

# Annual Monitoring Report

Local Development Framework

## King's Lynn & West Norfolk



**December 2006**

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## 1. INTRODUCTION

### Background

The Planning and Compulsory Purchase Act 2004 (the Act) 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.

As part of the new plan making process local authorities are required to produce an Annual Monitoring Report (AMR) (Section 35 of the Act). 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.

The First Annual Monitoring Report was produced in December 2005. This is the second Annual Monitoring Report. It monitors the period 1 April 2005 to 31 March 2006.

### Purpose of the AMR

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?

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

The role of the 2006 Annual Monitoring Report is to assess:

1. the extent to which the milestones have been achieved in the Council's 2005 Local Development Scheme (approved in March 2006, brought into effect in April 2006).
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).

## Report Content / Types of Indicators

The second AMR will primarily report on the Core Output Indicators set by the Office of the Deputy Prime Minister in its update in October 2005, which replaces Table 4.4 and Annex B of the Local Development Framework Monitoring: A Good Practice Guide March 2005.

The Core Output Indicators to be monitored for the period 1 April 2005 – 31 March 2006 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** – measures 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**

Monitoring planning policy is a major task for this Council to address and as the Council has limited resources available, it is not currently possible for this Authority to compile a comprehensive monitoring framework on all areas of planning policy. It remains essential to restrict the monitoring indicators to those areas where reliable information is readily available and where monitoring is essential to the progress of the Local Development Framework.

The AMR identifies areas where the Council is presently deficient in its monitoring information. The AMR 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 REPORT

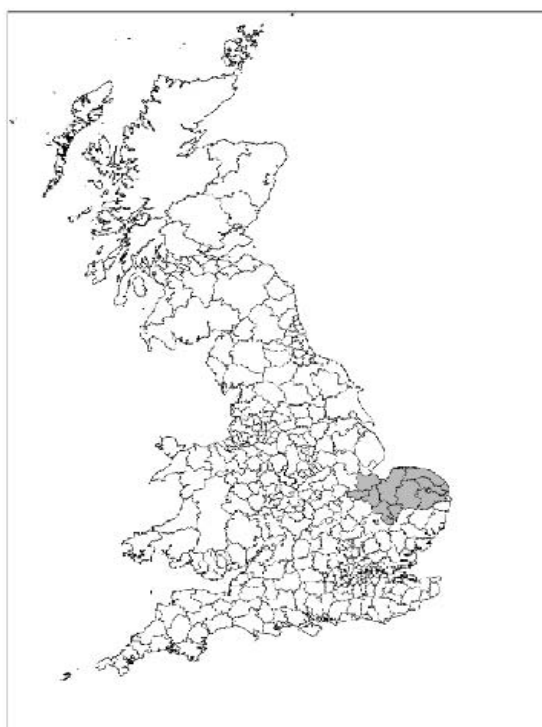
### Introduction

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 139,000 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 Borough has a strong farming tradition and, in addition to its well established strengths in food manufacturing, it is home to world leading businesses in the fields of pharmaceuticals, precision and aerospace engineering and advanced manufacturing including commercial refrigeration, robotics, electronics and specialist chemicals. The construction sector includes the flagship National Construction College, whilst a small but growing service sector includes specialist insurance brokers and leading-edge internet based service providers.

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, policies of the current Local Plan are to be 'saved' until at least September 2007.

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.

During this monitoring period, a Customer Satisfaction Survey revealed that overall (47%) of people was fairly satisfied with the local area as a place to live.



## **Biodiversity, Flora & Fauna**

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, breck 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 37 Sites of Special Scientific Interest (SSSIs) in the Borough.

**Figure 1:** Areas of Important Wildlife Quality



**Source:** King's Lynn & West Norfolk Local Plan, Adopted November 1998

Over 300 local wildlife sites have been identified. These contain a richness, diversity and rarity of flora and fauna, making a valuable contribution to the wildlife heritage of the Borough. 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 29 Species and 9 Habitats. These are national priority species and habitats which are found in Norfolk and require our urgent attention and prioritised conservation efforts.

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 due to:

- Development and road building;
- Insufficient water for wetlands;
- Decline in water quality;
- Lack of appropriate management;
- Agricultural intensification.

This pressure has left the remaining habitats and species increasingly fragmented and isolated in the wider landscape, which 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**

Policies 4/9 – 4/19 of the Local Plan details the Borough’s approach to the historic environment. The importance of the built history of West Norfolk can be measured by the number of conservation areas, listed buildings and ancient monuments.

**Figure 2:** Historic Environment of West Norfolk

	Pre-Local Plan Situation	Current Situation
<b>Conservation Areas</b>	42	42
<b>Listed Buildings</b>	1800	1900
<b>Ancient Monuments</b>	88	110
<b>Historic Parks and Gardens</b>	5	5
<b>Ancient Woodlands</b>	23	23

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.



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.

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).

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**

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.

In view of the requirements of PPG25 which emerged in 2001, the Borough Council commissioned a Strategic Flood Risk Assessment (SFRA); 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 need to be addressed through the LDF process.

## **Water Resources & Quality**

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.

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.

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. However the situation is less serious than elsewhere, which is borne out by the fact that our water resources are currently transferred to Essex when the level of rivers permits.

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.

Hunstanton has recently lost its Blue Flag Award for Bathing Water Quality. This issue needs to be addressed by the Environment Agency and Anglian Water.

## **Air Quality**

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.

**Figure 3:** Aerial View of King's Lynn

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 the following Air Quality Management Areas (AQMAs):



**Railway Road** – excessive levels of annual mean NO<sub>2</sub> at building facades in Railway Road. This has been recently extended to include all of London Road and Blackfriars Road.

This area will need to be addressed through LDF and Local Transport Plan Policies.

### 3. HOUSING

The amount of housing to be provided within the Norfolk districts has up until 2004 been the remit of the County Structure Plan. With the introduction of Local Development Frameworks in 2004, this responsibility has been transferred to the East of England Regional Assembly and the housing figure will be stated in the Regional Spatial Strategy once this document has been completed. In the interim period the Structure Plan is still valid. The Norfolk Structure Plan (adopted 1999) made provision for the building of 11,000 dwellings from 1993 to 2011 within King's Lynn and West Norfolk.

However from 1993 to (mid) 2006, only 6,807 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. This leaves a current Structure Plan requirement from 2005 to 2011 of 4,193 dwellings. Figure 4 shows the number of dwelling completions over the last five years.

From 2001 to 2003 the number of dwelling completions was relatively low; however this has substantially increased in the last three years. Overall there has been a steady increase in annual house building over the last five years.

Figure 4: Number of dwellings built 2001-2006

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*

\* 2005 and 2006 is a net additional dwelling figure taking into account demolitions.

#### Housing Trajectory

The housing trajectory (Figure 6) shows the number of house completions in relation to the annual house completion targets required by the Norfolk Structure Plan and Draft Regional Spatial Strategy (taken from the Report of the Panel).

The annual build rate required by the Structure Plan was originally 611 dwellings per year. However in the early 1990s an adopted Local Plan was not in place. This combined with a relatively poor housing market resulted in a shortfall in housing supply. Build rates between 1993 and 2001 were on average 500 dwellings per year. With the adoption of the Local Plan in 1998, the house building rate has steadily increased as the allocated housing sites are being

developed. The current build rate (2005/2006) is predicted to continue and meets the revised requirement of the Regional Spatial Strategy (600 per annum for the period 2001 to 2021).

The housing trajectory also shows predicted house completions for future years. This is based on an analysis of past and current trends, the completion of allocated sites as well as an assessment of large sites which are about to commence. It is likely that this requirement for 600 dwellings will be exceeded over the coming years. Firstly the Nar Ouse Regeneration Area (NORA) has begun to be developed which includes the phased construction of 750 houses in total. Furthermore Figure 6 highlights a number of existing Local Plan allocations which have planning consent and are likely to come forward in the next few years. This justifies the predicted increases in build rates over the next two years and then the ability to meet the requirement in the third year. The Site Specific Policies and Allocations DPD is scheduled for adoption in June 2009, and therefore the years following are likely to see a further increase in build rates as new Brownfield and Greenfield allocations come forward for development.

The differences between the Housing Trajectory shown below, and that included in the First Annual Monitoring Report can be explained by the delays in the development of large housing allocations, namely NORA.

