

Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk



December 2007

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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 and the second in December 2006. This is the third Annual Monitoring Report, monitoring the period 1 April 2006 to 31 March 2007.

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 2007 Annual Monitoring Report is to assess:

1. The extent to which the milestones have been achieved in the 2007 Local Development Scheme for King's Lynn and West Norfolk (which was revised and then brought into effect on 24 April 2007).
2. 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.
3. 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).

Picture 1 Brancaster



Report Content/Types of Indicators

1.7 The third Annual Monitoring Report will primarily report on 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.

1.8 The Core Output Indicators to be monitored for the period 1 April 2006 – 31 March 2007 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.
- **TRANSPORT** - looks at monitoring car parking provision within non-residential development as well as the quantity of residential development within 30 minutes of essential services.
- **LOCAL SERVICES** – indicates completions of retail, office and leisure development as well as eligible open spaces managed to Green Flag Award standard.
- **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.

Monitoring - Limitations of the AMR

1.9 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.

1.10 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 State of the Environment

Introduction

- 2.1** 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 142,300 people, of whom some 35,000 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 Campbell Grocery, British Sugar and Del Monte.
- 2.2** 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.
- 2.3** 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.
- 2.4** During this monitoring period, a Customer Satisfaction Survey revealed that overall 55% of people were fairly satisfied with the local area as a place to live as compared to 47% for the previous year.

Biodiversity, Flora & Fauna

- 2.5** 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.

- 2.6** 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 23 Species and 44 Habitats. These are national priority species and habitats which are found in Norfolk and require our urgent attention and prioritised conservation efforts.
- 2.7** 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.
- 2.8** 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.



Historic & Built Environment

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

Picture 2 Crow Hall Downham Market



Table 1 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

- 2.10** 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.
- 2.11** 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.
- 2.12** 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).
- 2.13** 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.

Marine Environment - Adapting to Climate Change

- 2.14** 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.

Picture 3 High Tide River Great Ouse King's Lynn



- 2.15** 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.
- 2.16** 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.
- 2.17** 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

- 2.18** 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.

- 2.19** 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.
- 2.20** 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.
- 2.21** 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.
- 2.22** Hunstanton lost its Blue Flag Award for Bathing Water Quality. This issue needs to be addressed by the Environment Agency and Anglian Water.

Picture 4 River Nene



Air Quality

- 2.23** 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.
- 2.24** The Environment Act 1995 introduced the Local Air Quality Management System, which 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 and 2002. 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 implement Action Plans to improve air quality. In recent years, the Borough Council has been required to declare Air Quality Management Areas (AQMAs).
- 2.25** An AQMA at **Railway Road** where there is excessive levels of annual mean NO₂ has recently been extended to include all of London Road and Blackfriars Road.
- 2.26** Analysis of 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.
- 2.27** 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.
- 2.28** 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).
- 2.29** The issue of air quality will need to be addressed through LDF and Local Transport Plan Policies.

3 Housing

Housing Trajectory

- 3.1** A Housing Growth Trajectory has been produced as part of a growth point submission for King's Lynn 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/infrastructure needed to support that growth. This is shown in Picture 7 in the form of a bar chart including plan, monitor and manage lines.
- 3.2** Proposed Changes to the Draft East of England Plan name King's Lynn as a Key Centre for Development and Change, with the Borough needing to provide 12,000 dwellings between 2001 and 2021. The Council has suggested in comments on the Proposed Changes that the majority of these (at least 7,000) should be located in King's Lynn. Provision now has to be made for 15 years worth of housing development from the Plan's likely adoption date (2010). This would mean an additional four years of provision at 600 dwellings p.a. i.e. 2,400 dwellings for the period 2021 – 2025 (14,400 2001 – 2025). The Trajectory has been prepared to cover the period 2001 – 2025.
- 3.3** Between 1993 and (mid) 2007 7,389 dwellings were built within the Borough as a whole. Approximately 50% were built in the main towns (King's Lynn including the Woottons, Downham Market and Hunstanton) and 50% in the rural areas. In the current decade completion rates in the Borough started off well below the Draft Regional Plan required rate of 600 pa, but over the last few years have risen to that level. This reflects the resurgence in housebuilding in King's Lynn, as brownfield sites have started to come on stream, in particular the Nar Ouse Millennium Community.

- 3.4** The total dwelling stock in the Borough at 1 April 2007 was 67,170. Over the past 3 years 605 net additional homes have been delivered per annum (or 0.9% of existing stock).

Table 2 Number of dwellings built 1993 - 2007

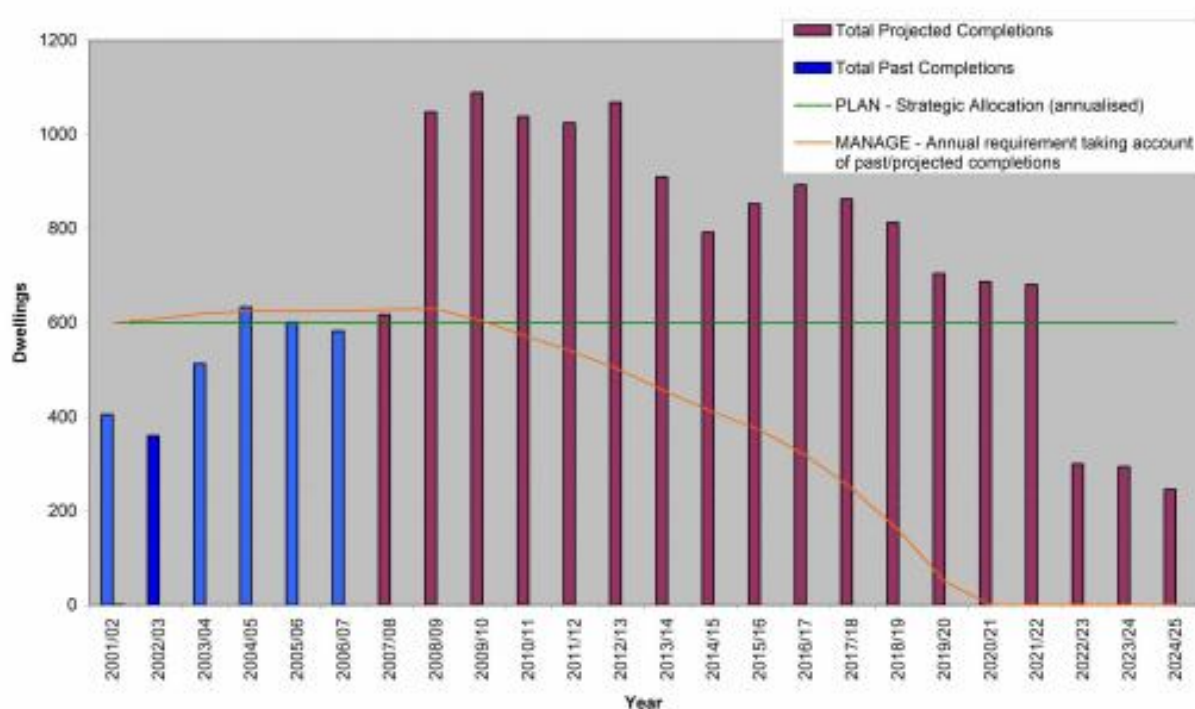
Year	Additional Dwellings
January 1993 - July 2000	3,940
(Mid) 2001	355
(Mid) 2002	405
(Mid) 2003	360
(Mid) 2004	513
(Mid) 2005	633*
(Mid) 2006	601*
(Mid) 2007	582*
* 2005 - 2007 are net additional dwelling figures taking into account demolitions	

- 3.5** The Trajectory assumes that existing outstanding permissions will be developed through the remainder of the plan period. Brownfield sites, in addition to those already permitted or identified as potential major sites, shown in the 2006 Urban Capacity Study are assumed to come on stream in 2008/9 and run through to 2021. These are split between King's Lynn and other locations in the Borough. A Strategic Housing Land Availability Assessment (SHLAA) is currently underway to provide updated information on urban capacity, as well as wider housing land availability issues. Initial estimates for urban capacity in 2007 show that the Borough contains land capable of accommodating some 7,950 additional dwellings up to 2021. This figure is currently unconstrained and has not yet been tested against the PPS3/SHLAA assessments of suitability, availability and achievability.
- 3.6** 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 Study (KLATS). 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 900 home 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.

