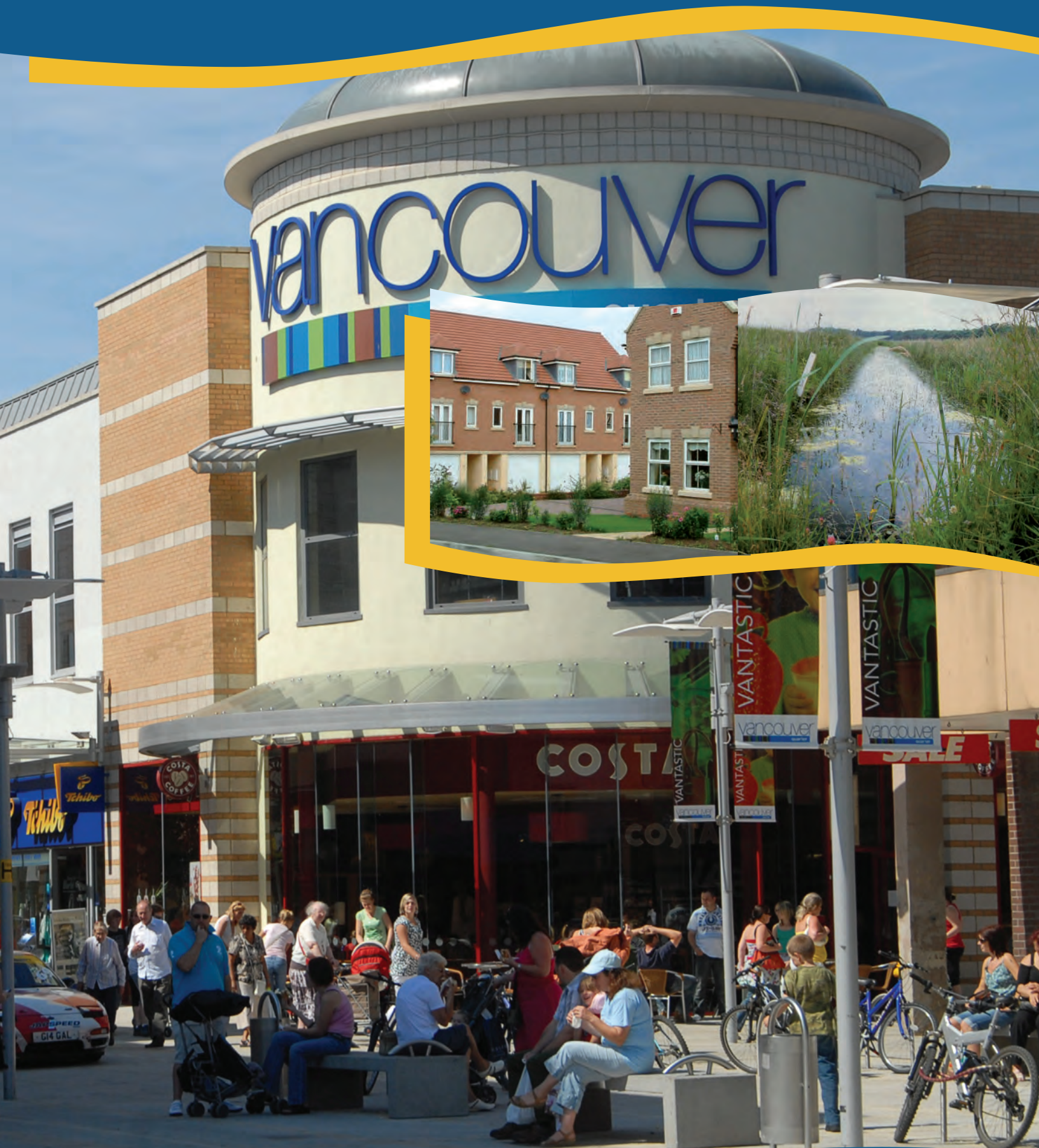


# Annual Monitoring Report

Local Development Framework

## King's Lynn & West Norfolk



December 2011

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## 1 Executive Summary

**1.1** This document is the Annual Monitoring Report, which local authorities are required to prepare under Section 35 of the Planning and Compulsory Purchase Act 2004. The purpose of AMRs and the content of this AMR are explained in the next section. This is the seventh Annual Monitoring Report, monitoring the period 1 April 2010 to 31 March 2011.

**1.2** The Core Strategy was submitted to the Secretary of State for public examination in November 2010 and the examination hearing sessions were held between 1st and 16th February 2011. In order to enable a smooth transition to reporting on LDFs, this AMR is structured to reflect the submitted Core Strategy objectives and monitoring framework. This will allow the Council to start measuring progress against the Core Strategy's objectives and policies.

**1.3** This report is structured to align with the Core Strategy Submission document objectives and Monitoring Framework. 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. Relevant Core Indicators are also included and discussed in each section. The final sections of the report consist of a discussion on progress on preparing the LDF and a section on future improvements to the AMR.

### Economy

**1.4** Following the year of significant growth in 09/10 the Borough results have generally returned to a similar level to 08/09. Similarly there has been little take up of allocated employment land and these allocations will require further consideration as part of the Site Specific Allocations and Policies DPD to understand why they have not been developed. The monitoring information reflects the ongoing recession and should be reviewed again over the next 12 months to assess the Borough's progress.

### Society

**1.5** House completions recovered from the 10-year low 2009-10 figure but remained below the average in the last year. However, they are still on target overall for the RSS average figure of 630 per annum. A 5 year land supply is maintained at 123% of our target (equivalent to 6.2 years supply). This remains a positive situation.

**1.6** Nevertheless development rates have been affected by the recession. Sites have again been re-appraised this year in the light of the reviewed SHLAA and the Council's Capital Programme and some target sites are not anticipated to come forward or will, albeit at slower rates.

**1.7** The majority of indicators relating to community wellbeing have shown improvement (10/18). Of the eight indicators which have worsened, continual monitoring of these indicators enables a greater understanding of the issues that need to be addressed to improve community well-being, and can help policy makers and practitioners become more aware of key areas of focus in their respective professions.

## Environment

**1.8** Air quality is a serious issue in King's Lynn Town Centre, at London Road and around the one-way system and also at Gaywood Clock. As a result the Air Quality Management Areas remain valid. CO<sub>2</sub> emissions in the Borough are proportionally higher than other parts of the County.

**1.9** Significant flood risk occurs in parts of the Borough, it is treated very seriously and the Strategic Flood Risk Assessment work is central to development decision making and policy formulation through the LDF.

**1.10** A Water Cycle Study is nearing completion (of the detailed phase) and will form a valuable input to the choice of sites for new development and influence future infrastructure investment. Work was completed on Stage 1 of a Surface Water Management Plan for King's Lynn and West Norfolk Settlements. Work commenced on Stage 2 in January 2011.

**1.11** A Blue Flag award was made for Hunstanton in 2010.

**1.12** In historic environment terms the quality of the area continues to be protected, with additional published advice through a significant number of Conservation Area Character Statements. The number of buildings at risk do show an upward trend which is of concern.

**1.13** Although mostly beyond the Borough Council's direct influence, the condition of the area's RAMSAR/SAC/SPAs and NNRs and SSSIs is mostly favourable. Better use could be made of the Biodiversity Supplementary Planning Guidance for areas/species outside these special categories.

**1.14** There have not been significant gains in the amount of energy being generated from renewable sources in the Borough.

## LDF Progress

**1.15** The Core Strategy DPD has made good progress however there have been some delays in achieving the milestones outlined in the LDS. A delay during the previous monitoring year and the production of a Focused Changes Paper resulted in a more substantial delay to the 'Submission to Secretary of State' milestone, and the steps thereafter. However during this monitoring year the progress recorded above clearly indicates that the Council has moved the document some way towards adoption.

**1.16** The Site Specific Allocations and Policies DPD has seen a considerable delay in progress of the document. In response to the Site Allocations and Policies DPD (May 2009) the Council received over 1000 sites for consideration. The Council is also working on an extensive review of the Strategic Housing Land Availability Assessment (SHLAA). Furthermore the additional work on the Core Strategy and delays to this have also impacted on this document. The volume of work and limited resources have resulted in a delay to the milestones set out above.

## Future improvements to the AMR

**1.17** Further refinement to link the policies of the development plan to measurement of outcomes is needed.

**1.18** Close relationships will be established with the outcomes measured by the monitoring of the Sustainable Community Strategy with which the Core Strategy shares its vision and objectives.

**1.19** Now that the Core Strategy has been adopted there will be more detail included on how measures for monitoring to show progress or otherwise of the Core Strategy policies will be carried out.

## 2 Introduction

### Background

**2.1** The Planning and Compulsory Purchase Act 2004 requires all local authorities to produce a Local Development Framework (LDF) for shaping and guiding development, and sets out procedures for preparing them. The LDF will eventually replace the existing King's Lynn and West Norfolk Local Plan 1998 in setting out the future planning policies for the area. The LDF will comprise a number of documents to be produced over a period of time, including Development Plan Documents which will form the statutory development plan. Other documents, including the Local Development Scheme (LDS) and this Annual Monitoring Report (AMR), assist in helping the process.

**2.2** The Local Development Scheme sets out which documents are to be prepared under the LDF and a timetable for their production, including key dates in their preparation. The LDS is available on the Council's website - [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk).

**2.3** This document is the Annual Monitoring Report, which local authorities are required to prepare under Section 35 of the Planning and Compulsory Purchase Act 2004. This duty is amended by Section 113 of the Localism Act 2011 in that there is now no need to send it to the Secretary of State. The requirement is to now make it available on our website, which we already do. The purpose of AMRs and the content of this AMR are explained in the next section. This is the seventh Annual Monitoring Report, monitoring the period 1 April 2010 to 31 March 2011.

### Purpose of the AMR

**2.4** Monitoring is essential to establish what is happening now, what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. Monitoring helps to address questions like:

- 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?

**2.5** Monitoring production of policy documents and the performance of policies is critical to the cyclical process of 'plan, monitor, review' which underpins the preparation of the Local Development Framework. 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 of the AMR

**2.6** This Annual Monitoring Report (AMR) covers the period 1 April 2010 to 31 March 2011 (although in some cases more recent information will be present to give a more accurate picture). This AMR is structured to reflect the Adopted Core Strategy objectives and monitoring framework. This will allow the Council to start measuring progress against the Core Strategy's objectives and policies.

**2.7** The Report also presents data for a number of core indicators covering the monitoring period from 1<sup>st</sup> April 2010 to 31 March 2011 in accordance with the government publication 'Local Development Frameworks: A Good Practice Guide (ODPM, 2005) and 'Core Output Indicators -

Update 2/2008' (CLG, 2008) and identifies progress against saved policies from the Local Plan 1998. This helps to provide a baseline for future monitoring and allows the performance of existing local policies to be assessed. This report also assesses progress on the implementation of the LDS against published timetables and milestones, and sets out any required changes to the Scheme.

**2.8** This report is also structured to align with the Adopted Core Strategy document objectives and Monitoring Framework. 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. Relevant Core Indicators are also included and discussed in each section. The final sections of the report consist of a discussion on progress on preparing the LDF and a section on future improvements to the AMR.



