

Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk



December 2008

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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 fourth Annual Monitoring Report, monitoring the period 1 April 2007 to 31 March 2008.

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 2008 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 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).

Brancaster



Report Content/Types of Indicators

1.7 The Core Output Indicators to be monitored for the period 1 April 2007 – 31 March 2008 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 | 04/05 Result | 05/06 Result | 06/07 Result | 07/08 Result | Target for 08/09 |
|--|---------------|--------------|---|---|---------------------------|
| BD1 - Total amount of additional employment floorspace | Not Available | 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. | Indicator to be developed |

| Core Output Indicator | 04/05 Result | 05/06 Result | 06/07 Result | 07/08 Result | Target for 08/09 |
|--|---------------|---|--|---|---------------------------|
| BD2 - To show the amount & type of completed employment floorspace (gross) coming forward on previously developed land (PDL) | Not Available | 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. | Indicator to be developed |
| BD3 - To show the amount & type of employment land available | Not Available | Total = 193161sq.m. | Total = 191561sq.m. | B1=520sq.m B8=740sq.m Use Unknown = 365584sq.m | Indicator to be developed |
| 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 | Indicator to be developed |
| H1 - To show the planned housing period & provision | N/A | N/A | N/A | Please see Housing section of the AMR | Indicator to be developed |

| Core Output Indicator | 04/05 Result | 05/06 Result | 06/07 Result | 07/08 Result | Target for 08/09 |
|---|--------------|--------------|--------------|---------------------------------------|---------------------------------------|
| H2(a) - To show recent levels of housing delivery | 820 | 683 | 637 | 1100 | 482 |
| H2(b) - To show levels of housing delivery for the reporting year | N/A | N/A | N/A | 1100 | Please see Housing Section of the AMR |
| H2(c) - To show likely future levels of housing delivery | N/A | 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 | 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) | 47% | 32% | 40% | 65% | Please see Housing Section of the AMR |

| Core Output Indicator | 04/05 Result | 05/06 Result | 06/07 Result | 07/08 Result | Target for 08/09 |
|--|---------------|---------------|---------------|---|---------------------------|
| H4 - To show the number of Gypsy & Traveller pitches | Not Available | Not Available | Not Available | 1 additional. Please see Housing Section of AMR | Indicator to be developed |
| H5 - To show affordable housing delivery | 139 | 23 | 130 | 146 | To meet the target of 30% |
| H6 - To show the level of quality in new housing development | Not Available | Not Available | Not Available | Not Available | Indicator to be developed |
| 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 | 122 | 107 | 84 | 61 | Indicator to be developed |
| E2 - To show losses or additions to biodiversity habitat | Not Available | Not Available | Not Available | Please see Biodiversity Section of the AMR | Indicator to be developed |

| Core Output Indicator | 04/05 Result | 05/06 Result | 06/07 Result | 07/08 Result | Target for 08/09 |
|---|---------------|---------------|---------------|---|---------------------------|
| E3 - To show the amount of renewable energy generation by installed capacity & type | Not Available | Not Available | Not Available | Please see Environment Section of the AMR | Indicator to be developed |

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

Housing Trajectory

2.1 Housing Core Output Indicators

2.2 The following Indicators form part of this years Report:

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

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

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

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

2.7 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.

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

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

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

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

2.12 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 3 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.

2.13 The Trajectory assumes that existing outstanding permissions will be developed through the remainder of the plan period. It has also been assumed that in 2008/09, 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 2008 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.

2.14 Brownfield sites, in addition to those already permitted or shown as major sites in the schedule, identified through the 2006 Urban Capacity Study and the 2008 Strategic Housing Land Availability Assessment (SHLAA) are assumed to come on stream in 2010/11 and run through to 2021. These are split between King's Lynn and other locations in the Borough. The Strategic Housing Land Availability Assessment provided updated information on urban capacity, as well as wider housing land availability issues. The SHLAA estimates the Borough contains land capable of accommodating some 11,209 additional dwellings over the next 20 years, of which 8,235 are in King's Lynn.

2.15 Number of dwellings built 1993 - 2008

| 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* |

* 2005 - 2008 are net additional dwelling figures taking into account demolitions

2.16 To enable the remainder of the Nar Ouse Millennium Community housing to be released (up to a total of 874 units) a development cap of 450 units imposed by the Highways Agency needs to be overcome by traffic mitigation measures. These are currently being examined through the King's Lynn Area Transportation and Land Use Strategy (KLATS) are the subject of a Community Infrastructure Fund (CIF) bid to the Department for Transport. Mitigation measures will enable the current development to continue through to completion. The release of further brownfield land in this sector of the town (in particular the 800 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.

2.17 The release of under-used Borough Council owned land at Lynnsport is expected to produce the first of several hundred completed houses from 2010/11 following outline planning consent in 2009/10. The redevelopment of Hillington Square by the Freebridge Community Housing, our partner RSL, with some 500 units will require detailed planning and relocation of existing tenants. This is presumed to enable the first completions on this site in 2012/13, after outline permission in 2010/11. The redevelopment of the current Queen Elizabeth Hospital site for some 720 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 would follow the opening of the new College which is currently planned for Autumn 2012. 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. This site is included within the general King's Lynn Urban Capacity line in the Trajectory.

2.18 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 2010/11 through to 2015/16, exceeding the Draft Regional Plan annualised rate and making up for the shortfall that has emerged in the early years of the Regional Spatial Strategy period (2001/2 – 2007/8).

2.19 The Trajectory demonstrates that the Regional Plan provision can be met through the use of brownfield and other under-used urban land in King's Lynn, combined with existing permissions. Much of the King's Lynn capacity is drawn from publicly-owned land (Borough Council, Norfolk County Council, Queen Elizabeth Hospital, College of West Anglia, etc).

2.20 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 LynnSport site. The housing trajectory represents an interim view ahead of more detailed work on the LDF Core Strategy 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 over the last 12 months. Many of these sites have previously been identified in the 2006 Urban Capacity Study and are now in the SHLAA.

