

Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk



December 2009

Contents

1 Introduction

Background.....	3
Purpose of the AMR.....	3
Role of the AMR.....	4
Report Content/Types of Indicators.....	5
Monitoring – Limitations of the AMR	8

2 Housing

Housing Trajectory	9
Strategic Housing Land Availability Assessment.....	18
Affordable Housing 2009.....	19
Gypsy and Travellers Housing	20
CABE Housing Quality – Building for Life Assessments	20

3 Economy

Business Development	21
----------------------------	----

4 Environment

Introduction	22
Flood Risk and Water Quality.....	23
Marine Environment – Adapting to climate change	25
Conservation of the Built Environment	26
Water Resources and Quality	28
Air Quality.....	29
Biodiversity.....	31
Renewable Energy	38

5 Local Development Framework Progress

Monitoring the Local Development Scheme.....	41
--	----

6 Future Improvements to the Annual Monitoring Report

Future Improvements to the Annual Monitoring Report.....	45
--	----

7 Appendix

Appendix	45
----------------	----

1 Introduction

Background

1.1 The Planning and Compulsory Purchase Act 2004 requires all local authorities to produce new types of plans for shaping and guiding development, and sets out new procedures for preparing them. The Local Development Framework (LDF) will replace the existing King's Lynn and West Norfolk Local Plan 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. The Local Development Scheme (LDS) provides a guide to all the documents, together with a timetable for their production.

1.2 As part of the new plan making process, local authorities are required to produce an Annual Monitoring Report (AMR) (Section 35 of the Planning and Compulsory Purchase Act 2004). The report contains information on the implementation of the LDS, and the extent to which policies set out in the Local Development Documents are being achieved and targets are being met. The commitment to monitoring is an increasingly important aspect of the new planning system, with its focus on delivering sustainable development and sustainable communities.

1.3 The First Annual Monitoring Report was produced in December 2005. This is the fifth Annual Monitoring Report, monitoring the period 1 April 2008 to 31 March 2009.

Purpose of the AMR

1.4 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?

1.5 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.

Role of the AMR

1.6 The role of the 2009 Annual Monitoring Report is to assess:

1. The Core Output Indicators set by the Office of the Deputy Prime Minister in its update published in October 2005, which replaces Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide, published in March 2005.
2. The extent to which the milestones have been achieved in the 2008/9 Local Development Scheme for King's Lynn and West Norfolk (which was revised and then brought into effect on 24 April 2007).
3. Whether policies and related targets or milestones in the Local Plan have been met, or progress is being made towards meeting them, or where they are not being met or are not on track to being achieved.
4. What impact the policies are having in respect of national, regional and local policy targets and any other targets identified in the Local or Structure Plan or the Regional Spatial Strategy (RSS).

Report Content/Types of indicators

1.7 The Core Output Indicators to be monitored for the period 1 April 2008 – 31 March 2009 fall into the following categories:

- **BUSINESS DEVELOPMENT** – indicates quantity, type and location of employment land available including amount of employment land lost to residential development.
- **HOUSING** – produces a housing trajectory which shows various monitoring indicators for housing, including dwellings built for the monitoring year as well as previous build rates and forecasts for future years, including affordable housing. Shows number of Gypsy and Traveller sites delivered.
- **FLOOD PROTECTION AND WATER QUALITY** – identifies the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
- **BIODIVERSITY** – monitors changes in areas and populations of biodiversity importance.
- **RENEWABLE ENERGY** - monitors the quantity of renewable energy capacity installed by type.

Summary of Core Output Indicators				
Core Output Indicator	05/06 Result	06/07 Result	07/08 Result	08/09 Result
BD1 - Total amount of additional employment floorspace	14352 sq.m.	B2 = 3200sq.m. Total = 3200sq.m.	B1, B2, B3 = 12204 sq.m. SUI = 432 sq.m. Use Unknown = 1200sq.m. Total = 13836 sq.m.	B1 = 2681.6 sq.m. B2 = 20043 sp.m. B8 = 1316 sq.m. Total = 24041 sq.m.
BD2 - To show the amount & type of completed employment floorspace (gross) coming forward on previously developed land (PDL)	B2 = 8800 sq.m. Total = 8800sq.m.	B2 = 3200sq.m. Total = 3200sq.m.	B1, B2, B8 = 11600 sq.m. Use unknown = 1200 sq.m. Total = 12800 sq.m.	B1, B2, B3 Total = 20157 sq.m.

BD3 - To show the amount & type of employment land available	Total = 193161sq.m.	Total = 191561sq.m.	B1=520sq.m B8=740sq.m Use Unknown = 365584sq.m	Total = 1069400 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
H1 - To show the planned housing period & provision	N/A	N/A	Please see Housing section of the AMR	Please see Housing section of the AMR
H2(a) - To show recent levels of housing delivery	683	637	1100	575
H2(b) - To show levels of housing delivery for the reporting year	N/A	N/A	1100	575
H2(c) - To show likely future levels of housing delivery	N/A	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR
H2(d) - To show how likely levels of future housing are expected to come forward taking into account the previous years performance	N/A	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR
H3 - To show the number of gross new dwellings being built upon previously developed land (PDL)	32%	40%	65%	66%
H4 - To show the number of Gypsy &	Not Available	Not Available	1 additional. Please see	0

Traveller pitches			Housing Section of AMR	
H5 - To show affordable housing delivery	23	130	146	121
H6 - To show the level of quality in new housing development	Not Available	Not Available	Not Available	4 sites assessed and approved.
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	107	84	61	57
E2 - To show losses or additions to biodiversity habitat	Not Available	Not Available	Please see Biodiversity Section of the AMR	Please see Biodiversity Section of the AMR
E3 - To show the amount of renewable energy generation by installed capacity & type	Not Available	Not Available	Please see Environment Section of the AMR	Please see Environment Section of the AMR

Monitoring – Limitations of the AMR

1.8 Monitoring planning policy is a major task for the Borough Council of King's Lynn & West Norfolk 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.

1.9 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.

2 Housing

2.1 Housing Core Output Indicators. The following Indicators form part of this year's Report:

H1: Plan period and housing targets - will show the planned housing period and provision.

H2(a): Net additional dwellings – in previous years - will show the recent levels of housing delivery.

H2(b): Net additional dwellings – for the reporting year - will show levels of housing delivery for the reporting year.

H2(c): Net additional dwellings – in future years - will show likely future levels of housing delivery.

H2(d): Managed delivery targets - will show how likely levels of future housing are expected to come forward taking into account the previous years performance.

H3: New and converted dwellings – on previously developed land - will show the number of gross new dwellings being built upon previously developed land (PDL)

H4: Net additional pitches (Gypsy and Traveller) – will show the number of Gypsy and Traveller pitches delivered.

H5: Gross affordable housing completions – will show affordable housing delivery

H6: Housing quality – Building for Life Assessments – will show the level of quality in new housing development.

Housing Trajectory

2.2 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 beyond 2016-17 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.

2.3 The Trajectory assumes that existing outstanding permissions will be developed through the remainder of the plan period. It has also been assumed that in 2009/10, with current market conditions and the difficulties in the housing market, the only completions will be those houses identified as

being under construction in the Council's May 2009 housing land survey, together with any committed Housing Association developments and any developer estimated completions. Any additional dwellings are assumed to commence in 2010/11 (assuming a 2-3 year downturn in house building nationally). The Council will 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.

Number of dwellings built 1993 - 2009

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*
* 2005 - 2009 are net additional dwelling figures taking into account demolitions	

2.4 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 needs to be overcome by traffic mitigation measures. These are currently being 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 350 homes in the Boal Quay Waterfront Regeneration scheme) will follow from these measures together with investment in the Waterfront Regeneration project. The first homes at this location are assumed to complete in 2012/13.

2.5 The release of under-used Borough Council owned land at LynnSport is expected to produce the first of several hundred completed houses from 2011/12 following outline planning consent in 2010/11. The redevelopment of Hillington Square by Freebridge Community Housing, our partner RSL, with some 100 additional units will require detailed planning and relocation of existing tenants. This is presumed to enable the first completions on this site in 2013/14, after outline permission in 2012/13. The redevelopment of the current Queen Elizabeth Hospital site for some 500 houses would be dependent on the Hospital's plans for relocation being realised. This is

assumed to make way for the first housing development on the site in 2015/16. The redevelopment of the College of West Anglia site and their other land ownership in the town for housing is currently on hold due to funding issues with the Learning and Skills Council. Full permission for the College's new site and outline consent for the residential redevelopment of their existing site with some 275 houses was granted in October 2008.

2.6 King's Lynn's increased build rate will push the overall Borough total to over 1,000 p.a. (this rate was exceeded in 2007/8 for the first time since the late 1980s with 1,100 completions) for the period 2011/12 through to 2012/13, exceeding the Draft Regional Plan annualised rate and beginning to make up for the shortfall that has emerged in the early years of the Regional Spatial Strategy period (2001/2 – 2008/9).

2.7 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 are underway for parts of the urban area; NORA, Boal Quay Waterfront Regeneration Scheme, the town centre extension and the Lynn Sport 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 is being reviewed, working with a developer panel. This will provide a better overview of housing land supply in 2010.

2.8 Affordable housing is assumed to be delivered from sites of 15 or more in King's Lynn and Downham Market and 10 or more in other locations at the current rate of 30%. In view of the amount of public, brownfield land involved in King's Lynn's housing trajectory the contributions to be gained from s.106 and/or tariff approaches will be limited, compared to growth areas where greenfield development dominates. However, overall we expect to provide 75 affordable houses from non-s.106 (rural exceptions and private RSL development) funded sources between 2008 and 2011, with an estimated 292 from s.106 sources over the same period. Research has been undertaken on the implications of current thresholds and percentages for site viability. Outputs from the study will be considered as part of the Core Strategy preparation.

2.9 Overall the Trajectory shows that there is sufficient capacity to meet the draft Regional Plan requirement to 2025 by about 2021, with additional capacity in reserve to deal with any contingencies. Other potential areas for future development (the North, North East and South East sectors) have been identified in the King's Lynn area which could accommodate growth beyond 2025, 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 flooding. Minor permitted sites are assumed to contribute some 1,173 dwellings boroughwide through to 2012/13, although no allowance for windfall development has been made.