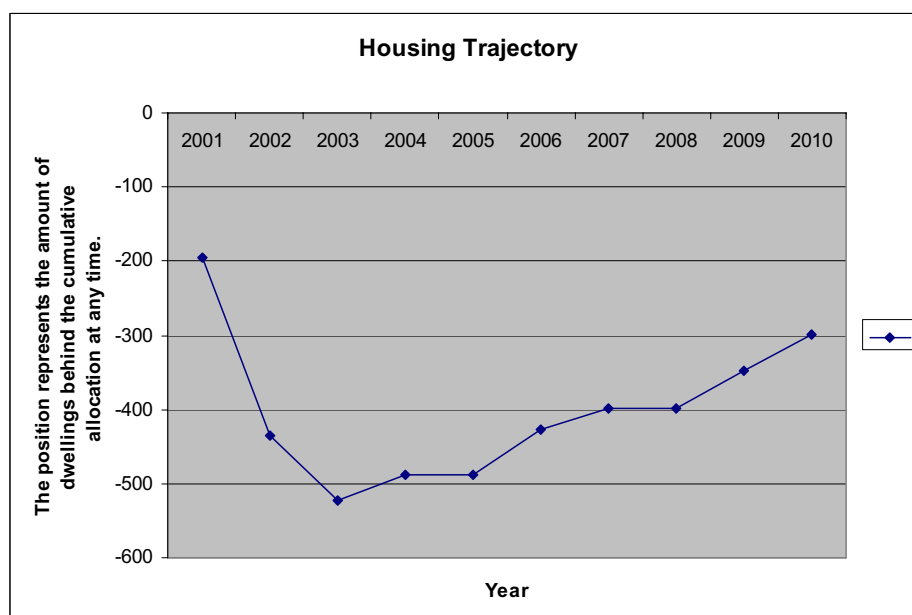
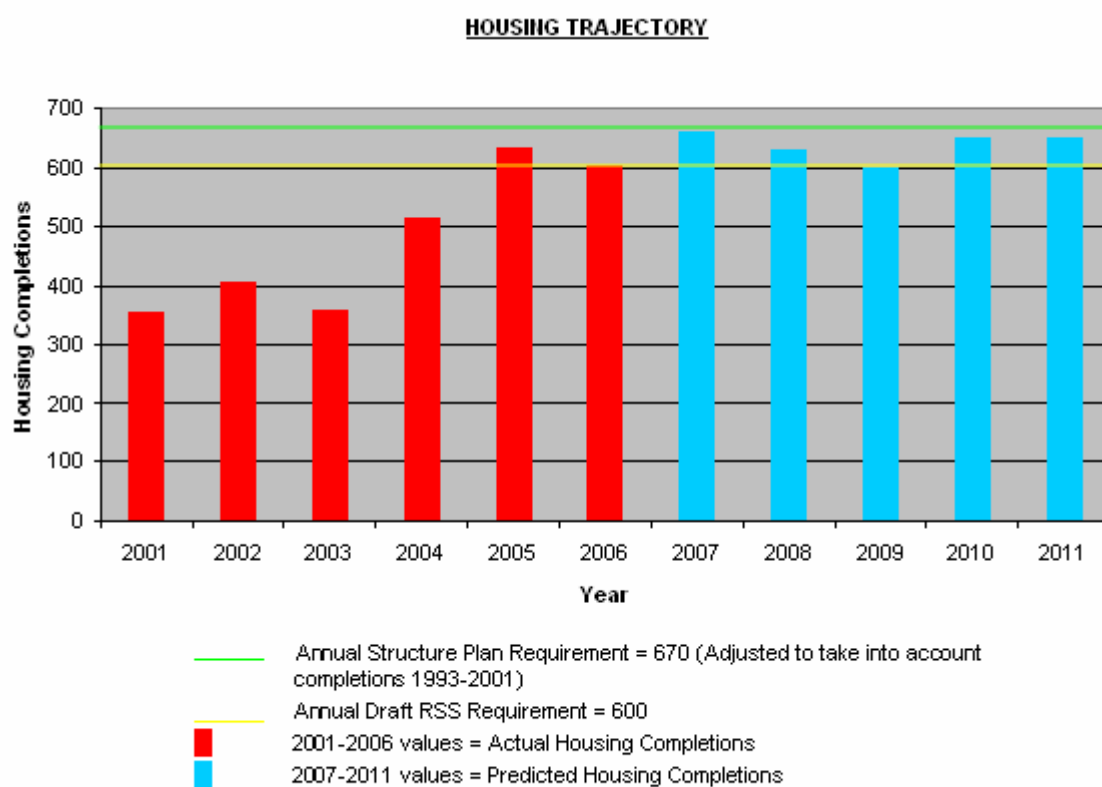
**Figure 5:** Affordable Housing in West Norfolk

Currently the monitoring results are taken to July each year; however it is our intention to survey at the end of the financial year in the future.





Figure 6: Trajectory graphs



## Allocated Land King's Lynn and West Norfolk (July 2006)

Figure 7: Allocated sites

No. on Survey	Policy No.	Allocated Site	Capacity	Progress
45/1	5/38	Marsh Lane King's Lynn	153 (estimate)	90
45/4	5/38	Wootton Road King's Lynn	141	Not started (Outline)
45/13	5/24	Ship Field King's Lynn	16	16 (Completed)
45/14		South Fairstead King's Lynn	462 (estimate)	141
45/25	5/38	Edma Street King's Lynn	138 (estimate)	Not started (No Permission)
45/33	5/15	Saddlebow Road (Nora) King's Lynn	450	Not started
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	41
22/2	6/5	Rabbit Lane (East) Downham Market	18	18 (Completed)
22/6	6/5	Downham (NE) Downham Market	424	392
22/7		Park Lane South Downham Market	162	161
22/9	6/4	Kingfisher Road Downham Market	14	14 (Completed)
22/10		Bennett Street Downham Market	37	37 (Completed)
22/12	6/4	Downham (NW) Downham Market	372 (approved) 112 (estimate)	67
22/13	6/7	Adj Brickfields Downham Market	103	Not started
22/14	6/7	Maltings Lane West Downham Market	12 (estimate)	(No Permission)
22/15	6/6	Prince Henry Place Downham Market	21 (estimate)	(No Permission)
22/17	6/7	Victory Road Downham Market	10	10 (Completed)
43/3		Downs Road (North) Hunstanton	83	83 (Completed)

Approximately 50% of the allocated sites have been completed or are under construction. The remaining sites (those not completed or under construction) amount to a potential capacity of 2506 dwellings. The sites without planning permission will be subject to national Government

Guidance contained in Planning Policy Guidance 3 or Planning Policy Statement 3. This means allocated sites which are not on previously developed land will be compared to the availability of previously developed sites which can be re-used for housing. 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.

## **Urban Capacity Study**

An urban capacity study has been carried out by Llewelyn Davies Yeang consultants for the Borough Council. The urban capacity study assessed the capacity for housing on previously developed land within the three towns and main villages within the Borough. A full list of settlements surveyed can be viewed in Appendix I. The information contained in this report gives an indication of the potential land available for development. The study showed a potential capacity for 10,206 dwellings on previously developed sites within the Borough in the time period from 2004 to 2021, with a capacity to accommodate 4,544\* dwellings in King's Lynn alone. Many of these sites will not be developed immediately and the draft report assesses a housing land supply of 5,029\* dwellings from 2004-2011 in the Borough as a whole.

\*Figures stated are mid points taken from different scenarios detailed in the Urban Capacity Study.

**Figure 8:** Recent Housing Development in West Norfolk

From 2011 to 2021, the potential additional capacity for housing within the main settlements is 3,407\* dwellings. Housing supply attained from Brownfield sites will be monitored.

However, even with the difficulties of bringing forward some of the allocated sites for development, there is easily enough land to meet a 10 year housing supply.



## Housing Density

**Figure 9:** New dwellings completed 2005/06 on sites of 10 or more dwellings.

Site No.	No of dwellings	Area (ha)	Dwellings per ha
45/7	9	0.3	30
45/8	5	0.18	28
45/14	50	1.8	27
45/14	50	0.72	69
45/15	2	0.05	40
45/39	26	0.1	260
45/40	27	0.76	36
56/2	5	0.3	17
72/1	20	0.5	40
72/3	18	0.3	60
72/3	17	0.5	34
22/6	14	0.5	28
22/6	6	0.4	15
22/7	9	0.4	23
22/12	50	1.6	31
22/19	5	0.2	25
89/3	17	0.5	34
89/3	8	0.2	40
20/5	17	0.48	35
20/6	13	0.4	33
20/7	10	0.07	142
37/4	2	0.1	20
21/1	9	0.4	23
69/2	10	0.3	33
58/3	5	0.2	25
58/3	9	0.3	30
<b>Total</b>	<b>413</b>		

Dwellings completed at:	Number of new dwellings completed	Percentage of new dwellings completed
Less than 30 dwellings per hectare	110	26.6
Between 30 and 50 dwellings per hectare	199	48.2
Above 50 dwellings per hectare	104	25.2

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.



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. The Council intends to revise the monitoring procedure from next year and will provide full information accordingly.

## ***Percentage of new and converted dwellings on previously developed land***

The percentage of new and converted dwellings built on previously developed land in 2005/06 was 35.5% (214 of 602 dwellings), this is an 11.5% decrease on the previous year. The Government's target is 60%. The decrease 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 NORA since March 2006 will start to address this deficiency.

**Figure 10:** Potential Brownfield Site Redevelopment in West Norfolk



**Figure 11: Affordable Housing in West Norfolk 2006**

## Affordable Housing 2006

Area/Site	Approved	Built pre 2006*	Built 05/06
<b>King's Lynn</b>			
Ship Field (Tesco's)	16	16	
North End	30	30	
Southgate Street	30		
<b>North/South Wootton</b>			
Nursery Lane	20	8	12
Gap Farm	24	21	3
<b>Downham Market</b>			
Rabbit Lane	14	14	
Downham (NE)	24	24	
Park Lane South	40	40	
Taragon Way	8	8	
Downham (NW)	47		
High St/Paradise Road	15		
<b>Hunstanton</b>			
Downs Road (North)	14	14	
<b>West Winch</b>			
Winch Meadow	13	13	
<b>Watlington</b>			
The Meadows Ext	55		8
<b>Brancaster</b>			
Saxon Close	12	12	
<b>Heacham</b>			
Pound Lane	13	13	
<b>Great Massingham</b>			
Adjacent to the Surgery	12	12	
<b>Snettisham</b>			
Common Road	14	14	
<b>Stoke Ferry</b>			
Fairfield Road	12	12	
<b>Upwell</b>			
The Russetts	11	11	
<b>Total</b>	<b>424</b>	<b>262</b>	<b>23</b>

\* The column for sites 'Built pre 2006' gives details of those sites which contain 10 or more dwellings only. The Affordable Housing target is 30%. The Borough's Housing Market Assessment (HMA) is underway. During 2005/06 23 units have been built which is low. The emerging Core Strategy proposes to lower the Affordable Housing threshold to achieve more.

## Gypsy and Travellers Housing

The following table shows the location and capacity of Gypsy and Traveller sites within the Borough. The table is in response to a survey conducted in October 2006. Whilst this is after the monitoring period covered by this report it seems more important to include the most up to date information with respect to this issue.