2.21 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.

2.22 Overall the Trajectory shows that there is sufficient capacity to meet the draft Regional Plan requirement to 2025 by about 2017, 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 on Plans 2 and 3 and in the trajectory 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. However the Trajectory's underlying assumption and outcome is that the draft Regional Plan figures can be met by exploiting King's Lynn's brownfield potential, without needing to expand the town's developed boundaries into adjoining greenfield areas. Overall the Trajectory identifies the potential for some 8,900 completions from sites of 10 or more units in the King's Lynn urban area up to 2025, with the rest of the Borough contributing a potential 3,700. Minor sites are assumed to contribute some 5,800 dwellings boroughwide through to 2025. The supply from large sites in the rest of the Borough is assumed to diminish year on year from 2011/12 onwards as existing permissions are used up.

Figure 1

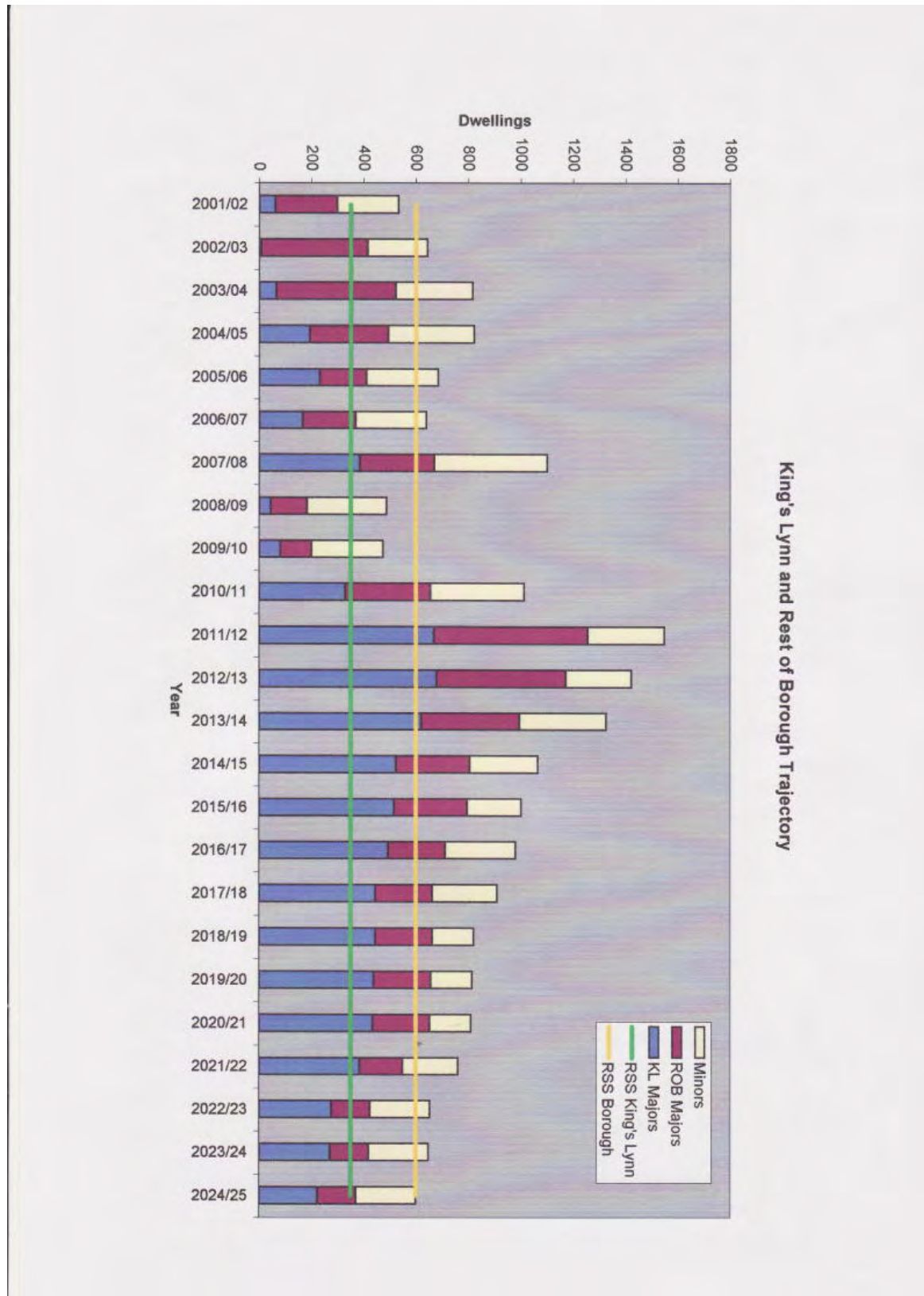


Figure 2

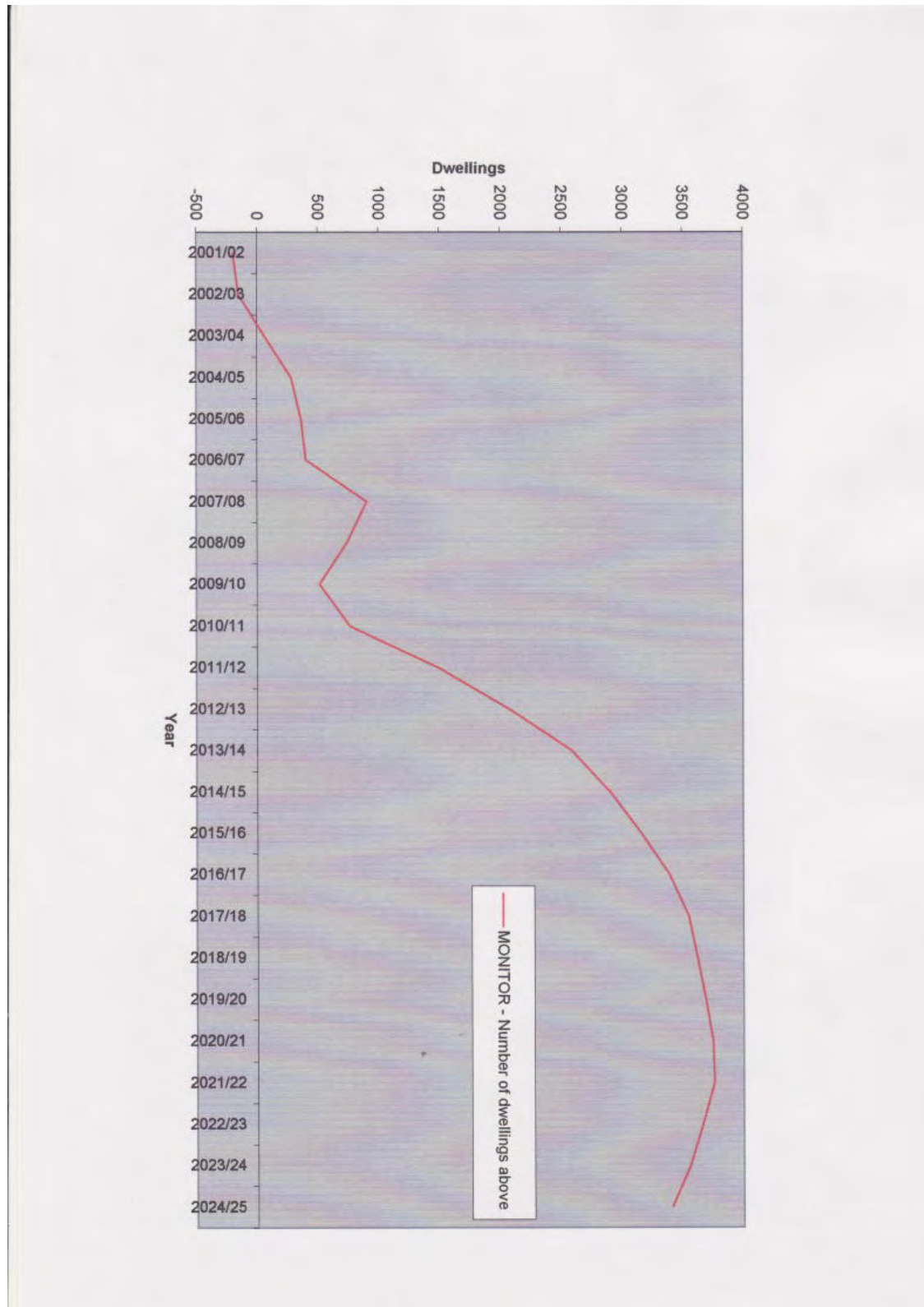
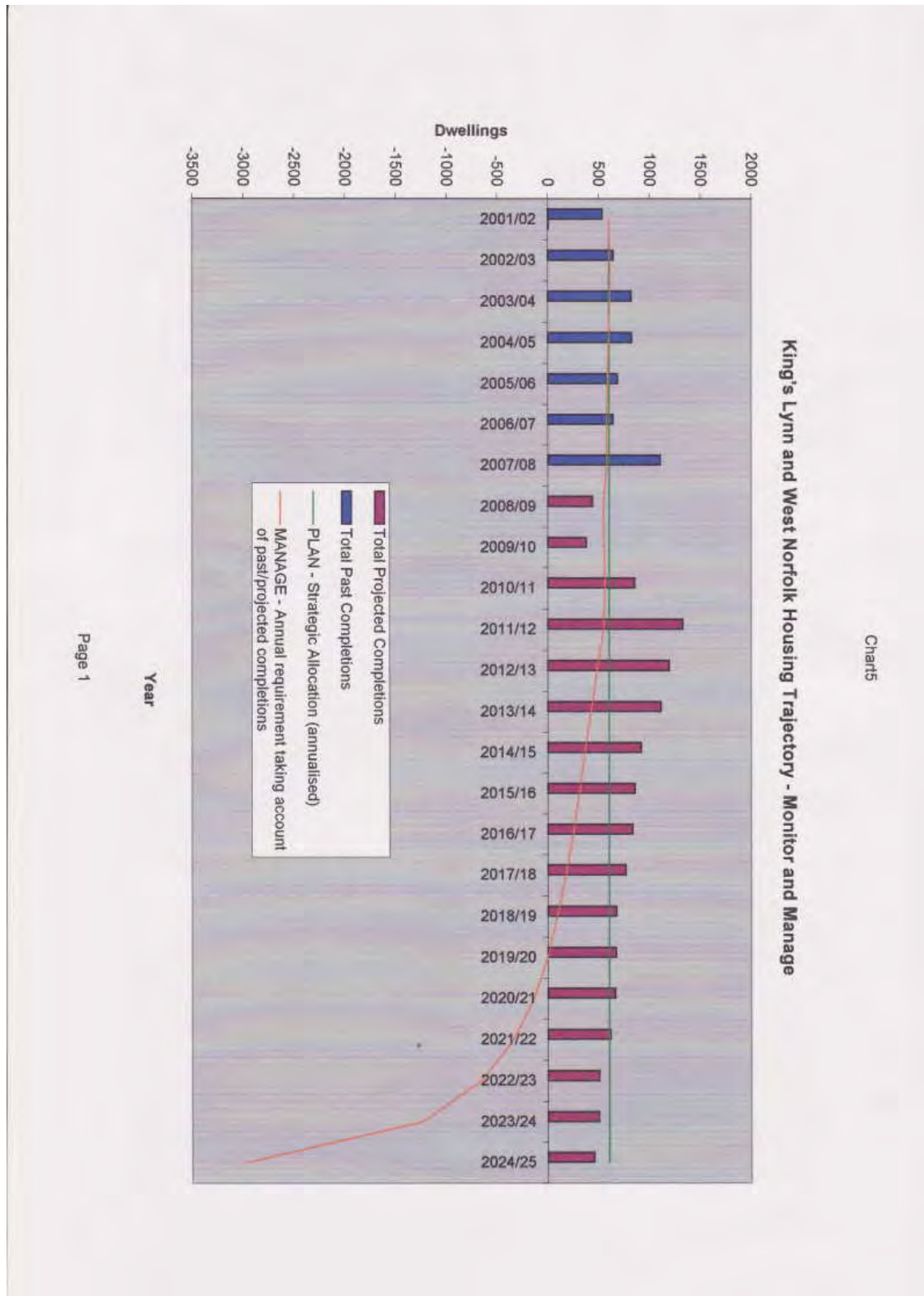


Figure 3



Percentage of new and converted dwellings on previously developed land

2.23 The percentage of new and converted dwellings built on previously developed land in 2007/2008 was 65.1% (479 of 735 dwellings); this is a 25.3% increase on the previous year. This is partly due to the completion of Phase 1 of the NORA development (109 housing units). We have exceeded the Government's target of 60%.