15 Year Trajectory

This chart displays the projected housing supply and demand over a 15-year period from 2002 to 2025. The Y-axis represents the number of dwellings, ranging from -3,500 to 1,500. The X-axis represents the year. The chart includes four data series: Dwellings Completed (light blue bars), Identified for completion (dark red bars), Target (yellow line with triangles), and Managed Delivery Target - Residual Target taking into account actual completions and expected supply (purple line with squares). The Managed Delivery Target shows a significant decline starting around 2019, reaching approximately -3,200 by 2025.

Year	Dwellings Completed	Identified for completion	Target	Managed Delivery Target - Residual Target
20/1/02	532		532	532
20/2/02	642		532	532
20/3/02	815		532	532
20/4/02	820		532	532
20/5/02	683		532	532
20/6/02	637		532	532
20/7/02	1,100		532	532
20/8/02	575		532	532
20/9/02		274	532	532
20/10/02		671	532	532
20/11/02		1,039	532	532
20/12/02		1,144	532	532
20/13/02		892	532	532
20/14/02		882	532	532
20/15/02		1,103	532	532
20/16/02		939	532	532
20/17/02		943	532	532
20/18/02		890	532	532
20/19/02		891	532	532
20/20/02		702	532	532
20/21/02		662	532	532
20/22/02		662	532	532
20/23/02		662	532	532
20/24/02		662	532	532
20/25/02		662	532	532

Figure 2 – Trajectory to 2021

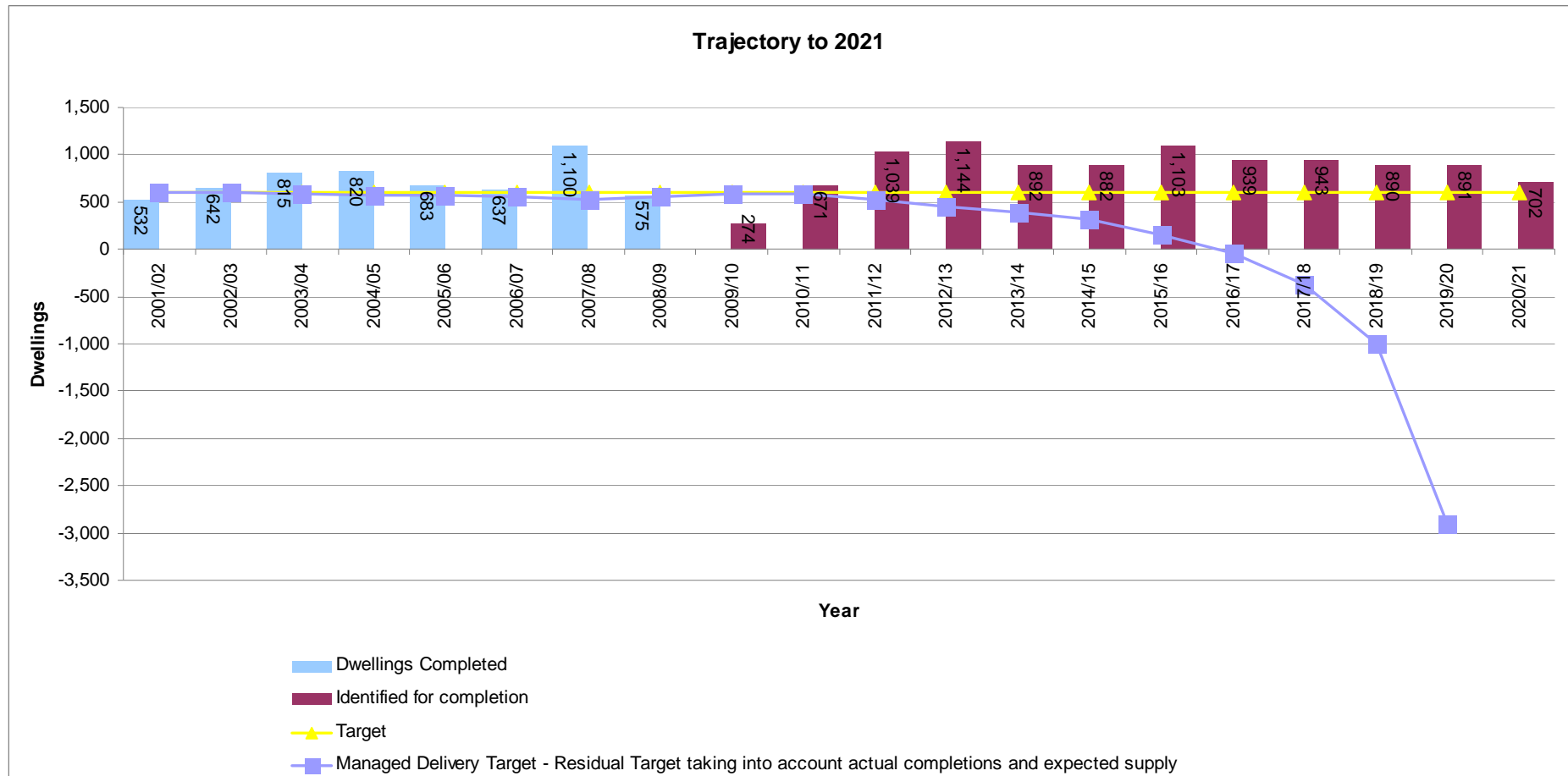


Figure 3 – 15 Year Monitor Line

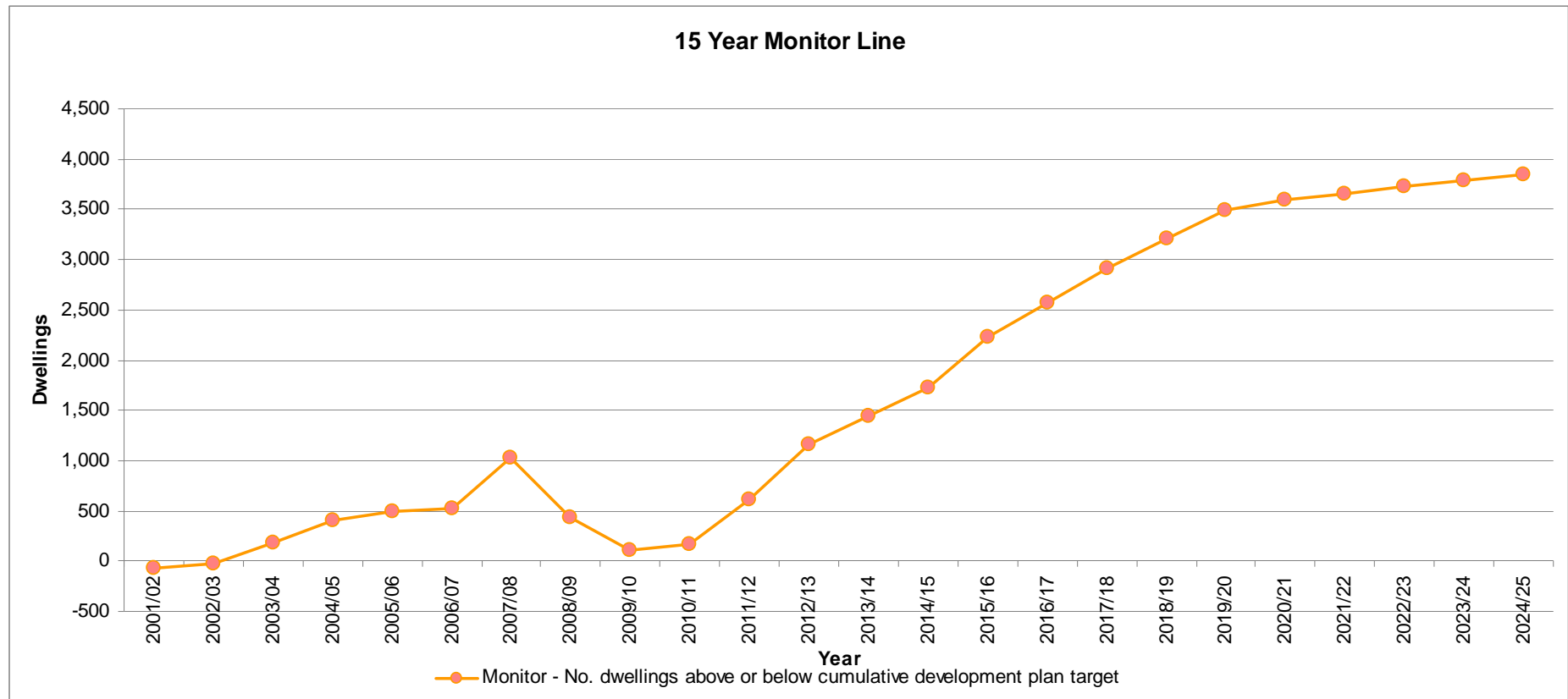
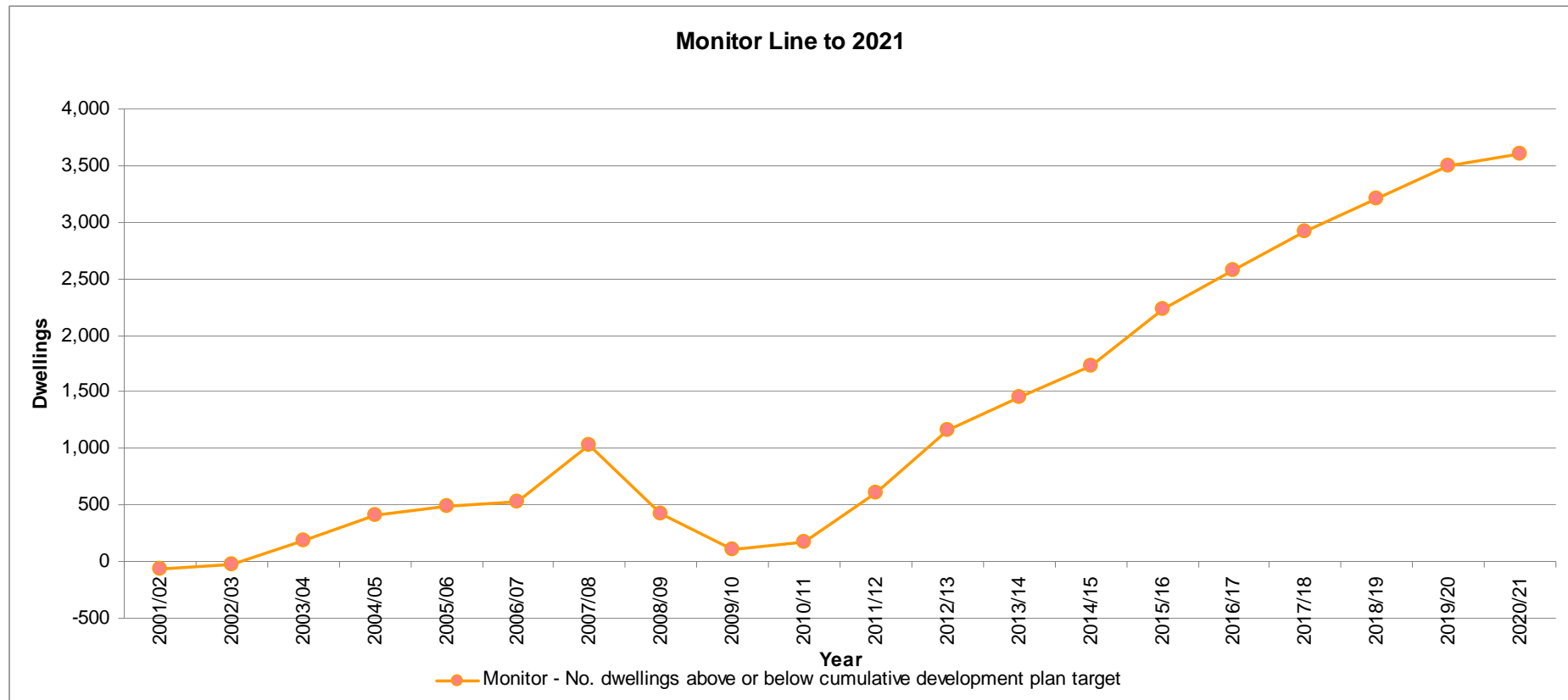