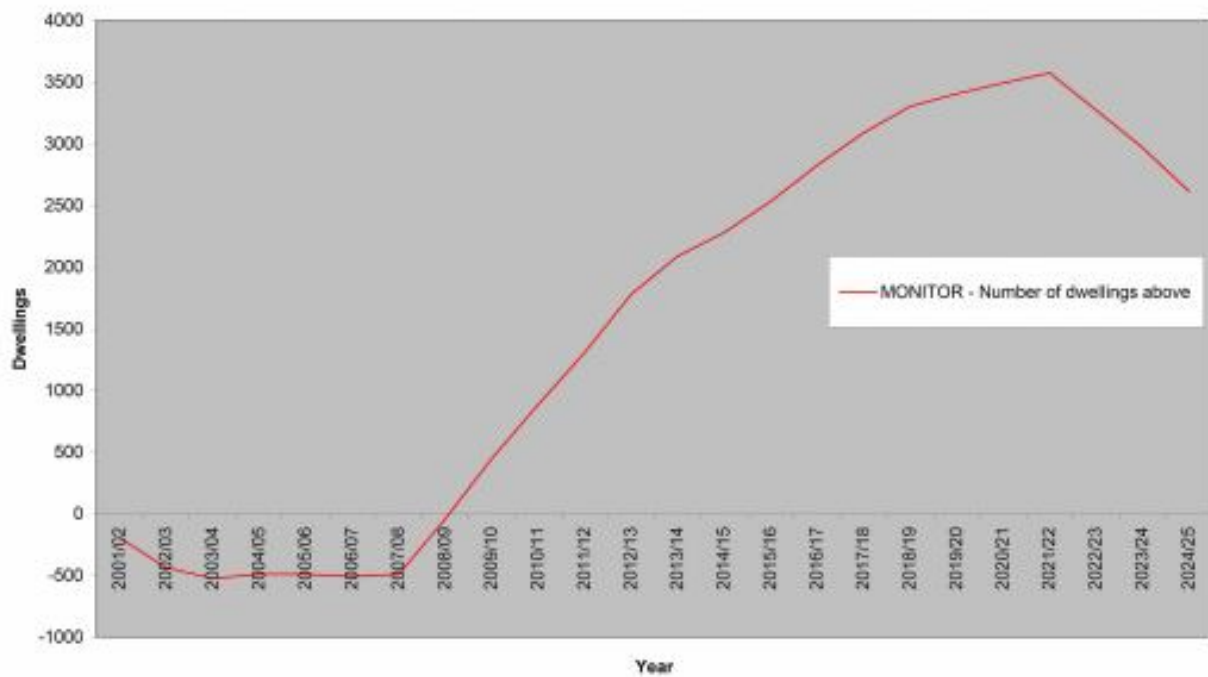
- 3.7** The release of under-used Borough Council owned land at Lynnsport is expected to produce completed houses from 2010/11. The redevelopment of Hillington Square by the Freebridge Community Housing, our partner RSL, with some 500 units will require detailed planning and relocation of existing tenants. This is presumed to enable the first completions on this site in 2012/13. 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 2010.
- 3.8** King's Lynn's increased build rate will push the overall Borough total to over 1,000 p.a. (the rate last reached in the late 1980s) for the period 2008/9 through to 2012/13, exceeding the Draft Regional Plan annualised rate and making up for the shortfall that has emerged in the early years of the Regional Plan period (2001/2 – 2007/8).
- 3.9** The Trajectory demonstrates that the Draft 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, Norfolk Constabulary, etc).
- 3.10** The Growth Point proposals submitted to Government in September 2007 that form the basis of these trajectory assumptions have no basis in statutory plans, either draft or adopted, and as such have not been subject to testing or consultation. No detailed master planning of King's Lynn has taken place at this stage, although the Urban Development Strategy has tested some urban redevelopment scenarios. It should also be noted that the housing trajectory represents an interim view ahead of the completion of the SHLAA and 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 over the last 12 months. Some of these sites have previously been identified in the 2006 Urban Capacity Study.
- 3.11** Overall the Trajectory shows that there is sufficient capacity to meet the draft Regional Plan requirement to 2025 by about 2020, 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 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 7,500 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 5,500. Minor sites are assumed to contribute some 1000 dwellings boroughwide thorough to 2025, although detailed work is taking place to refine this estimate. The supply from large sites in the rest of the Borough is assumed to diminish year on year from 2009/10 onwards as existing permissions are used up.

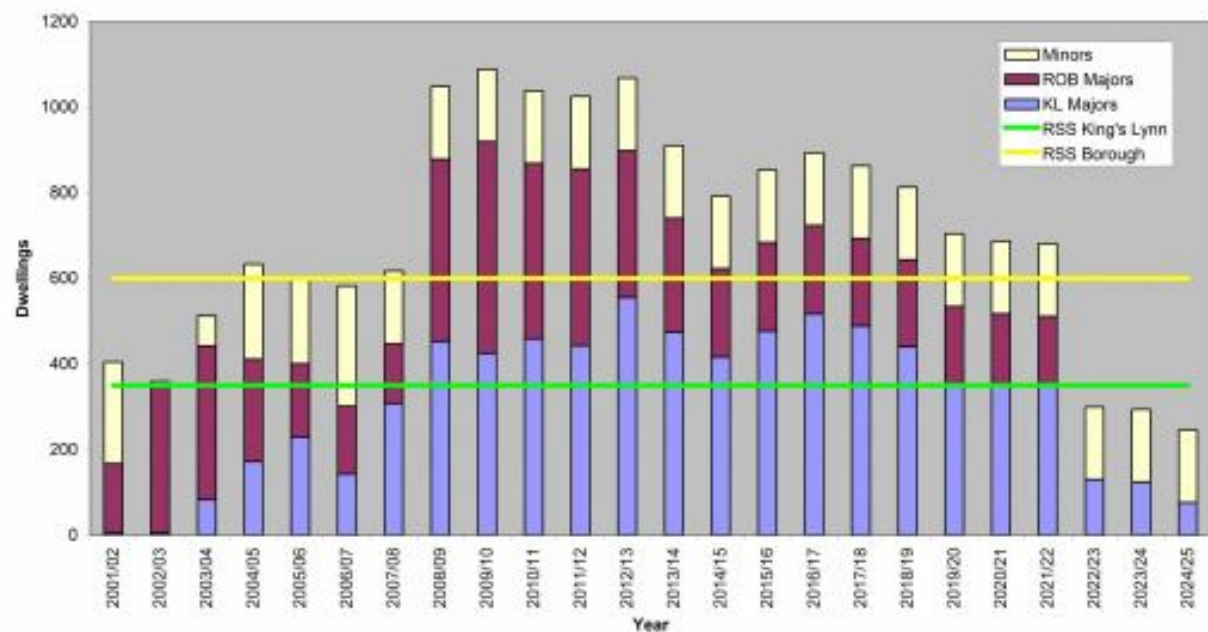
Picture 5 King's Lynn & West Norfolk Housing Trajectory - Monitor and Manage



Picture 6 King's Lynn & West Norfolk Housing Trajectory - Monitor Number of Dwellings



Picture 7 King's Lynn & West Norfolk Housing Trajectory - Rest of Borough



Allocated Land in King's Lynn & West Norfolk

Table 3 Allocated Sites in West Norfolk

Site Number	Policy Number	Allocated Site	Capacity	Built to date or under construction (u/c)
45/1	5/38	Marsh Lane King's Lynn	153 (estimate)	90
45/4	5/38	Wootton Road King's Lynn	100 (estimate)	Not started (Outline)
45/13	5/24	Ship Field King's Lynn	16	16 (Completed)
45/14	5/33	South Fairstead King's Lynn	462 (estimate)	168
45/25	5/38	Edma Street King's Lynn	138 (estimate)	1
45/33	5/15	Saddlebow Road (NORA) King's Lynn	874 (estimate)	32 built 22 u/c
45/42	5/26	Lynn (South) King's Lynn	924 (estimate)	Not started (No permission)
45/43	5/26	Lynn (South East) King's Lynn	717 (estimate)	Not started (No permission)
72/1	5/43	Nursery Lane (East) South Wootton	82	82 (Completed)
72/3	5/43	Gap Farm South Wootton	149	81 built 23 u/c

Site Number	Policy Number	Allocated Site	Capacity	Built to date or under construction (u/c)
22/2	6/5	Rabbit Lane (East) Downham Market	18	18 (Completed)
22/6	6/5	Downham (NE) Downham Market	426	426 (completed)
22/7	6/7	Park Lane South Downham Market	162	162 (Completed)
22/9	6/4	Kingfisher Road Downham Market	14	14 (Completed)
22/10	6/4	Bennett Street Downham Market	37	37 (Completed)
22/12	6/4	Downham (NW) Downham Market	362 (approved) 70 (estimate)	114 built 26 u/c
22/13	6/7	Adj. Brickfields Downham Market	103	Not started
22/14	6/7	Maltings Lane West Downham Market	12 (estimate)	Not started (No permission)
22/15	6/6	Prince Henry Place Downham Market	21 (estimate)	Not started (No permission)
22/17	6/7	Victory Road Downham Market	10	10 (Completed)
43/3	7/3	Downs Road (North) Hunstanton	83	83 (Completed)
TOTALS			4933	1405

3.12 Approximately 75% of the allocated sites have either been completed or are under construction. The remaining allocations offer a potential capacity for a further 3528 dwellings. This will ensure a further five years building supply at the target level of 600 new dwellings per year (draft Regional Spatial Strategy).

3.13 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

Picture 8 Brownfield Site Littleport Street King's Lynn



3.14 In 2004 the Council commissioned an urban capacity study 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 March 2006 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 10,206 new dwellings on previously developed sites (including some previously committed greenfield sites).

- 3.15** In November and December 2006 the government published two Planning Policy Statements, PPS 3 - Housing and PPS 25 - Development and Flood Risk. Both of these Statements impacted in some way on the urban capacity study. PPS 3, amongst other changes, introduced revised criteria for capacity studies (now known as Strategic Housing Land Availability Assessments) and the finalised methodology was agreed by government during the summer 2007. Similarly PPS 25 also introduced revised criteria for flood risk assessment which in turn influences consideration of the suitability of land for housing development.
- 3.16** Llewelyn Davies Yeang are reviewing the former urban capacity study and Faber Maunsell are concurrently revising the flood risk assessment across the Borough. The findings of the flood risk assessment will then be fed into the housing land availability assessment. These reports will be available nearer the end of the year.

Picture 9 King's Lynn



Housing Density

Table 4 New dwellings completed 2006/2007 on sites of 10 or more dwellings

Site No*	Total Units Approved	Net Site Area (ha)	No. of dwellings completed 2006/2007	Area (ha) completed 2006/2007	Dwellings per ha 2006/2007 (density)
45/7	39	1.10	11	0.31	35
45/8	38	1.15	6	0.18	33
45/8	5	0.15	2	0.06	33
45/14	118	4.30	27	0.98	27
45/15	8	0.20	2	0.05	40
45/25	1	0.02	1	0.02	50
45/27	13	0.09	13	0.09	144
45/33	195	6.00	32	0.98	33
45/40	65	1.73	10	0.27	37
72/3	108	3.2	33	0.98	34
72/3	17	0.6	7	0.25	28
22/6	48	1.6	2	0.07	30
22/6	32	0.50	32	0.50	64
22/7	10	0.40	1	0.04	25
22/12	150	5.10	47	1.60	29
89/3	127	4.2	20	0.66	30
89/3	55	1.8	22	0.72	31
37/4	10	0.5	2	0.10	20
69/2	15	0.75	3	0.15	20
58/3	54	1.90	29	1.02	28
74/2	12	1.00	1	0.08	12
Total	1120	40.87	303		

Site No*	Total Units Approved	Net Site Area (ha)	No. of dwellings completed 2006/2007	Area (ha) completed 2006/2007	Dwellings per ha 2006/2007 (density)
* The site number is taken from the site numbering system used in the Council's Residential Land Availability document.					