Allocated Land in King's Lynn & West Norfolk

Allocated Sites in West Norfolk

| Site Number | | Allocated Site | Capacity | Built to date or under construction (u/c) |
|-------------|--|--------------------------------------|----------------|---|
| 45/1 | | Marsh Lane King's Lynn | 153 | 90 built |
| 45/4 | | Wootton Road King's Lynn | 100 | Not started (outline) |
| 45/13 | | Ship Field King's Lynn | 16 | 16 (completed) |
| 45/14 | | South Fairstead King's Lynn | 462 (estimate) | 219 built 53 u/c |
| 45/24 | | North End (URA) King's Lynn | 30 | 30 (completed) |
| 45/25 | | Edma Street King's Lynn | 138 | 1 built |
| 45/33 | | Saddlebow Road (NORA) King's Lynn | 874 | 109 built |
| 45/42 | | Lynn (South) King's Lynn | 924 | Not started (no permission) |
| 45/43 | | Lynn (South East) King's Lynn | 717 | Not started (no permission) |
| 72/1 | | Nursery Lane (East) South Wootton | 82 | 82 (completed) |
| 72/3 | | Gap Farm South Wootton | 149 | 128 built 14 u/c |
| 22/2 | | Rabbit Lane (East) Downham Market | 18 | 18 (completed) |

| | | | | |
|-------|--|--------------------------------------|-----|--------------------------------|
| 22/6 | | Downham (NE) Downham Market | 605 | 536 built 22 u/c |
| 22/7 | | Park Lane South Downham Market | 162 | 162 (completed) |
| 22/9 | | Kingfisher Road Downham Market | 14 | 14 (completed) |
| 22/10 | | Bennett Street Downham Market | 37 | 37 (completed) |
| 22/12 | | Downham (NW) Downham Market | 496 | 160 built 6 u/c |
| 22/13 | | Adj. Brickfields Downham Market | 103 | Not started |
| 22/14 | | Maltings Lane West Downham Market | 12 | Not started (no permission) |
| 22/15 | | Prince Henry Place Downham Market | 21 | Not started (no permission) |
| 22/17 | | Victory Road Downham Market | 10 | 10 (completed) |
| 43/3 | | Downs Road (North) Hunstanton | 83 | 83 (completed) |

| | | | | |
|---------------|--|--|-------------|-------------|
| TOTALS | | | 5206 | 1790 |
|---------------|--|--|-------------|-------------|

2.24 Approximately 34% of the allocated sites (1790 dwellings out of a total of 5206 dwellings) have either been completed or are under construction. The remaining allocations offer a potential capacity for a further 3416 dwellings. This will ensure a further five years building supply at the target level of 600 new dwellings per year.

Five Year Housing Land Supply/PPS3 Data (for period 1st April 2009 to 31st March 2014) - Source: Housing Trajectory 08

| Five year land supply (in line with National Indicator 159 formula) | For which period does five year supply cover |
|---|---|
| $(x / y) * 100$ <p>where,</p> <p>X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)</p> <p>Y = the planned housing provision required for the 5 year period (net additional dwellings)</p> | <p>(i.e. 1st April 2009 – 31st March 2014)</p> <p>4807</p> <p>(8.0 years)</p> <p>3000</p> |

2.25 A number of allocations are greenfield sites. Where these sites do not have planning permission future applications will be scrutinised in accordance with current government guidance such as Planning Policy Statement 3: Housing. This means sequential testing against the availability of previously developed sites which can be re-used for housing. Furthermore, of particular concern is the allocation of Lynn (South) amounting to 924 dwellings; a very large Greenfield site which is also at significant flood risk. Sequential testing and works of mitigation (see Planning Policy Statement 25: Development and Flood Risk) will be applicable.

Urban Capacity Study

2.26 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).

2.27 In November and 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 is nearing completion and will affect, in some way, it's outcome of the SHLAA.

King's Lynn



Affordable Housing 2008

Affordable Housing in West Norfolk 2008

| Site Number * | Area/Site Location | Approved | Built 2007/2008 |
|------------------|--------------------------------------|----------|-----------------|
| | King's Lynn | | |
| 45/8 | Millfields | 14 | |
| 45/14b | South Fairstead - Phase 2 | 45 | 3 |
| 45/33 | NORA | 43 | 43 |
| 45/50 | West Lynn (Poppyfields) Phase 1 | 20 | 20 |
| - | West Lynn (Poppyfields) Phase 2 | 15 | 15 |
| 45/41 | Southgate Street | 30 | 30 |
| 45/50 | West Lynn - St Peters Road | 13 | - |
| | Downham Market | | |
| 22/6 | Downham Market (N/E) | 93 | - |
| 22/12 | Downham Market (N/W) - Abbey Site | 46 | 8 |
| 22/12 | Downham Market (N/W) - Bennett Site | 22 | |
| 22/12 | Downham Market (N/W) - Williams Site | 31 | |
| 22/24 | High Street/Paradise Road | 15 | - |
| | Watlington | | |
| 89/3 | The Meadows Ext | 55 | 1 |
| | Burnham Market | | |
| 9/2 | Bellamys Lane | 14 | 14 |
| | Docking | | |
| 21/2 | Station Road | 5 | - |
| | Clenchwarton | | |
| 16/1 | Smallholdings Road | 14 | - |

| | | | |
|------|------------------|------------|------------|
| | Feltwell | | |
| 28/4 | Old Brandon Road | 12 | 12 |
| | Gayton | | |
| 33/2 | Back Street | 6 | - |
| - | Total | 493 | 146 |

2.28 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).