Figure 4 – Monitor Line to 2021



2.10 Housing Land Supply

- The East of England Plan was adopted in May 2008 and sets 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
- 5,800 dwellings have been completed since the beginning of the Plan in 2001.
- Taking these into account leaves a residual target of 520 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 4,628 dwellings that are expected to be delivered over the 5 years
- The authority has an identified supply that meets 179% of the target

NI 159 Target Calculation (figure 5)

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	31/03/2025	
Number of Years	20	4	24
Number of Years remaining in DP	12	4	16
Dwelling Target	12,000	2,400	14,400
Completions since plan start date	5,804	0	5,804
Residual target at end of reporting year	516		
5 year supply	4,628	n.b. total of 5 year supply in schedule spreadsheet 1 Apr 2010 to 31 Mar 2015 (this does not include current year)	
5 year target	2,582	n.b. this is calculated by taking the residual target at the end of the reporting year and multiplying it by 5	
NI 159 % achievable supply	179%		

See appendix for graphs/Tables

- Housing Trajectory Schedule (figure 6)
- Graph Tables (figure 7)

Percentage of new and converted dwellings on previously developed land

2.11 The percentage of new and converted dwellings built on previously developed land in 2008/2009 was 66.66% (254 of 381 dwellings given Building Control Completion Certificates); this is a 2.3% increase on the previous year. We have exceeded the Government's target of 60%.

Strategic Housing Land Availability Assessment

2.12 In 2007 the Council commissioned a Strategic Housing Land Availability Assessment (SHLAA) across the three towns and main villages within the Borough (see Annual Monitoring Report 2006 for list of settlements surveyed). The findings of this study were published in May 2008 and indicate land potentially available for redevelopment for housing). The study looks forward from 2001 (the base year) until 2021 and shows a potential capacity for 13,432 new dwellings on previously developed sites (including some previously committed greenfield sites).

2.13 In December 2006 the government published Planning Policy Statement PPS 25 - Development and Flood Risk. This statement had an impact in some way on the Strategic Housing Land Availability Assessment. PPS 25 also introduced revised criteria for flood risk assessment which in turn influences consideration of the suitability of land for housing development. This study was completed in December 2008. The findings of the study have not, as yet, been applied against the earlier findings of the SHLAA. This should happen in the early part of 2010.

King's Lynn



Affordable housing

Completions 08/09

Type	Location	Rent	S/O	Mix	Completion	Total
Private	High St, Downham Market	15	0	4 x 1 bed houses 4 x 1 bed flats 4 x 2 bed flats 2 x 2 bed houses 1 x 1 bed bungalow	Q1	15
S.106	King's Reach, King's Lynn	2	3	2 & 3 bed houses	Q2	5
S.106	Mulberry Lea Upwell	2	2	2 x 2 bed houses	Q4	4
S.106	Millfields, King's Lynn	6	0	4 x 2 bed flats 2 x 1 bed flats	Q4	6
S.106	Lynn Rd, Downham Market	54	15	7 x 1 bed flats 9 x 2 bed flats 18 x 1 bed houses 28 x 2 bed houses 2 x 3 bed houses 5 x 4 bed houses	Q4	69
S106	King's Reach, King's Lynn	22	0	2, 3 & 4 bed houses	Q4	22

Total 121

2.14 The Affordable Housing target is 30% of qualifying sites. The Strategic Housing Market Assessment (SHMA) was finalised in July 2007. Details of this can be found at ~ <http://www.west-norfolk.gov.uk/pdf/REAP%20SHMA%20Final.pdf>. This was prepared for the Rural East Anglia Partnership (the Housing Sub Region comprising Breckland, North Norfolk and King's Lynn & West Norfolk).

2.15 During 2008/2009 121 units were built.

Gypsy and Travellers Housing

2.16 There have been no further planning applications for additional locations of Gypsy and Traveller sites in this district for the last monitoring period.

2.17 The East of England Plan was updated by a 'single issue review' for gypsy and traveller issues during 2009. The Secretary of State agreed a new set of policies relating to the subject in July. For the Borough Council this means we now have:

- A clear requirement for a total of 146 pitches to 2011
- An annual increment figure beyond that
- Guidance on needing to work with county groupings for transit sites and travelling show people

2.18 The Core Strategy in its pre-submission form will translate this regional level guidance to the Borough level. Detailed monitoring work is underway to assess the current status of gypsy sites across the Borough and compare the pitches available to the total requirement. This work will be available as a background study for the Core Strategy. The Core Strategy itself will outline how the Council will meet the requirement.

CABE Housing Quality – Building for Life Assessments

2.19 Indicator H6 refers to level of quality in new housing development. Housing sites will be included where at least 10 new dwellings have been completed in a particular monitoring year.

2.20 Each housing site is awarded a score out of 20, based on the proportion of CABE Building for Life questions that are answered positively. The scores are categorised as very good (16 or more positive answers out of 20), good (14 or more positive answers out of 20), average (10 or more positive answers out of 20) or poor (less than 10 questions answered positively) – see also <http://www.buildingforlife.org/>.

2.21 The Council's planning staff began assessing planning applications for major housing sites (10+ houses) in October 2008. Between October 2008 and March 2009 there were 4 housing planning applications assessed and approved. Building work has not commenced on any of these sites.

3 Economy

Business Development

3.1 Business Development & Town Centres core output indicators

The following Indicators form part of this year's Report:

BD1: Total amount of additional employment floorspace – by type – To show the amount and type of completed floorspace (gross and net).

BD2: Total amount of employment floorspace on previously developed land – by type – To show the amount and type of completed floorspace (gross) coming forward on previously developed land (PDL).

BD3: Employment land available – by type – To show the amount and type of employment land available.

BD4: Total amount of floorspace for 'town centre uses'

3.2 BD1-BD3 are shown in the Appendix

- Employment (figure 8)
- Allocated employment land (figure 9)

3.3 Employment land has been monitored for the first time by the Borough Council. Previously figures provided by Norfolk County Council were used in this Report.

3.4 BD4 - Local monitoring has largely been constrained to retail, office or leisure premises which individually exceed 1,000m². There are no recorded completions within this criteria during the monitoring period but this is something we will begin to monitor over the next few months.



4 Environment

Introduction

4.1 Environmental Quality Core Output indicators

The following Indicators form part of this year's Report:

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds – 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.

E2: Change in areas of biodiversity importance – To show losses or additions to biodiversity habitat

E3: Renewable energy generation – To show the amount of renewable energy generation by installed capacity and type.

4.2 The Borough of King's Lynn and West Norfolk covers approximately 550 square miles (142,877 hectares) and stretches from the North Sea coast and The Wash in the north, to the boundary of Wisbech in the west and Breckland Forest in the south. It is home to around 143,500 people, of whom some 35,519 live in King's Lynn, the largest town. King's Lynn acts as both market town and regional centre, with the market town of Downham Market and the coastal town of Hunstanton acting as the other smaller centres. Much of the area is rural and relatively isolated. The district has a strong farming tradition and many of its larger employers are food-processing firms - they include Pinguin, Premier Foods and Tulip.

4.3 Development within the Borough is controlled by the King's Lynn and West Norfolk Local Plan. This plan was adopted in November 1998 with an expiry date of December 2006. Under the transitional arrangements of the Local Development Framework process, a selection of policies from the current Local Plan are to be 'saved' until appropriate sections of the Local Development Framework replace the Local Plan policies.

4.4 The Regulation 30 document of the Core Strategy will be submitted to the Secretary of State at the beginning of 2010 with adoption towards the end of that year.