**Figure 12:** Gypsy and Travellers Sites

<b>Location</b>	<b>Capacity</b>	<b>Planning Status</b>
Poplar Tree Farm, off Bailey Lane Clenchwarton	2 mobiles toilet block and scrap yard	Enforcement Notice extant
The Orchard, Hall Road, Clenchwarton	2 mobiles	Authorised
Caravan site, opposite Crow Hall, Downham Market	7 mobiles + 5 tourers	Authorised
Rear Haygates Mill, Bartons Drove, Downham Market	2 -3 mobiles	Authorised
The Wroe, Emneth	2 caravans	Enforcement not issued – site tolerated
Caravan site, Saddlebow Road, King's Lynn	44 caravans	Authorised
Goose Lane, Marshland St James western side	2 mobiles and dayroom	Authorised
Goose Lane, Marshland St James eastern side	4 mobiles	Authorised
One Acre, Jubilee Lane aka Hope Lane, Marshland St James	6 mobiles	Authorised – breach tolerated
Orchard View, Jubilee Lane aka Hope Lane, Marshland St James	2 mobiles	Authorised – breach tolerated
Field View, Jubilee Lane aka Hope Lane, Marshland St James	8 mobiles several more that are vacant and in storage	Authorised – breach tolerated
Plot 1A, Jubilee Lane aka Hope Lane, Marshland St James	3 mobiles	Authorised – breach tolerated
Plot 1B, Jubilee Lane aka Hope Lane, Marshland St James	3 mobiles	Authorised – breach tolerated
Whittington Hill, Methwold Road, Northwold	4 mobiles	Authorised – breach tolerated
South Fork, The Common, South Creake	1 mobile	Authorised
The Jays, The Common, South Creake	1 mobile	Authorised

**Figure 12:** Gypsy and Travellers Sites (Cont'd)

Location	Capacity	Planning Status
Goshold Park, Bullock Road, Hay Green	32 Mobiles - Site for 11 plots on appeal NB This site has been very noticeably cleaned up and in more general use than previously with almost no vacant plots.	Authorised – breach tolerated
Goshold Field, Hay Green Road, Hay Green	2 mobiles	Enforcement issued – site tolerated
South Forks, Waterlow Road, Terrington St Clement	6 mobiles	Authorised
Eastfields, Waterlow Road, Terrington St Clement	2 mobiles	Enforcement not issued – site tolerated
12 High Road, Tilney cum Islington	2 mobiles	Authorised
14 High Road, Tilney cum Islington	2 mobiles	Authorised
20 High Road, Tilney cum Islington	2 mobiles	Authorised
Micasa, Mill Road, Tilney St Lawrence	2 mobiles	Enforcement Notice Extant
Off New Road, Tilney St Lawrence	1 mobile	Enforcement issued – site tolerated
Fairview, 115 Magdalen Road, Tilney St Lawrence	2 mobiles	Authorised
119 Magdalen Road, Tilney St Lawrence	Vacant	Authorised
121 Magdalen Road, Tilney St Lawrence	1 mobile	Authorised
Springfields, School Road, Tilney St Lawrence	26 mobiles	Authorised – breach tolerated
Downfield, Small Lode, Upwell	2 mobiles	Authorised
Small Lode, Upwell	16 mobiles	Authorised
Stonehouse Road, Upwell	5 mobiles	Authorised – breach tolerated
100 Stonehouse Road, Upwell	2 mobiles	Enforcement not issued – site tolerated
Botany Bay, Stonehouse Road, Upwell	2 mobiles	Enforcement not issued – site tolerated
Four Acres, March Riverside, Upwell	3 mobiles	Authorised
Dunromin, Roman Bank, Walpole St Andrew	1 mobile and building	Authorised
Green Lane, Walsoken	2 mobiles	Authorised on appeal
Biggs Road, Walsoken	4 mobiles	Authorised
Little Acres, Fen Road, off Blunts Drove, Walton Highway	House and 2 mobiles	Authorised
Burmans Orchard, Fen Road, off Blunts Drove, Walton Highway	1 mobile	Authorised
West Walton Court Mobile Homes, Blunts Drove, Walton Highway	16, 6 occupied at present	Authorised
Blunts Drove, Walton Highway	6 mobiles	Enforcement not issued – site tolerated
The Stables, Lynn Road, Wiggenhall St Germans	2 mobiles	Authorised on appeal



## 4. ECONOMY

### Business Development

The following tables support five core output indicators:

#### **Figure 14**

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

**Figure 13:** Recent Business Development in King's Lynn



#### **Figure 15**

- 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.

Figure 14: Amount of Floorspace developed for Employment Use

SITE NAME	Total developed... Site (Ha)	Floorspace (sq m)	...of which in employment/ regeneration area	sq m	100%	...of which on PDL	Sq m	...of which lost to residential development	Permitted Use
King's Lynn	Hardwick Narrows, Site B	0.6	1152	0.6	1152	100%	0	0	B1, B2, B8
King's Lynn	Hardwick Narrows, Site E	0.7	2800	0.7	2800	100%	0.7	2800	B2
King's Lynn	Hardwick Narrows, Site M	-0.2	-800	-0.2	-800	100%	0	0	A1
King's Lynn	Hardwick Narrows, Site N	1.5	6000	1.5	6000	100%	1.5	6000	B2
King's Lynn	Hardwick Narrows, Site P	0.2	800	0.2	800	100%	0	0	B1, B2, B8
King's Lynn	Hardwick Narrows, Site R	0.4	1600	0.4	1600	100%	0	0	unknown
King's Lynn	North Lynn Ind. Est., Site C	0.2	800	0.2	800	100%	0	0	B1
King's Lynn	North Lynn Ind. Est., Site D	0.2	800	0.2	800	100%	0	0	B1
King's Lynn	North Lynn Ind. Est., Site E	0.1	400	0.1	400	100%	0	0	B1, B2

Source: Norfolk County Council

- a negative figure indicates a loss
- figures in italics indicate an estimated floorspace figure of 40% site area

Figure 15: Employment Land Monitoring

Settlement	SITE NAME	Residual permissions site area	PDL sq m	%	floorspace	Residual Allocations site area	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	100%	1200	0			B2	7 units
King's Lynn	Hardwick Narrows, Site S	0.4	1600	100%	1600	0			SG	Car showroom
King's Lynn	Horsley's Fields, Site 1	1.1	0	0%	1040	0			A1, B1	u/c 1 retail unit, 5 B1
King's Lynn	Horsley's Fields, Remainder	2.1	0	0%	8400	0			B1, B2, B8	Part of NORA
King's Lynn	North End URA	0.6	0.6	100%	2400	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	0	0%	2400	0			Factory	
King's Lynn	North Lynn Ind. Est., Site B	0.4		0%	1600	0				
King's Lynn	North Lynn Ind. Est., Site F	0.3	0	0%	1200	0			B1, B2	u/c Light Ind Unit
King's Lynn	North Lynn Ind. Est., Site G	1.2	0	0%	4800	0			B1, B2	
King's Lynn	North Lynn Ind. Est., Site H	1.3	0	0%	5200	0				
King's Lynn	North Lynn Ind. Est., Site I	0.3	0	0%	1200	0			B8	
King's Lynn	North Lynn Ind. Est., Site J	0.3	0	0%	1200	0			B2	
King's Lynn	North Lynn Ind. Est., Site K	0.7	0	0%	2800	0			B2	u/c
King's Lynn	Saddlebow Ind. Est., Site D	1.1	1.1	100%	4400	0			A1	no apparent works but will be loss
King's Lynn	Saddlebow Est. (West)	0				49.9	49.9	100%		Local Plan Allocation- in GVA report- listed as British Sugar Site, 5th
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	0	0%	78400	0				
King's Lynn	North Lynn Ind. Est., Site L	0.4	0.4	100%	560	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	0	0%	274	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	15	100%	60000	0			B1, B2, B8	
Downham Market	Railway Rd URA	0				5.4	5.4	100%		
Downham Market	Trafalgar Ind. Est.	0.4	0	0%	1600	0				
East Winch	East Winch Hall	0.6	0	0%	2400	0				
Emneth	Elm High Road	0.7	0.7	100%	2680	0			B1	
Feltwell	Southern Rd	0.1	0.1	100%	400	0				
Hunstanton	King's Lynn Road	0				0.6	0	0%		
Hunstanton	Southend Rd URA	0.6	0.6	100%	2400	0			A1	
Sneltisham	Common Rd	0.2	0.2	100%	800	0			B8	
Tiney St Lawrence	St. Johns Rd	0.2	0	0%	887	0			B2	
Walpole Highway	West Drove South	0.7	0.7	100%	2800	0			B8	
West Winch	92 Main Road	0.1	0.1	100%	520	0				

## Local Services

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

Local monitoring has largely been constrained to retail, office or leisure premises which individually exceed 1,000 m<sup>2</sup>. There are no recorded completions within this criteria outside of King's Lynn town centre during the monitoring period.

However, the re-development of the Vancouver Centre, King's Lynn has continued to completion<sup>1</sup> resulting in 27,000 m<sup>2</sup> of modern retail floorspace partly on two levels (this figure also includes some 600 m<sup>2</sup> of offices at second floor level). Overall the development has introduced some 5,000 m<sup>2</sup> of additional floorspace, following partial demolition during the previous year, to the retail centre in units of mixed size.

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

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 (Figure 16)). 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.

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.

It is envisaged that work will commence early in 2007 with a 65 week programme to complete the restoration. The principal works are as follows:

**Footpaths** – repairing, improving and resurfacing all paths, laying new paths and surfacing the 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.

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<sup>1</sup> A few units remain vacant, pending completion of shop-fronts and/or interior fitting-out but have been considered to be structurally complete.