2.29 During 2006/2007 146 units were built.

Gypsy and Travellers Housing

2.30 The following table shows additional locations and status of Gypsy and Traveller sites in this district for the last monitoring period, and has been compiled using information obtained by the Planning Performance and Monitoring Team and the Planning Enforcement Team.

Saddlebow Site



2.31 Considerable work has been undertaken across the region over the last year, with two formal assessments made of the needs of the Travelling Community. The findings of these assessments have now been included in targets for provision of new pitches. In West Norfolk we have a target to provide 53 additional pitches by 2011. We have commenced work involving Development Services and Environmental Health & Housing to work towards this provision. Included in this work will be further measures to ensure the accuracy of the information that we have on the existing provision for the travelling community.

| App Ref | Grid Reference | Proposal | Location | Decision | Decision Date | Appeal? Y/N | Present on Site |
|-------------|------------------|--|---------------------------------------|-----------|---------------|-------------|-----------------|
| 07/00686/CU | 550850 301592 | Change of use of land for use as gypsy site for one named family | Land rear of Redroofs New Road Upwell | Refused | 25/07/2007 | N | Unknown |
| 08/00147/F | 549058 301308 | Retention of mobile/dayroom | Four Acres March Riverside Upwell | Permitted | 25/03/2008 | N | |

CABE – Building for Life

2.32 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.

2.33 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/>.

2.34 The Council's Planning staff began assessing new planning applications for major housing sites (10+ houses) in October 2008. Assessment ratings for any of these sites which have 10 or more houses completed between October 2008 and March 2009 will be available in the Annual Monitoring Report for year ending April 2009 which will be published in December 2009.

2.35 Character

2.36 1. Does the scheme feel like a place with a distinctive character?

2.37 2. Do buildings exhibit architectural quality?

2.38 3. Are streets defined by a coherent and well structured layout?

2.39 4. Do buildings and layout make it easy to find your way around?

2.40 5. Does the scheme exploit existing buildings, landscape or topography?

2.41 Roads, parking and pedestrianisation

2.42 6. Does the building layout take priority over the roads and car parking, so that highways do not dominate?

2.43 7. Are the streets pedestrian, cycle and vehicle friendly?

2.44 8. Is car parking well integrated so it supports the street scene?

2.45 9. Does the scheme integrate with existing roads, paths and surrounding development?

2.46 10. Are public spaces and pedestrian routes overlooked and do they feel safe?

2.47 Design and construction

2.48 11. Is the design specific to the scheme?

2.49 12. Is public space well designed and does it have suitable management arrangements in place?

2.50 13. Do buildings or spaces outperform statutory minima, such as Building Regulations?

2.51 14. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

2.52 15. Do internal spaces and a layout allow for adaptation, conversion or extension?

2.53 Environment and community

2.54 16. Does the development have easy access to public transport?

2.55 17. Does the development have any features that reduce its environmental impact?

2.56 18. Is there a tenure mix that reflects the needs of the local community?

2.57 19. Is there a mix of accommodation that reflects the needs and aspirations of the local community?

2.58 20. Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?

3 Economy

Business Development

3.1 Business Development & Town Centres core output indicators

3.2 The following Indicators form part of this years Report:

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

3.4 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).

3.5 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’

North Lynn Business Units



Amount of Land & Floorspace Developed for Employment Use - April 2007 to March 2008

| | SITE NAME | | TOTAL DEVELOPED | | | ..of which in employment / regeneration area | | | ..of which on PDL | | | | ..of which lost to residential development | | Permitted Use | notes |
|--|----------------|------------------------------|-----------------|-------------------|------|--|-------------------|------|-------------------|-------------------|------|-----------|--|--|---------------|-------|
| | | | Site (Ha) | Floorspace (sq.m) | % | Site (Ha) | Floorspace (sq.m) | % | Site (Ha) | Floorspace (sq.m) | % | Site (Ha) | Floorspace (Sq.m) | | | |
| Rural | Downham Market | St Johns Business Park | 0.151 | 604 | 100% | 0.151 | 604 | 100% | 0 | 0 | 0 | 0 | 0 | | B1, B2, B8 | |
| Rural | Downham Market | St Johns Business Park | 0.108 | 432 | 100% | 0.108 | 432 | 100% | 0 | 0 | 0 | 0 | 0 | | SUI | |
| Urban | King's Lynn | Saddlebow Industrial Estate | 0.4 | 1600 | 100% | 0.4 | 1600 | 100% | 0.4 | 1600 | 100% | 0 | 0 | | B2, B8 | |
| Urban | King's Lynn | North Lynn Industrial Estate | 0.2 | 800 | 100% | 0.2 | 800 | 100% | 0.2 | 800 | 100% | 0 | 0 | | B1, B2 | |
| Urban | King's Lynn | North Lynn Industrial Estate | 0.3 | 1200 | 100% | 0.3 | 1200 | 100% | 0.3 | 1200 | 100% | 0 | 0 | | | |
| Urban | King's Lynn | North Lynn Industrial Estate | 2.3 | 9200 | 100% | 2.3 | 9200 | 100% | 2.3 | 9200 | 100% | 0 | 0 | | B2, B8 | |
| Figures in <i>italics</i> indicate an estimated floorspace figure of 40% site area | | | | | | | | | | | | | | | | |
| Source: Norfolk County Council | | | | | | | | | | | | | | | | |