## 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

- **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	07/08 Result	08/09 Result	09/10 Result	10/11 Result
BD1 - Total amount of additional employment floorspace	B1, B2, B3 = 12,204 sq.m  SUI = 432 sq.m  Use Unknown = 1,200 sq.m  Total = 13,836 sq.m.	B1 = 2,681.6 sq.m  B2 = 20,043 sq.m  B8 = 1,316 sq.m  Total = 24,041 sq.m	B1 = -2,635 sq.m  B2 = 118,633 sq.m  B8 = 42,853 sq.m  Total = 158,260 sq.m	B1 = 4,269 sq.m  B2 = 9,963 sq.m  B8 = 1,150 sq.m  Total = 15,383 sq.m
BD2 - To show the amount & type of completed employment floorspace (gross) coming forward on previously developed land (PDL)	B1, B2, B8 = 11,600 sq.m  Use unknown = 1,200 sq.m  Total = 12,800 sq.m	B1, B2, B8 = 20,157 sq.m	B1, B2, B8 = 103,281 sq.m	B1, B2, B8 = 13,003 sq.m
BD3 - To show the amount & type of employment land available (Remaining Allocated Land)	B1=520 sq.m  B8=740 sq.m  Use Unknown = 365,584 sq.m	Total 1,069,400 sq.m	Total 1,054,800 sq.m	Total 1,013,600 sq.m
BD4 - To show the amount of completed floorspace (gross & net) for town centre uses within (i) town centre areas and (ii) the local authority area	Not Available	Not Available	Not Available	Not Available

## 3.8 Supply of land and buildings, planning applications (detailed parish breakdown in appendix).

Land with Full Planning permission	Land with outline planning permission	Remaining Allocated Employment land		Completed in 09/10	Remaining Committed Land
		Ha	M <sup>2</sup> sq.m		
98,149 sq.m	5,965 sq.m	101.36	1,013,600 sq.m	16,053 sq.m	85,962 sq.m (difference here is because of a NORA site which is 61,700)

Indicator	Description	Previous Result	Previous Result	Current Result
New Enterprises	Count Of Births of New Enterprises for The Borough	570 (2007)	440 (2008)	440 (2009)
Employment Rate	Rate of 16-64 population (previously working age)	73.90% (08-09)	69.90% (09-10)	68.30% (10-11)
Employment in SOC major group 1-3	% of 16+ population employed as managers and senior officials; professionals; associate professional & technical employment	35.90% (08-09)	40.80% (09-10)	31.70% (10-11)
Employment in SOC major group 4-5	% of 16+ population employed as administrative and secretarial; skilled trades occupations	23.60% (08-09)	22.30% Updated from 14.6 (09-10)	26.0% (10-11)
Employment in SOC major group 6-7	% of 16+ population employed as personal service occupations; sales and customer service	11.40% (08-09)	13.40% (09-10)	14.0% (10-11)
Employment in SOC major group 8-9	% of 16+ population employed as process and plant machine operatives; elementary occupations	29.10% (08-09)	23.60% (09-10)	28.3% (10-11)
Unfilled jobcentre vacancies	12 month average	509 (08-09)	494 Updated from 492 (09-10)	570 (10-11)
Benefit Claimant Rates	12 month average - 16-64 population claiming key out of work benefits	13.8% Updated from 11.30 (08-09)	14.8% Updated from 12.25 (09-10)	14.4% (10-11)
Average Weekly Earnings (workplace)	Median weekly earnings by workplace of full-time workers	£433.30 (2008)	£428.80 (2009)	£427.3 (2010)
Average Weekly Earnings (residence)	Median weekly earnings by residence of full-time workers	£422.20 (2008)	£461.10 (2009)	£428.6 (2010)

**3.9** The total amount of additional floor-space for 10/11 has returned to a similar level seen in the years leading up to 09/10 where there was a significant increase which was a result of two significant applications in the Borough in that year. This level of growth is seen as a positive in the current economic conditions.

**3.10** The monitoring results for the remaining allocated employment land shows little change from the 08/09 figure of 106.94 ha. This large amount of allocated but undeveloped land will need careful consideration as part of the Site Specific Allocations and Policies DPD process. It suggests the Local

Plan over-allocated employment land but that also this land may not be appropriate or readily available for development. There is also in addition employment land which has planning permission but is not yet developed, most notably the NORA site 61,700sq.m.

**3.11** The indicators for New Enterprises have remained at the 2008 level. The Employment Rate continues to fall which is likely to be a result of the ongoing period of recession. There has however been a slight decrease in Benefit Claimant Rates in the Borough. The Employment in SOC groups 1-3 has seen a decrease which could be as a result of the recession affecting local businesses i.e. cutting senior roles or a lack of appropriately experienced individuals. These figures should be re-visited next year. There has been an increase in groups 4-5, 6-7 and 8-9 which is promising.

**3.12** Finally the Average Weekly Earnings (workplace) and (residence) are similar and consistent with 2008 figures. This is probably caused by businesses introducing pay freezing to help balance the books.

## Conclusion

**3.13** Following the year of significant growth in 09/10 the Borough results have returned to a largely similar level to 08/09. Similarly there has been little take up of allocated employment land and these allocations will require further consideration as part of the Site Specific Allocations and Policies DPD to understand why they have not been developed. The additional monitoring information displayed above reflects the ongoing recession and should be reviewed again over the next 12 months to assess the Borough's progress.

## 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

- **Policy - 5/4** Leisure and Public Facilities
- **Policy - 5/14** Urban Renewal Areas
- **Policy - 5/15** Housing
- **Policy - 5/26** Housing (Lynn south expansion area)
- **Policy - 5/30** Leisure and Public Facilities (Lynn south expansion area)
- **Policy - 5/33** Housing Policy
- **Policy - 5/38** Housing (Lynn north)
- **Policy - 5/43** Housing
- **Policy - 6/2** Urban Renewal Areas
- **Policy - 6/3** Housing
- **Policy - 6/4** Housing
- **Policy - 6/6** Housing (Downham Market south east)
- **Policy - 6/7** Housing (Downham Market south west)
- **Policy - 8/1** New Housing in Villages



- **Policy - 9/24** Community Facilities/Schools
- **Policy - 9/25** Providing Essential Infrastructure
- **Policy - 9/26** Providing Essential Infrastructure
- **Policy - 9/14** Safeguarding Open Space for Sport, Recreation and Leisure
- **Policy - 9/15** Access to Water Areas

## Housing

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result	10/11 Result
H1 - To show the planned housing period & provision	N/A	Please see Housing section of the AMR	Please see Housing section of the AMR	Please see housing section of the AMR (section 4.9)	Please see housing section of the AMR (section 4.9)
H2(a) - To show recent levels of housing delivery	637	1100	575	314	560
H2(b) - To show levels of housing delivery for the reporting year	N/A	1100	575	314	560
H2(c) - To show likely future levels of housing delivery	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR	Please see Housing Section of the AMR (section 4.9)	Please see Housing Section of the AMR (section 4.9)
H2(d) - To show how likely levels of future housing are expected to come forward taking into account the previous years performance	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR	Please see Housing Section of the AMR (section 4.9)	Please see Housing Section of the AMR (section 4.9)
H3 - To show the number of gross new dwellings being built upon previously developed land (PDL)	40%	65%	66%	68%	57% (this drop is most likely because 'garden' land is now classified as 'greenfield').
H4 - To show the number of Gypsy & Traveller pitches	Not Available	1 additional. Please see Housing Section of AMR	0	7	3
H5 - To show affordable housing delivery	130	146	121	89	160
H6 - To show the level of quality in new housing development (Building for Life Assessment)	Not Available	Not Available	4 sites assessed and approved	1 site under construction	4 sites have been assessed as having varying degrees of quality.

## Residential Land Availability

Land with Full Planning Permission		Land with Outline Planning Permission		Remaining Allocated Housing Land with no Planning Permission		Implemented Permissions				Total Remaining Committed Land	
(Ha)	(Units)	(Ha)	(Units)	(Ha)	(Units)	Previous Activity		Completed in 10/11		(Ha)	(Units)
123.02	3273	72.73	1531	60.96	1891	18.18	649	22.05	560	155.63	3603

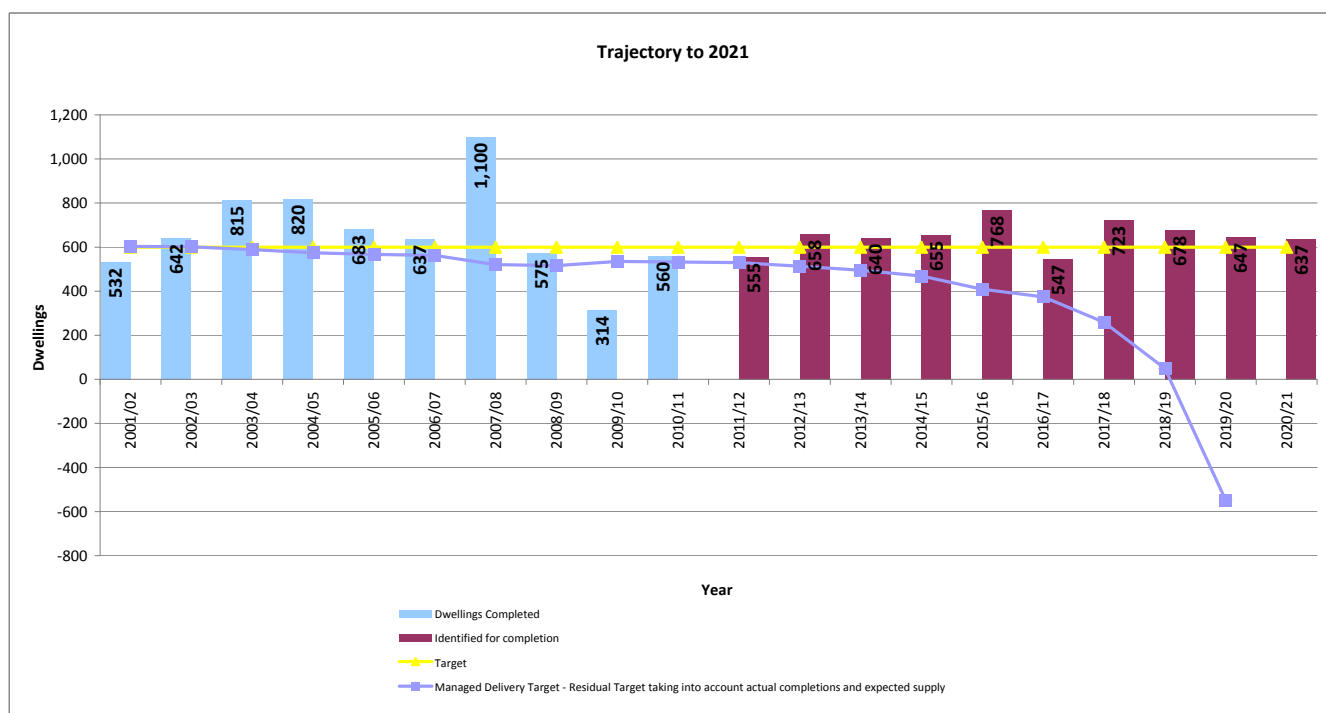
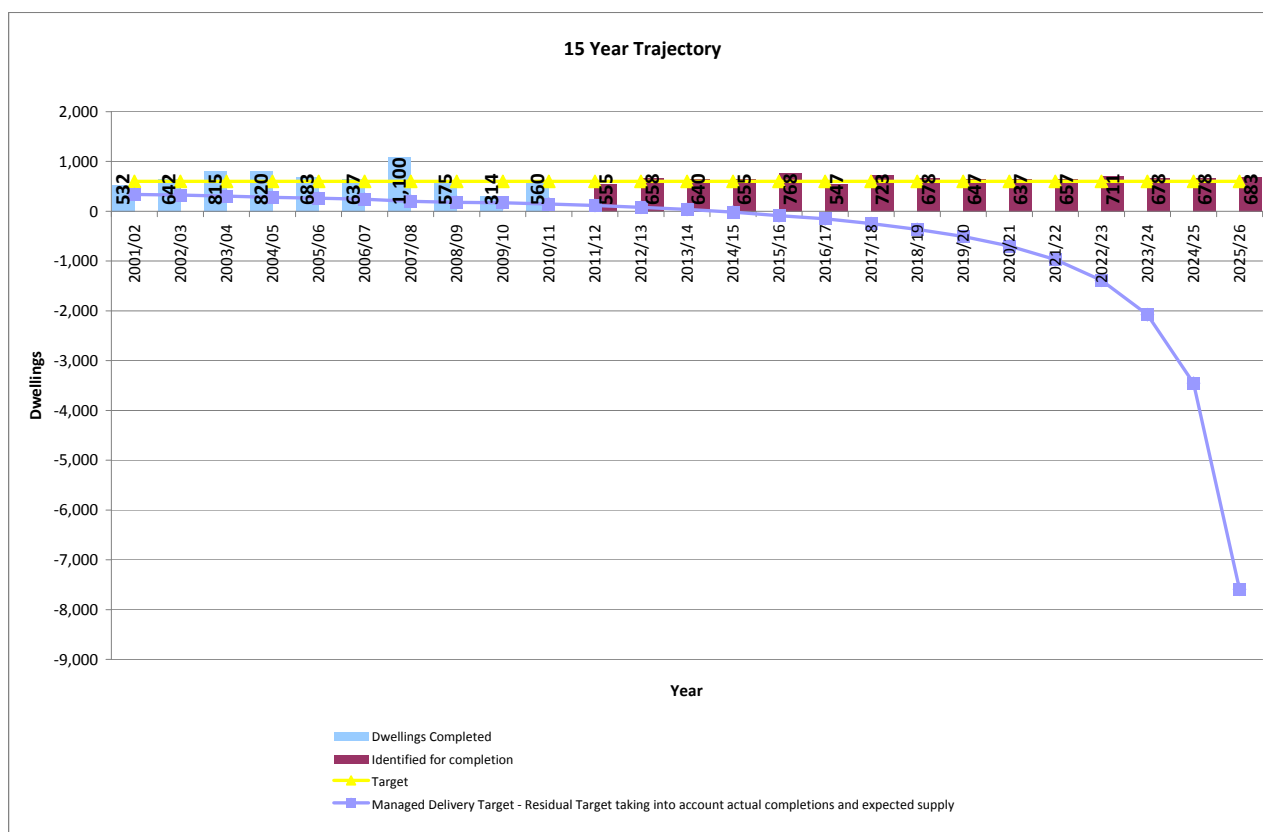
## Totals from previous years