4.5 The following section of this report provides a 'State of the Environment' audit of the Borough presenting the key issues and challenges facing the Borough for the future. Over the last 3 years we have conducted surveys and in 2005 73% of people were satisfied with their local area as a place to live. In 2006 this result was 76% and in 2007 it was 75%. This year a Place Survey (which has replaced the old BVPI Satisfaction Survey) was carried out by IpsosMORI and the result is 83%

Flood risk and water quality

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

4.7 In determining planning applications which have a flood risk issue, the Borough Council will need 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.



4.8 The Borough Council has reviewed the Strategic Flood Risk Assessment (SFRA) in view of the new requirements of Planning Policy Statement 25 on Flood Risk introduced in December 2006.

4.9 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.

4.10 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.

During the monitoring year of 1 April 2008 to 31 March 2009:

- The Borough of King's Lynn and West Norfolk received and validated 2555 planning applications:
- The Environment Agency objected to 57 planning applications.
- For 22 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 17 were withdrawn by the applicants.
- 15 were refused by the Council.
- 2 were allowed by appeal.
- 1 is in the appeal process.

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

Marine Environment – Adapting to Climate change



4.12 Coastal Erosion and Flooding is also an important issue faced by this Borough into the future. Early work is progressing on developing the second generation of Shoreline Management Plans which cover the Borough under sub-cell 2d (Gibraltar Point – Hunstanton) and 3a (Hunstanton – Kelling Hard).

4.13 These will provide a large-scale assessment of the risks associated with coastal processes in the Borough and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner. Consultation on draft Shoreline Management Plans commenced in summer 2009.

4.14 The 44.5 km of coast in West Norfolk is one of its major environmental assets. Running from Old Hunstanton round to the Borough boundary at Holkham, consists of a wide, open, level coastal landscape with a mixture of intertidal sand and mudflats, sand dunes, shingle banks, open water and narrow tidal inlets and brackish lagoons, saltmarsh, reedbeds, grazing marshes and arable land – the majority of the latter being claimed from saltmarsh.

4.15 It is unspoiled and undeveloped, the more remote parts having the quality of an isolated, true wilderness and it is of exceptional landscape quality, warranting the designation as an Area of Outstanding Natural Beauty (AONB).

4.16 The Norfolk Coast Area of Outstanding Natural Beauty defines 203.6 sq.km of the Borough's coastline. It is also an element of the North Norfolk Heritage Coast. The designation gives the area national significance and enables management of the area under the Norfolk Coast Partnership.

Conservation of the built environment

4.17 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	42
Listed Buildings	1800	1900
Ancient Monuments	88	110
Historic Parks and Gardens	5	5
Ancient Woodlands	23	23

4.18 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

4.19 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.

4.20 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.

4.21 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 2007 the number on the list remains at 39.

Monitoring/Action

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

Conservation Areas Character Appraisals

4.23 There are 42 designated conservation areas in the Borough. In accordance with Government advice contained in PPG15 'Planning and the Historic Environment', the Borough Council has produced character statements for 40 of the 42 conservation areas. Two remain outstanding, but one of lies mostly within Breckland District.

4.24 Two new designations are also being considered at Fincham and Dersingham. One is to be ratified by the end of 2009 and the second is in the consultation stage.

Monitoring/Action

4.25 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.

Water Resources and quality

4.26 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.

4.27 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.

4.28 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.

4.29 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 has commissioned a Water Cycle Study. Stage 1 commenced in Nov 08 and was completed in June 2009, stage 2 is due for completion in Feb 2010.

4.30 The Water Cycle Study will

- Provide the evidence base to support the development of the core strategy
- 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)

4.31 The Water Cycle Study will examine these key issues

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

4.32 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. The Blue Flag acts as a guarantee to tourists that a beach they are visiting is one of the best in the world.

Air quality

4.33 Throughout the plan period, air quality in West Norfolk has generally been very good. However summertime ozone levels have, on several occasions, exceeded World Health Organisation guideline levels. Also, as in many areas of the UK, concentrations of nitrogen dioxide (NO₂) from road traffic have led to the need to declare Air Quality Management Areas (AQMAs) at some urban locations. This has necessitated the retention of one Air Quality Management Area in central King's Lynn and the need to declare a second at Gaywood.

4.34 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 (AQMAs).

4.35 An AQMA at Railway Road, where there are excessive levels of NO₂, was extended to include all of Railway Road, London Road, Blackfriars Road, St James Road and part of Austin Street. We have a second AQMA, in respect of excessive NO₂ levels in the Gaywood Clock area. Ongoing monitoring has shown there are still exceedances of the NO₂ annual mean objective within both AQMA. Action Plans designed to reduce levels of nitrogen dioxide to meet the Government's Air Quality Objectives within the two AQMAs need to be produced and put into place.

4.36 We have completed the latest Air Quality Updating and Screening Assessment and it concluded that both AQMA are both still valid and the boundaries do not require amendment at present. We will be carrying a Further Review of air Quality in the Gaywood Clock AQMA in the Autumn to establish current levels, source appointment and if the boundaries is still valid

4.37 Analysis of carbon dioxide (CO₂) 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 CO₂ emissions of the county.

4.38 Industrial and commercial emissions, as well as domestic emissions account for 18% of Norfolk CO₂ 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. Land use, land use change and forestry emissions (often abbreviated as LULUCF) account for 132% of these emissions in Norfolk.

4.39 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 NO₂ needed to achieve the annual mean objective.

4.40 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).

4.41 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 establish any breaches of the annual or 24 hour mean for PM₁₀.

4.42 The issue of air quality will need to be addressed through LDF, KLATS, and Local Transport Plan Policies.

Biodiversity

What is Biodiversity?

4.43 'Biodiversity' is the term applied to the variety of life on Earth. It can refer to a particular species, or group of species. An individual plant or tree or to a whole habitat. Biodiversity can cover the genetic make up of a single cell of DNA to the organisms which make up the whole of the planet.

4.44 Biodiversity influences all aspects of the quality of our lives, including the economy. From it we obtain fuel, medicine, cosmetics and construction materials. Shorelines, floodplains and wetlands help alleviate the effects of storms and floods and act as natural filters for pollutants, improving water quality. Biodiversity also provides and enhances the places where we live, providing exercise, recreation and relaxation. Therefore it is vital that biodiversity is protected and enhanced from an international through to local level.

4.45 The Borough is renowned for its important and valuable biodiversity resource. A variety of habitats have been identified as nationally important ecological areas, including salt marsh and coastal margins, estuaries, woodland, rivers, commons, Breckland and heathland. There are numerous internationally designated sites, including several Ramsar sites, designated as wetlands of international importance, including part of the North Norfolk Coast, The Wash and Roydon Common. The Wash is also a Special Protection Area (SPA), and both The Wash and Roydon Common and Dersingham Bog are Special Areas of Conservation (SAC). There are also six National Nature Reserves (NNRs): The Wash, Holkham, Scolt Head Island, Holme Dunes, Dersingham Bog and Roydon Common and 29 Sites of Special Scientific Interest (SSSIs) in the Borough. Over 200 County Wildlife Sites have been identified. These contain a richness, diversity and rarity of flora and fauna, making a valuable contribution to the local wildlife heritage of the Borough.

4.46 Locally and nationally biodiversity is disappearing at an alarming rate. In the UK we have lost over 100 species this century including 5% of our butterflies, 7% of our dragonflies and more than 2% of our fish and mammals. To try and respond to this problem, the Norfolk Biodiversity Action Plan currently contains actions for 50 Species and 19 Habitats. These are national priority species and habitats which are found in Norfolk and require our urgent attention and prioritised conservation efforts working in conjunction with the Norfolk Biodiversity Partnership.

4.47 Unfortunately, there are continuing pressures on Biodiversity in the County, with some of the main reasons for declining species numbers, population size and habitat being:

- Development and road building;
- Insufficient water for wetlands;
- Decline in water quality;
- Changes in and lack of appropriate management;
- Agricultural intensification.
- Visitor pressures.

4.48 This pressure has left the remaining habitats and species increasingly fragmented and isolated in the wider landscape. This is something the Local Development Framework will address to prevent this escalating out of control by a more stringent policy on conserving biodiversity.



What is the Government doing to protect biodiversity?

4.49 There is national legislation and guidance which aims to protect wildlife and habitats. These are:

- Planning Policy Statement 9, Biodiversity and Geological Conservation published in August 2005. [PPS 9](#)
- Countryside and Rights of Way Act 2000
- Conservation (Natural Habitats, &c.) Regulations 1994
- European Community (EC) Habitats and Species Directive
- Bern Convention
- Biodiversity Action Plan (BAP) European Priority Species and Habitats Lists.
- EC Birds Directive
- Global IUCN Red List
- Wildlife and Countryside Act 1981

- Hedgerow Regulations 1997
- Planning for Biodiversity and Geological Conservation, A Guide for Good Practice, published in March 2006. [Good Practice Guide](#)
- Natural Environment and Rural Communities Act, which received royal assent in March 2006. This places a duty on all public bodies to have regard for biodiversity. [Natural Environment and Rural Communities Act](#)

The Borough Council's Role in Protecting Biodiversity

4.50 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.

4.51 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.

4.52 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.

4.53 The Regulation 25 document for the Core Strategy has been revised in light of consultation in February to April 2009 with a view to submission in March 2010. This document also has an accompanying Appropriate Assessment and Sustainability Appraisal and contains policies relating to biodiversity and geodiversity.

4.54 The Council has undertaken a Green Infrastructure Strategy which highlights areas in the Borough which will benefit from habitat enhancement and creation. The recommendations of the report will be implemented in line with the LDF and the growth of the Borough.

Changes in priority habitats and species (by type)

4.55 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.

4.56 These plans can be viewed on the Norfolk Biodiversity Partnership website: www.norfolkbiodiversity.org

4.57 There are a number of statutory (national and international) and non-statutory designations that cover sites of nature conservation and wildlife value in Norfolk. The table below illustrates the various designations for sites and habitats.