Dwellings completed at:	Number of new dwellings completed	Percentage of new dwellings completed
Less than 30 dwellings per hectare	117	38.6 %
Between 30 and 50 dwellings per hectare	141	46.5 %
Above 50 dwellings per hectare	45	14.9 %

3.17 This data illustrates a range of housing densities of new dwellings built across the Borough. The Council seeks to provide a choice of housing types to meet the needs of our diverse communities. Furthermore, consideration is given to the need for new development to respond to the density, character and form of the locality.

3.18 This data only gives a partial picture of density in the Borough as the Council currently only monitors sites which contain 10 or more dwellings. In the first quarter of 2008, the Council intends to revise the monitoring procedure by visiting and checking sites of 1 to 10 dwellings, and therefore intends to provide more detailed information in the next Annual Monitoring Report.

Percentage of new and converted dwellings on previously developed land

3.19 The percentage of new and converted dwellings built on previously developed land in 2006/2007 was 39.8% (256 of 643 dwellings); this is a 4.3% increase on the previous year. The Government's target is 60%. The low figure is largely due to the completion of a significant number of houses on two of the existing allocated Greenfield sites (namely South Fairstead and Downham North West). The development coming on stream at the Nar Ouse Regeneration Area (NORA) since March 2006 has started to address this deficiency, along with the proposed Marina development at Boal Quay in King's Lynn.

Picture 10 Potential Brownfield Site Redevelopment in West Norfolk



Affordable Housing 2007

Table 5 Affordable Housing in West Norfolk 2007

Site Number	* Area/Site Location	Approved	Built pre 2006/2007 **	Built 2006/2007
King's Lynn				
45/14	South Fairstead	57	-	46
45/50	West Lynn (Poppyfields) Phase 1	20	-	-
-	West Lynn (Poppyfields) Phase 2	15	-	-
45/41	Southgate Street	30	-	-
North/South Wootton				
72/1	Nursery Lane (East)	20	20	-

Site Number *	Area/Site Location	Approved	Built pre 2006/2007 **	Built 2006/2007
72/3	Gap Farm	24	24	-
	Downham Market			
22/12	Downham (N/W)	47	-	-
22/16	Railway Road	100	-	-
22/24	High Street/Paradise Road	15	-	-
	Watlington			
89/3	The Meadows Ext	55	8	51
	Burnham Market			
9/2	Bellamys Lane	14	-	14
	Docking			
-	Brancaster Road	-	-	7
	South Creake			
-	Leicester Road	-	-	6
	Hockwold			
-	Boundary Close	-	-	6
	Total	397	262	130

* The site number is taken from the site numbering system used in the Council's Residential Land Availability document.

** The column for sites 'Built pre 2006/2007' gives details of those sites which contain 10 or more dwellings only.

3.20 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).

3.21 During 2006/2007 130 units were built. The emerging Core Strategy proposes to lower the Affordable Housing threshold to achieve more. In the mean time the Council has adopted interim thresholds to address this issue.

Gypsy and Travellers Housing

3.22 The following table shows the location and status of Gypsy and Traveller sites in this district, and has been compiled using information obtained by the Planning Performance and Monitoring Team and the Planning Enforcement Team.

Picture 11 Saddlebow Site



3.23 The table has been updated and it contains additional information compared to previous Annual Monitoring Reports, although it is not comprehensively completed as further data is still required. The Council has not regularly monitored Gypsy and Traveller housing in the Borough to date, but a group has been formed with Development Services and Environmental Health & Housing staff in order to work on accurate data for the future.

Table 6 Gypsy & Travellers Sites West Norfolk 2007

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/03/1975/O	559194 321331	Site for construction of bungalow	Poplar Tree Farm Bailey Lane Clenchwarton	Refused	09.12.2003	N	2 mobiles toilet block and scrap yard
2/95/1305/F	558713 321272	Retention of residential mobile home	The Orchard Hall Road Clenchwarton	Refused	21.11.1995	N	2 mobiles
2/96/0099/F	558713 321272	Retention of residential mobile home		Permitted	09.04.1996	N	
2/98/1621/F	558713 321272	Variation of condition 3 of planning permission 2/96/0099/F to permit standing of caravan ancillary to the mobile home		Permitted	20.04.1999	N	
2/01/0309/F	558713 321272	Retention of residential mobile home and ancillary caravan		Permitted	19.04.2001	N	
06/00205/F	558713 321272	Retention of residential mobile home and ancillary caravan	Caravan site rear of 102/opposite Crow Hall Downham Road D/Mkt	Permitted	16.03.2006	N	7 mobiles 5 tourers
N/A	561208 302350	7 mobile homes & approx. 5 tourers		Authorised	N/A	N/A	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/93/1736/F	560174 303050	Siting of residential mobile home	Rear of Haygates Mill Bartons Drove Downham Market	Permitted	12.04.1994	N	2-3 mobiles
2/95/0178/F	560174 303050	Occupation of the mobile home without complying with condition 3 of planning permission 2/93/1736/F dated 12/04/1994 to retain previous mobile home as annexe		Refused	25.04.1995	Y -Withdrawn	
2/97/0441/F	560174 303050	Retention of mobile home		Permitted	14.07.1998	Y -Withdrawn	
05/02065/F	560176 303044	Retention of mobile home (renewal)		Permitted	28.11.2005	N	
2/95/1108/LD	560653 306429	Use of land for standing of mobile home	Gullpit House Gullpit Drove Stowbridge Stow Bardolph	Permitted	31.10.1995	N	1 mobile
06/00442/F	549118 306784	Permanent standing of static caravan for permanent occupation	48 The Wroe Emneth Wisbech	Refused	12.04.2006	N	2 caravans
N/A	561805 317923	27 pitches	Saddlebow Caravan Site Saddlebow Road King's Lynn	Authorised	N/A	N/A	44 caravans
2/95/1569/F	551094 308387	Standing of mobile home retention of dayroom and ancillary ablution block	Taylor Holdings Goose Lane Walsoken Marshland	Permitted	05.01.1996	N	2 mobiles & day room

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/99/0430/F	551082 308387	Continued standing of mobile home and retention of dayroom and ancillary block on a permanent basis	St James (Western side)	Permitted	20.09.1999	N	
2/94/0577/F	551787 309425	Continued standing of 2 mobile homes on a permanent basis	OS 7842 Gooses Lane Marshland St James (Eastern side)	Permitted	05.07.1994	N	4 mobiles
05/00794/F	551762 309485	Standing of two mobile homes	Land South Of Primrose Farm Goose Lane M St J (Western side)	Permitted	13.06.2005	N	
N/A	552810 310024	6 mobiles	One Acre Jubilee Lane aka Hope Lane Marshland St James	Authorised	N/A	N/A	6 mobiles
N/A	552810 310024	2 mobiles	Orchard View Jubilee Lane aka Hope Lane Marshland St James	Authorised	N/A	N/A	2 mobiles
N/A	552810 310024	8 mobiles	Field View Jubilee Lane aka Hope Lane Marshland St James	Authorised	N/A	N/A	8 mobiles, plus several

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/96/0516/O	552798 309982	Construction of bungalow in connection with caravan park to provide warden accommodation	Hope Lane Caravan Park Jubilee Lane aka Hope Lane Marshland St James	Refused	02.06.1996	N	vacant & in storage
N/A	552798 309982	3 mobiles	Plot 1A Jubilee Lane aka Hope Lane Marshland St James	Authorised	N/A	N/A	3 mobiles
N/A	552798 309982	3 mobiles	Plot 1B Jubilee Lane aka Hope Lane Marshland St James	Authorised	N/A	N/A	3 mobiles
04/01371/CU	551824 309399	Siting of mobile homes for residential accommodation	The Stables (Off Long Lots Row) Gooses Lane Marshland Smeeth Marshland St James	Permitted	06.09.2004	N	Number not confirmed
2/98/0673/F	571631 299104	4 mobiles/Retention of building for stabling horses	The Pines Whittington Hill Methwold Road Northwold	Permitted	29.06.1998	N	4 mobiles
2/94/0249/F	587836 334329	Continued standing of mobile home and additional buildings	White Gates/South Fork The Common South Creake	Permitted	19.07.1994	N	1 mobile
2/99/1413/CU	588268 333532	Change of use of land to gypsy caravan site	The Jays The Common South Creake	Permitted	23.03.2000	N	1 mobile
	588268	Continued use of land as		Permitted	24.06.2003	N	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/03/0296/F	333532	gypsy caravan site					
06/00359/F	588268 333535	Continued use of land as gypsy caravan site (renewal)		Permitted	11.04.2006	N	
2/92/1613/F	554337 318060	Change of use of agricultural land to gypsy caravan site with sewerage treatment plant	Plot 7 Haygreen Road Terrington St Clement	Refused	08.09.1992	N	approx. 32 mobiles
2/04/0041/F	554356 318169	Retention of day room for use with caravan	8 Goshold Park Bullock Road Terrington St Clement	Permitted	12.02.2004	N	
2/97/0705/CU	554402 318285	Change of use to family gypsy caravan site for five residential caravans/mobile homes and one touring caravan	Plots 11 & 11a Goshold Park Hay Green Terrington St Clement	Permitted	04.08.1997	N	
2/03/1944/F	554394 318297	Construction of residential dayroom and facilities building	11A Goshold Park Bullock Road Hay Green Terrington St Clement	Permitted	11.11.2003	N	
2/93/1056/F	554396 318211	Extension to portakabin as ancillary accommodation to gypsy caravan pitch	15a Goshold Park Bullock Road Terrington St Clement	Permitted	04.10.1993	N	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
06/02301/F	554361 318244	Construction of day room facility	3 Goshold Park Bullock Road Terrington St Clement	Permitted	07.12.2006	N	
2/04/0321/F	554399 318274	Construction of residential dayroom and facilities building	11B Goshold Park Bullock Road Hay Green Terrington St Clement	Permitted	23.04.2004	N	
N/A	554385 318145	2 mobiles	Goshold Field, Hay Green Road, Hay Green, Terrington St Clement	Tolerated	N/A	N/A	2 mobiles
N/A	554223 317127	6 mobiles	South Forks, Waterlow Road, Terrington St Clement	Authorised	N/A	N/A	6 mobiles
N/A	554221 317083	2 mobiles	Eastfields, Waterlow Road, Terrington St Clement	Tolerated	N/A	N/A	2 mobiles
N/A	557306 313014	2 mobiles	12 High Road, Tilney cum Islington	Authorised	N/A	N/A	2 mobiles
N/A	557309 313031	2 mobiles	14 High Road, Tilney cum Islington	Authorised	N/A	N/A	2 mobiles
N/A	557312 313048	2 mobiles	20 High Road, Tilney cum Islington	Authorised	N/A	N/A	2 mobiles