Year	Additional Dwellings
January 1993 - July 2000	3,940
(Mid) 2001	355
(Mid) 2002	532
(Mid) 2003	642
(Mid) 2004	815
(Mid) 2005	820*
(Mid) 2006	683*
(Mid) 2007	637*
(Mid) 2008	1100*
(Mid) 2009	575*
(Mid) 2010	314*
(Mid) 2011	560*
* 2005 - 2011 are net additional dwelling figures taking into account demolitions	

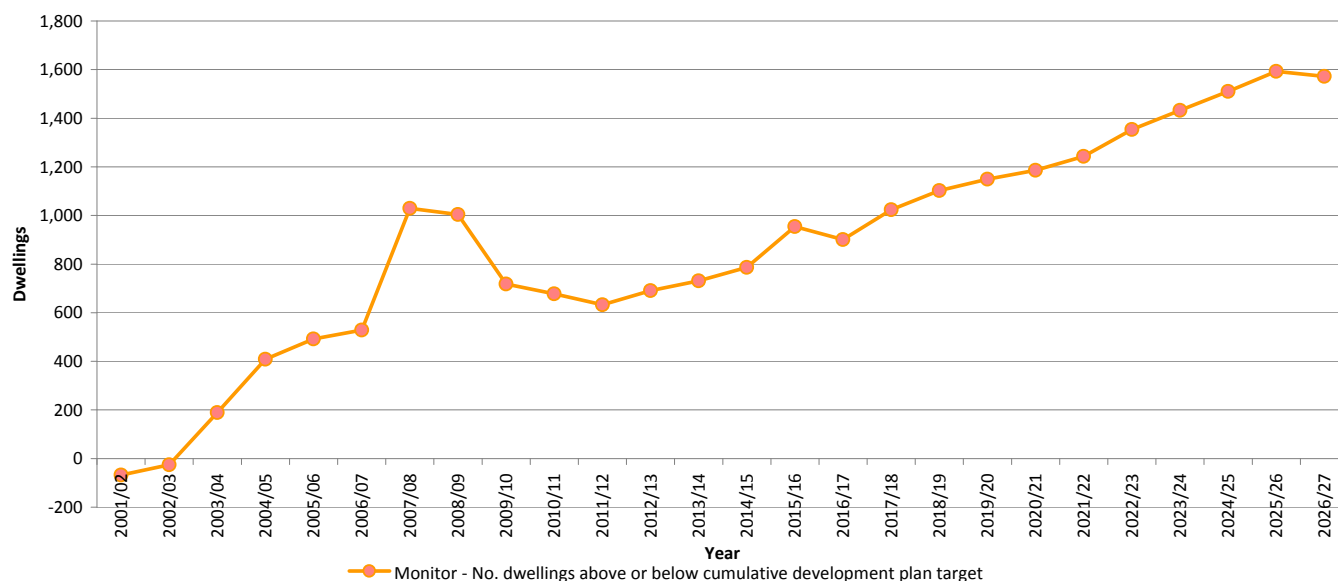
## 4.8 Housing register

Indicator	Description	08/09	09/10	10/11
RSL Stock	Total Registered Social Landlord Stock	9088	9141	9301

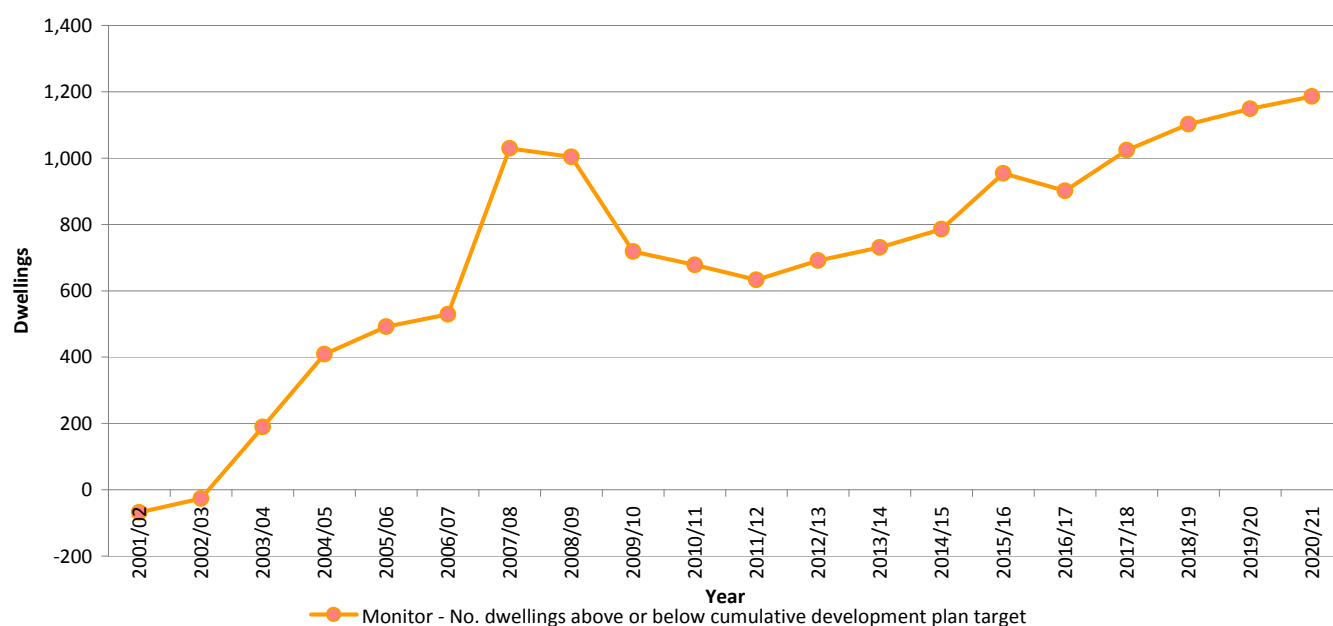
## Housing Trajectory



**15 Year Monitor Line**



**Monitor Line to 2021**



## 5 Year Housing Land Supply

## Plan targets relevant to 15 year trajectory

Plan Name	RSS Target	Post 2021 Target	Total	
Plan Start	01/04/2001	01/04/2021		
Plan End	31/03/2021	31/03/2027		
Number of Years	20	6	26	
Number of Years remaining in Development Plan	10	5	15	(15 year trajectory + current year)
Dwelling Target	12,000	3,000	15,000	
Completions since plan start date	6,678	0	6,678	
<b>Residual target at end of reporting year</b>	532			

5 year supply	3,268	n.b. total of 5 year supply in schedule spreadsheet 1 Apr 2012 to 31 Mar 2017 (this does not include current year)
5 year target	2,661	n.b. this is calculated by taking the <b>residual target at the end of the reporting year</b> and multiplying it by 5
NI 159 % achievable supply	123%	

The East of England Plan was adopted in May 2008 and set a minimum target of 12,000 by 2021.

Local planning authorities are required to plan for delivery of housing for at least 15 years; beyond 2021 there is a target of 2,400 dwellings. 6,678 dwellings have been completed since the beginning of the Plan in 2001.

Taking these into account leaves a residual target of 532 pa to build by 2021.

This target has been multiplied by 5 to reach the 5 year supply target.

As can be seen in the site by site schedule the authority has identified 3,268 dwellings that are expected to be delivered over the 5 years.

The authority has an identified supply that meets 123% of the target.



**4.9** A Housing Growth Trajectory has been produced to demonstrate when and where the level of housing supply committed to will be delivered, to the degree that this is known, and the timing of investment and infrastructure needed to support that growth. This is shown in Figures 1 to 4 in the form of a bar chart including plan, monitor and manage lines. The Trajectory has been extended to demonstrate a longer supply trend, in line with the LDF Core Strategy plan period. Developers of all sites of 10 or more units have been contacted to establish their views on likely completions over the next 5 years.

**4.10** The Trajectory assumes that existing outstanding permissions will be developed through the remainder of the plan period. It has also been assumed that completions will gradually increase back up to target levels by the end of 2012/13. The Council continues to be innovative in trying to ensure that a level of house building continues in the Borough during the downturn, recognising 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 continue to grow when the upturn comes.

**4.11** 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 have been 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) will follow 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 proceeding to bring the site to a state of market readiness.

**4.12** The release of under-used Borough Council owned land at Lynnsport is now not expected to start producing completed houses until 2016/17 following outline planning consent in 2015/16. The redevelopment of Hillington Square by Freebridge Community Housing, our partner RSL, is not now expected to produce additional units. The redevelopment of the College of West Anglia site for housing has now been abandoned in favour of on site refurbishment and development of their other sites in the town for housing is currently on hold due to funding issues.

**4.13** The overall Borough build rate is expected to return to target levels in 2012/13 and continue at around that level through the remaining plan period.

**4.14** 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 ahead of more detailed work on the LDF and is based on the best information presently available. The intentions of the 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 in the 2008 SHLAA. The SHLAA has been reviewed, working with a developer panel. This provides a better overview of housing land supply.

**4.15** Research has been undertaken on the implications of current thresholds and percentages for site viability. Outputs from the study have been considered as part of the Core Strategy preparation. As a result affordable housing is now assumed to be delivered from sites of 10 or more in King's Lynn, Downham Market and Hunstanton and 5 or more in other locations at a rate of 15% within the King's Lynn built-up area and 20% in all other areas. This reflects viability issues in King's Lynn and

the fact that the amount of public, brownfield land involved in the town's housing trajectory will limit the contributions to be gained from s.106 and/or tariff approaches, compared to growth areas where greenfield development dominates. Overall in 2010/11 the total number of affordable homes completed was 160. Of this number 56 were from non-s.106 (rural exceptions and private RSL development) funding sources, with 66 homes from s.106 sources, 35 homes were provided on rural exception sites and 3 were Home Buy Direct homes.

**4.16** Overall the Trajectory shows that there is sufficient capacity to meet the Core Strategy requirement by 2025/26. Potential areas for future development (the North, North East and South East sectors) have been identified in the King's Lynn area which will start to produce completions from 2017/18 onwards and which, in the case of the South East sector, 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 would involve greenfield urban extensions on areas that are not at risk of tidal or fluvial flooding. Similarly potential expansion areas have been identified for Downham Market, Hunstanton and Wisbech. These, together with allocations in key rural service centres and rural villages, are expected to produce completions from 2017/18 onwards. Minor permitted sites are assumed to contribute some 831 dwellings boroughwide between 2011/12 to 2015/16, although no allowance for windfall development has been made.

**4.17** Development Management Officers have been carrying out Building for Life Assessments of major schemes as a matter of course to ensure that the development meets the required quality standards prior to gaining consent. Four of the schemes have been checked following construction to monitor the high standards required are being met. It is envisaged that the number of schemes being assessed following construction will increase year on year, and more representative amounts of development achieved from which to draw meaningful conclusions on quality.