**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.

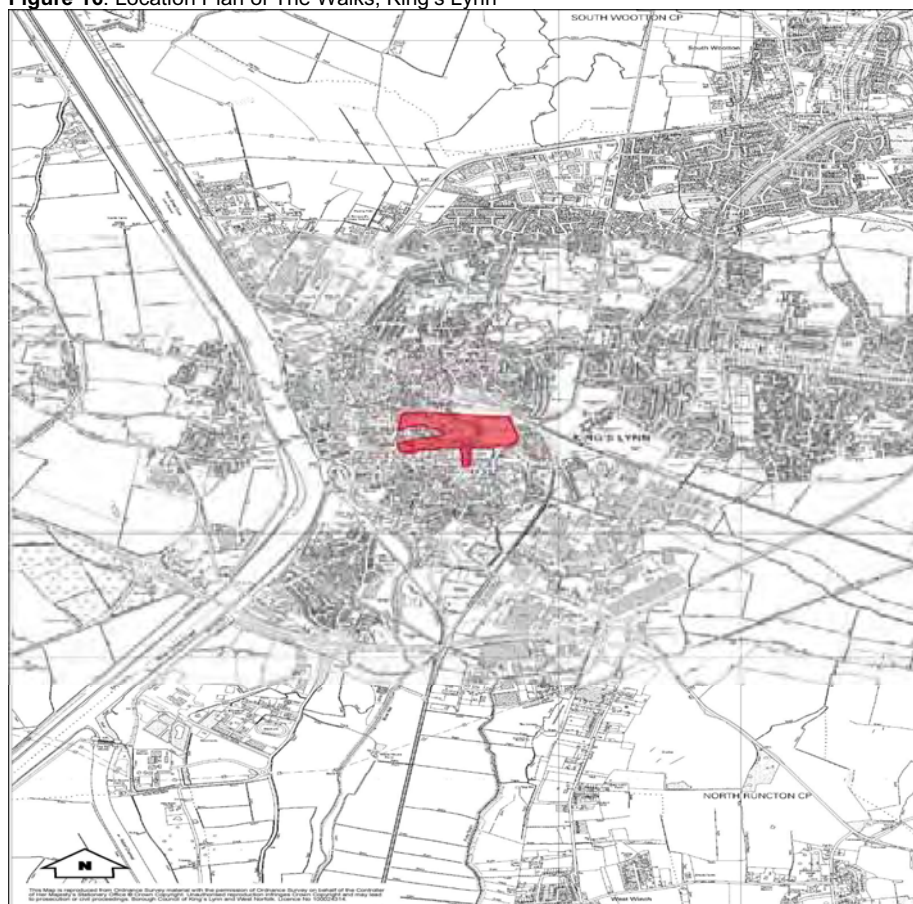
**Planting** – whole site planting scheme, including removal of dilapidated tennis courts for development of arboretum which will allow for additional tree planting.

**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.

Figure 16: Location Plan of The Walks, King’s Lynn



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 2008/09 (following completion of the work) to allow for better maintenance, CCTV cover and events development.

Once the restoration works are complete The Walks will be eligible for Green Flag Award status.

## 5. ENVIRONMENT

### Flood Risk & Water Quality

The possibility of flooding is an issue which affects certain parts of the Borough. Policy guidance regarding this issue is contained in Planning Policy Guidance note 25 and in the King's Lynn and West Norfolk Local Plan policies 9/19, 9/20 and 9/21. 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.

Figure 17: Flooding in King's Lynn



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 2005 to 31 March 2006 the **Borough of King's Lynn and West Norfolk** received and validated **2628** planning applications:

- The Environment Agency objected to 107 planning applications.
- For 39 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 24 were withdrawn by the applicants.
- 44 were refused by the Council.

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

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**

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 (Local Plan policies 4/15; 4/16; 4/19) and whilst the majority are in good order, there are some which are not.

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.

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.**

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

### **Monitoring/ Action**

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**

There are 42 designated conservation areas in the Borough. In accordance with Government advice contained in PPG15 'Planning and the Historic Environment' and Local Plan policies 4/12 and 4/13, the Borough Council has produced character statements for 39 of the 42 conservation areas. Of those outstanding, drafts are in preparation for two and the third lies mostly within Breckland District.

## **Monitoring/ Action**

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?**

'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.

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?**

Since the publication of the last Annual Monitoring Report there has been new legislation and guidance which aims to protect wildlife and habitats. These are:

- Planning Policy Statement 9, Biodiversity and Geological Conservation published in August 2005
- Planning for Biodiversity and Geological Conservation, A Guide for Good Practice, published in March 2006
- Natural Environment and Rural Communities Act, which received royal assent in March 2006.

### **What is Norfolk doing to protect its biodiversity?**

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 22 habitats and 34 species, and sets out clear targets and actions to conserve Norfolk's most endangered animals, plants and habitats.

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.

The Norfolk Wildlife Trust prepared a report in October 2005 in conjunction with the Norfolk Biodiversity Partnership which addresses the issue of ecological networks. Norfolk's wildlife habitats have become increasingly fragmented into small and isolated pockets in the landscape due to development needs and lack of management. This then leads to loss of species as the habitat is too small to sustain a population of species. Protecting wildlife by designating small nature reserves is inadequate. Therefore this report identifies how an ecological network in Norfolk can be created, by promoting key wildlife sites that need to be expanded as well as where isolated habitats can be connected.

## The Borough Council's Role in Protecting Biodiversity

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.

The Local Plan (1998) contains policies to protect the area's biodiversity:

**Figure 18:** Local Plan Policies dealing with Biodiversity

Policy number	Type
4/1	Protection of National and International nature conservation interests (SSSI, SPA, SAC, NNR, and Ramsar).
4/2	Protection of ancient woodlands.
4/3	Protection of river corridors, habitats, river flow and water quality.
4/4	Protection of local wildlife sites.
4/5	Protection of the Area of Outstanding Natural Beauty AONB and Heritage Coast.
4/6	Protection of Areas of Important Landscape Quality (AILQ).
4/7	Protection and enhancement of landscape features.
4/8	Protection of historic parks and gardens.

The Borough Council is also 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.

After this monitoring period 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 sets 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 Boroughs Natura sites.

## Changes in priority habitats and species (by type)

Priority habitats (see Figure 19 below) 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.

Under the Habitat Action Plan for Norfolk four priority habitats and their management programmes have been revised. These are Ancient and/or species rich hedgerows, Cereal Field Margins, Lowland Wood Pasture and Parkland, and Lowland Mixed Deciduous Woodland.

New Habitat Action Plans for Chalk Rivers, Aquifer-fed naturally fluctuating Waterbodies, Built up Areas and Urban Greenspace, Coastal Sand Dunes, Eutrophic Standing Waters, Lowland Calcareous Grassland and Lowland Meadows are currently being prepared. \*

The East of England Apples and Orchards Society completed a survey at the beginning of 2005 of orchards in Norfolk. This has shown that West Norfolk has lost a considerable amount of this habitat and therefore remnants of the traditional orchards in this area need greater protection.

Currently there are 22 priority habitats in Norfolk.

**Figure 19:** Priority Habitats in Norfolk

<b>Priority Habitats in Norfolk</b>
Ancient and/or species-rich hedgerows
Cereal field margins
Coastal and floodplain grazing marsh
Fens
Littoral and Sub littoral Chalk
Lowland heathland and dry acid grassland
Lowland Mixed Deciduous Woodland
Lowland Wood-Pasture and Parkland
Maritime Cliffs and Slopes
Mesotrophic lakes
Reed beds
Saline lagoons
Seagrass Beds
Traditional Orchards**
Wet Woodlands
Aquifer-fed naturally fluctuating Waterbodies
Built up Areas and Urban Greenspace **
Chalk rivers
Coastal Sand Dunes
Eutrophic Standing Waters
Lowland Calcareous Grassland
Lowland Meadows

\*Since this report was written Habitat Action Plans for Saline Lagoons, Littoral and Sub Littoral Chalk and Maritime Cliffs and Slopes have been completed.

\*\* 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.

## **Ancient and/or Species Rich Hedgerows**

Revised Final Draft of Management Plan January 2006.

Current action in West Norfolk:

- The Hedgerows Regulations 1997 require landowners to consult district councils prior to removing a hedge.
- Landowners are obliged to seek a felling license for hedgerow trees from the Forestry Commission under the Forestry Act 1967.

## **Cereal Field Margins**

Revised Final Draft of Management Plan January 2006.

Current Action in West Norfolk:

- At present there have been no specific actions in West Norfolk relating to this habitat although cereal field margins are targeted under various management options in agri-environment schemes.

## **Lowland Mixed Deciduous Woodland**

Management Plan reviewed February 2006.

Current Action in West Norfolk:

- Some woods receive additional protection through policies and strategies within development plans, by being subject to Tree Preservation Orders lying within Conservation Areas or being included as County Wildlife Sites (CWS).
- Designation as Sites of Special Scientific Interest (SSSI) ensures compulsory consultation with the statutory nature conservation agencies over management and development proposals.

## **Lowland Wood Pasture and Parkland**

Management Plan reviewed February 2006.

Current Action in West Norfolk

- Species such as bats and some birds which utilise ancient trees are fully protected under the Wildlife and Countryside Act 1981. This also gives some protection to their place of shelter.
- Some sites have been designated Sites of Special Scientific Interest (SSSIs). Others are protected by Tree Preservation Orders (TPOs), Conservation Areas or are within Special Landscape Areas and/or the Area of Outstanding Natural Beauty.

- Those sites which are County Wildlife Sites have some protection through development plans. TPOs and Conservation Area status may also be responsible for the protection of some wood-pasture and parkland.

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

## Species

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.