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
203/0342/CU	555100 315523	Continued use of residential gypsy caravan ancillary touring caravan portable building and horse container	Micasa, Mill Lane, Tilney St Lawrence	Refused	24.06.2003	N	2 mobiles
04/00903/CU	555100 315523	Retention and continued use of prefabricated structure and ancillary buildings for residential purposes		Refused	24.06.2004	Y -Dismissed	
N/A	555160 315474	1 mobile	Off New Road (Area of former Highway) Tilney St Lawrence	Tolerated	N/A	N/A	1 mobile
207/0382/CU	555105 315522	Retention of 2 mobile homes and shed	Corner of Mill Lane/New Road Tilney St Lawrence	Refused	04.08.1997	N	2 mobiles & a shed
N/A	555537 313189	2 mobiles	Fairview, 115 Magdalen Road, Tilney St Lawrence	Authorised	N/A	N/A	2 mobiles
N/A	555610 313158	Vacant	119 Magdalen Road, Tilney St Lawrence	Authorised	N/A	N/A	Vacant
N/A	555617 313145	1 mobile	121 Magdalen Road, Tilney St Lawrence	Authorised	N/A	N/A	1 mobile
	556591 312738	Use of land as a residential caravan site for one gypsy	Red Gate Farm Magdalen Road	Refused	20.01.1995	Y-Withdrawn	Unknown

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/94/0986/CU		family (two caravans)	Tilney St Lawrence				
2/95/1241/CU	556591 312738	Use of land for caravan site (five caravans) and winter quarters for travelling showmen		Refused	27.10.1995	Y - Allowed	Unknown
2/97/1277/F	556886 312522	Continued standing of mobile home during construction of dwelling	250 Magdalen Road Lords Bridge Tilney St Lawrence	Withdrawn	05.11.1997	N	Unknown
2/98/1050/CU	556886 312522	Temporary standing of mobile home during construction of dwelling		Permitted	08.09.1998	N	Unknown
2/92/0036/F	554623 312873	Construction of replacement bungalow	Springfields Caravan Park 101 School Road Tilney St Lawrence	Permitted	18.09.1995	N	28 mobiles
2/92/0881/CU	554623 312873	Layout of land as a gypsy caravan site (14 pitches) with private sewage treatment plant		Permitted	18.09.1995	N	
2/95/0970/F	551747 302367	Standing of mobile home and 3 touring caravans and construction of toilet block (revised proposal)	Part (North) OS 7322/West of Downfields Small Lode Upwell	Permitted	23.05.1996	N	2 mobiles
2/96/1420/O	551784 302386	Site for construction of dwelling in connection with	Downfields Small Lode Upwell	Refused	17.12.1996	N	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
		agricultural business					
07/00338/PreApp	551808 302394	INFORMAL REQUEST-REPLACEMENT OF CARAVAN WITH BUNGALOW	Plot 1 (Caravan Site) Small Lode Upwell	Pending	03.10.2007	N	16 mobiles
2/98/1011/CU	551838 302325	Use of land for residential caravan site for 11 gypsy families and construction of access road	Land west of 200 (now known as Caravan Site) Small Lode Upwell	Permitted	17.09.1999	N	
05/01180/F	551742 302331	Retention of siting of mobile home and toilet/washroom	Land At Small Lode Upwell	Refused	27.09.2005	N	
2/00/1382/CU	550514 302387	Standing of mobile home and day room for one named gypsy family	(Dunroamin) Stonehouse Road Upwell	Permitted	28.11.2000	N	3 tourers 1 mobile
05/01218/F	550514 302387	Variation of conditions 1 and 7 of planning permission 2/00/1382/CU which restricts the occupancy of the mobile home		Permitted	06.10.2005	N	
2/02/1468/LD	550498 302407	Use of land for standing of parkhome	100 Stonehouse Road Upwell	Permitted	02.12.2002	N	2 mobiles
N/A	550498 302407	2 mobiles		Tolerated	N/A	N/A	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
N/A	550517 302344	2 mobiles	Botany Bay, Stonehouse Road, Upwell	Tolerated	N/A	N/A	2 mobiles
2/98/1689/F	549067 301303	Variation of condition 1 of planning permission 2/97/0303/F to allow gypsy family and retention of a day room extension	Four Acres March Riverside Upwell	Permitted	16.02.1999	N	3 mobiles
2/00/0665/F	549067 301303	Continued occupation of mobile home and day room extension		Permitted	25.07.2000	N	
2/02/1518/O	549067 301303	Site for the construction of one dwelling (to replace existing mobile unit)		Refused	07.11.2002	Y - Dismissed	
2/03/1234/F	549067 301303	Continued occupation of mobile home and dayroom extension		Permitted	11.11.2003	N	
04/01479/F	549067 301303	Construction of dayroom for existing mobile home		Withdrawn	20.09.2004	N	
07/00297/LDE	549067 301303	Certificate of Lawful Use: standing of mobile home and dayroom extension		Refused	14.05.2007	N	
07/00686/CU	550850 301592	Change of use of land for use as gypsy site for one	Land Rear Of Redroofs New Road	Refused	25.07.2007	N	Unknown

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
		named family	Upwell				
N/A	549185 317071	1 mobile and building	Dunroamin, Roman Bank, Walpole St Andrew	Authorised	N/A	N/A	1 mobile & building
292/2277/CU	551212 313556	Change of use of land to create gypsy caravan site with associated utility blocks sewage treatment plant and lorry park	Finnemore Farm Main Road Walpole Highway	Refused	12.12.2003	N	Unknown
204/0194/CU	551212 313556	Change of use of agricultural land to site for standing of 20 touring caravans with associated amenity block	Finnemore Farm Main Road Walpole Highway	Withdrawn	11.02.2004	N	Unknown
201/0579/CU	548818 308794	Continued siting of residential caravan	The Caravan/Mobile home Green Lane Walsoken	Refused	26.02.2002	Y - Allowed	2 mobiles
2/03/1502/F	548818 308794	Construction of dayroom		Permitted	07.10.2003	N	
294/1227/CU	549513 310384	Siting of 2 residential mobile homes and retention of existing amenity block	Part OS 6730/Long Acre Biggs Road Walsoken	Permitted	01.12.1994	N	4 mobiles
2/96/0464/F	549513 310384	Construction of garage		Permitted	16.05.1996	N	
	549428	Extension to existing gypsy		Permitted	24.11.1997	N	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/96/1662/F	310434	caravan site to provide site for one mobile home for applicant's son and his family (revised proposal)					
2/98/0581/F	549450 310440	Retention of existing building as day room/amenity block for approved gypsy site		Permitted	17.08.2001	N	
2/03/1753/CU	549428 310434	Change of use of barn from dayroom to residential dwelling		Permitted	17.11.2003	N	
2/94/1522/F	549917 311487	Retention of mobile home and day room for a named traveller family	Little Acre Fen Road Walton Highway West Walton	Permitted	06.12.1994	N	1 house 2 mobiles
2/95/1667/F	549917 311487	Retention of mobile home and day/wash room for a named traveller family		Permitted	04.03.1996	N	
2/97/1556/F	549917 311487	Retention of garage		Permitted	24.11.1997	N	
N/A	550103 311458	1 mobile	Burnham Orchard Blunts Drove Walton Highway West Walton	Authorised	N/A	N/A	1 mobile
2/94/1521/F	550103 311458	Retention of mobile home and day room for a named traveller family		Permitted	06.12.1994	N	

App Ref	Grid Reference	Proposal	Location	Decision	Decision Date	Appeal? Y/N	Present on Site
2/96/0352/F	550103 311458	Retention of mobile home and day room for a named traveller family (renewal)		Permitted	03.06.1996	N	
2/91/0424/CU	550259 311276	Change of use of land and laying out of a 16 pitch residential gypsy site	Blunts Drove West Walton Highway West Walton	Permitted	02.03.1994	N	16 mobiles
2/94/1054/F	550259 311276	Creation of 16 pitch gypsy caravan site including 8 amenity block sewage treatment plant and road widening		Permitted	06.12.1994	N	
N/A	550176 311221	6 mobiles	NCC Highway/end of Blunts Drove, Walton Highway, West Walton	Tolerated	N/A	N/A	6 mobiles
2/00/0517/CU	559763 315334	Standing of mobile home for permanent occupation	The Stables Lynn Road Wiggenhall St Germans	Refused	13.06.2000	Y- Allowed	2 mobiles
90/1974/X Appeal dismissed 28.1.91	556827 310140	1 mobile	Peace Haven Middle Level Bridge Fen Road Wiggenhall St Mary Magdalen	Unauthorised	N/A	N/A	1 mobile

4 Economy

Business Development

The following tables support six core output indicators:

4.1 See Table 7 'Amount of Land & Floorspace Developed for Employment Use - April 2006 to March 2007'

- Amount of floorspace developed for employment by type;
- Amount of floorspace developed for employment by type, in employment or regeneration areas;

Picture 12 North Lynn Business Units



4.2 See Table 8 'Employment Land Monitoring - Available Employment Land March 2007'

- Amount of floorspace by employment type, which is on previously developed land;
- Employment land available by type;
- Losses of employment land in
 - i. Employment / regeneration areas and
 - ii. Local authority area;
- Amount of employment land lost to residential development:

Table 7 Amount of Land & Floorspace Developed for Employment Use - April 2006 to March 2007

	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	Trafalgar Road Industrial Estate	0.1	400	100%	0.1	400	100%	0.1	400	100%	0	0	B2	
Urban	King's Lynn	Hardwick Narrows Industrial Estate	0.4	1600	100%	0.4	1600	100%	0.4	1600	100%	0	0	B2	
Urban	King's Lynn	North Lynn	0.3	1200	100%	0.3	1200	100%	0.3	1200	100%	0	0	B2	
Figures in <i>italics</i> indicate an estimated floorspace figure of 40% site area															
Source: Norfolk County Council															