## Community Well-Being

Indicator	Description	Previous Result	Previous Result	Current 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)	N/A
SWN Voter Turnout	% turnout at the general election in the South West Norfolk Constituency	61.44% (2005)	66.35% (2010)	N/A
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)
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 (20%)	4.20% (2008)	4.30% (2009)	*
Key Stage 2 Results	% of students achieving Level 4+ in both English and Maths	77% (2008)	66% (2009)	78% (2010)
Key Stage 4 Results	% of students achieving 5 or more A* - C GCSE grades including English and Maths	39.56% (2008)	42.24% (2009)	41.6% (2010)
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)	42.6 (06-08)	41.6 (10-11)
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)

Indicator	Description	Previous Result	Previous Result	Current Result
Anti-Social Behaviour	Total number of ASB incidents recorded by the police	10445 (08-09)	10011 (09-10)	*
Alcohol Related Harm	Rate of hospital admissions for alcohol related harm for quarter 1-3 of 2009/10. The rates are per 100,000 population and have been standardised for age and sex using the European age profile	1989 (08-09)	2011 (09-10)	2022 (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)	56 (09-10)	79 (10-11)
No Qualifications	% of 16-64 population with no formal qualifications	15.70% (2008)	15% (2009)	14.6% (2010)
NVQ 2+ Qualifications	% of 16-64 population qualified to NVQ 2 or higher	56.80% (2008)	57.10% (2009)	57% (2010)
NVQ 4+ Qualifications	% of 16-64 population qualified to NVQ 4 or higher	17.80% (2008)	23.10% (2009)	23.9% (2010)
* Indicator no longer monitored				

**4.18** A set of 25 indicators covering a range of topics related to community well-being such as: education, health, crime, cohesion and equality help us to understand the overall quality of life for people in the borough.

**4.19** Out of the 25 indicators, 7 indicators are either no longer used or information was not available at the time of writing the report.

**4.20** Of the remaining 18 indicators, ten demonstrate an improvement. Of particular note are the continued reduction in the fear of crime and feeling of belonging, although a slight decline in the category of people getting on well together is noted.

**4.21** Eight indicators have shown worse results including the continued decrease in the % of people that feel they can influence local decisions, and the % of students achieving 5 or more A\* GCSE grades including English and Maths. On the flip side of these results are the improvements in the % of students achieving Level 4+ in English and Maths, the % of 16-64 qualified to NVQ4 or higher and the decrease in the % of 16-64 with no formal qualifications. The most shocking indicator is perhaps the 42% increase in the total number of people identified as homeless and in priority need.

**4.22** There appears to be no common theme among which aspects of community well-being are worsening.

## Conclusion

**4.23** House completions recovered from the 10-year low 2009-10 figure but remained below the average in the last year. However, they are still on target overall for the RSS average figure of 630 per annum. A 5 year land supply is maintained at 123% of our target (equivalent to 6.2 years supply). This remains a positive situation.

**4.24** Nevertheless development rates have been affected by the recession. Sites have again been re-appraised this year in the light of the reviewed SHLAA and the Council's Capital Programme and some target sites are not anticipated to come forward or will, albeit at slower rates.

**4.25** The majority of indicators relating to community wellbeing have shown improvement (10/18). Of the eight indicators which have worsened, continual monitoring of these indicators enables a greater understanding of the issues that need to be addressed to improve community well-being, and can help policy makers and practitioners become more aware of key areas of focus in their respective professions.



## 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

- **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** Throughout the plan period, air quality in West Norfolk has generally been very good with the exception of two urban areas where, in common with many areas within the UK, monitoring has continued to identify high levels of nitrogen dioxide (NO<sub>2</sub>) due to road traffic. This has meant that 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. In recent years, the Borough Council has been required to declare Air Quality Management Areas (AQMA's).

**5.10** The King's Lynn Town Centre AQMA, where there are excessive levels of NO<sub>2</sub>, includes all of Railway Road, London Road, Blackfriars Road, St James Road and part of Austin Street. Measures to improve air quality within the AQMA have been identified and these have been incorporated into a draft Air Quality Action Plan (AQAP) which the Borough is required to prepare and implement where the Government's Air Quality Objectives are not achieved. The AQAP will need to be progressed over the coming year. We have a second AQMA, in respect of excessive NO<sub>2</sub> levels in the Gaywood Clock area. Ongoing monitoring has shown that exceedances of the NO<sub>2</sub> annual mean objective remain within both AQMA's.

**5.11** We have completed the latest Air Quality Updating and Screening Assessment and it confirmed that levels of NO<sub>2</sub> within the King's Lynn AQMA continue to exceed the Air Quality targets. Both AQMA's remain valid and the boundaries do not require amendment at present. We will be producing an Annual Progress Report and a Further Assessment of Air Quality in the Gaywood Clock AQMA during 2010 to establish current levels, source apportionment and determine the validity of AQMA boundaries.

**5.12** Analysis of carbon dioxide (CO<sub>2</sub>) emissions, around King's Lynn in particular, show that whilst West Norfolk is responsible for approximately 17% of the population of Norfolk, it accounts for 23% of the total CO<sub>2</sub> emissions of the County.

**5.13** Industrial and commercial emissions, as well as domestic emissions account for 18% of Norfolk CO<sub>2</sub> emissions from that sector. However, road transport in King's Lynn and West Norfolk accounts for 22% of the roads transport emissions in the County.

**5.14** This pointed to two issues within the district: Road Transport, and LULUCF. Further investigation into these two issues showed that within road transport, the main source is from diesel vehicles travelling on our major roads. We continue to work through the King's Lynn Area Transport Strategy (KLATS) to obtain measures that can be put in the Action Plans that when implemented will see the 12% reduction in NO<sub>2</sub> needed to achieve the annual mean objective.

**5.15** The LULUCF Sector is different from other sectors in the Greenhouse Gas Inventory in that it contains both sources and sinks of greenhouse gases. The sources, or emissions to the atmosphere, are given as positive values; the sinks, or removals from the atmosphere, are given as negative values. This is how the Borough is able to account for over 100% of the County's emissions in this

sector. The major source within this category is “other”. This can include: Cropland remaining cropland (lowland drainage); Land converted to cropland (non-forest biomass); Land converted to cropland (soil); Grassland remaining grassland (peat extraction) and Land converted to settlements (soil).

**5.16** We are also closely monitoring fugitive sources of fine dust from sources such as the docks and quarries. This work is ongoing and we have not established any breaches of the annual or 24 hour mean for PM<sub>10</sub>.

**5.17** We 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.

## Conclusion

**5.18** The Local Transport Plan, KLATS, 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 Development Framework (residential, employment, retail, etc) and the development control process will also have an important role.

## Flooding and Water Quality

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result	10/11 Result
E1 - To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere, and (ii) adversely affect water quality	84	61	57	98	27

### During the monitoring year of 1 April 2010 to 31 March 2011:

- The Borough Council of King's Lynn and West Norfolk received and validated 2916 planning applications:
- The Environment Agency objected to 27 planning applications.
- For 9 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 12 were withdrawn by the applicants.
- 5 were refused by the Council.
- 1 was refused by the Council and had an appeal dismissed.

**5.19** The Borough Council will continue to monitor these statistics. Policies dealing with flood risk issues will be included within the emerging Local Development Framework.

## 5.20 Flood risk

**5.21** The possibility of flooding is an issue which affects large parts of the Borough. Policy guidance regarding this issue is contained in Planning Policy Statement 25.

**5.22** In determining planning applications which have a flood risk issue, the Borough Council has to define the level 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.

**5.23** This includes mapping the areas at risk of both fluvial and tidal flooding, as well as the severity of that risk. The issues of tidal and fluvial flood risk and coastal erosion in respect to the findings of the SFRA will be addressed through the LDF process. Work was completed on Stage 1 of a Surface Water Management Plan for King's Lynn and West Norfolk Settlements. Work commenced on Stage 2 in January 2011.

**5.24** The Environment Agency is a statutory consultee on planning applications involving flood risk. They advise the Council, but do not take into account the wider considerations in determining planning applications.

## **5.25 Water Resources and quality**

**5.26** 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, giving access to the Rivers Cam and Nene with the ability to reach far inland using linked waterway systems.

**5.27** The threat to underground water reserves is 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.

**5.28** 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.

**5.29** A consequence of the nature of our rivers is that background water quality appears worse than in fast-flowing streams. The LDF 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 due for completion in October 2011.

**5.30** The Water Cycle Study will:

- Provide the evidence base to support the development of the LDF
- Determine the environmental constraints (showstoppers)
- Determine the capacity of existing water infrastructure and what needs to be built (potential timing, cost and sustainability constraints)
- Identify if/where there is capacity for new development (the best place to build)

**5.31** The Water Cycle Study examines these key issues:

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

**5.32** Hunstanton's main beach was awarded a Blue Flag for the 2010 season. It is the first time since 2006 that the 900 metre stretch of coastline, reaching from the cliffs to the fringe of Searles' Resort, has secured the accolade. Previously the beach gained the Quality Coastline mark, recognising the high standard of the beach and facilities. The award is a symbol to beach goers that they can be assured of good quality water and high standards of safety, services and general environmental management.

**5.33** Old Hunstanton bathing waters have been awarded the Blue Flag Water Quality standard. The prestigious, international Blue Flag award scheme is only open to applicants where a site achieves the highest water quality.

## Historic Environment

### Conservation of the Built Environment

**5.34** The importance of the built history of West Norfolk can be measured by the number of conservation areas, listed buildings and ancient monuments.

Historic Environment of West Norfolk		
	Pre-Local Plan Situation	Current Situation
Conservation Areas	42	43
Listed Buildings	1800	1900 (approximately)
Ancient Monuments	88	110
Historic Parks and Gardens	5	5
Ancient Woodlands	23	23

**5.35** A survey of conservation areas has been conducted through the production of Conservation Area Character Statements for the Borough, which identify the priorities for enhancement schemes and improvements to conservation areas.

### Buildings at Risk

**5.36** There are some 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.

**5.37** The Borough Council contribute to a county wide buildings at risk register compiled by Norfolk County Council and this is reviewed annually. The condition of these buildings at risk is regularly monitored. The Conservation Section offers advice to owners, on the work needed to secure the restoration of these buildings, helps to find alternative uses and, as a last resort, takes appropriate legal action to secure proper repair.



**5.38** The list is under constant review, with buildings being added to and taken from the list as circumstances change. In 2004, there were 38 buildings on the register and in 2005 this had been reduced to 34. Recent additions to the list have increased the number to 39. In 2010 the number on the list is 42, there are 2 to be removed and 6 to be added over the next year.

**5.39** Effectiveness can be measured by the number of buildings restored and thereby preserved and by the identification of further buildings at risk, however the number of buildings on the list is slowly increasing.

## Conservation Areas Character Appraisals

**5.40** There are 43 designated Conservation Areas in the Borough. In accordance with Government advice contained in PPS5 'Planning for the Historic Environment', the Borough Council has produced character statements for 40 of the 42 Conservation Areas. Two remain outstanding, but one of which lies mostly within Breckland District.

**5.41** 1 new conservation area has been designated at Fincham. Two new designations are also being considered at Dersingham and Stanhoe.

## Monitoring/Action

**5.42** 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 Development Framework.

**5.43** Overall there is significant pressure on the Borough Council to safeguard the historic environment. Buildings at risk have increased steadily over the last 5 years but still represent a small proportion of the overall stock of listed buildings. A significant number of Conservation Area Character Appraisals have been completed and published in the last year, further new Conservation Areas are being considered.