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 34 priority species in Norfolk. (See Figure 20 below)

**Figure 20:** Priority Species in Norfolk

Priority Species in Norfolk	
<b>Mammals</b>	<b>Sea Anemone</b>
Water vole	Starlet sea anemone
Brown Hare	<b>Fungus</b>
Otter	Sandy-silt puffball
Harbour porpoise	Nail fungus
<b>Birds</b>	<b>Lichen</b>
Skylark	Starry breck-lichen
Bittern	Orange fruited elm-lichen
Stone Curlew	<b>Liverwort</b>
Grey partridge	Norfolk flapwort
Song Thrush	<b>Vascular Plants</b>
Corn Bunting	Ribbon-leaved water plantain
Tree Sparrow	Fen orchid
Turtle Dove	Floating water plantain
Nightjar	Holly leaved naiad
Woodlark	Greater Water Parsnip
<b>Amphibians</b>	Native Black Poplar
Great crested newts	
<b>Butterflies</b>	
Silver Studded Blue Butterfly	
<b>Crustaceans</b>	
White clawed crayfish	
<b>Molluscs</b>	
Little Whirlpool Ram's-horn snail	
Depressed river mussel	
Shining ram's horn snail	
Narrow-mouth whorl snail	
Desmoulin's whorl snail	

The following table (Figure 21) lists the Species Action Plans which have all been revised in January 2006.



<p><b>Figure 21</b> The reviewed species plans are as follows:</p>	<p><b>Norfolk Status and Preferred Habitat</b></p>	<p><b>Targets</b></p>
<p><b>Brown Hare</b> (<i>Lepus europaeus</i>)</p>  <p>Photo: <a href="http://www.norfolkbiodiversity.org/">www.norfolkbiodiversity.org/</a></p>	<p>Brown hares are more common in Norfolk than in most other counties and therefore Norfolk has a particular responsibility for safeguarding its population. Hares are generally common on arable land throughout the county, however, as with the national situation, numbers are lower than they were in the 1960s. Numbers fluctuate locally but probably increase in years with warm springs and warm late-summers. Data from the National Game Bag Census indicates peak numbers of up to 50/100ha in Norfolk in 1911, a steady decline to a trough of about 10/100ha through 1940-1955, rising again to about 22/100ha in 1961. There then followed a rapid decline to about 5/100ha over the last 30 years, with only the slightest sign of recovery more recently.</p>	<p>Maintain and where possible enhance the current numbers in Norfolk.</p>
<p><b>Skylark</b> (<i>Alauda arvensis</i>)</p>	<p>Still widespread in Norfolk despite a likely decline in numbers in the county (it is not possible to measure population size or trends on a county level). In the Norfolk Bird Atlas (Kelly 1986), it was found in 97% of 2km squares, the blank squares being built up, plantations or wetlands. Early work for the new Norfolk Atlas suggests the picture is currently much the same.</p>	<ul style="list-style-type: none"> <li>• Maintain current distribution in Norfolk.</li> <li>• By 2010, restore to any parts of the county that have lost breeding skylarks since 1986.</li> </ul>
<p><b>Stone curlew</b> (<i>Burhinus oedipus</i>)</p>	<p>Most semi-natural heathlands supporting stone-curlew are SSSIs and are positively managed. Stone-curlew is one of a suite of farmland species targeted by arable options introduced in 2002 under Countryside Stewardship. The OS3 option</p>	<p>Consolidate and increase the protection, range and numbers of birds in the north-west Norfolk population. Increase the proportion of population nesting on semi-natural grasslands and</p>



<p><b>Stone curlew</b> (<i>Burhinus oedipnemus</i>)</p>  <p>Photo: Aman Tsairi <a href="http://www.norfolk.biodiversity.org/">www.norfolk.biodiversity.org/</a></p>	<p>Most semi-natural heathlands supporting stone-curlew are SSSIs and are positively managed. Stone-curlew is one of a suite of farmland species targeted by arable options introduced in 2002 under Countryside Stewardship. The OS3 option (over-wintered stubbles followed by spring fallow) should benefit this species if appropriately located. Management options appropriate to this species are included under the Environmental Stewardship HLS scheme. Liaison with Ministry of Defense by English Nature and Royal Society for the Protection of Birds; awareness raising/advisory work by Royal Society for the Protection of Birds. Set-aside has been beneficial for stone-curlews. Derogations are available from Defra to permit the creation of bare ground for breeding stone-curlews in set-aside.</p>	<p>Consolidate and increase the protection, range and numbers of birds in the north-west Norfolk population. Increase the proportion of population nesting on semi-natural grasslands and grass heaths to 20% where they would be less reliant on intervention and less susceptible to any future changes in farming practice. Maintain a minimum productivity of 0.70 fledged chick per pair by intervention on arable and reserve management where appropriate.</p>
<p><b>Grey Partridge</b> (<i>Perdix perdix</i>)</p>	<p>The Game Conservancy Trust (GCT) encourages land managers to create suitable conditions for grey partridge, including suitable nest sites, cover, summer and winter feeding areas (e.g., conservation headlands and winter stubbles), and control of predators principally foxes, magpies and crows. Norfolk has a county Partridge Group which co-ordinates monitoring and disseminates good practice such as the recent GCT guidelines, 'Conserving the grey partridge' which advises among a list of five points not shooting grey partridges after the end of December.</p> <p>Management guidelines for grey partridge are</p>	<p>Maintain and increase the current estimated numbers and range of grey partridge in Norfolk.</p> <p>Target effort on remaining strongholds to encourage re-building a more extensive distribution. By 2010, breeding partridges to be present in all suitable areas, with the breeding population generally increasing towards an ultimate target of 14,500 pairs.</p>



 <p>Photo: <a href="http://www.huntingandfishingjournal.org">www.huntingandfishingjournal.org</a></p>	<p>widely distributed by GCT, FWAG, Defra-RDS (shortly to become part of Natural England) and RSPB.</p> <p>Grey partridge is targeted by arable options under agri-environment. Field margin management and conservation headlands under Countryside Stewardship and the Breckland agri-environment schemes should help grey partridges. The Environmental Stewardship schemes will continue to target and provide management options for this species.</p> <p>Set-aside is positively used to benefit partridges on a number of farms and estates.</p>	
<p><b>Corn Bunting</b> (<i>Miliaria calandra</i>)</p>  <p>Photo: Graeme Cresswell / <a href="http://www.norfolkbiodiversity.org/">www.norfolkbiodiversity.org/</a></p>	<p>Little direct conservation work has been carried out specifically for corn buntings in Norfolk. Rotational set-aside will have benefited the species, although this has been significantly reduced in area in recent years.</p> <p>Corn bunting has been targeted by the arable options in the Countryside Stewardship Scheme, encouraging the growth of spring-sown cereals, the retention of winter stubbles and the provision of wild bird seed crops.</p> <p>Grass margins put in under CSS are likely to have benefited corn bunting by providing suitable nesting habitats. Two metre field margins required under cross-compliance from July 2005 onwards will provide additional benefits. The Environmental</p>	<p>Maintain the current distribution of corn bunting in Norfolk and by 2010 restore to any parts of the county that have lost breeding corn bunting since 1986.</p>

	Stewardship schemes will continue to provide management options that will be promoted and targeted in support of this species.	
<b>Tree Sparrow</b> ( <i>Passer montanus</i> )	<p>Little direct conservation work for the tree sparrow has been carried out, although feeding and nest-box schemes in a number of areas, e.g. STANTA, have been implemented. Rotational set-aside will have benefited the species, although this has been significantly reduced in area in recent years.</p> <p>Tree sparrow has been targeted by the arable options in the Countryside Stewardship Scheme, encouraging the growth of spring-sown cereals, the retention of winter stubbles and the provision of wild bird seed crops.</p> <p>The Environmental Stewardship schemes will continue to provide management options that will be promoted and targeted in support of this species.</p>	<p>Maintain the current distribution of tree sparrow in Norfolk and by 2010 restore to any parts of the county that have lost breeding tree sparrow since 1986.</p>
<b>Nightjar</b> ( <i>Caprimulgus europaeus</i> )	<p>53% of the UK population (1992 survey) was found on SPA (JNCC SPA Review). This figure is likely to change as a result of the population increase since the 1992 survey and the extension of the SPA coverage to include Thetford Forest, where 12,700ha will be retained in suitable rotational clearfell. Nightjars occur on a number of heathland nature reserves which are managed partly for their benefit.</p>	<p>Maintain as a minimum 313 breeding pairs of nightjar in Norfolk in the existing 2004 range of 14 ten km squares.</p> <p>By increasing the area of suitable habitat, increase the possible breeding and feeding areas for the nightjar, and so provide scope for further population expansion in the</p>



 <p>Photo: RSPB <a href="http://www.norfolk.biodiversity.it/">www.norfolk.biodiversity.it/</a></p>	<p>The North Norfolk Tomorrow's Heathland Heritage (THH) initiative has restored 750ha and re-created 75ha heathland, which has assisted this species on a number of sites.</p> <p>Norfolk Wildlife Trust has purchased 110ha of afforested heathland adjacent to Grimston Warren for heathland re-creation.</p>	<p>county.</p>
<p><b>Turtle Dove (<i>Streptopelia turtur</i>)</b></p>  <p>Photo: <a href="http://www.byzantines.net/espighan/water.htm">www.byzantines.net/espighan/water.htm</a></p>	<p>Little direct conservation work has been carried out specifically for turtle doves in Norfolk. Rotational set-aside will have benefited the species, although this has been significantly reduced in area in recent years. Turtle dove has been targeted by the arable options in the Countryside Stewardship Scheme, encouraging the growth of spring-sown cereals and conservation headlands.</p> <p>The Environmental Stewardship schemes will continue to provide management options that will be promoted and targeted in support of this species. Hedge management and two metre field margins will be required under the cross compliance regulations from July 2005. These are likely to benefit turtle dove.</p>	<p>Maintain the current distribution of turtle dove in Norfolk and by 2010 restore to any parts of the county that have lost breeding turtle dove since 1986.</p>

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.