Sites Designated for Nature Conservation & Wildlife Value in Norfolk

Site name/designation	Type and Level	Number and Area	Responsible Body
Special Area of Conservation (SAC)	Statutory International	12 areas 126,694ha	Natural England (Formerly English Nature)
Special Protection Area (SPA)	Statutory International	5 areas 54,689ha	Natural England (Formerly English Nature)
Ramsar	Statutory International	4 sites 1,967ha	Natural England (Formerly English Nature)
Norfolk Coast Area of Outstanding Natural Beauty	Statutory National	453 Square kilometres	Norfolk Coast Partnership and relevant Local Authorities
Site of Special Scientific Interest (SSSI)	Statutory National	159 sites 88,000ha	Natural England (Formerly English Nature)
SSSI Consultation Area	Statutory National	N/A	Natural England (Formerly English Nature)
National Nature Reserve (NNR)	Statutory National	18 sites 9046ha	Natural England (Formerly English Nature)
Local Nature Reserve (LNR)	Statutory Local	22 sites 833ha	County or District Authority
County Wildlife Site (CWS)	Non-statutory County	1239 sites 13,137ha	Norfolk Wildlife Trust
Hedgerows	Statutory National		Local Planning Authorities
Ancient Woodland	Non-statutory		Natural England and Forestry Commission
(Biodiversity Supplementary Planning Guidance for Norfolk)			

International

Changes in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

4.58 The history of the Borough's internationally designated sites including our SPA's, SAC's and Ramsar sites is as follows.

Site Name	Status
Breckland	SAC, SPA
Norfolk Valley	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

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

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

RAMSAR		
Latest Condition Description	Area (ha)	Area (%)
FAVOURABLE	8824.35	88.58%
UNFAVOURABLE RECOVERING	852.82	8.56%
UNFAVOURABLE DECLINING	284.75	2.86%
Percent:		100%

SAC		
Latest Condition Description	Area (ha)	Area (%)
FAVOURABLE	8435.93	88.17%
UNFAVOURABLE RECOVERING	784.08	8.20%
UNFAVOURABLE DECLINING	347.25	3.63%
Percent:		100%

SPA		
Latest Condition Description	Area (ha)	Area (%)
FAVOURABLE	10713.41	92.70%
UNFAVOURABLE RECOVERING	567.06	4.91%
UNFAVOURABLE DECLINING	276.02	2.39%
Percent:		100%

4.59 Work has started on the Lynn and Inner Dowsing Wind Farm and consultation is taking place regarding the Race Bank Offshore Wind Farm, however this is outside of our legislative control and will be determined by the DECC (Department of Energy and Climate Change).

4.60 There has been no other completed development or planning agreements affecting these international sites.

National

4.61 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.

4.62 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	109
Total Area (ha)	102,689.55	12,433.32
	Area (ha)	Percentage
Favourable	10986.35	88.37%
Unfavourable Recovering	986.85	7.94%
Unfavourable No Change	35.02	0.28%
Unfavourable Declining	423.65	3.41%
Percent		100%

4.63 There has been no other completed development or planning agreements affecting these national sites.

Regional/sub-regional

4.64 The total number of County Wildlife Sites sites stands at: 201; the total area is: 2982.9 ha.

4.65 One site has been added gaining an extra 0.8 ha.

Renewable energy

Renewable Energy Capacity Installed by type

What is Renewable Energy?

4.66 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.

4.67 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 from Renewables East).

Landfill Gas Statistics for West Norfolk

Landfill gas>50kw		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
	Feltwell (2)	1050	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 (KWE)	Capacity (Mwe)
08/00351/F	Private Ownership	Erection of small wind turbine for domestic use	Permitted	28.04.08	551772 305382	No data	No Data
08/00761/F	Ecotricity And QE Hospital NHS Trust	Erection of 800kw wind turbine with a maximum blade tip height of up to 80 metres	Refused - Dismissed on Appeal	29.01.09	565228 565228	800KW	
08/01802/F	Private Ownership	Erection of a small wind turbine	Permitted	17.09.08	570313 301976	No data	No Data
08/02365/S36	Marshland Wind Farm Ltd	Construction of 57MW wind turbine development	Council Objected - Subsequently Withdrawn	21.01.09	565228 565228		57 MW
08/02450/F	Tesco Plc (Hunstanton)	Proposed 10.6m high micro wind turbine	Permitted until 31.12.2023	23.12.08	567197 340358	6KW	
07/02651/F	Tesco Plc (Hardwick, King's Lynn)	Proposed 45m high wind turbine	Refused - Allowed on Appeal until 18.09.2033	18.09.08	563013 318378	225KW	



Solar Panel Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
08/02102/F	Private Ownership	Installation of solar panels	Permitted	21.08.08	560237 320673	No data This is for domestic use and therefore there is little information	No data
08/02597/F	Private Ownership	Installation of 2 solar panels	Permitted	02.01.09	584255 344271	No data This is for domestic use and therefore there is little information	No data
08/02727/LB	Private Ownership	Addition of solar water heating collectors	Permitted	28.01.09	560861 303193	No data This is for domestic use and therefore there is little information	No data

4.68 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 will be new policies which will include targets, included in the Core Strategy; however no recording is carried out as yet.

5 Local Development Framework Progress

Monitoring the Local Development Scheme

5.1 The Local Development Scheme (2007) identified a series of milestones between the dates of 1st April 2008 and 31st March 2009. These included the following, and alongside these milestones it states our progress towards achieving these:

Core Strategy & Generic DC Policies DPD		
Milestones	Progress Apr 08- Mar 09	Achieved milestone?
April – May 2008 Consideration of representations and discussion with community and stakeholders	The decision was taken to combine work and consultation on the LDF and the Sustainable Community Strategy. We began joint working on the documents in Autumn 2007, and carried out a public consultation event in Feb/Mar 2008.	Yes
June – August 2008 Preparation of submission DPD and further amendments to sustainability appraisal report.	Not completed. Revised timetable being produced.	No
September 2008 Submission of DPD & Sustainability report to Secretary of State	Not completed. Revised timetable being produced.	No
October – November 2008 Representations on submitted DPD	Not completed. Revised timetable being produced.	No

January 2009 Pre-examination consideration of representations.	Not completed. Revised timetable being produced.	No
February 2009 Pre-examination meeting	Not completed. Revised timetable being produced.	No

Site Allocations & Policies DPD		
Milestones	Progress Apr 08- Mar 09	Achieved milestone?
October 2007 – February 2008 Prepare Issues and Alternative Options, initial sustainability appraisal, consultation. September – October 2008 Public consultation on preferred options and formal sustainability report. November – December 2008 Consideration of representations and discussion with community and	In view of the progress on the Core Strategy it would have been inappropriate to progress with the Site Allocations & Policies DPD to this timescale.	No

stakeholders		
January – September 2009		
Preparation of submission DPD and further amendments to sustainability appraisal report.		

5.2 As previously reported there are a number of issues which have affected the progress of the LDF.

- After taking stock and commencing work on a revised Core Strategy document the LDF team then suffered a significant loss of staff resources which had a direct impact on the progress of delivery.
- The decision was taken to begin closer working with the Sustainable Community Strategy (SCS) team to ensure the two documents dovetailed together both in policy terms but also taking into account the delivery and implementation aspects of both strategy documents. This work began early Autumn 2007 and a joint consultation programme was held in Feb/ Mar 2008.
- More recently King's Lynn has been awarded Growth Point status. As a Growth Point area it is clear that elements of the Growth Point programme must be incorporated into the Core Strategy, and the LDF will provide the context for this as well as facilitating the delivery and implementation of the Growth Point agenda. The Growth Point status incorporates a number of conditions which include the production of a Water Cycle Study and a Green Infrastructure Management Strategy. Furthermore the scale of growth anticipated will also make it necessary to conduct a study looking into the capacity of our existing infrastructure. It is clear that these studies should be complete and inform the Core Strategy DPD, to provide necessary broad growth locations as well as the Growth Point delivery programme.
- The Government introduced new regulations in September 2008 'The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008'. These change the LDF process, particularly in terms of the consultation requirements and timing.

For the reasons detailed above, and following discussion with Go East, we have sought to revise the LDS timetable. The information will, when agreed, replace the LDS (this was agreed in May 2009 outside the monitoring year covered by this report)

The revised work programme will be published following confirmation from Go-East. However initial discussion suggests;	
Core Strategy DPD	<i>Reg 25 Consultation - March 2009</i>
	<i>Submission - March 2010</i>
	<i>Adoption – November 2010</i>
Site Specific Allocations + Policies DPD	<i>Preparation & Consultation - to November 2010</i>
	<i>Submission - November 2010</i>
	<i>Adoption - July 2011</i>

Evidence Base Update

Recent Studies:

Strategic Market Housing Assessment		Completed July 2009 (under revision)
Strategic Housing Land Availability Assessment		Completed May 08 (under revision)
Strategic Flood Risk Assessment		Completed Dec 08 (under revision)
Town Centre Extension Development Framework		Completed Nov 08
Wash Shoreline Management Plan		On-going
Water Cycle Study	Phase 1	June 09
	Phase 2	Feb 10
Green Infrastructure Strategy	Phase 1	Sept 09
	Phase 2	Nov 09

6 Future improvements to the Annual Monitoring Report

- Begin to monitor retail, office and leisure premises which individually exceed 1,000 m². This is core output indicator BD4.
- Relate monitoring activity to policies as emerging in Core Strategy, utilising monitoring framework in document.
- Establish clear link to community Strategy indicator.