Table 8 Employment Land Monitoring - Available Employment Land March 2007

Settlement	SITE NAME	Residual permissions	floorspace	PDL area	PDL sq m	%	Residual Allocations	PDL	%	permitted uses	Notes
King's Lynn	Edward Benefer Way	0					2.3	2.3	100%		Local Plan allocation
King's Lynn	Estuary Rd, Site 1	0					1.6	1.6	100%		Local Plan allocation
King's Lynn	Estuary Rd, Site 2	0					0.3	0.3	100%		Timber treatment plant
King's Lynn	Hardings Pits URA	0					7.8	7.8	100%		Part of Nar-Ouse Regeneration Area
King's Lynn	Hardwick Industrial Estate Ext.	0					27.1	0	0%		Local Plan allocation
King's Lynn	Hardwick Narrows, Site F	0.3	1200	0.3	1200	100%	0			B2	7 units
King's Lynn	Hardwick Narrows, Site S	0.4	1600	0.4	1600	100%	0			SG	Car showroom
King's Lynn	Horsley's Fields, Site 1	1.1	1040	0		0%	0			A1, B1 u/c	1 retail unit, 5 B1
King's Lynn	Horsley's Fields, Remainder	2.1	8400	0	0	0%	0			B1, B2, B8	Part of NORA

Settlement	SITE NAME	Residual permissions		PDL			Residual Allocations		permitted uses		Notes
King's Lynn	North End URA	0.6	2400	0.6	2400	100%	0		A1, C3, D2	1 A1, 1 D2 to be completed	
King's Lynn	North Lynn Farm	0					2.8	0	0%		Local Plan allocation
King's Lynn	North Lynn Ind. Est., Site A	0.6	2400	0	0	0%	0				Factory
King's Lynn	North Lynn Ind. Est., Site B	0.4	1600			0%	0				
King's Lynn	North Lynn Ind. Est., Site G	1.2	4800	0		0%	0		B1, B2		
King's Lynn	North Lynn Ind. Est., Site H	1.3	5200	0		0%	0				
King's Lynn	North Lynn Ind. Est., Site I	0.3	1200	0		0%	0		B8		
King's Lynn	North Lynn Ind. Est., Site J	0.3	1200	0		0%	0		B2		
King's Lynn	North Lynn Ind. Est., Site K	0.7	2800	0		0%	0		B2	u/c	
King's Lynn	Saddlebow Ind. Est., Site D	1.1	4400	1.1	4400	100%	0		A1	no apparent works but will be loss	

Settlement	SITE NAME	Residual permissions		PDL			Residual Allocations		permitted uses	Notes
King's Lynn	Saddlebow Est. (West)	0					49.9	49.9	100%	Local Plan Allocation- in GVA report- listed as British Sugar Site, 51h
King's Lynn	Saddlebow Road URA	0					29	29	100%	Part of NORA
King's Lynn	White House Farm	0					55.2	0	0%	Local Plan Allocation
King's Lynn	Willow Business Park	19.6	78400	0		0%	0			
King's Lynn	North Lynn Ind. Est., Site L	0.4	560	0.4	560	100%	0			
Downham Market	Barton's Drove (North)	0					6.5	6.5	100%	Local Plan Allocation
Downham Market	St. John's Bus. Park	0.1	274	0	0	0%	6.1	0	0%	B1, B2, B8
Downham Market	Bexwell Rd Bus. Park, Site B	0					3.1	3.1	100%	B1, B2, B8
Downham Market	Bexwell Rd Bus. Park (Rem.)	15	60000	15	60000	100%	0			B1, B2, B8
Downham Market	Railway Rd URA	0					5.4	5.4	100%	

Settlement	SITE NAME	Residual permissions	PDL			Residual Allocations		permitted uses		Notes
Downham Market	Trafalgar Ind. Est.	0.3	1200	0	0	0%	0			
East Winch	East Winch Hall	0.6	2400	0	0	0%	0			
Emneth	Elm High Road	0.7	2680	0.7	2680	100%	0	B1		
Feltwell	Southery Rd	0.1	400	0.1	400	100%	0			
Hunstanton	King's Lynn Road	0					0.6	0	0%	
Hunstanton	Southend Rd URA	0.6	2400	0.6	2400	100%	0	A1		
Snettisham	Common Rd	0.2	800	0.2	887	100%	0	B8		
Tilney St Lawrence	St. Johns Rd	0.2	887	0	0	0%	0	B2		
Walpole Highway	West Drove South	0.7	2800	0.7	2800	100%	0	B8		
West Winch	92 Main Road	0.1	520	0.1	520	100%	0			

Source: Norfolk County Council

Local Services

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

- 4.3** Local monitoring has largely been constrained to retail, office or leisure premises which individually exceed 1,000 m². There are no recorded completions within this criteria outside of King's Lynn town centre during the monitoring period.
- 4.4** However, the re-development of the Vancouver Centre, King's Lynn has continued to completion resulting in 27,000 m² of modern retail floorspace partly on two levels (this figure also includes some 600 m² of offices at second floor level). Overall the development has introduced some 5,000 m² of additional floorspace, following partial demolition during the previous year, to the retail centre in units of mixed size.

Picture 13 King's Lynn Town Centre



Amount of eligible open spaces managed to Green Flag Award standard.

- 4.5** The Walks is an important part of King's Lynn's heritage and is in need of substantial capital investment to return this precious historic site to its former glory and to protect it for the future (see location plan Picture 14 'Location Plan of The Walks King's Lynn (O.S. Licence No.100024314)'). In March 2005, after nearly six years of planning and development work, the Council received approval for its plans for the full restoration of

The Walks, largely funded by the Heritage Lottery Fund. Importantly, this investment will be matched by a long term commitment to the park's upkeep in order to secure its standing as West Norfolk's premier urban parkland.

Picture 14 Location Plan of The Walks King's Lynn (O.S. Licence No.100024314)



4.6 The site extends over 16 ha and the project will redress problems with drainage, pathways, lighting, seating and personal safety in the park. It will also provide a new focal point in the shape of a park management base, café and new toilet block to help encourage additional use. A new planting scheme, including tree planting, and repairs to the historic structures will complete the restoration scheme.

4.7 Work commenced on the restoration of the park in January 2007 with anticipated contract completion Spring 2008. The principal works are as follows:

- **Footpaths** – repairing, improving and resurfacing all paths, laying new paths and surfacing car park.
- **Entrances & boundaries** – restoring existing and replacing cast iron fencing and gating removed during the Second World War.
- **Lighting and CCTV** – full replacement of the existing lighting system with new fully cast standards, illumination of key historic features and installation of CCTV.
- **Furniture** – replace and supplement existing bench provision and waste bins with items more appropriate for a historic park of national significance.
- **Red Mount Chapel** – repair and restore for public access, re-open ‘tunnel’ to lower chapel and install visitor information and interpretation.
- **Historical Bridges** – repair and restore the Broad Walk and Seven Sisters bridges.
- **New Bridge** – footbridge over the Rivulet next to the Gaywood River to improve access and interest around the park’s historic core.
- **Wall, gate, fountain, bandstand** – repairs to the Guannock Gate and bandstand, restore St. James’ Park fountain.
- **Waterways, drainage, platforms** - dredging, bank repair, water level and water quality and habitat improvement, duck feeding platforms, and installation of a drainage system for the recreation ground.
- **Planting** – whole site planting scheme, which will allow for additional tree planting.
- **Signage, Interpretation art** – information boards, signs and plaques, Red Mount Chapel display and Pilgrimage Trail into town.
- **Play** – new play equipment.
- **New Park Base** – new building: including new toilets, Walks café, and manager/rangers office, also refurbishment of existing toilet block.

- 4.8 To ensure that the condition of The Walks is maintained and managed effectively the Council has committed itself to a fully financed ten year Management and Maintenance Plan which includes a very significant increase in the budget available to The Walks from 2008/9 (following completion of the work) to allow for better maintenance, CCTV cover and events development.

5 Environment

Flood Risk & Water Quality

- 5.1** 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.
- 5.2** 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.

Picture 15 High Tide King's Lynn



- 5.3** 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 2006 to 31 March 2007:

- **The Borough of King's Lynn and West Norfolk received and validated 2544 planning applications:**
 - **The Environment Agency objected to 84 planning applications.**
 - **For 21 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.**
 - **27 were withdrawn by the applicants.**
 - **36 were refused by the Council.**
- 5.4** The Borough will continue to monitor these statistics. Policies dealing with flood risk issues will be included within the emerging Local Development Framework.
- 5.5** 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

Buildings at Risk

- 5.6** There are some 1900 buildings in the Borough which are listed as being of special architectural or historic interest. The Borough Council has a statutory obligation to preserve these buildings and whilst the majority are in good order, there are some which are not.
- 5.7** 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.
- 5.8** 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.

- 5.9** 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

- 5.10** 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

- 5.11** 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

- 5.12** 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.

Biodiversity

What is Biodiversity?

- 5.13** '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.
- 5.14** 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.

What is the Government doing to protect biodiversity?

5.15 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](#)

5.16 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.

5.17 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, preparing Econet maps for all the Local Authorities in the County.

5.18 In the winter of 2006 the Biodiversity Action Plan (BAP) targets were revised for the first full review since the publication of the national species and habitat action plans in 1995-1999. This represents a major milestone in the BAP process.* (* Since the review of the BAP targets, a full report was prepared in the summer of 2007 and will be put to ministers for adoption. This includes 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

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

- 5.20** 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.
- 5.21** The Norfolk Wildlife Trust receives an annual grant from the Council to manage and enhance Roydon Common, an international site of importance for its nature conservation value.
- 5.22** 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)

- 5.23** Priority habitats (see Table 9 'Priority Habitats in Norfolk') are habitats which are deemed to be of high importance and are incorporated into the Habitat Action Plan for Norfolk. Each 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.
- 5.24** Under the Habitat Action Plan for Norfolk four priority habitats and their management programmes have been revised in this monitoring period. These are Churchyards and Cemeteries (Oct 2006), Littoral and Sub littoral Chalk (May 2006), Maritime Cliffs and Slopes (May 2006), and Saline Lagoons (May 2006). New Habitat Action Plans for Aquifer-fed naturally fluctuating Waterbodies, Built up Areas and Urban Greenspace, Eutrophic Standing Waters and Chalk Rivers are currently being prepared. *** (** Since this report was written Habitat Action Plans for Coastal Sand Dunes, Lowland Calcareous Grassland and Lowland Meadows and Pastures have been completed).