## Biodiversity

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

Indicator	Description	Previous Result	Previous Result	Current Result
Local Biodiversity	% of local sites where positive conservation management is taking place	46% (08-09)	48% (09-10)	51% (10-11)

Indicator	Description	Previous Result	Previous Result	Current Result
Natural Environment	% of people who feel that they live in a high quality natural environment	77.80% (2007)	86.80% (2009)	See below
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)

### The Borough Council's Role in Protecting Biodiversity

**5.44** Development and land use causes 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.

**5.45** 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.

**5.46** The Submitted Core Strategy was examined in February 2011 and is now adopted. The document had an accompanying Appropriate Assessment and Sustainability Appraisal and contains policies 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)

**5.47** 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.norfolk-biodiversity.org](http://www.norfolk-biodiversity.org)

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

### International

#### Changes in international sites designated for their intrinsic environmental value.

**5.49** The Borough's internationally designated sites are outlined in the table below.

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
Waveney and Little Ouse Valley Fens	SAC

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

*Data extracted from Natural England's Site Information System (ENSIS)*

<b>RAMSAR - Latest Condition Description</b>	<b>2009/10 (Area %)</b>	<b>2010/11 (Area %)</b>
FAVOURABLE	86.9	88.0
UNFAVOURABLE RECOVERING	10.3	9.1
UNFAVOURABLE DECLINING	2.8	2.9
Percent:	100	100

<b>SAC - Latest Condition Description</b>	<b>2009/10 (Area %)</b>	<b>2010/11 (Area %)</b>
FAVOURABLE	86.5	67.4
UNFAVOURABLE RECOVERING	10.1	7.2
UNFAVOURABLE DECLINING	3.4	2.3
Percent:	100	100

<b>SPA - Latest Condition Description</b>	<b>2009/10 (Area %)</b>	<b>2010/11 (Area %)</b>
FAVOURABLE	92.8	83.9
UNFAVOURABLE RECOVERING	4.8	13.7
UNFAVOURABLE NO CHANGE	0.0	0.0
UNFAVOURABLE DECLINING	2.4	2.4
Percent:	100	100

**5.51** During the monitoring period, there has been no change in the percentage area of RAMSAR and SPA sites in favourable or recovering condition. The proportion of SAC sites in favourable/recovering condition has fallen.

**National**

**5.52** Natural England will continue to monitor the condition of the Sites of Special Scientific Interest. These are assessed by percentage of area in favourable condition. The Government's Public Service Agreement target is for 95% of SSSI land to be in 'favourable' or 'recovering' condition by 2010.

**Condition of Nationally Designated Sites in King's Lynn and West Norfolk****Data extracted from ENSIS:**

	Sites	Units
Total Number	29	107
Total Area (ha)	102,698.55	12,433.32

Sites of Special Scientific Interest (SSSI)		
	2009/10 (Area %)	2010/11 (Area %)
Favourable	86.9	79.5
Unfavourable Recovering	9.8	17.6
Unfavourable No Change	0.4	0.4
Unfavourable Declining	2.9	2.5
Percent	100	100

National Nature Reserves		
	2009/10 (Area %)	2010/11 (Area %)
FAVOURABLE	82%	84%
UNFAVOURABLE RECOVERING	18%	16%
Percent:	100%	100%

**5.53** In both last year's and this year's monitoring periods, this area has exceeded the Government's Public Service Agreement target in relation to the percentage of SSSIs in a 'favourable' or 'recovering' condition: 96.7% in 2009/10 and 97.2% in 2010/11.

**Regional/sub-regional**

**5.54** One new County Wildlife Site was added in the monitoring period, CWS 2198, Ada Grove in Hunstanton Park, totalling an additional 2.8 hectares. The total number of County Wildlife Sites stands at 205 and the total area is 3001.6 Ha.

**5.55** 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). Currently in Norfolk there are 20 HAPs and 54 SAPs which focus on identified habitats and species most at risk. A HAP for allotments is currently 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

**5.56** The Council is continuing to make progress in safeguarding its important natural environment and the percentage of RAMSAR and SPA sites in favourable or recovering condition remained constant from the previous year. In relation to the national level, the vast majority of SSSIs within the Borough are in a 'favourable' condition and the national target is exceeded. At a regional/sub-regional level, progress has been made this year in the development of biodiversity action plans and more action plans are planned in the future. At a local level, the Council would benefit from enhanced awareness of the Biodiversity Supplementary Planning Guidance and how best this can be taken into account in deciding planning applications.

## Renewable Energy

**5.57** Renewable energy is energy obtained from sources that are essentially inexhaustible, unlike, for example, the fossil fuels, of which there is a finite supply. Renewable sources of energy include wood, water, bio fuels, waste, geothermal, wind, photovoltaic, and solar thermal energy.

**5.58** Renewable statistics are compiled on an aggregate UK basis using information obtained in confidence or only in aggregate. Taking the UK aggregate and multiplying this by the population in West Norfolk, and dividing by the UK total, provide an assumption of the take up of renewable technology in West Norfolk. (information provided by Annual Statistics Dec 2009).

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 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	4.989mw (Please see Environment Section of the AMR Below for details)

## Landfill Gas Statistics for West Norfolk

Landfill gas>50kw				
Location	Capacity (Kwe)	Capacity (Mwe)	Company	Address
Blackborough End	1,888	1.888	Blackborough End Energy Ltd	Blackborough End Landfill Site, King's Lynn, Norfolk
Blackborough End (2)	1,048	1.048	Novera Energy	
Feltwell (1)	1,003	1.003	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk IP26 4DR

Landfill gas>50kw				
Location	Capacity (Kwe)	Capacity (Mwe)	Company	Address
Feltwell (2)	1,050	1.050	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk IP26 4DR

### Wind Turbine Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
10/01423/F	Private ownership	Installation of three wind turbines (18 metre towers (hub height))	Application Withdrawn	22/11/2010	552322 299045	60Kw	
10/01581/F	Private ownership	Installation of single 5kw 15 metre high wind turbine within the garden of a residential dwelling	Application Withdrawn	13/01/2011	569428 307554	5Kw	
10/01587/F	private ownership	Installation of a single 5kw 15 metre high wind turbine within the garden of a residential dwelling	Application Withdrawn	13/01/2011	568981 307091	5Kw	
10/01588/F	private ownership	Installation of single 5kw 15 metre high wind turbine within the garden of a residential dwelling	Application Withdrawn	13/01/2011	568916 304757	5Kw	
10/01589/F	A C Hipperson And Son	Installation of three 5kw 15 metre high wind turbines in existing agricultural land	Application Withdrawn	13/01/2011	568297 308053	5Kw	
10/01954/F	Lode Hall	Install one Evoco 10kw wind turbine on a 15m tower	Refused	14/01/2011	552322 299045	10Kw	
10/01995/F	Green Poultry	Installation of a single 5kW 15m high wind generator in existing agricultural yard	Permitted	18/01/2011	555903 308342	5Kw	
10/02091/F	private ownership	Installation of a small wind generator	Permitted	01/03/2011	572924 339984	6kW	
10/02154/F	Middle Farm	The installation of two 11kw Gaia turbines mounted on free-standing 18m galvanised steel lattice masts	Application Withdrawn	31/03/2011	566982 289229	22Kw	

## Solar Panel Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
10/01035/F	Broadland Housing Association	Erection of solar panels and one additional rooflight on the roof of the development approved under application ref: 09/01179/FM	Permitted	06/08/2010	562305 320335	No data, This is for domestic use and therefore there is little information	
10/01527/F	private ownership	Extension to dwelling, alterations and installation of solar panels to roof	Permitted	25/10/2010	568727 306634	No data, This is for domestic use and therefore there is little information	
10/01566/LB	private ownership	Addition of a 600x600mm solar panel to the leaded roof of the clock tower in order to provide power for the functioning of the clock mechanisms.	Permitted	03/11/2010	571986 322510	No data, This is for domestic use and therefore there is little information	
10/01816/LB	private ownership	Installation of 18No photovoltaic solar panels & removal of 4No solar panels replaced with 2No thermal solar panels	Application Withdrawn	22/12/2010	572294 336841	No data, This is for domestic use and therefore there is little information	
10/01843/LB	private ownership	Listed Building Consent - Installation of 2 x 18No Photovoltaic solar panels on the existing South facing roofs	Refused	22/12/2010	568499 334182	No data, This is for domestic use and therefore there is little information	
10/01859/FM	KL Technologies	Erection of photovoltaic solar array and associated infrastructure including transformer cabin and underground HV cabling	Permitted	07/03/2011	561195 321812	1800Kw	
11/00048/F	private ownership	Proposed new greenhouse, satellite dish and solar panels	Permitted	10/03/2011	585357 340273	No data, This is for domestic use and therefore	



Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
						there is little information	

Modest amounts of electricity are being produced from renewable resources within the Borough. Landfill gas is the most significant source (approximately 4.9mw installed). Wind energy and solar sources are mostly confined to domestic locations, although an 800kw turbine at the Queen Elizabeth Hospital in King's Lynn (yet to be built) is significant commercial scale electricity.

**5.59** As there has been little information regarding the domestic figures for renewable energy, in future years this is an area which could be monitored and recorded. In terms of monitoring the percentage of energy use in buildings from on site renewables, there are new policies which include targets, included in the Core Strategy; however no recording is carried out as yet.

## Conclusion

**5.60** Air quality is a serious issue in King's Lynn Town Centre at London Road and around the one-way system and also at Gaywood Clock. As a result the Air Quality Management Areas remain valid. CO<sub>2</sub> emissions in the Borough are proportionally higher than other parts of the County.

**5.61** Significant flood risk occurs in parts of the Borough, it is treated very seriously and the Strategic Flood Risk Assessment work is central to development decision making and policy formulation through the LDF.

**5.62** A Water Cycle Study is nearing completion (of the detailed phase) and will form a valuable input to the choice of sites for new development and influence future infrastructure investment. Work was completed on Stage 1 of a Surface Water Management Plan for King's Lynn and West Norfolk Settlements. Work commenced on Stage 2 in January 2011.

**5.63** A Blue Flag award was made for Hunstanton in 2010.

**5.64** The quality of the area's historic environment continues to be protected, with additional advice published through a significant number of Conservation Area Character Statements. The number of buildings at risk do show an upward trend which is of concern.

**5.65** Although mostly beyond the Borough Council's direct influence the condition of the area's RAMSAR/SAC/SPAs and NNRs and SSSIs is mostly favourable. Better use could be made of the Biodiversity Supplementary Planning Guidance for areas/species outside these special categories.

**5.66** There have not been significant gains in the amount of energy being generated from renewable sources in the Borough.

## 6 Local Development Framework Progress

### Monitoring the Local Development Scheme

**6.1** The Local Development Scheme (LDS) (May 2009) identifies a series of milestones between the dates of January 2009 and July 2011. These include the following, and alongside these milestones it states our progress towards achieving these:

Core Strategy DPD		
Milestones	Progress Apr 10- Mar 11	Achieved milestone?
Mar-Apr 2010 Hearing: Preparation and Initial examination	The Core Strategy was submitted to the Secretary of State on 5 November 2010.	No
April 2010 Pre-hearing meeting	The Core Strategy Pre-hearing meeting was held on 14 December 2010.	No
July 2010 Hearing Sessions	The Hearing sessions were held between 1 and 16 February 2011.	No
September 2010 Delivery of final report	The Report of the Inspector on the Examination into the Kings Lynn and West Norfolk Core Strategy Development Plan Document was received by the Borough Council on 23 May 2011.	No
November 2010 Adoption of the document	The Borough Council adopted their Core Strategy Document on 28 July 2011.	No

Site Specific Allocations & Policies DPD		
Milestones	Progress Apr 10- Mar 11	Achieved milestone?
Jan 2009 - May 2010 Plan preparation and consultation (Reg 25)	Due to the number of sites for consideration and the volume of work as a result, and alongside this the progress of the Core Strategy document, there has been a delay to the Regulation 25 consultation. Good progress has been made however this milestone has not been achieved within this AMR monitoring period.	No
Jun 2010	As above.	No

Publication: Pre submission consultation (Reg 27)		
Aug 2010 Representations collated (Reg 28)	As above.	No
Nov 2010 Submission to the Secretary of State	As above.	No
Nov-Dec 2010 Preparation and initial examination	As above.	No
Dec 2010 Pre-hearing meeting	As above.	No
Mar 2011 Hearing sessions	As above.	No

The LDS was revised from the 2007 version, and the updated LDS was agreed and published in May 2009.

**6.2** The Core Strategy DPD has made good progress however there have been some delays in achieving the milestones outlined in the LDS. A delay during the previous monitoring year and the production of a Focused Changes Paper resulted in a more substantial delay to the 'Submission to Secretary of State' milestone, and the steps thereafter. However during this monitoring year the progress recorded above clearly indicates that the Council has moved the document some way towards adoption.