Employment Land Monitoring - Available Employment Land March 2008

| Settlement | SITE NAME | Residual permissions | floorspace | PDL | sq m | % | Residual Allocations | PDL | % | permitted uses | Notes |
|-------------|-----------------------------|----------------------|------------|------|------|------|----------------------|-----|------|----------------|-----------------------|
| | | site area | | area | | | site area | | | | |
| King's Lynn | North Lynn Farm | 0 | | | | | 2.8 | | | | Local Plan allocation |
| King's Lynn | Estuary Rd | 0 | | | | | 1.6 | | | | Local Plan allocation |
| King's Lynn | Edward Benefer Way | 0 | | | | | 2.3 | | | | Local Plan Allocation |
| King's Lynn | Hardwick Estate Extension | 0 | | | | | 27.1 | 0 | 0% | | Local Plan Allocation |
| King's Lynn | White House Farm | 0 | | | | | 75.5 | 0 | 0% | | Local Plan Allocation |
| King's Lynn | Willow Business Park | 0 | | | | | 170 | | | | Local Plan Allocation |
| King's Lynn | Hardings Pits | 0 | | 0 | 0 | 0% | 7.8 | 7.8 | 100% | | Local Plan Allocation |
| King's Lynn | Hardwich Narrows Ind Estate | 0.4 | 1600 | 0.4 | 1600 | 100% | 0 | | | | |

| | | | | | | | | | | | | | |
|-------------|------------------------------|-------|--------|---|---|----|---|---|----|--|--|--------------------|--|
| King's Lynn | Hardwick Narrows Ind Estate | 1.001 | 4004 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | Horsley's Fields, Remainder | 2.1 | 8400 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | North Lynn Industrial Estate | 0.4 | 1600 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | North Lynn Industrial Estate | 0.372 | 1500 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | North Lynn Ind. Estate | 0.5 | 2000 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | North Lynn Ind. Estate | 1.2 | 4800 | 0 | 0 | 0% | 0 | 0 | 0% | | | | |
| King's Lynn | North Lynn Industrial Estate | 0 | | | | | 0 | | | | | | |
| King's Lynn | British Sugar | 50.6 | 202400 | 0 | | 0% | 0 | | 0% | | | Under Construction | |
| King's Lynn | Enterprise Way | 0.2 | 800 | 0 | | 0% | 0 | | 0% | | | | |
| King's Lynn | Hamlin Way | 0.2 | 800 | 0 | | 0% | 0 | | 0% | | | Under Construction | |

| | | | | | | | | | | | | | | | | | | | |
|-------------|------------------------------|-------|--------|------|------|------|------|--|--|--|--|--|--|--|--|--|----|--|--|
| King's Lynn | Hamlin Way | 0.7 | 2800 | 0 | | 0% | 0 | | | | | | | | | | | | |
| King's Lynn | Hardwick Narrows In Est | 0.2 | 800 | 0 | | 0% | 0 | | | | | | | | | | | | |
| King's Lynn | Rollsby Road | 0.185 | 740 | 0 | | 0% | 0 | | | | | | | | | | B8 | | |
| King's Lynn | Horsley's Fields | 1 | 4000 | 0 | | 0% | 0 | | | | | | | | | | | Under Construction | |
| King's Lynn | Horsley's Fields | 0.04 | 160 | | | | 0 | | | | | | | | | | | | |
| King's Lynn | NORA | 28.7 | 114800 | | | | 28.7 | | | | | | | | | | | Local Plan Allocation - Under Construction | |
| King's Lynn | North Lynn Industrial Estate | 0.4 | 1600 | 0.4 | 1600 | 100% | 0 | | | | | | | | | | | | |
| King's Lynn | Bergen Way | 0.4 | 1600 | 0.4 | 1600 | 100% | | | | | | | | | | | | Local Plan Allocation | |
| King's Lynn | North Lynn Ind Estate | 0.2 | 800 | 0.2 | 800 | 100% | | | | | | | | | | | | Under Construction | |
| King's Lynn | North Lynn Ind Estate | 0.2 | 800 | 0.2 | 800 | 100% | | | | | | | | | | | | | |
| King's Lynn | North Lynn Ind Estate | 0.02 | 80 | 0.02 | 80 | 100% | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|----------------|----------------------------|------|------|------|------|------|---|---|---|-------|-----|------|---------------|-----------------------|
| Downham Market | Bartons Drove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6.5 | 6.5 | 100% | | Local Plan Allocation |
| Downham Market | Bexwell Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21.5 | | | | Local Plan Allocation |
| Downham Market | Bexwell Road Business Park | 0.44 | 1760 | 0.44 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Downham Market | Bexwell Road Business Park | 0.32 | 1280 | 0.32 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Downham Market | St Johns Business Park | 0 | | | | | | | | 0.152 | | | B1, B2, B8 | Under Construction |
| Downham Market | Railway Road | 0 | | | | | | | | 5.4 | 5.4 | 100% | C3 Mixed Use? | |
| Hunstanton | Hunstanton Commercial Park | 0.6 | 2400 | 0.6 | 2400 | 100% | | | | 0 | | | | |
| Hunstanton | Oasis Way | 1.2 | 4800 | 1.2 | 4800 | 100% | | | | 0 | | | | |
| East Winch | East Winch Hall | 0.13 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | B1 | Under Construction |

Source: Norfolk County Council

3.6 Amount of completed retail and office development (Boroughwide and town centres)

3.7 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.

4 Environment

Introduction

4.1 Environmental Quality Core Output indicators

4.2 The following Indicators form part of this years Report:

4.3 E1: Number of planning permissions granted contrary to Environment Agency advice on 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.

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

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

4.6 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.

4.7 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.

4.8 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.

4.9 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 there a Place Survey (which has replaced the old BVPI Satisfaction Survey) is being carried out by IpsosMORI and the results will be published in the AMR next year.

Flood Risk & Water Quality

4.10 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.

4.11 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.

High Tide King's Lynn



4.12 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 2007 to 31 March 2008:

- The Borough of King's Lynn and West Norfolk received and validated 2566 planning applications:
- The Environment Agency objected to 61 planning applications.
- For 21 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 20 were withdrawn by the applicants.
- 20 were refused by the Council.

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

4.14 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).