**Figure 22:** 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 (Formally English Nature)
Special Protection Area (SPA)	Statutory International	5 Areas 54,689ha	Natural England (Formally English Nature)
Ramsar	Statutory International	4 Sites 1,967ha	Natural England (Formally 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 (Formally English Nature)
SSSI Consultation Area	Statutory National	N/A	Natural England (Formally English Nature)
National Nature Reserve (NNR)	Statutory National	18 Sites 9046ha	Natural England (Formally English Nature)
Local Nature Reserve (LNR)	Statutory Local	22 Sites 833ha	County or District Authority
County Wildlife Site (CWS)	Non-statutory County	1239 sites 13,137ha	Norfolk Wildlife Trust
Hedgerows	Statutory National		Local Planning Authorities
Ancient Woodland	Non-statutory		Natural England and Forestry Commission

(Biodiversity Supplementary Planning Guidance for Norfolk)

## International

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

The Borough's internationally designated sites including our SPA's, SAC's and Ramsar sites have been subject to some change.

Figure 23 illustrates this:

**Figure 23:** Changes to the Borough's Internationally Designated Sites

Site Name	Status	Date first submitted <small>(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).</small>	Date Last Modified <small>(Many sites have been resubmitted with boundary amendments and/or other changes since their first submission date).</small>	SCI Date <small>(The date when a candidate SAC was formally adopted by the European Commission as a site of Community Importance, SCI).</small>	Formal Designation <small>(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</small>
Breckland	SAC, pSPA <small>(Possible SPA-Formally advised to UK Gov and approved for consultation, but not yet submitted to the European Commission).</small>	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 <sup>st</sup> April 2005.
Norfolk Valley Fens	SAC	15 June 1995	16 March 2001	8 Dec 2004	1 <sup>st</sup> April 2005.
North Norfolk Coast	SAC, SPA, Ramsar	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 <sup>st</sup> April 2005
Ouse Washes	SAC, SPA, Ramsar	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 <sup>st</sup> April 2005
River Wensum	SAC	16 March 2001	16 March 2001	8 Dec 2004	1 <sup>st</sup> April 2005
Roydon Common and Dersingham Bog	SAC, Ramsar	8 Jan 1996	16 March 2001	8 Dec 2004	1 <sup>st</sup> April 2005
The Wash and North Norfolk Coast	SAC, SPA, Ramsar	14 Oct 1996	16 March 2001	8 Dec 2004	1 <sup>st</sup> April 2005
Waveney and Little Ouse Valley Fens	SAC	8 Jan 1996	29 Jan 2001	8 Dec 2004	1 <sup>st</sup> April 2005

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

**Figure 24**  
**SAC**

Latest Condition Description	Unit Area (ha)	Area (%)
FAVOURABLE	8,967.17	93.26%
UNFAVOURABLE RECOVERING	300.9	3.13%
UNFAVOURABLE DECLINING	347.25	3.61%
TOTAL	9,615.32	

**Figure 25**  
**SPA**

Latest Condition Description	Unit Area (ha)	Area (%)
FAVOURABLE	11,196.60	96.89%
UNFAVOURABLE RECOVERING	83.87	0.73%
UNFAVOURABLE DECLINING	276.02	2.39%
TOTAL	11,556.49	

**Figure 26**  
**Ramsar**

Latest Condition Description	Unit Area (ha)	Area (%)
FAVOURABLE	9,307.54	93.43%
UNFAVOURABLE RECOVERING	369.64	3.71%
UNFAVOURABLE DECLINING	284.75	2.86%
TOTAL	9,961.93	

There have been no completed development or planning agreements affecting these sites.

### **National**

In August 2005 English Nature refused consent for 13 layholders to use electronic bird scarers to deter Eider Ducks from feeding on Mussel lays in the Wash SSSI. This then went to appeal with the Secretary of State during 2005/2006. \*

\*\* New Management Plans were submitted for some of the SSSI's:

\* On the 19<sup>th</sup> 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).  
\*\*All NNR's and many LNR's are SSSI's, and therefore any changes will be included in the information given regarding the SSSI's.



**Figure 27:** SSSI's in King's Lynn & West Norfolk

SSSI	Date of Amended Management Plan
Boughton Fen	6/10/05
Breckland Forest	24/1/06
Dersingham Bog	26/4/05
East Walton and Adcock's Common	9/5/05
Hilgay Heronry	2/8/05
Islington Heronry	9/5/05
Leziate Sugar and Derby Fens	18/8/05
North Norfolk Coast	9/5/05
River Nar	3/6/05
River Wensum	5/10/05
Roydon Common	26/4/05
Snettisham Carstone Quarry	1/9/05
The Brinks, Northwold	9/5/05
The Ouse Washes	27/9/05
The Wash	22/9/05

Natural England will continue to monitor the condition of the Sites of Special Scientific Interest. These are assessed by percentage of area in favourable condition.

The Government's Public Service Agreement target is for 95% of SSSI land to be in 'favourable' or 'recovering' condition by 2010.

**Figure 28:** Condition of Internationally Designated Sites

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

Data extracted from ENSIS:

SSSI	Latest Condition Description	Unit Area (ha)	Area (%)
FAVOURABLE		11,547.35	92.01%
UNFAVOURABLE RECOVERING		537.23	4.28%
UNFAVOURABLE NO CHANGE		67.17	0.54%
UNFAVOURABLE DECLINING		398.85	3.18%
TOTAL		12,550.60	

96.29% of the districts sites are in Favourable or recovering condition. There have been no other completed development or planning agreements affecting these national sites.

## ***Regional/sub-regional***

There have been no additions or changes to the size of any of the County Wildlife Sites in the Borough. At present the number stands at 197 within total area 2922.1 ha.

The following County Wildlife Site has been resurveyed:

**Figure 29:** County Wildlife Site Surveys

<b>Name of Site</b>	<b>Date of Survey</b>
Adjacent High Fen Drove (Ref No: 307)	9/11/2005

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); and the Sugar Factory, King's Lynn (Ref: 404).

## **Tree Preservation Orders**

From the period of April 2005 to March 2006 four Tree Preservation Orders (TPOs) have been made and confirmed. There have been no applications affecting ancient woodland and no Hedgerow Applications, however there has been one removal of a hedgerow without an application being made.

## **Renewable Energy**

### ***Renewable Energy Capacity Installed by type***

#### **What is Renewable Energy?**

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.

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).

Figure 30: Landfill Gas Statistics for West Norfolk

Landfill gas > 50 kW	Capacity, (Kwe)	Capacity, (Mwe)	Company	Address
Blackborough End	1,888	1.888	Blackborough 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

Figure 31: Wind Turbine Statistics for West Norfolk

Wind Turbines						
Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity, (Mwe)
05/2551/F	Private Ownership	Wind turbine at Oak Farm, The Drift, Ingoldisthorpe	Pending		569110 299550	No data
06/00127	Private Ownership	Domestic wind turbine at Land north west Hartley House, Squires Grove, Three Holes, Wisbech	Pending		551968 300427	No data

Four Domestic wind turbines have been permitted and one is pending consideration following the monitoring period of this report.

Figure 32: Power Generation Systems in West Norfolk

Power Generators							
Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity, (Kwe)	Capacity, (Mwe)
05/01842/F	Forest Enterprise	Installation of borehole pump power generation system comprising one 6 metre high post to support wind turbine, 2 solar panels and 5,000 litre water storage tank	Permitted	07.09.05	575550 290351	No data	No data

Figure 33: Bio Ethanol Production in West Norfolk

Bio Ethanol Production							
Ref No	Applicant	Proposal	Decision	Decision Date			
05/01850/FM	British Sugar Plc	Bio-Ethanol production and storage plant	Permitted	29/11/2005			

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

## TRANSPORT

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



## 6. LOCAL DEVELOPMENT FRAMEWORK PROGRESS

### Monitoring the Local Development Scheme

As required by Section 35 of the Act and Regulation 48 the Annual Monitoring Report must contain information on whether the timetable and milestones in the Local Development Scheme are being achieved. The requirement is to monitor progress for the period 1 April 2005 to 31 March 2006.

The First Annual Monitoring Report monitored much of this period from April 2005 to December 2005. The requirement for the first report was for September 2004 to March 2005. As the LDF programme (LDS) was not effective until April 2005 there were no key milestones during this period. Therefore the report gave details of progress on the LDF timetable outside of the required monitoring period.

The Second Annual Monitoring Report now solely focuses on the required monitoring period. Whilst this may result in some duplication this will ensure the appropriate monitoring mechanism is in place for reporting LDF progress in future Annual Monitoring Reports.

#### **April 2005**

Publication of the authority's **first Local Development Scheme**. Became effective on 8 April 2005. A Summary Guide was also produced.



#### **June 2005**

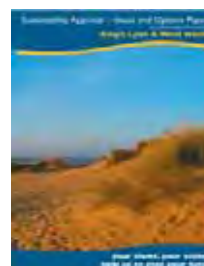
Preparation and consultation with statutory bodies on the **Sustainability Appraisal Scoping Report**.

**Core Strategy Issues and Options Paper:** This document outlines the challenges facing the Borough and a series of development scenarios. People were asked to comment on these issues and which options for a development strategy they thought would be appropriate.



#### **Sustainability Appraisal of the Issues and Options Paper:**

This document forms part of the initial stages of the sustainability appraisal which will evolve throughout the Core Strategy Development Plan Document process, to eventually result in the production of a final sustainability appraisal report for the Core Strategy.



## July – August 2005

Informal consultation on Stage 1 of the Statement of Community Involvement  
(8 July – 5 August 2005)



## August – October 2005

Draft Stage 2 of the Statement of Community Involvement  
(26 August – 7 October 2005)



## December 2005

Production of the Council's first Annual Monitoring Report. Submitted to the Government Office for the East of England.