Picture 16 The Walks King's Lynn



Currently there are 23 priority habitats in Norfolk.

Table 9 Priority Habitats in Norfolk

Priority Habitats in Norfolk	
Ancient and/or species-rich hedgerows	Littoral and Sub littoral Chalk
Aquifer-fed naturally fluctuating Waterbodies	Lowland Calcareous Grassland
Built up Areas and Urban Greenspace ****	Lowland heathland and dry acid grassland
Cereal field margins	Lowland Meadow and Pastures
Chalk rivers	Lowland Mixed Deciduous Woodland
Churchyards and Cemeteries ****	Lowland Wood-Pasture and Parkland
Coastal and floodplain grazing marsh	Maritime Cliffs and Slopes
Coastal Sand Dunes	Mesotrophic lakes
Eutrophic Standing Waters	Reed beds
Fens	Saline lagoons
Seagrass Beds	Traditional Orchards ***
	Wet Woodlands
<p>*** Since this report was written Habitat Action Plans for Coastal Sand Dunes, Lowland Calcareous Grassland and Lowland Meadows and Pastures have been completed.</p> <p>**** These are not included in the Wildlife and Countryside Act 1981 as a Priority Habitat but have been identified as important habitats under threat in Norfolk and protected under the Biodiversity Action Plan for Norfolk.</p>	

Churchyards and Cemeteries

Final Draft of Management Plan October 2006.

5.25 Current action in West Norfolk:

- By working with the Biodiversity Partnership, aim to increase the number of new churchyards enrolled in the Churchyard Conservation Scheme by 15% (about 55 churches) by 2010.
- Increase the number of enrolled churchyards actively taking part in Churchyard Conservation Scheme by 15% (about 55 churches) by 2010.

Littoral and Sub-Littoral Chalk

Final Draft of Management Plan May 2006.

5.26 Current Action in West Norfolk:

- Maintain and where possible enhance the existing littoral and sub-littoral chalk habitat in Norfolk by working together with the Biodiversity Partnership.

Maritime Cliffs and Slopes

Final Draft of Management Plan May 2006.

5.27 Current Action in West Norfolk:

- Work with the Biodiversity Partnership to maintain and where possible enhance the maritime cliff and slope in Norfolk.
- Increase the area of cliff top grassland by arable reversion.

Saline Lagoons

Final Revised Draft of Management Plan May 2006.

5.28 Current Action in West Norfolk

- Maintain extent and condition of the existing lagoons consistent with the development of a naturally functioning coastline.
- Work with the Biodiversity Partnership to create 5ha of new lagoon to make up for losses due to natural factors by 2010.

5.29 To date there have been no completed development or planning agreements affecting areas which incorporate these habitats.

Species

5.30 A number of species plans have been reviewed. Like the priority habitats, species which are deemed to be of high importance are incorporated into the Habitat Action Plan for Norfolk. Each species has its own management plan to meet the needs of the Biodiversity Action Plan for Norfolk.

5.31 Some of the species are protected under the Wildlife and Countryside Act of 1981 and the Biodiversity Action Plan for Norfolk, whilst some are only protected by the latter. Currently there are 44 priority species in Norfolk.

Table 10 Priority Species in Norfolk


Priority Species in Norfolk	
Mammals	Sea Anemone
Water vole	Starlet sea anemone
Brown Hare	Fungus
Otter	Sandy-silt puffball
Harbour porpoise	Nail fungus
Birds	Lichen
Spotted Flycatcher	Starry breck-lichen
Skylark	Orange fruited elm-lichen
Bittern	Liverwort
Stone Curlew	Norfolk flapwort
Gray partridge	Vascular Plants
Song Thrush	Shepard's Needle
Corn Bunting	Pillwort
Tree Sparrow	Red-Tipped Cudweed
Turtle Dove	Red-Hemp Nettle
Nightjar	Small-Flowered Catchfly
Woodlark	Tower Mustard
Amphibians	Tassel Stonewort
Great crested newt	Ribbon-leaved water plantain
Butterflies	Fen orchid
Silver Studded Blue Butterfly	Floating water plantain
Crustaceans	Holly leaved naiad
White clawed crayfish	Greater Water Parsnip



Priority Species in Norfolk	
Mollusc's	Native Black Poplar
Little Whirlpool Ram's-horn snail	Beetles
Depressed river mussel	A Ground Beetle
Shining ram's horn snail	Brush-Thighed Seed-Eater
Narrow-mouth whorl snail	
Desmoulin's whorl snail	

Table 11 Species Action Plans which have all been revised in the monitoring period

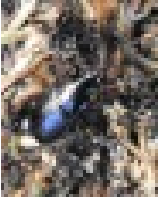
	Norfolk Status and Preferred Habitat	Targets
Woodlark (<i>Lullula arborea</i>) Final Draft Species Action Plan June 2006	<p>The 1997 national survey found between 237 and 248 pairs of woodlark in 16 ten km squares in Norfolk. All but 11 pairs were found in the Brecks: including four pairs at Roydon/Dersingham. Since then, almost any forestry restock area of suitable size has potential to support breeding woodlark.</p> <p>Annual surveys of Forestry Commission areas in the Norfolk and Suffolk Brecks have shown a steady population increase from 20 pairs (singing males) in 1988 to a peak of 456 pairs in 2000. However, in 2004, only 286 males were recorded throughout Thetford Forest, of which 147 were in Norfolk; this represents a decrease of 12% on 2003 and 43% on 2000.</p> <p>Recent records from outside the Breckland stronghold include 14 in west Norfolk (Roydon/Dersingham).</p>	<p>Maintain as a minimum 200 breeding pairs of woodlark in Norfolk in the existing range of 16 ten km squares. (Target to be reviewed following the results of the 2006 national survey.)</p> <p>By increasing the area of suitable habitat, increase the possible breeding and feeding areas for the woodlark, and so provide scope for further population expansion in the county.</p>

	Norfolk Status and Preferred Habitat	Targets
<p>Silver-studded blue butterfly (<i>Plebejus argus</i>) Photo credit: Graeme Cresswell.</p>  <p>Final Draft Species Action Plan June 2006</p>	<p>The species was formerly present on heaths in the north and north-west of the county and possibly in the Brecks. It has recently come to light that silver-studded blues may also have existed on the dune-slacks of the north Norfolk coast.</p> <p>The silver-studded blue currently exists at only five colonies in the region: Horsford Woods; Horsford Rifle Range; Kelling Heath; Buxton Heath; and East Ruston Common.</p> <p>Data collected over the last several years indicate that the silver-studded blue population is growing.</p>	<p>Maintain, and enhance through appropriate management, populations at all five sites where the species is currently present.</p> <p>Increase the number of colonies by two by 2010 (thereby bringing the total to seven).</p>
<p>StarletSeaAnemone (<i>Nematostella vectensis</i>)</p> <p>Photo credit: Biodiversity Partnership</p> 	<p>This anemone was known to be present at Half Moon Pond, Cley and Salthouse Broad within the North Norfolk Natural Area and Abraham's Bosom in north-west Norfolk Current status is unknown.</p>	<p>Maintain and protect the viable populations at Half Moon Pond, Salthouse Broad and Abraham's Bosom, subject to natural change.</p>

	Norfolk Status and Preferred Habitat	Targets
Final Revised Draft Species Action Plan May 2006		
<p><u>Pillwort (<i>Pilularia globulifera</i>)</u></p> <p>Photo credit - Matt Bradbury</p>  <p>Final Species Action Plan March 2007</p>	<p>In recent years, pillwort has been present at two sites: on the Norfolk side of the Lound ponds, which straddle the Norfolk/Suffolk county boundary; and at a small pond at Narrowgate Corner, Rollesby.</p> <p>Pillwort remains on the Norfolk side of the Lound ponds (found at TG 50434 00557 in autumn 2006, M. Bradbury, pers. obs.), although its status along the Norfolk shoreline requires clarification. It may have been lost from the Rollesby site, following modifications to the pond and changes in site management in circa 2003.</p> <p>Pillwort was recorded historically at a further 14 sites or localities in Norfolk (four sites during the 20th century/ten sites during the 19th century).</p>	<p>Restore colonies along Norfolk shoreline at Lound ponds by 2010.</p> <p>Re-establish an additional two colonies at suitable former sites and localities with favorable condition by 2012.</p>
<p><u>Tower Mustard (<i>Arabis glabra</i>)</u></p> <p>(Photo Credit: Neal Armour-Chelu)</p>	<p>Almost confined to Breckland, tower mustard was found in 17 sites in Norfolk between 1988 and 1999. The majority</p>	<p>As a minimum threshold, maintain the natural range of this species at or above 14 tetrads.</p>

	Norfolk Status and Preferred Habitat	Targets
 <p>Final Draft Species Action Plan February 2007</p>	<p>of these sites are in forest rides, where the species can be abundant in some places.</p> <p>Tower mustard has been able to colonise some areas of newly created habitat in Breckland, such as clear-felled conifer plantations. It is possible that the species may actually be increasing in numbers on some existing sites in Breckland where appropriate management is taking place. New and often ephemeral sites are frequently being discovered in forested areas due to translocation of tower mustard seed by forestry equipment.</p> <p>Despite the implementation of appropriate management at Maine Road, the population of tower mustard at this site is in decline.</p>	<p>Establish populations at two new sites within the species' historic range by 2010.</p>
<p><u>Tassel stonewort (<i>Tolypella intricata</i>)</u> Photo Credit: Stephen Lambert</p> 	<p>There are only two recent records from Norfolk: Cantley Marshes (TG 368 042), in 1996.</p> <p>The species has not been found in subsequent, brief searches. However, the grazing and ditch management</p>	<p>Maintain viable populations at the two extant sites (Sculthorpe Fen and Cantley Marshes).</p> <p>Survey, assess feasibility and if appropriate, reintroduce to Gillingham Marshes.</p>

