Y	11		11	0														11		Outside of developmnet boundary, could come forward after the current plan period, 2026	348
349	HELAA		Brancaster	Site 267, Land at Town Lane	G		Y	Y	Y	11		11	0														11		Outside of developmnet boundary, could come forward after the	349

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																															current plan period (2026)	
362	HELAA		Gayton	Site 557, Land north of St Nicholas' Close	G		Y	Y	Y	23		23	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	362
363	HELAA		Gayton	Site GAY 01, Lynn Road	B		Y	Y	Y	19		19	0							3	4	4	4	4							Inside development boundary	363
364	HELAA		Gayton	Site 1166, Land at end of Springvale and adjacent to Westhall Farm	G		Y	Y	Y	13		13	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	364
365	HELAA		Gayton	Site 1177, Land on Lynn Road and opposite Rosemary Lane	G/B		Y	Y	Y	19		19	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	365
366	HELAA		Gayton	Site 1271, Land at Manor Farm, north of Back Street	G		Y	Y	Y	23		23	0																		A portion of this has come forward as G41.1 and another portion could potentially come forward after the current plan period (2026)	366
367	HELAA		Great Massingham	Site 719, 3 pieces of land at Great Massingham	G/B		Y	Y	Y	12		12	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	367
368	HELAA		Grimston	Site 820, Land to the South of Lynn Road	G		Y	Y	Y	23		23	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	368
369	HELAA		Grimston	Site GRM 05, Lynn Road	G/B		Y	Y	Y	6		6	0							3	3										Inside development boundary	369
370	HELAA		Grimston	Site 62, Land opposite Holly Barn, Cliffe-En-Howe Road	G/B		Y	Y	Y	19		19	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	370
371	HELAA		Grimston	Site 646 Land in between Nos. 21 and 31 Leziate Drove	G		Y	Y	Y	15		15	0																		Outside of developmnet boundary, could come forward after the current plan period, 2026	371

372	HELAA		Grimston	Site 175, Land to the rear of White House Farm, Chapel Road	G		Y	Y	Y	19		19	0													4	5	5	14		Outside of developmnet boundary, could come forward after the current plan period, 2026	372
373	HELAA		Harpley	Site 171, Land on Back Street,	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	373
374	HELAA		Harpley	Site 460, Blacksmith's Pasture, Cross Street,	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	374
375			Harpley	Site 625, Land at Brickyard Lane	G		Y	Y	Y	5		5	0													2	3		5		Site is outside of the SAD development boundary. Could potentially come forward as a housing site after the current plan period, 2026.	375
376	HELAA		Harpley	Site 764, Land East of Nethergate Street	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	376
377	HELAA		Harpley	Site 1025, Land west of Nethergate Street	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	377
378	HELAA		Heacham	Site 206, Land east of School Road,	G		Y	Y	Y	63		63	0													10	13	13	36		Outside of developmnet boundary, could come forward after the current plan period, 2026	378
379	HELAA		Heacham	Site 292, Land of School Road	G		Y	Y	Y	63		63	0													10	13	13	36		Outside of developmnet boundary, could come forward after the current plan period, 2026	379
380	HELAA		Heacham	Site 476, Land to the rear of 45 Broadway	G		Y	Y	Y	37		37	0													6	7	7	20		Outside of developmnet boundary, could come forward after the current plan period, 2026	380