## 2006 Adjusted Programme

The First Annual Monitoring Report (December 2005) identified that the Council has kept apace with the majority of the milestones outlined in our Local Development Scheme (LDS) (March 2005). However there has 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:

**Slippage in the Examination of the East of England Plan.** This meant a delay in the publication of the Examination in Public Panel Report. 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. It was sensible for preferred options consultation to be tied into publication of the Panel report, i.e. to not publish the preferred options document until after the Panel's report was published;

**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 the more active involvement of communities, stakeholders and commercial interests earlier in the plan preparation process than has traditionally occurred. The aim is to seek consensus on essential issues early in the process. Front-loading offers people and organisations an opportunity to influence plan content by sharing their knowledge and views with professional planners. Where consensus is difficult to achieve, front-loading allows the maximum opportunity for participants to understand each other's positions and to negotiate. This process will result in any issues being clearly understood by the time documents are subject to independent examination.

**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 could not both be delivered 'in-house'. Consultants were put in place to work on this element of the project;

**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. These not only form important background documents but, given the consultation and sustainability analysis that has already been carried, will also prove essential in taking the vision for King's Lynn forward. The urban development strategy will also be useful in providing guidance on the re-development potential for some of the more strategic sites within the town.

The main reason for the changes to the LDS was the delay in the examination for the East of England Plan and therefore the subsequent Panel Report. Delaying consultation on the Preferred Options Paper until receipt of the Panel Report allowed to consider any implications for our preferred options document prior to publication. The delay in the Regional Plan extended the overall Local Development Framework production timetable by approximately six months. This results in a delayed adoption date for the Core Strategy and Generic Development Control Policies DPD as well as the Site Specific Allocations and Policies DPD which are illustrated in figure 34.

## **Local Development Scheme Performance**

A revised Local Development Scheme (LDS) was submitted to the Secretary of State in June 2006, illustrating the adjusted timetable to the Core Strategy and Site Specific Policies DPD as a consequence of delays in the RSS Examination.

**Figure 34:** Local Development Scheme Performance

Document & Task	LDS (March 2005)	Revised LDS (June 2006)
<b>CORE STRATEGY</b>		
Public Consultation on Preferred Options (Reg 26)	Nov 2005 – Jan 2006	Sept – October 2006 <b>(Published October 2006)</b>
Submission of Core Strategy	November 2006	May 2007
Examination	May 2007	November 2007
Binding Report	November 2007	April 2008
Adoption by Council	January 2008	June 2008
<b>SITE SPECIFIC POLICIES &amp; ALLOCATIONS</b>		
Issues & Options Public Consultation	June – Oct 2006	Oct 06 – February 2007
Public Consultation on Preferred Options (Reg 26)	Nov 06 – Jan 07	Sept – October 2007
Submission of Site Specific DPD	December 2007	May 2008
Examination	May 2008	November 2008
Binding Report	November 2008	April 2009
Adoption by Council	January 2009	June 2009

Since the end of the monitoring period, work has continued on the Core Strategy and the Council has released for Public Consultation the Preferred Options stage with the accompanying Sustainability Appraisal and Appropriate Assessment documents which will be reported in next years Annual Monitoring Report.



## Plan Policies Implementation

The adopted Local Plan will retain development plan status and automatically become 'saved' policy for a period of three years from commencement of the Act. Based upon monitoring, the following table (Figure 35) details the Council's intentions for the saved Local Plan Policies, but with further monitoring and as the development plan process evolves this may be subject to further changes and amendments.

Figure 35: Local Plan Saved Policies

2	Strategic Statement	Retain	Amend	Merge	Delete	Comments
SS1	Conserving Habitats					Incorporated within Strategic Objectives and Spatial Vision section of Core Strategy. Outstanding issues picked up in the topic areas of the Core Strategy.
SS2	Conserving Natural Resources					
SS3	Conserving Environmental Quality					
SS4	Planning for Energy Efficiency					
SS5	Fostering the Local Economy					
SS6	Providing for Community Needs					
SS7	Promoting Sustainable Development					
SS8	Location of Major Development					
SS9	Location of Retail Development					
SS10	Provision of Employment Land					
SS11	Provision of Housing Provision					To be incorporated within the Housing section of the Core Strategy and Generic DC Policies DPD.
4	Conserving Environmental Resources					
4/1	Conserving Designated Areas for Habitat Conservation					Sites of National and International importance are protected by their own legislation, but regard still needs to be made in policy with respect to development close to or adjacent to designated sites and that such development should not be permitted.
4/2	Conserving Ancient Woodlands					Content covered in PPGs/PPSs and incorporated within wider policy for habitats and nature conservation within the Core Strategy DPD.
4/3	Conserving River Corridors					Content covered in PPGs/PPSs, incorporated within part of an ecological network policy of the Core Strategy DPD.

4	Conserving Environmental Resources	Retain	Amend	Merge	Delete	Comments
4/4	Conserving Local Habitats					Useful, as local habitats have relatively little or no protection.
4/5	Conserving Nationally Designated Landscapes					Combine 4/5, 4/6 into one policy that deals with the wider issues of Landscape Character Assessment.
4/6	Conserving Locally Important Landscapes					
4/7	Conserving Landscape Features					Not required. Covered by PPS7 and in the Landscape Protection topic area of the Core Strategy.
4/8	Conserving Historic Parks and Gardens					Protection of parks and gardens listed on English Heritage Register.
4/9	Conserving Ancient Monuments and sites and Archaeological importance					Covered within PPG 15.
4/10	Conserving areas of archaeological interest-evaluation					Content covered by National Guidance.
4/11	Conserving areas of archaeological interest – recording					Content covered by National Guidance.
4/12	Development in Conservation Areas					
4/13	Demolition in Conservation Areas					Merge Policies 4/12, 4/13 and 4/14 to form one Conservation Policy within the Core Strategy and Generic DC Policies DPD.
4/14	Development adjoining Conservation Area					
4/15	Demolition of Listed Buildings					
4/16	Alteration of Listed Buildings – preservation of character					
4/17	Alteration of Listed Buildings – evaluation/recording					Merge the contents of policies 4/15, 4/16 and 4/17 into one policy dealing with Listed Buildings within the Core Strategy and Generic DC Policies DPD.
4/18	Change of use of Listed Buildings					
4/19	Development in the setting of a Listed Building					

4	Conserving Environmental Resources	Retain	Amend	Merge	Delete	Comments
4/20	Built Environment Areas: areas to remain open					Supports the principles of Built Environment Types, but requires a review of the boundaries that are in place. Policies currently working, but combine into one policy.
4/21	Built Environment Areas					
4/22	Conserving Agricultural Land					Covered within East of England Plan & Landscape Protection section of Core Strategy.
4/23	Protecting Water Quality					These policies merged to reflect requirements of relative authorities and government circulars. Incorporated within Core Strategy & Generic DC Policies DPD.
4/24	Surface water disposal and groundwater/aquifer protection					
4/25	Disused railway track beds and routes					Disused track beds worthy of protection as they harbour diverse wildlife communities and forms important ecological corridors which enables species to colonise and repopulate areas.
5	King's Lynn					
5/1	Retail Developments					Is only a statement not a policy.
5/2	Office Development					
5/3	Office Development					
5/4	Leisure & Public Facilities					Incorporate within the Core Strategy & Generic DC Policies DPD.
5/5	Business Uses					
5/6	Office Development					
5/7	General Employment Sites					
5/8	Retail Developments					Retail study commencing to inform the emerging Core Strategy & Generic DC Policies, as well as Site Specific Allocations & Policies DPD.
5/9	Leisure & Public Facilities					Considered in Site Specific DPD.
5/10	Retail Zone CAEZs					Repetition of Policy 5/1 for different zone of the town.
5/11	Leisure & Public Facilities					Repetition of Policy 5/9 for different zone of the town.
5/12	Business Uses					Normal Planning Considerations.

5	King's Lynn	Retain	Amend	Merge	Delete	Comments
5/13	Office Development					Repetition of Policy 5/6.
5/14	Urban Renewal Areas					Incorporated within Site Specific Allocations & Policies DPD.
5/15	Housing					To inform the Site Specific Allocations & Policies DPD.
5/16	General Employment Sites					Revise in view of findings of Employment Study (Inform Site Specific Allocations & Policies DPD.
5/17	Business Uses					To inform the Site Specific Allocations & Policies DPD.
5/18	Retail Developments					
5/19	Leisure & Public Facilities					
5/20	Park & Ride					Park & Ride still in Local Transport Plan.
5/21	Retail Developments					
5/22	Office Development					To inform the Site Specific Allocations & Policies DPD.
5/23	Leisure & Public Facilities					
5/24	Housing					Development is Complete.
5/25	General Employment Sites					Revise to provide protection for the retention of employment sites purely for employment uses.
5/26	Housing					
5/27	Business Uses					To inform the Site Specific Allocations & Policies DPD.
5/28	Retail Developments					
5/29	Office Development					
5/30	Leisure & Public Facilities					
5/31	Railway Stations					Still a commitment to Parkway, but may not be in this location.
5/32	General Employment Sites					To inform the Site Specific Allocations & Policies DPD.
5/33	Housing					Development is Complete.