7 Appendix

- Housing Trajectory Schedule (figure 6)
- Graph Tables (figure 7)
- Employment Land (figure 8)
- Allocated employment land (figure 9)

Housing Trajectory Schedule (figure 6)

Annex Site by site details															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	Total Identified Supply	Developer Estimate	Comments			
Planning application ref/DPD policy ref	Type of permission (Allocation (A), Outline (O), Reserved Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	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								
Formally Identified																																			
Extant Planning Permissions on Allocated Sites																																			
06/00428/OM	A	King's Lynn	King's Lynn - Wootton Road 45/4 (southern site)	B	√	√	√	0	150	150	150		20	30	50	50													150	√	Site cleared. RM refused/appeal dismissed.				
2/99/1367/O 2/01/1515/D 04/02708/RM	A	King's Lynn	King's Lynn - South Fairstead 45/14a	G				168	0	168	0																		0		Completed 08				
06/02139/RMM	A	King's Lynn	King's Lynn - South Fairstead Ph 2 45/14b	G	√	√	√	124	64	188	39	25	39																64		U/C Kickstart funding.				
07/01620/RMM 07/01704/RMM	A	King's Lynn	King's Lynn - King's Reach South Fairstead 45/14c	G	√	√	√	0	150	150	150		10	30	30	30	50												150		U/C Kickstart funding.				
2/02/1225/F 2/03/2348/F 2/04/0383/F 05/01937/O 06/02278/F	A	King's Lynn	King's Lynn - North End (URA) 45/24	B				30	0	30	0																		0		Completed 05				
	A	King's Lynn	King's Lynn - Edma Street 45/25	G			√	1	137	138	0																		0		Individual applicants - no permission for majority of site.				
2/01/0670/O 2/01/1671/O 05/00691/OM	A	King's Lynn	King's Lynn - NORA 45/33 Overall site (Housing Figures exclude Phase I)	B	√	√	√	0	791	791	395	0	79	79	79	79	79	79	79	79	79	79	80						791		To allow the remainder of the NORA housing to be released (up to a total of 791 units) a development cap of 450 units imposed by the HA needs to be overcome by traffic mitigation measures. These are currently being dealt with via the CIF2 works. These mit				
05/01101/RM 2/96/0764/F 2/95/0570/O 2/99/0490/F 04/00762/F	A	King's Lynn	King's Lynn - NORA 45/33 Phase I	B				109	0	109	0																		0		Completed 08				
	A	South Wootton	South Wootton - Nursery Lane East 72/1	G				79	0	79	0																		0		Completed 06				
2/02/2201/F	A	South Wootton	South Wootton -Gap Farm 72/3	G	√	√	√	142	7	149	0	7																	7		Site U/C				
2/99/0477/O 2/00/1056/F 2/00/1066/D 2/01/1452/D 2/01/1453/D 2/02/1439/D 2/03/0121/D 04/00790/RM 05/02076/FM 08/00122/FM	A	Downham Market	Downham Mkt - N E 22/6	G	√	√	√	605	0	605	0																		0		Site U/C				
2/98/0630/F 02/03/2335/F 2/03/0763/MD 04/01811/F	A	Downham Market	Downham Mkt - Park Lane Sth 22/7	G				169	0	169	0																		0		Completed 04				
2/01/1126/F	A	Downham Market	Downham Mkt - N W 22/12 Abbey Site	G				160	0	160	0																		0		Completed 08				
2/01/1281/F	A	Downham Market	Downham Mkt - N W 22/12 Bennett Site	G	√	√	√	6	220	226	150	20	20	20	20	40	50	50											220		Commenced 08				
06/00484/OM 07/01464/RMM	A	Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	G B	√	√	√	10	92	102	82	10	20	20	20	22													92		Commenced 08				
2/03/2414/OM	A	Downham Market	Downham Mkt - Adj Brickfields 22/13	B	√	√	√	0	103	103	103		20	20	20	20	23												103		Outline permission only.				
2/00/1231/F	A	Downham Market	Downham Mkt - Victory Road 22/17	G				10	0	10	0																		0		Completed 03				
05/02641/OM	A	Downham Market	Downham Mkt - Railway Road 22/16	B	√	√	√	0	105	105	105		20	20	20	20	25														Outline permission only.				
2/99/1607/F	A	Hunstanton	Hunstanton - Downs Rd (North) 43/3	G				83	0	83	0																		0		Completed 05				

Extant Planning Permissions on Unallocated Large Sites																															
2/01/1990/F	F	Brancaster	Villages N - Brancaster Hall Farm 8/1	G					12	0	12	0																0	Completed 04		
04/01908/FM	F	Burnham Market	Villages N - Burn. Mkt Bellamys Ln 9/2	G					14	0	14	0																	0	Completed 08	
07/02132/FM	F	Clenchwarton	Villages S - Clenchwarton Smallholdings Road 16/1	G	√	√	√		0	14	14	14			6	8													14	Site has full permission/funding - negotiations with adj. landowner re visibility splay	
04/02493/F	F	Dersingham	Dersingham - 2 Hunstanton Road 20/7	B					10	0	10	0																	0	Completed 06	
04/02577/F	F	Dersingham	Dersingham - 22 Station Road 20/6	B					13	0	13	0																	0	Completed 06	
87/2203 88/1414 2/02/2170/F 89/4134	F	Dersingham	Dersingham - Gelham Court 20/1	G					5	0	5	0																	0	Completed 05	
04/01275/F	F	Dersingham	Dersingham - Hall Hotel 20/5	B					18	0	18	0																	0	Completed 06	
2/02/0548/CU 2/02/2126/F	F	Docking	Villages N - Docking Hare Pub Hse 21/1	B					11	0	11	0																	0	Completed 06	
06/1814/OM	O	Docking	Villages N - Docking Stn Rd 21/2	B		√			0	25	25	25							12	13									25	Outline permission only.	
08/01604/FM	F	Downham Market	Downham Mkt - Fairfield Rd 22/30	B	√	√	√		0	12	12	12			12														12	Full PP	
2/02/0162/F	F	Downham Market	Downham Mkt - 14 Bridge St 22/11	B					17	0	17	0																	0	Completed 05	
04/2528/F 05/02101/FM 07/00183/FM	F	Downham Market	Downham Mkt - 8, 10, 12 High St 22/26	B					11	0	11	0																	0	Completed 08	
2/01/0693/CU 2/02/1536/D	D	Downham Market	Downham Mkt - Breckland House 22/18	B					19	0	19	0																	0	Completed 04	
2/02/1000/F	F	Downham Market	Downham Mkt - Crow Hall 22/21	G					43	0	43	0																	0	Completed 05	
05/00238/F 05/00881/F 06/00934/FM	F	Downham Market	Downham Mkt - High St/Paradise Rd 22/24	B					15	0	15	0																	0	Completed 08	
2/04/0323/F	F	Downham Market	Downham Mkt - Howdale Road 22/23	B					30	0	30	0																	0	Completed 05	
07/02069/FM	F	Downham Market	Downham Mkt - Russell Gge Site, London Road 22/29	B	√	√	√		0	31	31	31	0		8	23													31	√ Full PP	
2/02/1527/O 05/02372/OM 06/02163/RMM	R	Downham Market	Downham Mkt - Lynn Road Ph 3. 22/20	B	√	√	√		0	23	23	13							13	10									23	RM - No builders on site	
06/00404/FM 08/02295/FM	F	Downham Market	Downham Mkt - Priory Road 22/27	B	√	√	√		0	14	14	14			14														14	Full PP	
03/2414/OM 04/2445/O 09/00194/RMM	R	Downham Market	Downham Mkt - Railway Road W. Pt. Planning Brief 12 22/16	B	√	√	√		0	202	202	202			50	50	50	52											202	New applications pending decision	
05/02641/OM	O	Downham Market	Downham Mkt - Railway Road E. Pt. Planning Brief 12 22/16	B	√	√	√		72	104	176	104					50	54											104	New applications pending decision	
06/02632/OM	O	Downham Market	Downham Mkt - Brickfields, Railway Road 22/28	B	√	√	√		0	43	43	43			20	23													43	√ Assumes start on site Jan 2011. Risks associated with current market conditions.	
2/03/1617/F 05/01857/RMM	R	Downham Market	Downham Mkt - Short Drove Ph2 22/19	B	√	√	√		34	13	47	35	4	5	7	8	15												39	√ Current economic conditions caused total stop in April 08. Hope to restart Aug 09.	
06/02163/RMM		Downham Market	Downham Mkt - Short Drove Ph 3 22/20	B	√	√	√		0	23	23	23	0	0	8	8	7													0	RM - No builders on site
2/01/0150/F	F	Emneth	Emneth - Hungate Road 27/2	G					32	0	32	0																	0	Completed 03	
05/2318/FM	F	Feltwell	Villages S - Feltwell Old Brand. Rd 28/4	G					12	0	12	0																	0	Completed 08	
08/02234/FM	F	Feltwell	Villages S - Feltwell RAF Base 28/5	B	√	√	√		0	76	76	76			38	38													76	N/S	
06/00212/RMM	R	Feltwell	Villages S - Feltwell The Beck 28/3	G					12	0	12	0																	0	Completed 08	
06/01770/OM	O	Gayton	Villages C - Gayton Back Street 33/2	B	√	√	√		0	29	29	29			18				11										29	√ OPP	
08/00932/OM	O	Gayton	Villages C - Gayton Mill, Lynn Rd 33/3	B	√	√	√		0	33	33	0																	0	√ Awaiting market recovery - no start date - await news on balance of site.	
2/01/0592/O 04/02101/RM 06/00520/FM	F	Gt Massingham	Villages N - Gt Mass Sunnyside 34/2	G	√	√	√		16	8	24	8			8														8	√ Resume Nov/Dec 09	
2/03/2260/F	F	Gt Massingham	Villages N - Gt Mass Surgery 34/4	G					12	0	12	0																	0	Completed 05	
2/96/0348/F 2/02/2165/F 06/00201/F 09/00142/F 09/00587/F	F	Heacham	Heacham - Hall Close 37/4	B	√	√	√		24	6	30	6			1	5													6	U/C changed 07/08 from 9 to 6 as 6 left to build.	