381	HELAA		Heacham	Site 883, Land either side of School Road,	G		Y	Y	Y	63		63	0													10	13	13	36		Outside of developmnet boundary, could come forward after the current plan period, 2026	381
382	HELAA		Heacham	Site 1064, Land at Mount Pleasant Farm, 25 Lamsey Lane,	G		Y	Y	Y	9		9	0													4	5		9		Outside of developmnet boundary, could come forward after the current plan period, 2026	382
383	HELAA		Heacham	HEA 28, Cheney Crescent	GB		Y	Y	Y	7		7	0						3	4									7		Inside development boundary	383
384	HELAA		Hillington	Site 819, Land situated West of Pasture Close,	G		Y	Y	Y	5		5	0													2	3		5		Outside of developmnet boundary, could come forward after the current plan period, 2026	384
385	HELAA		Inglestone	Site 1178, Land between Hill Road to the north and Lynn Road to the West	G		Y	Y	Y	8		8	0													4	4		8		Outside of developmnet boundary, could come forward after the current plan period, 2026	385
386	HELAA		Sedgeford	Site 768, Land south of Docking Road,	G		Y	Y	Y	6		6	0													3	3		6		Outside of developmnet boundary, could come forward after the current plan period, 2026	386
387	HELAA		Snettisham	Site 190, Land at Home Farm, north of Common Road	G		Y	Y	Y	34		34	0													6	7	7	20		Outside of developmnet boundary, could come forward after the current plan period, 2026	387
388	HELAA		Snettisham	Site 700, Land on School Road,	B		Y	Y	Y	9		9	0						4	5									9		Inside development boundary	388
389	HELAA		Snettisham	Site 1282, Land north of Poppyfield	GB		Y	Y	Y	34		34	0													6	7	7	20		Outside of developmnet boundary, could come forward after the current plan period, 2026	389
390	HELAA		South Wootton	Site 817, Land adjacent to Cedar Lodge, Grimston Road	G		Y	Y	Y	10		10	0														5	5	10		The site is outside of the developmnet boundary, so could come forward as a potentail housing site after the current plan period, 2026. The site is within the AONB and therefore developmnet is limited to to small scale	390

391	HELAA		Syderstone	Site 218, Land on the west side of Tattersett Road,	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	391
392	HELAA		Syderstone	Site 224, Land east of Tattersett Road,	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	392
393	HELAA		Syderstone	Site 748, Land East of St Mary's Church	GB		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	393
394	HELAA		Syderstone	Site 1026, Land to the East of Creak Road	G		Y	Y	Y	5		5	0														2	3		5	Outside of developmnet boundary, could come forward after the current plan period, 2026	394
395	HELAA		Downham Market	Site 109, Land west of Wimbotsham Road	G		Y	Y	Y	350		350	0														25	40	40	105	The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026, This site is capable of accommodating a higher number of dwellings than stated but not within the 15 year time period.	395
396	HELAA		Downham Market	Site 289, Land North of Downham Market	G		Y	Y	Y	350		350	0														25	40	40	105	The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026, This site is capable of accommodating a higher number of dwellings than stated but not within the 15 year time period.	396
397	HELAA		Downham Market	Site 480, Land south east of Downham Market	G		Y	Y	Y	350		350	0														25	40	40	105	Part of the site is allocated within the SAD as F1.4. Another portion of the site could come forward as a further housing site after the current plan period, 2026, this could potential accommodate	397

																														more dwellings than shown, however not within the 15 year time period.						
398	HELAA		Downham Market	Site 515, Land East of Howdale Rise,	G		Y	Y	Y	39		39	0																6	7	7	20		Outside of developmnet boundary, could come forward after the current plan period, 2026	398	
399	HELAA		Downham Market	Site DOE 11, Lynn Road	B		Y	Y	Y	7		7	0						3	4											7		Inside development boundary	399		
400	HELAA		Downham Market	Site DOT 32, Rouse's Lane	B		Y	Y	Y	11		11	0						5	6											11		Inside development boundary	400		
401	HELAA		Hunstanton	Site 39, Land at Alexandra Road	GB		Y	Y	Y	19		19	19				5	7	7													19		Inside development boundary	401	
402	HELAA		Hunstanton	Site 845, Land West of Red Gate Hill	G		Y	Y	Y	18		18	0																	6	6	6	18		Outside of developmnet boundary, could come forward after the current plan period, 2026	402
403	HELAA		Hunstanton	Site HUN 42, Land at Chruch Street	B		Y	Y	Y	7		7	7					3	4													7		Inside development boundary	403	
404	HELAA		King's Lynn	Site 27, Land at Bishop's Road,	GB		Y	Y	Y	6		6	6				3	3														6		Inside development boundary	404	
405	HELAA		King's Lynn	Site 44, Nursery Site, Gaywood Road	GB		Y	Y	Y	8		8	0							4	4											8		Inside development boundary	405	
406	HELAA		King's Lynn	Site 1005, Land to the South East of A149 Queen Elizabeth Way and North East of A47 Constituition Hill,	G		Y	Y	Y	165		165	0																	25	40	40	105		The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026, This site is capable of accommodating a higher number of dwellings than stated but not within the 15 year time period.	406
407	HELAA		King's Lynn	Site 1030, Land at The College of West Anglia, Plaxtole House, Goodwins Road (PE30 SPD)	GB		Y	Y	Y	24		24	0							6	6	6	6									24		Inside development boundary	407	
408	HELAA		King's Lynn	Site 1091, Land at Gaywood Glebe, Gaywood,	G		Y	Y	Y	8		8	0							4	4											8		Inside development boundary	408	
409	HELAA		King's Lynn	Site 1097, Land to the rear of	B		Y	Y	Y	220		220	0													25	40	40	40	40	185		Site within the developmnet boundary,	409		