**6.3** The Site Specific Allocations and Policies DPD has seen a considerable delay in progress of the document. In response to the Site Allocations and Policies DPD (May 2009) the Council received over 1000 sites for consideration. The Council is also working on an extensive review of the Strategic Housing Land Availability Assessment (SHLAA). Furthermore the additional work on the Core Strategy and delays to this have also impacted on this document. The volume of work and limited resources have resulted in a delay to the milestones set out above.

#### **6.4 Evidence Base Update**

#### **6.5 Recent Studies:**

Green Infrastructure Strategy - Stage 2 Full Report	May 2010
King's Lynn Area Transport Strategy Phase 2 Final Report	Aug 2010

Strategic Flood Risk Assessment - Annex to Level 1	Oct 2010
Background paper to the Settlement Hierarchy (policy CS02) and changes from the Proposed Submission document	Nov 2010
Shoreline Management Plan (Wash) update - approved by EA's Regional Director	Nov 2010
Infrastructure Study	Jan 2011
Affordable Housing Site Viability Update Final Report - Revision to Chapter 6	Jan 2011

## 7 Future Improvements to the Annual Monitoring Report

### Monitoring - Limitations of the AMR

**7.1** Monitoring planning policy is a major task for the Borough Council to address and, as the Council has limited resources available, it is not currently possible for this Authority to compile a comprehensive monitoring framework on all areas of planning policy. It remains essential to restrict the monitoring indicators to those areas where reliable information is readily available and where monitoring is essential to the progress of the Local Development Framework. This year we have retained the revised format and content of the AMR and its relationship to the LDF subjects and the Council's Sustainable Community Strategy to concentrate on overall indicators around Society, Economy, and Environment.

**7.2** The Annual Monitoring Report identifies areas where the Council is presently deficient in its monitoring information, sets out when and how any deficiencies will be resolved and how a more comprehensive range of monitoring indicators can be introduced in the future.

### Future Improvements to the AMR

**7.3** Further refinement to link the policies of the development plan to measurement of outcomes is needed.

**7.4** Close relationships will be established with the outcomes measured by the monitoring of the Sustainable Community Strategy with which the Core Strategy shares its vision and objectives.

**7.5** More detail to be included on how measures for monitoring progress or otherwise of the Core Strategy policies will be carried out.

**7.6** More emphasis on the overall direction of travel on major subjects of interest affecting majority of life in the Borough will be included.

**7.7** Better relationships will be established between the analysis and practical action through implementing policies.

**7.8** The Council intends to revise the Local Development Scheme (LDS). There is now a clear disparity between the LDS timetable and progress on the Core Strategy and Site Specific Allocations and Policies documents. This will ensure we are better able to monitor progress against a realistic timetable.

## 8 Appendix

### 8.1 Employment completions break down.

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
King's Lynn	07/00414/F	B2	82	0.5	N	31/03/2011	Kings Lynn Audi Hamburg Way King's Lynn Norfolk PE30 2ND
King's Lynn	09/00291/F	B8	252	0.39	252	31/03/2011	Sensient 2 63 Oldmedow Road King's Lynn Norfolk PE30 4LD
King's Lynn	09/00563/F	B2	80	0.0013	80	17/11/2010	55 Oldmedow Road King's Lynn Norfolk PE30 4JJ
King's Lynn	09/01147/FM	B1	1035	0.3027	10.35	31/03/2011	Land North Of Unit 1 Lubeck Road King's Lynn Norfolk PE30 2JE
King's Lynn	09/01230/F	B8	348	0.1146	N	31/03/2011	Plot 8 Enterprise Way King's Lynn Norfolk PE30 4LJ
King's Lynn	09/01259/F	B8	18	0.10984	18	31/03/2011	St James House Medical Practice County Court Road King's Lynn Norfolk PE30 5EJ
King's Lynn	09/01851/F	B1	650	0.2015	N	31/03/2011	Land To The West Of Hamlin Way Hamlin Way Hardwick Narrows King's Lynn Norfolk PE30 4NG
King's Lynn	09/01896/FM	B2	1584	0.3848	N	31/03/2011	Land At Hamlin Way Hardwick Narrows King's Lynn Norfolk PE30 4NG
King's Lynn	10/00522/CU	B8 Loss	-21	0.058	-21	31/03/2011	5 New Conduit Street King's Lynn Norfolk PE30 1DF
King's Lynn	10/00867/CU	B8	373	0.582	373	31/03/2011	4 Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4LS
King's Lynn	10/01032/CU	B1 & B2 Loss	-190	0.094	-190	31/03/2011	13 - 17 Denney Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4HG
King's Lynn	10/01360/F	B1	1687	2.598	1687	31/03/2011	51 Bergen Way King's Lynn Norfolk PE30 2JG
King's Lynn	10/01407/F	B1 Loss	-73	1.644	-73	31/03/2011	Old Hospital Mews Hospital Walk King's Lynn Norfolk PE30 5RU
King's Lynn	10/01480/CU	B1 Loss	-68	0.595	-68	31/03/2011	47 Bergen Way King's Lynn Norfolk PE30 2JG
King's Lynn	10/01690/F	B2, B8 Loss	0	1.072	0	31/03/2011	Cattle Market Beveridge Way Hardwick Narrows King's Lynn Norfolk PE30 4NB
King's Lynn	10/02127/F	B8	86	3.004	86	14/03/2011	C W Engineering 22 Hamlin Way Hardwick Narrows King's Lynn Norfolk PE30 4NG
King's Lynn	10/02142/F	B2	198	2.89	198	31/03/2011	Bespak Industries P L C Bergen Way King's Lynn Norfolk PE30 2JJ
King's Lynn	11/00190/LB	B1	73	0.464	73	31/03/2011	Town Hall Saturday Market Place King's Lynn Norfolk PE30 5DQ
King's Lynn	09/00144/F	B2	430	0.33	N	31/03/2011	Site For Industrial Unit Bergen Way King's Lynn Norfolk PE30 2JG
Hunstanton	07/01715/F	B2 loss	-85	0.01	-85	31/03/2011	Land At Junction Of Hill Street And Crescent Lane Hill Street Hunstanton Norfolk PE36 5BS

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
Hunstanton	10/00896/F	B8	29	0.022	29	19/07/2010	North West Norfolk Cricket Ground King's Lynn Road Hunstanton Norfolk
Bircham	10/00121/F	B1	28	0.34	N	31/03/2011	Bircham Mill Mill Lane Great Bircham King's Lynn Norfolk PE31 6SJ
Brancaster	10/00176/F	B1	24	0.002	24	14/04/2010	The Shed Malthouse Yard Brancaster Staithe King's Lynn Norfolk
Burnham Market	10/00840/CU	B2	95	0.442	95	19/07/2010	The Old Forge Creake Road Burnham Market Norfolk PE31 8EN
Burnham Market	10/00917/CU	B8 Loss	-25	0.136	-25	01/02/2011	Emmas Court Market Place Burnham Market King's Lynn Norfolk PE31 8HD
Burnham Market	10/01807/CU	B8 Loss	-20	0.039	-20	31/03/2011	21 North Street Burnham Market King's Lynn Norfolk PE31 8HG
Burnham Thrope	10/00077/CU	B8 & B2	110	0.397	110	31/03/2011	Workhorse Barn At Plumbe And Maufe Farmyard Back Lane Burnham Thorpe Norfolk PE31 8HL
Denver	10/00316/FM	B2	582	1.825	582	31/03/2011	Plot 7 St Johns Industrial Estate St Johns Way Downham Market Norfolk
Denver	10/1956/LDE	B1 & B2	80	0.721	80	18/01/2011	Land At Whin Common Road Denver Norfolk PE38 0DX
Dersingham	10/00343/CU	B1	375	1.384	375	01/12/2010	The Surgery Saxon Way Dersingham King's Lynn Norfolk PE31 6LY
Great Massingham	10/00864/CU	B1, B2 Loss	0	0.052	0	31/03/2011	2 And 3 Waterford Industrial Estate Mill Lane Great Massingham King's Lynn Norfolk PE32 2HT
Heacham	10/00445/F	B8	263	0.035	263	21/05/2010	Lavender Hill Service Station Lynn Road Heacham King's Lynn Norfolk PE31 7JE
Houghton	10/02155/F	B1	570	0.057	570	31/03/2011	North Pole Farm Limekiln Lane Houghton King's Lynn Norfolk PE31 6SX
Methwold	09/02206/FM	B2	3367	0.72	3367	31/03/2011	Wissington Sugar Factory Wissington Sugar Stoke Ferry Norfolk PE33 9QG
Middleton	10/01276/F	B8	13	1.089	13	22/09/2010	Post Office Station Road Middleton King's Lynn Norfolk PE32 1RA
North Runcton	10/01934/F	B1	28	21.128	N	31/03/2011	King's Lynn Caravan And Camping Park Parkside House New Road North Runcton Norfolk PE33 0QR
Northwold	10/01858/CU	B8	263	10.024	263	15/03/2011	The Oaks Thetford Road Northwold Norfolk IP26 5LQ
Snettisham	10/01933/F	B1	109	7.637	109	31/03/2011	Tapping House Hospice 40A Common Road Snettisham King's Lynn Norfolk PE31 7PE
Snettisham	10/02020/F	B8	73	10.863	N	31/03/2011	Snettisham Beach Sailing Club 61 - 62 The Beach Snettisham King's Lynn Norfolk PE31 7RB
South Creake	05/02310/F	B8	486		486	31/03/2011	Three Acres Fakenham Road South Creake Fakenham Norfolk NR21 9JB
Southery	10/01421/F	B1	24	0.379	24	11/01/2010	9 Westgate Street Southery Downham Market Norfolk PE38 0PA
Southery	09/00648/F	B8	19	0.1	19	31/03/2011	2 Westgate Street Southery Downham Market Norfolk PE38 0PA



Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
South Wootton	10/00483/F	B8	15	0.161	15	20/05/2010	The Swan Inn Nursery Lane South Wootton King's Lynn Norfolk PE30 3NG
Stow Bardolph	09/01723/F	B1	48	0.32	48	01/02/2011	H & C Beart Ltd The Causeway Stow Bridge King's Lynn Norfolk PE34 3PD
Terrington St Clement	10/00727/LDE	B2	3193	51.938	3193	24/06/2010	Terrington Distribution Centre Northgate Way Terrington St Clement Norfolk
Walsoken	10/00513/CM	B2	24	0.976	N	19/05/2010	Grey's Yard Wheatley Bank Walsoken Wisbech Cambs
Walsoken	10/01317/CU	B1	76	3.929	76	24/09/2010	59 Burretgate Road Walsoken Wisbech Norfolk PE14 7BL
Walsoken	08/02352/CU	B2, B8 Loss	0	0.12	0	02/06/2010	Land To South Of 1 Broad End Road Walsoken Norfolk
Totals			16308		13143		

## 8.2 Allocated Employment Land

Allocated Land		Remaining Allocated Employment Land		Address
Town/Parish	Allocation	Ha	M <sup>2</sup>	
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	25.17	251700	Hardwick Estate Extension, King's Lynn
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	0.6	6000	Eastern Hunstanton, Kings Lynn Road, Hunstanton
Total		101.36	1013600	