Conservation of the Built Environment

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

Crow Hall Downham Market



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 |

4.16 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.

4.17 The 44.5 km of coast in West Norfolk is one of its major environmental assets. The North Coast, 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.

4.18 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).

4.19 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.

Buildings at Risk

4.20 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.

4.21 The Council has established a register of historic buildings at risk and this is reviewed annually. The condition of these buildings at risk is regularly monitored. The Conservation Section offers advice to owners, manages grants 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.

4.22 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.

4.23 A condition survey of historic property, the 'Listed Buildings Protection Project' has been completed. The results inform the buildings at risk register and ensure it is up to date.

Monitoring/Action

4.24 Effectiveness can be measured by the number of buildings restored and thereby preserved and by the identification of further buildings at risk through the building condition survey.

Conservation Areas Character Appraisals

4.25 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 39 of the 42 conservation areas. Of those outstanding, drafts have been prepared for two and the third lies mostly within Breckland District.

Monitoring/Action

4.26 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.

Marine Environment - Adapting to Climate Change

4.27 From historical records, it is known that major flooding events, both tidal and fluvial, have occurred along the Wash and North Norfolk coastlines throughout recorded history. Given that it is now thought that one of the possible effects of climate change will be an increase in 'storminess', this might be expected in a marine environment to be associated with increased wave action. As the Norfolk coast defences do not currently provide a 200-year defence standard, the effect of climate change will merely be to increase the inland limit to high flood risk, and without improvements to the defences, the principal effect will be to increase the frequency of flooding in the area. This could bring the whole of the town north of the River Nar into the high-risk flood category by 2050. This would be sufficient to produce shallow inundation in some of the lower-lying areas of the town, but the resultant flooding would be neither widespread nor serious, and certainly not comparable in any way to that which would have occurred in the absence of defences.

High Tide River Great Ouse King's Lynn



4.28 The Borough Council are in the process of reviewing the Strategic Flood Risk Assessment (SFRA) in view of the new requirements of Planning Policy Statement 25 on Flood Risk introduced in December 2006.

4.29 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.

4.30 A Shoreline Management Plan is also being undertaken which 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.

Water Resources & Quality

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

4.32 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.

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

4.34 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.

4.35 Hunstanton lost its Blue Flag Award for Bathing Water Quality. The council is working with Anglian Water and Environment Agency on a number of plans to try to improve results. For the 2009 season we have agreed to jointly fund an intense scientific study of the water readings to obtain a more detailed picture of what factors could be affecting results

4.36 The Borough Council is about to commission a Water Cycle Study. Details will be published in the AMR next year.

River Nene



Air Quality

4.37 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.

4.38 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).

4.39 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. This remains in place. A second AQMA, in respect of excessive NO₂ levels in the Gaywood Clock area has been declared. 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.

4.40 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.

4.41 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.

4.42 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. 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).

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

Biodiversity

What is Biodiversity?

4.44 '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.

4.45 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.

4.46 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. Nearly 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.

4.47 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 46 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.

4.48 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.

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



What is the Government doing to protect biodiversity?

4.50 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](#)
- 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](#)

What is Norfolk doing to protect its biodiversity? [Norfolk Biodiversity](#)

4.51 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. Currently it contains Action Plans for 23 habitats and 44 species, and sets out clear targets and actions to conserve Norfolk's most endangered animals, plants and habitats.

4.52 The Biodiversity Partnership for Norfolk is working towards the preparation of the Biodiversity Supplementary Planning Document which will replace the Supplementary Planning Guidance published in 2004. This will help to inform planners and developers of their statutory duties relating to biodiversity and creating and enhancing a healthier environment. Also the Partnership and Norfolk Wildlife Trust are taking forward the Econet work, and have prepared Econet maps for all the Local Authorities in the County

4.53 Since the review of the BAP targets, a full report was prepared in the summer of 2007 and put to ministers for adoption. This included the addition of 8 new terrestrial habitats, 8 new marine habitats and 695 new species. This brings the total list of UK BAP priority species to 1,149.

The Borough Council's Role in Protecting Biodiversity

4.54 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.

4.55 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.

4.56 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.

4.57 The Council published its Core Strategy Preferred Options Paper in October 2006. This report is part of the new Local Development Framework which replaces the 1998 Local Plan. The Preferred Options Paper set out draft policies tackling issues such as biodiversity, renewable energy, climate change, nature conservation and sustainability. Two other documents were produced in conjunction with this report in October 2006. The first was the Sustainability Appraisal for King's Lynn and West Norfolk based on the environmental, social and economic objectives to the Local Development Framework. The second document was the Appropriate Assessment which assessed the impact of the Local Development Framework on the Borough's

Natura sites. ** (** The Preferred Options paper for the Borough along with the Appropriate Assessment and the Sustainability Appraisal are under review and will be published in 2008).

Changes in priority habitats and species (by type)

4.58 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 it's 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.

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

The Walks King's Lynn



4.61 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.

4.62 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.

4.63 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, pSPA (Possibly SPA-Formally advised to UK Gov and approved for consultation, but not yet submitted to the European Commission) |
| 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 |

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

Data extracted by ENSIS

| RAMSAR | | |
|------------------------------|-----------|----------|
| Latest Condition Description | Area (ha) | Area (%) |
| FAVOURABLE | 9,307.54 | 93.43% |
| UNFAVOURABLE RECOVERING | 369.63 | 3.71% |
| UNFAVOURABLE DECLINING | 284.75 | 2.86% |
| Percent: | | 100% |

| SAC | | |
|------------------------------|-----------|----------|
| Latest Condition Description | Area (ha) | Area (%) |
| FAVOURABLE | 8,919.12 | 93.23% |
| UNFAVOURABLE RECOVERING | 300.89 | 3.14% |
| UNFAVOURABLE DECLINING | 347.25 | 3.63% |
| Percent: | | 100% |

| SPA | | |
|------------------------------|-----------|----------|
| Latest Condition Description | Area (ha) | Area (%) |
| FAVOURABLE | 11,196.60 | 96.89% |

| SPA | | |
|----------------------------|--------|-------|
| UNFAVOURABLE RECOVERING | 83.87 | 0.73% |
| UNFAVOURABLE DECLINING | 276.02 | 2.39% |
| Percent: | | 100% |

4.65 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 Department of Trade and Industry.