427				ALLOCATED SITES						1,269	415	854	615	152	93	115	163	137	107	100	100	54	0	0	0	0	0	0	869			427		
428				JOINT ALLOCATED / UNALLOCATED SITES						219	62	157	157	26	31	46	15	35	30	0	0	0	0	0	0	0	0	0	157			428		
429				EXTANT PLANNING PERMISSIONS - 2104 SITE ALLOCATIONS																											429			
430				UNALLOCATED SITES						666	141	525	494	53	61	66	88	149	130	20	20	18	0	0	12	0	0	0	0	564			430	
431				5 - 9 EXTANT UNALLOCATED SITES						269	46	223	223	39	35	49	55	41	43	0	0	0	0	0	0	0	0	0	223			431		
432				EXTANT CONSENTS FOR SMALL SITES							206	479	812	202	162	161	162	161	166	0	0	0	0	0	0	0	0	0	812			432		
433				ALLOCATED SITES WITH NO CURRENT PLANNING CONSENT						609	0	609	142	0	0	20	26	28	68	121	100	83	83	80	0	0	0	0	0	609			433	
434				EMERGING ALLOCATIONS						6,489	0	6,489	2,303	0	0	125	587	779	812	750	717	658	623	584	452	402	139	139	139	6,906			434	
435				LAPSED PERMISSIONS						513	0	513	0	0	0	0	0	0	0	38	26	36	115	64	0	0	0	0	0	279			435	
436				WINDFALL ALLOWANCE						3,735	0	3,735	1,140	0	228	228	228	228	228	228	228	228	228	228	228	228	228	228	3,420			436		
437				HELAA SITES						5,475	0	5,475	85	0	0	6	20	34	25	208	248	115	78	52	53	62	724	955	786	3,366			437	
438																																438		
439				COMPLETED SITES (FROM SEPARATE EXCEL TAB)						6,240	7,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				439		
440																																440		
441	GRAND TOTALS										25,484	8,088	19,059	5,971	472	610	816	1,344	1,592	1,609	1,465	1,439	1,192	1,127	1,008	745	692	1,091	1,322	1,153	17,205			441

The Windfall rate is based on 75% of the past "observed" rate of Windfall completions i.e. non-allocated land. ** Small sites were split up for the first time in the 13/14 Trajectory. Because in previous years these sites include the running total number of dwellings **built** on the site including the current year, the 13/14 figure include only that current year of completions. The "completed sites" tab does not include the "current" year's completions as these are shown in column O on this sheet

Appendix 10.4 Wind generation permissions - 2013/14

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (kWE)	Capacity (MWE)
13/01191/F	Mickram Limited	Erection of a 500kw wind turbine	Permitted	04/12/2013	561187 321262	500	0.5
13/01271/F	E A Lane (Holbeach) Ltd	Erection of a single wind turbine and associated infrastructure.	Permitted	04/11/2013	556564 324868	160	0.2
13/01335/F	Mr Gary Bishop	Installation of two small scale wind turbines 13.9 meters to hub	Permitted	21/11/2013	555902 302094	4.8	
13/01154/F	Mr Mark Means	Installation and operation of a 50kW single small scale wind turbine on agricultural land with a blade diameter of 19.2m, hub height of 24.6m and overall blade tip height of 34.2m	Permitted	04/11/2013	556564 323053	50	
13/00594/F	John Lankfer Produce Ltd	Installation of one 55kw wind turbine (25m tower)	Permitted	03/09/2013	547122 311510	55	
13/00657/F	ICL Renewables	Installation of a single small scale wind turbine 8 meters to hub	Permitted	20/06/2013	556214 300932	1.5	