Annex Site by site details			Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings on site	Total number of dwellings built on site	Total resid. Dws: under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	2010/11 Previous Year	2011/12 Current year	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	Developer Estimate	
Perm. Type	Planning application ref/DPD policy ref	Parish/ Ward												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		
Formally Identified																														
Extant Planning Permissions on Allocated Sites																														
06/00428/OM		King's Lynn	King's Lynn - Wootton Road 45/4 (eastern part of site)	B	✓	✓	✓	125	0	125	85	40	40	45																125
10/01361/RMM	RM,A	King's Lynn	King's Lynn - Wootton Road 45/4 (eastern part of site)	B	✓	✓	✓	25	0	25	13	12	13																	25
09/02130/RM	RM, A	King's Lynn	45/4a Electricity Company Depot and Dairy Crest Site, south of river, Western part of site, Wootton Road, KL	B	✓	✓	✓	14	0	14	0	14																		14 ✓
08/02646/FM	F, A	King's Lynn	45/61 EDF Energy Site, (N river), Wootton Road, KL																											
2/99/1367/O		King's Lynn	King's Lynn - South Fairstead Ph 1 45/14a	G				168	168	0	0																			0
2/01/1515/D		King's Lynn	King's Lynn - South Fairstead Ph 2 45/14b	G	✓	✓	✓	187	171	16	0	20	16																	16
06/02139/RMM	RM, A	King's Lynn	King's Lynn - South Fairstead Ph 3 45/14c	G	✓	✓	✓	150	51	99	69	51	30	39																99
07/01620/RMM	RM, A	King's Lynn	King's Lynn - North End (URA) 45/24	B				30	30	0	0																			0
2/02/1225/F	F, A	King's Lynn	King's Lynn - North End (URA) 45/24	B																										0
2/01/0670/O		King's Lynn	King's Lynn - NORA 45/33 Overall site (Housing Figures exclude Phase I)	B	✓	✓	✓	765	0	765	328			30	40	50	100	108	100	100	79	79	79							765
05/00691/OM	O, A	King's Lynn	King's Lynn - NORA 45/33 Overall site (Housing Figures exclude Phase I)	B	✓	✓	✓	109	109	0	0																			0
05/05101/RM	RM, A	King's Lynn	King's Lynn - NORA 45/33 Phase I	B																										0
2/96/0764/F		South Wootton	South Wootton - Nursery Lane East 72/1	G				79	79	0	0																			0
2/95/0570/O		South Wootton	South Wootton - Nursery Lane East 72/1	G																										0
04/00762/F	A	South Wootton	South Wootton - Nursery Lane East 72/1	G				148	148	1	0	2	1																	1
2/02/2201/F	A	South Wootton	South Wootton -Gap Farm 72/3	G																										
2/99/0477/O																														
2/00/1056/F																														
2/00/1066/D																														
2/01/1452/D		Downham Market																												
2/01/1453/D		Downham Market																												
2/02/1439/D		Downham Market																												
2/03/0121/D		Downham Market																												
04/00790/RM																														
05/02076/FM	A		Downham Mkt - N E 22/6 (Bexwell Rd to Lynn Rd - 3 Phases)	G				605	605	0	0																			0
2/98/0630/F		Downham Market																												
02/03/2335/F		Downham Market																												
2/03/0763/MD	A	Downham Market		G				169	169	0	0																			0
04/01811/F		Downham Market	Downham Mkt - Park Lane Sth 22/7	G																										0
2/03/11126/F	A	Downham Market	Downham Mkt - N W 22/12 Abbey Site	G				160	160	0	0																			0
2/01/1281/F		Downham Market	Downham Mkt - N W 22/12 Abbey Site	G				228	56	170	149	32	45	50	49															194 ✓
09/02046/FM	A	Downham Market	Downham Mkt - N W 22/12 Bennett Site	G																										
06/00484/OM		Downham Market	Downham Mkt - N W 22/12 Bennett Site	G				102	80	22	7	32	15	7																22
07/01464/RMM	A	Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	G	B																									
09/00194/RMM		Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	G	B																									
09/00186/F	A	Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	B	✓	✓	✓	141	0	107	102		5	20	22	20														107
10/000971		Downham Market	Downham Mkt - Adj Brickfields 22/13	B	✓	✓	✓																							0
2/00/1231/F	A	Downham Market	Downham Mkt - Victory Road 22/17	G				10	10	0	0																			0

Developer Estimate																															
Total Identified Supply																															
2026/27																															
2025/26																															
2024/25																															
2023/24																															
2022/23																															
2021/22																															
2020/21																															
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2015/16																															
2014/15																															
2013/14																															
2012/13																															
2011/12 Current year																															
2010/11 Previous Year																															
Number of residual which are expected to be completed in 5 yrs																															
Total resid. Dws: under construction, permitted/allocated																															
Total number of dwellings built on site																															
Total number of dwellings on site																															
Achievable																															
Suitable																															
Available																															
Greenfield/Brownfield																															
Name and address of site																															
Parish/ Ward																															
Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))																															
Planning application (ref/DPD policy ref)																															
09/00558/FM	F	Downham Market	22/31 Land off Lancaster Crescent, DM	G	✓	✓	✓	11	11	0	0	11																0	0		
2/09/1607/F	A	Hunstanton	Hunstanton - Downs Rd (North) 43/3	G				83	83	0	0																	0	0		
Extant Planning Permissions on Unallocated Large Sites																															
20/171990/F	F	Brancaster	Villages N - Brancaster Hall Farm 8/1	G				12	12	0	0	0																0	0		
10/01248/FM	F	Brancaster	Villages N - Brancaster adj The Waffings, Common Lane, Brancaster Staithe 8/2	G				10	0	10	0	0	10															10	10		
04/01908/FM	F	Burham Market	Villages N - Burn, Mkt Bellamy's Ln 9/2	G				14	14	0	0	0																0	0		
04/02493/F	F	Dersingham	Dersingham - 2 Hunstanton Road 20/7	B				10	10	0	0	0																0	0		
04/02577/F	F	Dersingham	Dersingham - 22 Station Road 20/6	B				13	13	0	0	0																0	0		
87/2203 88/1414 20/22170/F 89/4134	F	Dersingham																													
04/01275/F	F	Dersingham	Dersingham - Gelham Court 20/1	G				5	5	0	0	0																0	0		
2/02/0548/CU	F	Dersingham	Dersingham - Hall Hotel 20/5	B				18	18	0	0	0																0	0		
2/02/2022/126/F	F	Docking	Villages N - Docking Hare Pub Hse 21/1	B				11	11	0	0	0																0	0		
06/1814/OM	O	Docking	Villages N - The Granaries, Docking Stn Rd 21/2	B	✓	✓	✓	25	0	25	25	0							12	13								25	25		
08/01604/FM	F	Downham Market	Downham Mkt - The Cottage & Factory, Fairfield Rd 22/30	B	✓	✓	✓	12	0	12	12	0							12									12	12		
2/02/0162/F	F	Downham Market	Downham Mkt - 14 Bridge St 22/11	B				17	17	0	0	0																0	0		
04/2528/F 05/02101/FM 07/00183/FM	F	Downham Market						11	11	0	0	0																0	0		
2/01/0693/CU	D	Downham Market	Downham Mkt - Breckland House 22/18	B				19	19	0	0	0																0	0		
02/021000/F	F	Downham Market	Downham Mkt - Crow Hall 22/21	G				43	43	0	0	0																0	0		
05/00238/F 05/00881/F 06/00934/FM	F	Downham Market	Downham Mkt - High St/Paradise Rd 22/24	B				15	15	0	0	0																0	0		
2/04/0323/F	F	Downham Market	Downham Mkt - Howdale Road 22/23	B				30	30	0	0	0																0	0		
07/02069/FM	F	Downham Market	Downham Mkt - Russell Gge Site, London Road 22/29	B	✓	✓	✓	31	0	31	23	0	8	23														31	✓		
2/03/1617/F	F	Downham Market	Downham Mkt - Short Drove Ph1 22/19	B	✓	✓	✓	11	11	0	0	0																0	0		
05/01857/RMM 06/00404/FM 08/082235/FM	RM	Downham Market	Downham Mkt - Short Drove Ph2 22/19	B	✓	✓	✓	21	9	12	12	0							5	7							12	12			
19/00194/RMM 10/10/00969	F	Downham Market	Downham Mkt - Priory Road 22/27	B	✓	✓	✓	14	0	14	14	0															14	✓			
20/10150/F	R	Downham Market	Downham Mkt - Railway Road W. Pt. Planning Brief 12 22/16	B	✓	✓	✓	103	0	103	93	0	10	50	43													103	✓		
05/2318/FM	F	Emneth	Emneth - Hungate Road 27/2	G				32	32	0	0	0																0	0		
08/02234/FM	F	Feltwell	Villages S - Feltwell Old Brand Rd 28/4	G				12	12	0	0	0																0	0		
06/002212/RMM 06/01770/OM	R	Feltwell	Villages S - Feltwell RAF Base 28/5	B	✓	✓	✓	76	7	69	0	7	62															62	✓		
09/01561/RMM 08/01444/OM	OM	Feltwell	Villages S - Feltwell The Beck 28/3	G				12	12	0	0	0																0	0		
09/01561/RMM	OM	Gayton	Villages C - Gayton Hall Farm Ph2 33/2	B	✓	✓	✓	11	0	11	6	0	5	6														11	✓		
08/00932/OM	O	Gayton	Villages C - Gayton Hall Farm Ph1 33/2	B	✓	✓	✓	18	0	18	0	0	18															18	✓		
		Gayton	Villages C - Gayton Mill, Lynn Rd 33/3	B	✓	✓	✓	33	0	33	33	0							10	10	13							33	✓		

Developer Estimate																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Planning application ref/DPD policy ref	Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings on site	Total number of dwellings built on site	Total resid. Dws: under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	2010/11 Previous Year	2011/12 Current year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply	Developer Estimate
07/01422/FM	F	King's Lynn	King's Lynn - Littleport Street 45/54	B	✓	✓	✓	17	17	0	0	0	17																0	0
2/02/1630/F	F	King's Lynn	King's Lynn - Mill Lane 45/6	G				22	22	0	0	0																	0	0
04/01183/F		King's Lynn	King's Lynn - Millfields 45/8	B				43	43	0	0	0																	0	0
08/02375/F	F	King's Lynn	King's Lynn - Park View Hotel 45/45	B				39	39	0	0	0																	0	0
09/01963/F	F	King's Lynn	King's Lynn - Plaxtoll House, Goodwins Rd 45/58	B	✓	✓	✓	24	24	0	24	0																	0	0
06/00416/FM	O	King's Lynn	King's Lynn - Queen Mary Hostel 45/35	B				34	34	0	0	0																	0	0
2/98/1593/F	F	King's Lynn	King's Lynn - Railway Rd/Albion St 45/53	B	✓	✓	✓	12	12	0	12	12																	12	12
07/00685/FM	F	King's Lynn	King's Lynn - Regis House 45/47	B				27	27	0	0	0																	0	0
10/00457/FM	F	King's Lynn	King's Lynn - Southgate Street 45/41	B				30	30	0	0	0																	0	0
06/00680/FM	F	King's Lynn	King's Lynn - Stonegate Street 45/39	B				26	26	0	0	0																	0	0
04/01720/F	F	King's Lynn	King's Lynn - Tower Street 45/28	B	✓	✓	✓	11	11	0	11	11																	11	11
2/03/2126/F	F	King's Lynn	King's Lynn - West Lynn 45/40	B				136	136	0	0	0																	0	0
2/03/2463/F	F	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/50	B	✓	✓	✓	49	23	26	11	23	15	11															26	26
09/02461/FM	F	King's Lynn	King's Lynn - Wisbech Road 45/36	B				22	22	0	0	0																	0	0
06/00839/FM	F	King's Lynn	King's Lynn - Garage site, 51 Wisbech Road 45/62	B	✓	✓	✓	19	19	0	19	19																	19	19
2/01/1770/F	F	King's Lynn	King's Lynn - Woodton Road 45/4 (northern site)	B	✓	✓	✓	65	0	65	65	65	30	35															65	65
05/01780/FM	F	King's Lynn	King's Lynn - Edward Beneler Way Planning Brief 10D Alloc for employ. 2.5 ha 45/60	B	✓	✓	✓	98	0	98	98	98																	98	98
09/02076/FM	O	King's Lynn	King's Lynn - Site of the Fairstead PH, Femea Road 45/63	B	✓	✓	✓	12	12	0	12	0	12																12	12
06/01193/O	R	Marham	Villages S - Marham, Old Bell Inn, The Street 48/1	B	✓	✓	✓	14	2	12	7	2	5	4	3														12	12
06/01020/RMM	R	Methwold	Villages S - Methwold Hi/Milgill St 50/1	B				7	7	0	0	0																	0	0
2/91/3364/F	F	North	North Woodton - The Howards 56/2	G				48	48	0	0	0																	0	0
2/00/0779/F	F	North	Villages S - Northwold - Whittington Mill 55/2	B	✓	✓	✓	22	0	22	22	22																	22	22
2/02/1752/CU	F	Northwold	Villages S - Outwell Equest Centre 58/3	B				66	66	0	0	0																	0	0
2/01/0105/F	F	Outwell	Villages S - Outwell Isle Rd Dairy 58/1	B				24	24	0	0	0																	0	0
04/01580/F	F	Outwell	Villages S - Douglas Clark, Basin Road 58/4	B				15	15	0	15	15																	15	15
06/00287/F	F	Outwell	Villages S - R Holme S The Firs 68 School Road 62/1	B				11	11	0	11	11																	11	11
09/01126/O	O	Runcion Holme	Villages N - Sedgford Jarvie Close	G				10	10	0	0	0																	0	0
10/00327/FM	F	Snettisham	Villages C - Snettisham PK Farm 69/4	B	✓	✓	✓	10	2	8	3	2	7	3															10	10
05/00006/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/2	G	✓	✓	✓	99	99	0	0	0																	0	0
2/96/1648/D	F	Snettisham	Villages C - Snettisham Stn Rd 69/3	B	✓	✓	✓	23	23	0	0	0	8																0	0
2/00/0854/F	F	Snettisham	Snettisham W of Cherry Tree Road (AH) 69/5	G	✓	✓	✓	15	15	0	0	15																	0	0
2/02/0028/F	F	Snettisham																											0	0
09/01482/F	F	Snettisham																											0	0
09/00033/FM	F	Snettisham																											0	0