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

National

4.67 There have been no amendments to the Borough's SSSI Management Plans in the monitoring period.

4.68 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.

4.69 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 | 11,471.32 | 92.27% |
| Unfavourable | 532.35 | 4.28% |
| Recovering | | |
| Unfavourable | 35.02 | 0.28% |
| No Change | | |
| Unfavourable | 393.18 | 3.16% |
| Declining | | |
| Percent | | 100% |

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

Regional/sub-regional

4.71 The total number of sites stands at: 198; the total area is: 2966.4 ha.

4.72 Three sites have been added and 1 extension gaining an extra 70.7 ha.

Renewable Energy

Renewable Energy Capacity Installed by type

What is Renewable Energy?

4.73 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.

4.74 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, assumes 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) |
|------------|-------------------|---|-----------|---------------|------------------|--|----------------|
| 07/00945/F | Private Ownership | Erection of domestic wind turbine | Permitted | 11/07/07 | 560878 310377 | No data This is for domestic use and therefore there is little information. | No data. |
| 07/02651/f | Private Ownership | Erection of one wind turbine for a temporary operational period of 25 years | Permitted | 06/03/08 | 563013 318378 | No data This is for domestic use and therefore there is little information. | No data. |

4.75 During the monitoring period the Council has been approached by several developers looking to build larger wind farms.

4.76 In the parishes of Marshland St James , Tilney St Lawrence and Stow Bardolph an application for a 19 turbine farm totalling 57mw has been submitted and a decision will be made by BERR.

Windfarm



Solar Panel Statistics for West Norfolk

| Ref No | Applicant | Proposal | Decision | Decision Date | Grid Ref | Capacity (Kwe) | Capacity (Mwe) |
|-------------|-------------------|---------------------------------|-----------|---------------|------------------|---|----------------|
| 07/00334/LB | Private Ownership | Installation of 5 solar panels | Permitted | 05/04/07 | 583137 342103 | No data. This is for domestic use and therefor there is little information | No data |
| 07/01920/F | Private Ownership | Installation of solar panels | Permitted | 02/11/07 | 582989 343827 | No data. This is for domestic use and therefor there is little information | No data |
| 07/02212/F | Private Ownership | Installation of solar collector | Permitted | 16/11/07 | 561571 320201 | No data. This is for domestic use and therefore there is little information. | No data. |

4.77 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 Monitoring the Local Development Scheme

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

| Core Strategy & Generic DC Policies DPD | | |
|--|---|---|
| Milestones | Progress Apr 07- Mar 08 | Achieved milestone? |
| February – September 2007 Revisit evidence gathering & document preparation | The process of revisiting our evidence base began in February 2007 but has continued to date as additional studies are underway. The work on the document preparation has been ongoing throughout this period. | Yes |
| April – November 2007 Revisit Issues & Alternative Options (ongoing consultation), wider public consultation (Oct-Nov 2007) | 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. | Merged with SCS consultation |
| February – March 2008 Public consultation on preferred options and formal sustainability report | | Yes* *NB, The consultation was done as joint consultation with the SCS on further issues NOT as preferred option |

| Site Allocations & Policies DPD | | |
|--|---|---------------------|
| Milestones | Progress Apr 07- Mar 08 | Achieved milestone? |
| February – September 2008 Revisit evidence gathering & document preparation | In view of the progress on the Core Strategy it would have been inappropriate to progress with the Site Allocations & Policies DPD. | No |
| October 2007 – February 2008 Prepare Issues & Alternative Options, initial sustainability appraisal | | No |

5.3 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.

5.4 For the reasons detailed above, and following discussion with Go East, we will seek to revise the LDS timetable. The information will, when agreed, replace the:

- Appendix 1 'Core Strategy and Generic Development Control Profile' and;
- Appendix 2 'Site Specific Allocations and Policies Profile'

of the Local Development Scheme (2007). It is envisaged that the LDF will be delivered to meet the milestones identified in this revised work programme.

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 - January 2010</i> |
| | <i>Adoption - January 2011</i> |
| Site Specific Allocations + Policies DPD | <i>Preparation & Consultation - to 2010</i> |
| | <i>Submission - Summer 2010</i> |
| | <i>Adoption - Summer 2011</i> |

5.5 Evidence Base Update

- | | |
|---|---------------|
| • Landscape Character Assessment | March 2007 |
| • Strategic Housing Market Assessment | July 2007 |
| • Employment Land Study | November 2007 |

5.6 Recent Studies:

| | |
|---|--|
| Strategic Housing Land Availability Assessment | Completed |
| Strategic Flood Risk Assessment | Due for completion Nov 08 |
| Water Cycle Study | Commissioned Oct 08 |
| Green Infrastructure Strategy | Commissioned Oct 08 |
| The Hunstanton Town Centre and Southern Seafront Masterplan | Completed May 08 |
| Town Centre Extension Development Framework | Due for completion Nov 08 |
| Wash Shoreline Management Plan | Environment Agency are leading plans for the preparation |

6 Future Improvements to the Annual Monitoring Report

6.1 This is the fourth Annual Monitoring Report produced as part of the local development framework process.

6.2 After completion of this report we will start carrying out our own employment monitoring using the Norfolk County Council figures as a baseline. The last years staff time was spent monitoring the small housing sites (less than 10 dwellings) and this has resulted in an accurate record of housing in the Borough.

6.3 A new indicator this year is Housing Quality - Building for Life Assessments. The Development Control Team started assessing major housing developments in October 2008. Any of these sites that have at least 10 houses completed by April 2009 will be included in the next AMR. The monitoring staff will also check the finished site against the earlier assessment made by the planners.



Annual Monitoring Report - December 2008

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.

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