	Norfolk Status and Preferred Habitat	Targets
Final Draft Species Action Plan January 2007	<p>regimes are considered favourable for this species, so it is likely to still be present.</p> <p>Sculthorpe Fen (TF 90466 30180 / TF 90470 30240), in 2006. The presence of <i>T. intricata</i> at this site was recently discovered by Geoff Nobes. Historically, the species was recorded at Gillingham Marshes (c.TM 41 91) in 1950, but its current status at this site is unknown (Stewart 2002).</p>	
<p><u>A Ground Beetle (<i>Ophonus laticollis</i>)</u> Photo Credit: Biodiversity Partnership</p>  <p>Final Draft Species Action Plan February 2007</p>	<p>In Norfolk, this species has been recorded from Cranwich Camp, Gallows Hill (Thetford) and Roydon Common (although the most recent record from Roydon is 1985). The</p> <p>Gallows Hill site is the best site in Britain for this species, where it is associated with</p> <p>flower rich ESA margins and mature hedges (Telfer pers comm).</p>	<p>Maintain current populations of <i>Ophonus laticollis</i> in Norfolk, with Gallows Hill as a priority.</p>
<p><u>Brush-Thighed Seed-Eater Beetle (<i>Harpalus froelichii</i>)</u> (Photo Credit: www.johnwalters.co.uk)</p>	<p>In Norfolk, <i>Harpalus froelichii</i> is confined to the Brecks, with records from Cranwich Camp, Barnhamcross Common, Santon Downham and</p>	<p>Ensure populations still exist at 2003 levels at Brettenham Heath, Santon Downham and Cranwich Camp by 2010.</p>

	Norfolk Status and Preferred Habitat	Targets
 <p>Final Draft Species Action Plan February 2007</p>	<p>Brettenham Heath. In addition, the species has twice been caught in a light trap in a private garden in Thetford.</p> <p><i>Harpalus froelichii</i> is a seed-eating beetle feeding predominantly on fat hen (<i>Chenopodium album</i>). This plant is a common species of sandy disturbed ground. Given how abundant and widespread this species is in Norfolk, it is a mystery why <i>Harpalus froelichii</i> only occurs in a tiny proportion of the dry sandy fields and Breck grasslands within its geographical range. The beetle flies readily and has been taken in light traps. Indeed, moth traps are recommended as a survey technique in July and August, so distribution would not seem to be a problem.</p> <p>Conservation action for this species should benefit an assemblage of invertebrates, which includes many of the Breckland specialities.</p>	

5.32 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.

Table 12 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)

Site name/designation	Type and Level	Number and Area	Responsible Body
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
<i>(Biodiversity Supplementary Planning Guidance for Norfolk)</i>			

International

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

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

Table 13 The Borough's Internationally Designated Sites

Site Name	Status	Date first submitted (The date when a site was first submitted to the European Commission, and became a candidate SAC/SPA. Many sites have subsequently been resubmitted with boundary amendments and/or other changes).	Date Last Modified (Many sites have been resubmitted with boundary amendments and/or other changes since their first submission date).	SCI Date (The date when a candidate SAC was formally adopted by the European Commission as a site of Community Importance, SCI).	Formal Designation (all of the international sites (SPA's SAC's and Ramsar's) were formally designated by the National Government/devolved administration from SCI's to SAC'S/SPA's
Breckland	SAC, pSPA (Possible SPA-Formally advised to UK Gov and approved for consultation, but not yet submitted to the European Commission).	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 st April 2005.
Norfolk Valley Fens	SAC	15 June 1995	16 March 2001	8 Dec 2004	1 st April 2005.

Site Name	Status	Date first submitted (The date when a site was first submitted to the European Commission, and became a candidate SAC/SPA. Many sites have subsequently been resubmitted with boundary amendments and/or other changes).	Date Last Modified (Many sites have been resubmitted with boundary amendments and/or other changes since their first submission date).	SCI Date (The date when a candidate SAC was formally adopted by the European Commission as a site of Community Importance, SCI).	Formal Designation (all of the international sites (SPA's SAC's and Ramsar's) were formally designated by the National Government/devolved administration from SCI's to SAC'S/SPA's
North Norfolk Coast	SAC, SPA, Ramsar	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 st April 2005
Ouse Washes	SAC, SPA, Ramsar	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 st April 2005
River Wensum	SAC	16 March 2001	16 March 2001	8 Dec 2004	1 st April 2005

Site Name	Status	Date first submitted (The date when a site was first submitted to the European Commission, and became a candidate SAC/SPA. Many sites have subsequently been resubmitted with boundary amendments and/or other changes).	Date Last Modified (Many sites have been resubmitted with boundary amendments and/or other changes since their first submission date).	SCI Date (The date when a candidate SAC was formally adopted by the European Commission as a site of Community Importance, SCI).	Formal Designation (all of the international sites (SPA's SAC's and Ramsar's) were formally designated by the National Government/devolved administration from SCI's to SAC'S/SPA's)
Roydon Common and Dersingham Bog	SAC, Ramsar	8 Jan 1996	16 March 2001	8 Dec 2004	1 st April 2005
The Wash and North Norfolk Coast	SAC, SPA, Ramsar	14 Oct 1996	16 March 2001	8 Dec 2004	1 st April 2005
Waveney and Little Ouse Valley Fens	SAC	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 st April 2005

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	8,967.17	93.26%
UNFAVOURABLE RECOVERING	300.89	3.13%
UNFAVOURABLE DECLINING	347.25	3.61%
Percent:		100.00%

SPA		
Latest Condition Description	Area (ha)	Area (%)
FAVOURABLE	11,196.60	96.89%
UNFAVOURABLE RECOVERING	83.87	0.73%
UNFAVOURABLE DECLINING	276.02	2.39%
Percent:		100%

5.34 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.

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

National

5.36 On the 19th September 2006 the Secretary of State issued decision letters affirming English Nature's decision to refuse consent to 14 fishermen who wished to use electronic bird scaring devices to deter eider ducks from feeding on their mussel lays in the Wash Site of Special Scientific Interest (SSSI).

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

5.38 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.

5.39 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	Units Assessed
Total Number	29	109	109
Total Area (ha)	102,698.55	12,433.32	12,433.32

	Area (ha)	Percentage
Meeting PSA Target	12,019.99	96.68%
Favourable	11,484.34	92.37%
Unfavourable Recovering	535.65	4.31%
Unfavourable No Change	35.02	0.28%
Unfavourable Declining	378.31	3.04%
Part Destroyed/Destroyed	0.00	0.00%
92.37% of the districts sites are in Favourable or Recovering condition		

- 5.40** There has been no other completed development or planning agreements affecting these national sites.

Regional/sub-regional

- 5.41** The total number of sites stands at: 195; the total area is: 2901.3 ha. Two County Wildlife Sites & 20.8ha has been lost in the monitoring period. A few of the Borough's County Wildlife Sites have been subject to some scrutiny regarding planning applications for proposals near to or encapsulating a County Wildlife Site. The main ones were: South of Gaywood Park (Ref: 407); Pentney Gravel Pits (Ref: 532); The Willows (Ref: 338) and the Saddlebow Reedbeds (Ref: 404).

Tree Preservation Orders

- 5.42** From the period of March 2006 to March 2007 two Tree Preservation Order's (TPO's) have been made and confirmed. There have been no applications affecting ancient woodland and no Hedgerow Applications have been made.

Picture 17 The Walks King's Lynn



Renewable Energy

Renewable Energy Capacity Installed by type

What is Renewable Energy?

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

5.44 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

Table 14 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
	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

Table 15 Wind Turbine Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (Kwe)	Capacity (Mwe)
06/00127/F	Private Ownership	Domestic turbine at land north west Hartley House, Squires Drove, Three Holes, Wisbech	Permitted	10.03.06	551968 300427	No data This is for domestic use and therefore there is little information.	No data.
06/00722/F	Private Ownership	Wind turbine at Poiana, Fen Lane, Marham	Permitted	22/05/06	570810 310015	No data This is for domestic use and therefore there is little information.	No data.
06/01407/F	Private Ownership	Wind turbine at Fourwinds, Jankin Lane, Terrington St Clement.	Permitted	16/08/06	553971 318005	No data This is for domestic use and therefore there is little information.	No data.

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (Kwe)	Capacity (Mwe)
06/01830/F	Private Ownership	Wind turbine at 380 Lynn Road, Setch	Permitted	11/10/06	563564 313907	No data This is for domestic use and therefore there is little information.	No data.
06/01839/F	Private Ownership	Wind turbine at Butt House, Second Marsh Road, Walsoken	Permitted	13/10/06	545818 312203	No data This is for domestic use and therefore there is little information.	No data.
06/02296/F	Private Ownership	Windsave microturbine at 250 Main Road, West Winch	Permitted	11/12/06	563234 315367	No data This is for domestic use and therefore there is little information.	No data.
06/02447/F	Private Ownership	Installation of wind turbine at Skeyla, Collins Lane, Heacham	Refused. APPEAL in progress	29/01/07	567669 337341	No data	No data.

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (Kwe)	Capacity (Mwe)
						This is for domestic use and therefore there is little information.	
06/02463/CM	Norfolk County Council	Erection of vertical axis wind turbine at Ashwicken Voluntary Aided First School, East Winch Road	No Objections	04/12/06	569102 319361	No data This is for domestic use and therefore there is little information.	No data.

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

5.46 A 26 turbine farm totaling 78 MW is at present in the scoping stages of preparing an Environmental Impact Assessment and an application is yet to be submitted for 5 turbines totaling 10 MW.

Picture 18 Windfarm



Solar Panel Statistics for West Norfolk

Table 16 Solar Panel Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (Kwe)	Capacity (Mwe)
06/02245/F	Private Ownership	Installation of 3 Solar Panels on south elevation of roof at Home Farm Barn, Tumblehill Road, Castle.	Permitted	15/12/ 06	579326 318492	No data This is for domestic use and therefore there is little information.	No data.

- 5.47** 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.

Transport

- 5.48** No reliable data is currently collected to fulfil the Core Indicators for Transport. This is an area where improvements will be made through future monitoring, particularly through work with Norfolk County Council.

Picture 19 King's Lynn Bus Station



6 Local Development Framework Progress

Monitoring the Local Development Scheme

6.1 The first Local Development Scheme published in March 2005 identified three key actions for the period April 2006 to March 2007:

1. Adopt a **Statement of Community Involvement**
2. Prepare and submit the **Core Strategy and Generic Development Control Policies** DPD to the Secretary of State
3. Begin preparation and consultations on the **Site Allocations and Policies** DPD.