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (kWE)	Capacity (MWE)
13/00429/F	DG JA & GD Carter	Installation of 1 No. micro scale wind turbine (14.97m to hub 5.6m diameter blades)	Permitted	23/05/2013	553601 319144	8,540	8.5
13/00489/F	Kevin Curson	The installation of 2 small Evance R9000 wind turbines	Permitted	04/06/2013	549929 301662	10	
13/00476/F	Mr James Kooreman	The installation of one 55kw wind turbine (35m tower)	Permitted	03/06/2013	545962 311825	55	
13/00215/F	Mr Barry Bocking	Installation of a single micro scale wind turbine (14.97m to hub, 5.6m diameter blades)	Permitted	10/04/2013	559343 321231	9,330	9.33
13/00064/F	GrandSam Investment Ltd	Installation of a single small scale 11kw Gaia wind turbine, mounted on an 18m galvanised steel lattice mast on a 5m ² concrete base. The turbine is a twin bladed design which	Permitted	09/04/2013	559776 296763	11	

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (kWE)	Capacity (MWE)
		is manufactured as a single composite unit of 13m in diameter					
13/00554/F	ICL Renewables	Installation of a building mounted single small scale wind turbine 9 meters to hub	Permitted	09/07/2013	560490 301266	1,500	1.5
13/00553/F	Kevin Curson	The installation of 1 x EC55 wind turbine	Permitted	02/07/2013	549929 301662	55	
13/00607/F	Mr Alex Granger	Installation of a 6kw wind turbine for the purpose of generating electricity (hub height 15m)	Permitted	18/06/2013	547966 315491	6	
13/00743/F	Mrs Rachel Francis	Installation of 2 No. micro scale wind turbine (14.97m to hub 5.6m diameter blades)	Permitted	03/07/2013	549488 314305	10	
TOTALS						20,288.3 kW	20.3 MW

Appendix 10.5 Solar generation permissions - 2013/14

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (kWE)	Capacity (MWE)
14/00131/F	Pall Ring Company Ltd	Solar PV Panel installation and inverter hut	Permitted	21/03/2014	564001 303906	194,099	194.1
13/01084/F	Mr Andrew Bateman	The installation of 266 sunpower 327w solar panels with inverters	Permitted	16/09/2013	547319 315128	75,674	75.6
13/00336/FM	Lark Energy Ltd	Installation of a 26MW solar farm and associated infrastructure	Permitted	04/06/2013	586641 333696	26,000	26
13/00049/FM	Lark Energy Ltd	Installation of a 15mw solar farm and associated infrastructure	Permitted	15/04/2013	573960 341260	15,000	15
13/00692/FM	Lightsource SPV66 Ltd	Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, switchgear, fence and pole mounted security cameras	Permitted	13/08/2013	562322 302253	4,800	4.8
13/00735/FM	Lightsource SPV 85 Ltd	Installation and operation of solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, client side substation, communications building, fence and pole mounted security cameras	Permitted	01/08/2013	573980 298889	6,100	6.1

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (kWE)	Capacity (MWE)
14/00075/F	Mr Frederick Bishop	Installation of 16 ground mounted solar panels (retrospective)	Permitted	28/03/2014	547466 313206	N/K	
13/00796/FM	Lightsource SPV 53 Ltd	Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, client side substation, communications building, DNO substation, fence and pole mounted security cameras	Permitted	30/07/2013	572557 297114	6,000	6
TOTAL						327,613 kW	327.6 MW

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



Annual Monitoring Report - December 2014

Local Development Framework

King's Lynn & West Norfolk



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