06/01053/FM	F	Heacham	Heacham - Lamsey Lane 37/9	G	√	√	√		19	5	24	0	5														5	Completed 08/09. Opened Oct 09	
05/02122/OM 06/02217/FM	F	Heacham	Heacham - Malthouse Crescent 37/8	B	√	√	√		21	4	25	0	4														4	U/C	
2/99/0394/O	O	Heacham	Heacham - Pound Lane 37/6	B					13	0	13	0															0	Completed 03	
2/99/1408/F	F	Heacham	Heacham - Station Road 37/7	B					10	0	10	0															0	Completed 02	
06/1910/RMM	R	Hunstanton	Hunstanton - 44 Cliff Parade 43/10	B					10	0	10	0															0	Completed 08	
2/99/1531/CU	C	Hunstanton	Hunstanton - 8 Hamilton Rd West 43/7	B					14	0	14	0															0	Completed 04	
04/00874/F	F	Hunstanton	Hunstanton - Manor Rd 43/9	B	√	√	√		0	49	49	48	1	10	10	10	10	8									49	Full PP - work started	
07/01935/FM	F	Hunstanton	Hunstanton - Old Hunstanton Holiday Park 43/12	B	√	√	√		0	20	20	20		20													20	√ Full PP	
2/02/0355/CU	C	Hunstanton	Hunstanton - Silfield House 43/8	B					11	0	11	0															0	Completed 06	
07/00174/FM	F	Hunstanton	Hunstanton - Westgate 43/11	B					10	0	10	0															0	Completed 08	
06/02428/FM	F	King's Lynn	King's Lynn - 15 Austin Street 45/49	B					0	13	13	13				13											13	Full PP	
04/01609/F 08/01277/FM	F	King's Lynn	King's Lynn - 18 Gaywood Road 45/29	B	√	√	√		0	23	23	23		23													23	Site cleared/U/C Broadland HA	
05/0189/O 08/02037/RMM	R	King's Lynn	King's Lynn - 21 Gaywood Road	B	√	√	√		0	12	12	0	12														12	√ 1st floor joists in/completion end Feb 10	
05/00199/F 06/00069/FM	F	King's Lynn	King's Lynn - 46 King Street 45/27	B					13	0	13	0															0	Completed 07	
05/02611/FM	F	King's Lynn	King's Lynn - Adrian Lodge 45/44	B	√	√	√		0	10	10	10		5	5												10	√ Planning to be reapplied for.	
2/02/1613/F 2/03/1767/F 04/02471/F 05/02170/FM 06/00407/F	F	King's Lynn	King's Lynn - All Saints Street 45/38	B	√	√	√		0	17	17	17		8	9												17	Full PP	
06/01453/FM	F	King's Lynn	King's Lynn - Baldock Drive 45/7	G					39	0	39	0															0	Completed 07	
2/00/1166/O 2/03/1228/F 2/04/0384/CU 05/00374/F	F	King's Lynn	King's Lynn - Blackfriars Road 45/48	B					12	0	12	0															0	Completed 08	
08/01758/OM	O	King's Lynn	King's Lynn - Capt Vancouver Oak Circle 45/15	B					12	0	12	0															0	Completed 07	
2/01/1130/F 07/02084/FM	F	King's Lynn	King's Lynn - COWA Tennyson Ave 45/57	B		√			0	220	220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	√ Following lack of LSC Capital funding, planned relocation of College campus abandoned. New Accom Strategy to be developed. No developments likely over next 5 years.
89/0063 05/00884/FM	F	King's Lynn	King's Lynn - East Anglian Hotel 45/22	B	√	√	√		0	14	14	14	0	14													14	√ Site cleared	
05/00884/FM	F	King's Lynn	King's Lynn - Ethel Terrace 45/31	B	√	√	√		26	0	26	14	12	14													26	Completed 08	
2/02/1278/F	F	King's Lynn	King's Lynn - Central Tyres, Friar St/Ethel Terrace 45/31	B	√	√	√		12	0	12	0															0	14 built 07/08; 12 rem.	
2/04/0351/F	F	King's Lynn	King's Lynn - Former North Star PH45/26	B					17	0	17	0															0	Completed 04	
07/00649/FM	F	King's Lynn	King's Lynn - John Kennedy Road (opp. Lidl) 45/46	B	√	√	√		0	24	24	0															0	√ Awaiting completion of S.106 agreement.	
07/01422/FM	F	King's Lynn	King's Lynn - John Kennedy Road (Old Chapel) 45/52	B	√	√	√		0	13	13	13			13												13	Full PP	
2/02/1630/F	F	King's Lynn	King's Lynn - Littleport Street 45/54	B	√	√	√		0	16	16	16			16												16	Site cleared	
04/01183/F 08/02375/I 08/00072/I	F	King's Lynn	King's Lynn - Mill Lane 45/6	G					22	0	22	0															0	Completed 05	
05/02255/OM 07/01985/FM	F	King's Lynn	King's Lynn - Millfields 45/8	B	√	√	√		40	7	47	7	7														7	1 block of flats remaining plots 28-35 - no builders on site.	
06/00416/FM	F	King's Lynn	King's Lynn - Old Dance Studio North of 33 Railway Road 45/55	B		√			0	17	17	17				8	9										17	Full PP	
08/01782/OM	O	King's Lynn	King's Lynn - Paradise Road 45/56	B	√	√	√		0	12	12	12				12											12	Full, site cleared.	
	F	King's Lynn	King's Lynn - Park View Hotel 45/45	B					39	0	39	0															0	Completed 08	
	O	King's Lynn	King's Lynn - Plaxtole House, Goodwins Rd 45/58	B		√			0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	√ Following lack of LSC Capital funding, planned relocation of College campus abandoned. New Accom Strategy to be developed. No developments likely over next 5 years.

2/98/1593/F	F	King's Lynn	King's Lynn - Queen Mary Hostel 45/35	B					34	0	34	0																0	Completed 05		
07/00685/FM	F	King's Lynn	King's Lynn - Railway Rd/Albion St 45/53	B	√	√	√		0	15	15	15		15														15	√	Taking steps to consider 'start' of Ph 1early 2010.	
05/00680/FM	F	King's Lynn	King's Lynn - Regis House 45/47	B					27	0	27	0																0	Completed 08		
04/01720/F	F	King's Lynn	King's Lynn - Southgate Street 45/41	B					30	0	30	0																0	Completed 08		
2/03/2126/F	F	King's Lynn	King's Lynn - Stonegate Street 45/39	B					26	0	26	0																0	Completed 06		
2/02/0989/O 06/02684/FM	F	King's Lynn	King's Lynn - The Friars 45/37	B	√	√	√		0	20	20	20					20											20		Full PP	
2/03/2463/F 08/02481/FM	F	King's Lynn	King's Lynn - Tower Street 45/28	B	√	√	√		0	11	11	11					11											11		Full PP N/S	
2/04/0311/D 06/00838/RMM	R	King's Lynn	King's Lynn - West Lynn 45/40	B					136	0	136	0																0	Completed 08		
06/00956/OM	O	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/50	B		√			0	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	√	Site sold STC to Stepford Homes who will submit new plg. appn.
06/02260/FM	F	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/51	B					0	149	149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	new site owner - retirement home proposal?
2/01/1770/F 05/01780/FM	F	King's Lynn	King's Lynn - Wisbech Road 45/36	B					22	0	22	0																0	Completed 08		
07/00833/OM	O	King's Lynn	King's Lynn - Wootton Road 45/4 (northern site)	B	√	√	√		0	95	95	95		10	30	30	25											95	√		
06/01020/RMM 2/91/3364/F	R	Marham	Villages S - Marham The Street 48/1	B	√	√	√		0	14	14	14			7	7												14		RM - No builders on site	
2/01/2037/F	F	Methwold	Villages S - Methwold Hi/Millgt St 50/1	B					7	0	7	0																0	Completed 05		
2/00/0779/F 04/01157/F	F	North Wootton	North Wootton - The Howards 56/2	G					48	0	48	0																0	Completed 06		
2/02/1752/CU	C	Northwold	Villages S - Northwold Whittington Mill 55/2	B					0	22	22	22					11	11										22		Lapsed Jan 08	
2/01/0105/F 04/01590/F 08/00287/F	F	Outwell	Villages S - Outwell Equest Cntr 58/3	B					66	0	66	0																0	Completed 08		
2/92/0096/F	F	Outwell	Villages S - Outwell Isle Rd Dairy 58/1	B					24	0	24	0																0	Completed 08		
08/01225/FM	F	Sedgeford	Villages N - Sedgeford Jarvie Close	G					10	0	10	0																0	Completed 09		
05/00006/F	F	Snettisham	Villages C - Snettisham Pk Farm 69/4	B	√	√	√		0	14	14	14	0	4	5	5												14	√	No builders on site.	
2/96/1648/D 2/00/0854/F 2/02/0216/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/2	G	√	√	√		99	0	99	0																0		U/C	
2/02/0028/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/3	B					14	5	19	0	5															5	Completed 07		
08/2799/FM	F	South Wootton	South Wootton - 27 Grimston Road 72/4	B	√	√	√		0	12	12	12		8	4													12		Site cleared.	
04/01954/RMM	R	South Wootton	South Wootton -Priory Lane 72/4	B					12	0	12	0																0	Completed 08		
04/00902/F	F	Southery	Villages S - Southery Feltwell Rd 71/1	B					23	0	23	0																0	Completed 08		
05/02590/FM	F	Stoke Ferry	Villages S - Stoke Ferry Bridge Rd 74/2	B	√	√	√		0	12	12	12					6	6										12		Site commenced 1 built.	
2/99/0021/F 2/95/0741/F	F	Stoke Ferry	Villages S - Stoke Ferry S Fairfield 74/1	G					44	0	44	0																0	Completed 04		
90/1881	F	Syderstone	Villages N - Syderstone The Broadlands 77/1	G					1	33	34	0																0		Site commenced 1 built - no recent activity.	
2/02/0205/F 91/2784 2/94/1188/F	F	Terrington St Clement	Terrington St Clement - Eastgate Ln 78/2	B					17	0	17	0																0	Completed 04		
2/00/1355/F 2/96/1551/F 2/03/1599/F 04/01501/F 07/02319/F	F	Terrington St Clement	Terrington St Clement - The Saltings 78/6	G					10	0	10	0																0	Completed 02		
05/02496/RMM 05/00347/CU 05/00522/F	R	Thornham	Villages N - Thornham Ship Ln 80/1	G	√	√	√		4	13	17	10	3	2	2	3	3											13	√	Site commenced, 4 built - no recent activity.	
88/1722 99/0020/F 2/00/0846/F	F	Upwell	Villages S - Upwell Barhale Dpt 85/5	B					25	0	25	0																0	Completed 08		
	F	Upwell	Villages S - Upwell The Old Mill 85/4	B					17	0	17	0																0	Completed 08		
	F	Upwell	Villages S - Upwell The Russets 85/1	G					60	0	60	0																0	Completed 08		