July 2006

6.2 The **Statement of Community Involvement** had been submitted to the Secretary of State in March 2006. The Planning Inspectorate deemed it unnecessary to establish an Examination in Public and the matter was dealt with by way of Written Representations. The Inspector's report and decision letter was received in July 2007.

October 2006

6.3 The Council published the **Sustainability Appraisal** and the **Appropriate Assessment** documents supporting the Core Strategy

6.4 The **Core Strategy - Preferred Options** consultation paper was published and a six week public consultation exercise undertaken from 9 October until 20 November. A number of public exhibitions are held across the Borough during this period.

6.5 Prior government advice inferred work on the Core Strategy and Site Allocations could go hand in hand and the intention was to finish the Core Strategy with the additional detail required for Site Allocation etc. However, following problems with DPDs submitted by other local planning authorities the government re-assessed its advice just prior to Christmas 2006. The Core Strategy DPD will now comprise more "top level" strategic work encompassing broader corporate issues than previously tackled in the 1998 Local Plan and work has been extended accordingly.

6.6 It has also become clear that the Site Allocations work cannot be finalised until the government has approved the Core Strategy (or the Council is sufficiently confident that approval will be given). The work on Site Allocations must therefore be led by the Core Strategy rather than continue hand-in-hand.

December 2006

- 6.7** Second **Annual Monitoring Report** published. [AMR 2006](#)

Jan 2007

- 6.8** **Statement of Community Involvement** is adopted by Council. [Statement of Community Involvement](#)

March 2007

- 6.9** **Local Development Scheme** is revised to accommodate additional work arising from the revised Core Strategy. [Local Development Scheme](#)
- 6.10** **Submission of recommendations on Policies to be "Saved"**. Policies contained within the King's Lynn and West Norfolk Local Plan 1998 were to expire on 27 September 2007 unless the Secretary of State chose to save individual policies. The Council's recommendations and justification were submitted for consideration.

September 2007

- 6.11** The Secretary of State issues a **Direction** "saving" a number of Local Plan policies pending completion of appropriate Development Plan Documents. [Saved Local Plan Policies](#)

2007 Adjusted Programme

- 6.12** The First Annual Monitoring Report (December 2005) identified that the Council had kept apace with the majority of the milestones outlined in our Local Development Scheme (LDS) (March 2005). However there had been some slippage in the production stage of the Core Strategy Development Plan Document (DPD). The Issues and Options Paper was published in Summer 2005 for consultation, but the Preferred Options Paper was delayed, for the following reasons:
- 6.13** **Slippage in the Examination of the East of England Plan**. The Council needed more certainty with respect to the housing provision for West Norfolk up to 2021 as well as the status of the King's Lynn sub-region from the Panel's Report before proceeding too far with a vision for the Core Strategy.
- 6.14** **The amount of front-loading** carried out to inform the preferred options document. 'Front-loading' is a key feature of the new planning system. It means more active involvement of communities, stakeholders and commercial interests earlier in the plan preparation process than has traditionally occurred.

6.15 The decision taken to source additional expertise to assist with the sustainability appraisal process. It had become obvious with our current staff resources that the Core Strategy and its accompanying Sustainability Appraisal and Appropriate Assessment documents could not all be delivered 'in-house'. Consultants were put in place to work on this element of the project.

6.16 Completion of the Urban Renaissance Strategy for King's Lynn. This provides not only an urban development strategy for the redevelopment of King's Lynn but also a local transport plan, urban capacity study and open space assessment covering the wider Borough.

6.17 However, the main reason for present delay stems from the government's re-assessment of advice following the rejection of Core Strategies for Lichfield and Tamworth, and the revision of extant advice on housing policy and flood risk assessment published in Planning Policy Statements PPS 3 - Housing and PPS 25 - Development and Flood Risk. These revisions have created an opportunity to re-examine the issues leading to the Core Strategy Preferred Options Paper published in October 2006, re-structure priorities and seek further supporting evidence. Various consultants have been appointed to advise the Council on the following matters and final papers are expected toward the end of this year:

- **Strategic Housing Land Availability Assessment** (to replace the Urban Capacity Study)
- **Strategic Flood Risk Assessment Review**
- **Strategic Housing Market Assessment (completed July 2007)**
- **Employment Land Review**

6.18 It had been hoped that certain issues and options identified in the earlier stages of these studies could be subject to consultation during the Autumn 2007 but slippage and concurrent loss of staff have combined to prevent this.

Local Development Scheme Performance

6.19 A revised Local Development Scheme (LDS) was submitted to the Secretary of State in March 2007, illustrating the adjusted timetable to the Core Strategy and Site Specific Policies DPD as a consequence of changes emanating from government advice.

Table 17 Extracts from the Local Development Scheme March 2007

Document & Task	LDS (June 2006)	Revised LDS (March 2007)
CORE STRATEGY		
Public Consultation on Preferred Options (Reg 26)	Sept – October 2006 (Published October 2006)	Feb - Mar 2008
Submission of Core Strategy	May 2007	September 2008
Examination	November 2007	April 2009
Binding Report	April 2008	September 2009
Adoption by Council	June 2008	November 2009
SITE SPECIFIC POLICIES & ALLOCATIONS		
Issues & Options Public Consultation	Oct 06 – February 2007	Oct 07 – February 2008
Public Consultation on Preferred Options (Reg 26)	Sept – October 2007	Sept – October 2008
Submission of Site Specific DPD	December 2007	October 2009
Examination	May 2008	April 2010
Binding Report	April 2009	September 2010
Adoption by Council	June 2009	November 2010

Plan Policies Implementation

- 6.20** The King's Lynn and West Norfolk Local Plan remains the statutory approved Development Plan for the Borough and the policies within it have been protected during the production of the LDF. The Council was requested to judge existing policies against a set of government criteria and based on this process representations were made to the Secretary of State in March 2007 on which policies should be saved. Those representations were taken into account when the Secretary of State reviewed the appropriateness of the policies prior to 27 September 2007 (see "Saving Local Plan Policies - March 2007" for recommendations and reasons).
- 6.21** As a result of this review a number of policies have been discontinued and, although the Local Plan will not be re-printed in an abridged form, only the following policies continue to be saved.

Table 18 Saved Policies extracted from the SoS Direction dated 14 Sept 2007

Policy Number	Policy Subject
SS8	Location of Major Development
SS9	Location of Retail Development
SS10	Provision of Employment Land
4/6	Locally Important Landscapes
4/7	Landscape Features
4/14	Development Adjoining Conservation Areas
4/20	Open or largely Undeveloped Areas
4/21	Settled or Built-up Areas
4/25	Disused Railway Trackbeds and Routes
5/4	Leisure and Public Facilities
5/14	Urban Renewal Areas
5/15	Housing
5/20	Park & Ride
5/25	General Employment Sites (Lynn South Expansion Area)
5/26	Housing (Lynn South Expansion Area)
5/28	Retail Developments (Lynn South Expansion Area)
5/29	Mixed Use Uses (Lynn South Expansion Area)
5/30	Leisure and Public Facilities (Lynn South Expansion Area)
5/31	Railway Stations
5/32	General Employment Sites (Lynn East)
5/33	Housing
5/35	Bus / Taxi only Roads
5/36	Railway Stations
5/37	General Employment Sites (Lynn North)
5/38	Housing (Lynn North)

Policy Number	Policy Subject
5/43	Housing
6/2	Urban Renewal Areas
6/3	Housing
6/4	Housing
6/6	Housing (Downham Market South East)
6/7	Housing (Downham Market South West)
6/8	General Employment Sites (Downham Market Riverside)
7/4	Employment (Hunstanton)
7/5	Holiday Development Zone (Hunstanton)
8/1	New Housing in Villages
8/10	Agricultural Occupancy Conditions
8/13	North Coast Plan
8/14	West Coast Holiday Area
8/15	A149 Rudhams Bypass
9/6	Mobile Homes
9/11	Access to Trunk Roads / Primary Routes
9/12	Aviation
9/13	Footways / Cycleways
9/14	Safeguarding for open space for sport, recreation and leisure
9/15	Access to Water Areas
9/16	Caravans, chalets and camping sites
9/17	Caravans, chalets and camping sites
9/18	Caravans, chalets and camping sites
9/24	Community facilities / schools
9/25	Providing essential infrastructure
9/26	Providing essential infrastructure

Background Studies

The following studies have been published:

6.22 Urban Renaissance Strategy for King's Lynn comprising:

- Urban Capacity Study: published March 2006
- Sports Recreation and Open Space Assessment: published April 2006
- Local Transport Plan: published April 2006

6.23 Town Centres Study: published September 2006

6.24 Landscape Character Assessment: published March 2007.

6.25 Strategic Housing Market Assessment: published July 2007

6.26 The following studies have been commissioned and should report for January 2008:

- **Employment Land Review**
- **Strategic Flood Risk Analysis** (reviewing the SFRA 2005)
- **Strategic Housing Land Availability Assessment** (reviewing the UCS 2006)

6.27 Work is also underway on the **King's Lynn Land-use and Transportation Study**. This is a joint study led by Norfolk County Council anticipated for completion in April 2008

7 Future Improvements to the Annual Monitoring Report

- 7.1** This is the third Annual Monitoring Report produced as part of the local development framework process. There are however two omissions from the prescribed monitoring requirements outlined in the Core Output Indicators. These are:
- 7.2** *Percentage of completed non-residential development complying with car-parking standards set out in the local development framework.*
- 7.3** *Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.*
- 7.4** Future work in monitoring these indicators will be developed through liaising with Norfolk County Council as the Local Highway Authority.
- 7.5** In terms of housing monitoring there are currently omissions purely in how this authority monitors housing completions. Completions are currently monitored on mid-year completions in line with the County Structure Plan and only on developments of 10 or more dwellings. During the early months of 2008 the Planning Monitoring Team will visit sites which have had planning permission for 9 or less dwellings since 2001. These sites will then be monitored along with the major sites on a regular basis. As the Local Development Framework process evolves it will become more critical to increase the type and amount of monitoring. This will include the analysis of local contextual indicators and working closely on monitoring the LDF and Community Strategy in a more corporate monitoring role, to assess the effectiveness of policies and whether the overall vision of the local development framework is being achieved.

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



Annual Monitoring Report - December 2007

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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