Developer Estimate																													
Total Identified Supply																													
2026/27																													
2025/26																													
2024/25																													
2023/24																													
2022/23																													
2021/22																													
2020/21																													
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2013/14																													
2012/13																													
2011/12 Current year																													
2010/11 Previous Year																													
Number of residual which are expected to be completed in 5 yrs																													
Total resid. Dws: under construction, permitted/allocated																													
Total number of dwellings built on site																													
Total number of dwellings on site																													
Achievable																													
Suitable																													
Available																													
Greenfield/Brownfield																													
Name and address of site	Parish/ Ward	Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Planning application ref/DPD policy ref																										
Snethisham Old Hall, Lynn Road 69/6	Snethisham	F	10/00201/FM																										
South Wootton - 27 Grimston Road 72/4	South Wootton	F	06/02373/FM																										
South Wootton -Priory Lane 72/4	South Wootton	R	04/01954/RMM																										
Villages S - Southery Fellwell Rd 71/1	Southery	F	04/00902/F																										
Villages S - Stoke Ferry S Fairfield 74/1	Stoke Ferry	F	2/99/0021/F																										
Villages S - East of Manor Road 74/2	Stoke Ferry	F	2/95/0741/F																										
Villages S - Furlong Road 74/3	Stoke Ferry	F	10/00080/FM																										
Villages N - Syderstone The Broadlands 77/1	Syderstone	F	10/01814/FM																										
Terrington St Clement - Eastgate Ln 78/2	Terrington St Clement	F	90/1881																										
Terrington St Clement - The Saltings 78/6	Terrington St Clement	F	2/02/0205/F																										
Terrington St Clement - north 69 Sutton Road 78/7	Terrington St Clement	F	2/94/1188/F																										
Villages N - Thornham Ship Ln 80/1	Thornham	F	2/00/1355/F																										
Villages S - Upwell Barnale Dpt 85/5	Upwell	R	09/02196/FM																										
Villages S - Upwell The Old Mill 85/4	Upwell	F	2/96/1551/F																										
Villages S - Upwell The Russels 85/1	Upwell	F	2/03/1599/F																										
Villages S - Walpole Former Wendal's Herbs Premises, Chalk Road, Walpole St Peter 87/2	Walpole	O	04/01501/F																										
Wallington - Fen Road/Row 89/6	Walpole	F	07/02319/F																										
Wallington - The Meadows Extn Martingales 89/3	Walpole	D	05/02486/RMM																										
Wallington - Thieves Bridge Rd 89/7	Walpole	R	05/00347/OU																										
Villages S - West Walton English Bros Salts Road 95/1	Walpole	O	05/00622/F																										
West Winch - Hall Lane - 96/1	Walpole	F	88/1722																										
Villages S - Wimbotsham Honey Hill 100/1	Walpole	F	89/0020/F																										
Villages - Wormegay Middle Farm, Castle Road	Walpole	O	20/00/046/F																										
	Walpole	F	20/00/107/F																										
	Walpole	F	09/00638/OM																										
	Walpole	F	2/97/0284/F																										
	Walpole	D	20/02/208/D																										
	Walpole	R	2/00/1455/O																										
	Walpole	R	06/001324/O																										
	Walpole	O	06/01007/OM																										
	Walpole	O	10/00704/EXOM																										
	Walpole	F	2/98/1121/F																										
	Walpole	F	86/3063 88/0670																										
	Walpole	F	2/00/0904/F																										
	Walpole	O	DM6042																										
	Walpole	O	06/01110/OM																										
Extant Planning Permissions Small Sites																													
	King's Lynn			G/B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	139
	Downham Market			G/B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	22
	Hunstanton			G/B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	31
	Others			G/B	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	831
Residual allocated sites (Currently allocated in Local Plan)																													



Planning application ref/DPD policy ref	Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/ Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings on site	Total number of dwellings built on site	Total resid. Dws: under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	2010/11 Previous Year	2011/12 Current year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply	Developer Estimate
NONE	A	King's Lynn	King's Lynn - Marsh Lane 45/1 Planning Brief 10B	G	✓	✓	✓	154	0	154	154	154			30	40	40	44											154	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH 45/42	G	x	x	x	924	0	924	0	0																	0	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH EAST 45/43	G	✓	✓	✓	0	0	0	0	0																	0	
NONE	A	King's Lynn	King's Lynn - BOAL QUAY Planning Brief 14.1 ha	B	✓	✓	✓	123	0	123	0	0										30	30	30	33				123	
NONE	A	King's Lynn	King's Lynn - HARDINGS PTTS Planning Brief 3 Hardings Plots 7.8 ha	B	✓	✓	✓	50	0	50	50	50			15	15	20												50	
NONE	A	King's Lynn	King's Lynn - South Fairstead Phase 4 Planning Brief 8A Rem. 10.3 ha	G	✓	✓	✓	304	0	304	120	120			40	40	40	40	40	40	40								240	
NONE	A	King's Lynn	King's Lynn - North - Edna Street. Planning Brief 10A. 4.6 ha		✓	✓	✓	127	0	127	0	0																	0	
NONE	A	Downham Market	Downham Mkt - Matlings Ln W 22/14 (Planning Brief 16C)	B	✓	✓	✓	12	0	12	12	12					6	6											12	
NONE	A	Downham Market	Downham Mkt - Prince Henry Pl 22/15 (Planning Brief 15)	G	✓	✓	✓	21	0	21	21	21					10	11											21	
NONE	A	Downham Market	Downham Mkt - Planning Brief 12 Railway Rd (remainder with no pl. permission - 1.15ha)	B	✓	✓	✓	30	0	30	30	30					15	15											30	
NONE	A	Downham Market	Downham Mkt - Downham North West Planning Brief 13 (remainder with no pl. permission - 2.72ha)	B	✓	✓	✓	82	0	82	0	0																	0	
NONE	A	Downham Market	Planning Brief 14B Rabbit La. E. (remainder with no pl. permission - 0.24ha)	B	✓	✓	✓	7	0	7	0	0																	0	
NONE	A	Downham Market	Planning Brief 16A Adj. Brickfields (remainder with no pl. permission - 0.09ha)	B	✓	✓	✓	3	0	3	0	0																	0	
NONE	A	Downham Market	Planning Brief 16B Downham SW (remainder with no pl. permission - 0.69ha)	B	✓	✓	✓	21	0	21	0	0																	0	
NONE	A	Downham Market	Planning Brief 16D Victory Rd (S) (remainder with no pl. permission - 0.04ha)	B	✓	✓	✓	1	0	1	0	0																	0	
NONE	A	Hunstanton	Planning Brief 18 - Southend Road - 1.1 ha pl of URA	G	✓	✓	✓	19	0	19	19	19			19														19	

## Sites where principle of development accepted (lapsed planning permissions and Core Strategy strategic directions of growth)

06/02/632/OM	L	Downham Market	Downham Mkt - Brickfields, Railway Road 22/28	B	✓	✓	✓	43	0	43	43	43				20	23												43	
05/02/641/OM	L	Downham Market	Downham Mkt - Old Cinema 22/22	B	✓	✓	✓	20	0	20	20	20					20												20	
07/02/132/F	L	Glentworth	Downham Mkt - Railway Road 22/16, part Brief 12	B	✓	✓	✓	105	0	100	80	80			25	30	25	25											105	
05/02/641/OM	L	Downham Market	land west Smallholdings Road	G	✓	✓	✓	14	0	14	0	0																	0	
2/02/1527/O	L	Downham Market	Downham Mkt - Railway Road E. Pl. Planning Brief 12 22/16	B	✓	✓	✓	206	72	134	75	75			25	25	25	25	34										134	
06/02/163/RMM	L	Downham Market	Downham Mkt - Short Drove Ph 3. 22/20	B	✓	✓	✓	23	0	23	10	10						10	13										23	
06/02/428/FM	L	King's Lynn	King's Lynn - 15 Austin Street 45/49	B	✓	✓	✓	13	0	13	15	15					7	8											15	
05/02/611/FM	L	King's Lynn	King's Lynn - Adrian Lodge 45/44	B	✓	✓	✓	10	0	10	10	10			5	5													10	
06/02/684/FM	L	King's Lynn	Whitfield Road 45/37	B	✓	✓	✓	20	0	20	20	20						20											20	
06/02/26/F	L	King's Lynn	West Lynn 45/51	B	✓	✓	✓	149	0	149	149	149			50	50	49												149	
07/01/985/FM	L	King's Lynn	Paradise Road 45/56	B	✓	✓	✓	12	0	12	12	12					12												12	
05/02/590/FM	L	Stoke Ferry	Villages S - Stoke Ferry Bridge Rd 74/2	B	✓	✓	✓	12	0	12	12	12																	12	
07/01/470/FM	L	King's Lynn	King's Lynn - Old Dance Studio North of 33 Railway Road 45/55	B	✓	✓	✓	17	0	17	0	0							10	7									17	

Planning application (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))		Perm. Type	Parish/ Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings on site	Total number of dwellings built on site	Total resid. Dws: under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	2010/11 Previous Year	2011/12 Current year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total Identified Supply	Developer Estimate
LDF Option		King's Lynn	King's Lynn NE Sector	G					750	0	750	0									50	50	50	50	100	100	100	100	100	750	
LDF Option		King's Lynn	King's Lynn North Sector	G					800	0	800	0									50	50	50	50	110	110	110	110	110	800	
LDF Option		King's Lynn	King's Lynn SE Sector	G					1,600	0	1,600	0									150	150	150	150	170	170	170	170	170	1,600	
LDF Option		Downham Market	New allocation	G					390	0	390	0									40	40	40	40	40	40	40	40	40	390	
LDF Option		Hunstanton	New allocation	G					220	0	220	0									22	22	22	22	22	22	22	22	22	220	
LDF Option		Wisbech	New allocation	G					550	0	550	0									55	55	55	55	55	55	55	55	55	550	
LDF Option		Key Rural Service Centres	New allocation	G																	65	65	65	65	65	65	65	65	65	660	
LDF Option		Rural Villages	New allocation	G					215	0	215	0									22	22	22	22	22	22	22	22	22	215	
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/urban capacity study e.g. broad locations for growth)																															
SHLAA		King's Lynn	King's Lynn Lynnsport	B	✓	✓	✓	✓	437	0	437	43								43	43	43	44	44	44	44	44	44	44	437	
SHLAA		King's Lynn	King's Lynn Hillington Square Redevelopment	B	✓	✓	✓	✓	0	0	0	0																		0	
SHLAA		King's Lynn	King's Lynn Town Centre Redevelopment	B	✓	✓	✓	✓	285	0	285	0											30	50	50	50	50	55	285		
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)																															

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



# Annual Monitoring Report - December 2011

Local Development Framework

**King's Lynn & West Norfolk**



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