Graph Tables (figure 7)

Data to Graph 15
year trajectory

Total target over 15 years 14,400

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	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
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	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
Dwellings Completed	532	642	815	820	683	637	1,100	575																
Identified for completion									274	671	1,039	1,144	892	882	1,103	939	943	890	891	702	662	662	662	662
Cumulative Completions	532	1,174	1,989	2,809	3,492	4,129	5,229	5,229	5,503	6,174	7,213	8,357	9,249	10,131	11,234	12,173	13,116	14,006	14,897	15,599	16,261	16,923	17,585	18,247
Target	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Cumulative Target	600	1,200	1,800	2,400	3,000	3,600	4,200	4,800	5,400	6,000	6,600	7,200	7,800	8,400	9,000	9,600	10,200	10,800	11,400	12,000	12,600	13,200	13,800	14,400
Monitor - No. dwellings above or below cumulative development plan target	-68	-26	189	409	492	529	1,029	429	103	174	613	1,157	1,449	1,731	2,234	2,573	2,916	3,206	3,497	3,599	3,661	3,723	3,785	3,847
Managed Delivery Target - Residual Target taking into account actual completions and expected supply	603	601	591	580	574	571	539	573	593	588	553	504	468	427	352	278	183	66	-99	-300	-620	-1,262	-3,185	

Number of years left in Plan(s)	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
---------------------------------	----	----	----	----	----	----	----	----	----	----	----	----	----	----	---	---	---	---	---	---	---	---	---	---

Data to Graph
trajectory to end
Plan 1

Total target for Plan 1 12,000

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Dwellings Completed	532	642	815	820	683	637	1,100	575												
Identified for completion									274	671	1,039	1,144	892	882	1,103	939	943	890	891	702
Cumulative Completions	532	1,174	1,989	2,809	3,492	4,129	5,229	5,229	5,503	6,174	7,213	8,357	9,249	10,131	11,234	12,173	13,116	14,006	14,897	15,599
Target	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Cummulative Target	600	1,200	1,800	2,400	3,000	3,600	4,200	4,800	5,400	6,000	6,600	7,200	7,800	8,400	9,000	9,600	10,200	10,800	11,400	12,000
Monitor - No. dwellings above or below cumulative development plan target	-68	-26	189	409	492	529	1,029	429	103	174	613	1,157	1,449	1,731	2,234	2,573	2,916	3,206	3,497	3,599
Managed Delivery Target - Residual Target taking into account actual completions and expected supply	604	601	589	574	567	562	521	564	591	583	532	455	393	312	153	-43	-372	-1,003	-2,897	

Number of years left in Plan(s)	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
---------------------------------	----	----	----	----	----	----	----	----	----	----	---	---	---	---	---	---	---	---	---	---

Employment Land (figure 8)

Parish / Town	Application number	Permitted use	Total Developed M ²	Site area Ha	Built on PDL	Date completed	Address Detail
Kings Lynn	06/00610/CU	B2	340	0.23	340	15/06/2008	Land Rear Of Scout Hut Loke Road King's Lynn
Kings Lynn	07/00948/F	B2	518	0.2	N	03/07/2008	Land East Of Trade Aid Enterprise Way Hardwick Narrows King's Lynn Norfolk
Kings Lynn	07/01102/F	B1	625	0.34	N	16/08/2008	Plot 1B St Andrews Road Hardwick Industrial Estate King's Lynn Norfolk
Kings Lynn	07/01305/CU	B1	110	0.01	110	21/08/2008	43 St James Street King's Lynn Norfolk
Kings Lynn	07/01330/CU	B2	-619	0.08	-619	05/12/2008	Unit 12 A Bergen Way King's Lynn Norfolk
Kings Lynn	07/01384/F	B8 loss	-12	0.34	-12	29/08/2008	Norfolk Joint Police Divisional Headquarters St James Street King's Lynn Norfolk
Kings Lynn	07/01413/F	B2	325	0.67	N	29/08/2008	Land At Willows Business Park Saddlebow Road King's Lynn Norfolk
Kings Lynn	07/01891/F	B2	27	1.27	27	02/11/2008	Tollit & Harvey Ltd Oldmedow Road King's Lynn Norfolk
Kings Lynn	07/02087/CU	B1 loss	-141	0.0138	-141	27/11/2008	Land East Of 16 London Road London Road King's Lynn Norfolk
Kings Lynn	07/02199/FM	B2	1392	0.74	N	04/02/2009	Land On The West Side Of Hamburg Way King's Lynn Norfolk
Kings Lynn	07/02205/F	B2	115	0.32	115	11/12/2008	John Lake Shellfish Cross Bank Road King's Lynn Norfolk
Downham Market	07/00443/FM	B2, B8	544	0.22	N	01/06/2008	Plot 15 St Johns Industrial Estate St Johns Way Downham Market Norfolk

Downham Market	07/01318/CU	B2, B8 loss	-12	0.04	-12	05/09/2008	Unit 2a Sovereign Way Downham Market Norfolk
Downham Market	07/01551/F	B2	480	0.7	N	24/09/2008	Accent Fresh St Johns Way Downham Market Norfolk
Hunstanton	08/01825/F	B2 loss	-27	0.02	-27	10/02/2009	4 St Edmunds Terrace Hunstanton Norfolk
Barton Bendish	07/00990/F	B1 loss	-761	0.1	-761	11/07/2008	Former Workshop Fincham Road Barton Bendish King's Lynn Norfolk
Bawsey	08/00304/F	B1	38	1.6	38	01/12/2008	Baco Compak Innisfree Lynn Road Bawsey King's Lynn Norfolk
Burnham Market	07/00299/F	B1	9	0.03	9	02/04/2008	Grooms Bakery Market Place Burnham Market King's Lynn Norfolk
Emneth	07/02366/F	B2	1130	0.53	1130	09/01/2009	Banyer Farm Ladys Drove Emneth Wisbech Norfolk
Feltwell	07/02530/CU	B2	20	0.16	20	11/02/2009	White Bridge Farm Southery Road Feltwell Thetford Norfolk
Heacham	08/01600/F	B2	52	0.09	52	01/02/2009	33 Station Road Heacham King's Lynn Norfolk
Marham	07/01378/F	B2	68	0.2039	68	31/08/2008	R & S Engineering Burnthouse Drove Marham King's Lynn Norfolk
Marshland St James	07/00350/LDE	B2	901	0.15	901	06/12/2008	Crown Farm 24 Trinity Road St Johns Fen End Wisbech Norfolk
South Creake	08/02565/F	B1	15.25	0.3754	15.25	10/02/2009	Creake Plant Centre Leicester Road South Creake Fakenham Norfolk
Terrington St Clement	07/00706/FM	B2	12925	20.45	12925	03/07/2008	Perkin Field Terrington St Clement King's Lynn Norfolk
Tilney St Lawrence	08/00173/CU	B2	260	0.14	260	20/03/2009	Eastfield Farm Chapel Road Tilney Fen End Wisbech Norfolk
Upwell	07/01908/F	B1	3796	0.4266	3796	01/11/2008	Land East Of Hartley House Squires Drove Three Holes Wisbech Cambs

Walsoken	08/01974/F	B1	3.3	0.44	3.3	10/01/2009	Total Wisbech Services St Pauls Road South West Walton Highway Wisbech Norfolk
Walpole Cross Keys	07/01681/F	B2	384	2.1	384	26/11/2008	The Orchards 21 Sutton Road Walpole Cross Keys King's Lynn Norfolk
Wereham	07/01389/F	B8	180	0.03	180	24/08/2008	Wissington Sugar Factory Wissington Sugar Access Road Stoke Ferry King's Lynn Norfolk
Wimbotsham	07/00787/F	B1, B8	490	0.37	490	15/06/2008	Units 2/3 Bexwell Business Park Bexwell Downham Market Norfolk
Wimbotsham	07/02013/FM	B8	865	0.4477	865	31/01/2009	Land South Of Fibre Tex Fabrications Bexwell Business Park Karoo Close Bexwell
		Total	24040.55		20157		

Allocated employment land (figure 9)

Allocated Land		Remaining Allocated Employment land		Address
Town / Parish	Allocation	Ha	M2	
Kings Lynn	Brief 7C	0.91	9100	Saddlebow Estate West Kings Lynn
Kings Lynn	Brief 7D	55.2	552000	White House Farm Kings Lynn
Kings Lynn	Brief 8B	26.45	264500	Hardwick Estate Extension Kings Lynn
Kings Lynn	Brief 9	4.47	44700	Lynn West Kings Lynn
Kings Lynn	Brief 10D	0	0	Edward Benefer Way Kings Lynn
Kings Lynn	Brief 10E	2.8	28000	North Lynn Farm Kings Lynn
Kings Lynn	Brief 10F	1.6	16000	Estuary Road Kings Lynn
Downham Market	Brief 17A	5.9	59000	Downham Riverside Bartons Drove (North) Downham Market
Downham Market	Brief 17B	9.01	90100	Downham Riverside Bartons Drove (South) Downham Market
Hunstanton	Brief 19B	0.6	6000	Eastern Hunstanton Kings Lynn Road Hunstanton
Total		106.94	1069400	

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



Annual Monitoring Report - December 2009

Local Development Framework

King's Lynn & West Norfolk



If you would like this document in large print, audio, Braille, alternative format or in a different language, please contact us at the address below and we will do our best to help.

Development Services
Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Tel: 01553 616200
Fax: 01553 616652

Email: ldf@west-norfolk.gov.uk
Website: www.west-norfolk.gov.uk

This document has been produced using recycled paper from sustainable sources.