5	King's Lynn	Retain	Amend	Merge	Delete	Comments
5/34	Business Uses					Amend within the Site Specific Allocations & Policies DPD.
5/35	Bus/Taxi only roads					To inform the Site Specific Allocations & Policies DPD.
5/36	Railway Stations					Statement not a policy – does not provide much help.
5/37	General Employment Sites					Incorporated within Employment section of Core Strategy.
5/38	Housing					To inform the Site Specific Allocations & Policies DPD.
5/39	Business Uses					Site Level – inform site specific DPD.
5/40	Leisure & Public Facilities					Repetition of 5/4, 5/9, 5/19, 5/23, 5/30.
5/41	Bus/Taxi only roads					Not likely to be implemented.
5/42	Road-side Service/Lorry Park					To inform the Site Specific Allocations & Policies DPD.
5/43	Housing					Development is Complete.
6	Downham Market					
6/1	Retail, food and drink, financial & professional and leisure					To be informed by town centre study and to inform the Site Specific Allocations & Policies DPD.
6/2	Urban Renewal Area					All consents granted.
6/3	Housing					Statement not policy.
6/4	Housing					Development Complete.
6/5	Housing					Development Complete.
6/6	Housing					To inform the Site Specific Allocations & Policies DPD.
6/7	Housing					To inform the Site Specific Allocations & Policies DPD.
6/8	Employment					Need policy on retention of employment land for employment uses within Core Strategy & Generic DC Policies DPD.
6/9	Holiday Accommodation					Implementation of allocation unlikely, given EA ownership and flood risk.

7	Hunstanton	Retain	Amend	Merge	Delete	Comments
7/1	Retail, food and drink, financial & professional and leisure					To be informed by town centre study and to inform the Site Specific Allocations & Policies DPD.
7/2	Urban Renewal Area					To inform the Site Specific Allocations & Policies DPD.
7/3	Housing					Development Complete.
7/4	Employment					Complete.
7/5	Holiday Development Zone					To inform the Site Specific Allocations & Policies DPD.
8	<b>The Rural Area</b>					
8/1	New housing in villages					Interim policy supersedes this and needs further amendment given the pressures for development on Greenfield sites within the settlement.
8/2	Business in villages					Need policy expressing preference for economic use before residential, on sites as well as conversions. Also need policy on community facilities and the retention of existing facilities.
8/3	Development in areas with assisted status					No longer required, funding sources no longer available.
8/4	Community facilities/schools					Should introduce a sequential approach.
8/5	Change of use of rural buildings					To inform the Core Strategy & Generic DC Policies DPD.
8/6	Change of use of rural buildings					Within Housing topic of emerging Core Strategy DPD.
8/7	Development in the countryside					To inform the Core Strategy & Generic DC Policies DPD.
8/8	New dwellings in the countryside					To inform the Core Strategy & Generic DC Policies DPD.
8/9	Replacement dwellings in the countryside					To inform the Core Strategy & Generic DC Policies DPD.
8/10	Agricultural occupancy conditions					To inform the Core Strategy & Generic DC Policies DPD.
8/11	Countryside Sports and Recreation Zone					Uncertain about longer term designation, allocation hasn't been used.
8/12	Golf Courses					Incorporated within Tourism/Leisure Policies of the Core Strategy DPD.

8	Rural Area	Retain	Amend	Merge	Delete	Comments
8/13	Development in the Coastal Zone (outside Hunstanton) – North Coast Plain					Confusing and should be within tourism policies of the Core Strategy & Generic DC Policies DPD.
8/14	Development in the Coastal Zone (outside Hunstanton) – West Coastal Holiday Area					
8/15	A148 Rudhams Bypass					Still worthy of protection.
9	<b>Boroughwide Topic Policies</b>					
9/1	Affordable housing on large sites					To inform the Core Strategy & Generic DC Policies DPD.
9/2	Affordable housing in rural areas					
9/3	Density					To inform the Core Strategy & Generic DC Policies DPD.
9/4	Amenity/play space provision					To inform the Core Strategy & Generic DC Policies DPD.
9/5	Amenity/play space provision					
9/6	Mobile Homes					Needs clearer and robust definitions including chalet and log cabin development.
9/7	Sites for Gypsies					To inform the Core Strategy & Generic DC Policies DPD.
9/8	Sites for Travelling showpeople					Incorporated within Policies for Gypsies in the Core Strategy
9/9	Retail, leisure & assembly uses outside existing town & district centres					To inform the Core Strategy & Generic DC Policies DPD.
9/10	Floorspace above shops and commercial premises					Not Necessary (considered part of capacity study & Renaissance Strategy for town)
9/11	Access to trunk roads/primary routes					To inform the Core Strategy & Generic DC Policies DPD.
9/12	Aviation					Not Required.
9/13	Footpath/Cycleway Network					To inform Site Specific Allocations & Policies DPD.

9	Boroughwide Topic Policies	Retain	Amend	Merge	Delete	Comments
9/14	Safeguarding open space for sport, recreation and leisure					To inform the Core Strategy & Generic DC Policies DPD.
9/15	Access to water areas					Include in a tourism/leisure uses policies of Core Strategy & Generic DC Policies
9/16	Caravans, chalets and camping sites					Needs clarification – to inform the Core Strategy & Generic DC Policies DPD.
9/17	Caravans, chalets and camping sites					
9/18	Caravans, chalets and camping sites					
9/19	Development affecting flood defences					To inform the Core Strategy & Generic DC Policies DPD.
9/20	Development and sea defences					To inform the Core Strategy & Generic DC Policies DPD.
9/21	Protection of floodplains					To inform the Core Strategy & Generic DC Policies DPD.
9/22	Hazardous development/development of contaminated sites					Need a more strategic contamination policy to inform the Core Strategy & Generic DC Policies DPD.
9/23	Land reclamation					To inform the Core Strategy & Generic DC Policies DPD.
9/24	Providing for community facilities/schools					
9/25	Providing essential infrastructure					
9/26	Planning Obligations; Provision of public infrastructure and services					To inform the Core Strategy & Generic DC Policies DPD.
9/27	Renewable energy					To inform the Core Strategy & Generic DC Policies DPD.
9/28	Telecommunications					To inform the Core Strategy & Generic DC Policies DPD.
9/29	Planning applications: general considerations					Only place where references to highway safety mentioned, design etc. Brings issues together and covers a lot in the text.
9/30	Provision of people with disabilities					To inform the Core Strategy & Generic DC Policies DPD.
9/31	Noise protection					To inform the Core Strategy & Generic DC Policies DPD.



9	Boroughwide Topic Policies	Retain	Amend	Merge	Delete	Comments
9/32	Parking standards					Amend with new approach. – Inform Core Strategy & Generic DC Policies DPD.
9/33	Downham Market Station: Loss of Parking					No longer relevant – incorporate within Site Specific DPD.
9/34	Advertisements					To inform the Core Strategy & Generic DC Policies DPD.

This schedule was appended to the Council's revised Local Development Scheme in June 2006.

In response to the Department for Communities and Local Government letter dated 11 August 2006 which sets out the Protocol for requesting extension of 'saved' policies beyond the three year period from the commencement date of the Planning and Compulsory Purchase Act 2004. Whilst Figure 35 outlines the Council's intentions in terms of the existing Local Plan Policies and their input into the emerging Local Development Framework, a comprehensive list of saved policies and their intentions will be submitted to the Government Office by 1 April 2007. Alternatively the list will be appended to future revisions of the Council's Local Development Scheme if this appears necessary before April 2007.

## Milestones for 2005/2006

Figure 36: Local Development Framework Milestones for April 2005 – March 2006

Process/Document	Target Date for Production	Actual Date	Target Met (✓) Target Missed (x)
Local Development Scheme	March 2005	March 2005	✓
Statement of Community Involvement (Stage I)	May – August 2005	July-August 2005	✓
Statement of Community Involvement (Stage II)	September – October 2005	August – Oct 2005	✓
Statement of Community Involvement (Submission)	December 2005	January 2006	x
Issues and Options Paper	June – October 2005	June 2005	✓
Sustainability Appraisal on Issues and Options Paper	June – October 2005	June 2005	✓
Annual Monitoring Report	December 2005	December 2005	✓

## Milestones for Post March 2006

Figure 37: Local Development Framework Milestones Post March 2006

Process/Document	Target Date for Production	Actual Date	Target Met (✓) Target Missed (x)
Local Development Scheme (Rev)	June 2006	June 2006	✓
Statement of Community Involvement (Examination)	February 2006	May 2006	x
Statement of Community Involvement (Binding Report)	March 2006	July 2006	x
Core Strategy Preferred Options Paper	Sept – October 2006 (Amended LDS)	October 2006	✓
Sustainability Appraisal	Sept – October 2006 (Amended LDS)	October 2006	✓
Appropriate Assessment	Sept – October 2006 (Amended LDS)	October 2006	✓
Annual Monitoring Report	December 2006	December 2006	✓

## **Background Studies**

Strategic Flood Risk Analysis: Completed August 2005

Urban Renaissance Strategy for King's Lynn:

**Urban Capacity Study:** March/April 2006

**Sports Recreation and Open Space Assessment:** April 2006

**Local Transport Plan:** April 2006

Landscape Character Assessment – Consultants engaged, completion November 2006.

An Employment Land Review is currently underway and due for completion in February 2007. A Retail Study was completed in October 2006 and a Housing Market Assessment completed for December 2006. Progress on these studies will be reported in the next Annual Monitoring Report.

## **Consultation undertaken (1 April 2005 – 31 March 2006)**

### **Statement of Community Involvement**

**Pre-production:** Letters sent to community development contacts and other interested parties asking how they would like to be involved in the Local Development Framework process.

**Stage 1:** Letter and draft document sent to Parish Councils and neighbouring authorities (County, District, Parish); Highways Agency and Government Office for the East of England.

**Stage 2:** Full Public consultation. Adverts notifying the general public placed in local press. Document available at public libraries and council offices and sent to all interested parties. Document also available for inspection on the Borough Council website.

### **Sustainability Appraisal Scoping Report**

Six week consultation period with the relevant SEA consultation bodies (Countryside Agency, English Heritage, English Nature and the Environment Agency) as well as the Government Office for the East of England, internal and external consultees recommended through the Sustainability Appraisal Guidance.

### **Core Strategy Issues and Options Paper (June 2005)** **(Including the Initial Sustainability Appraisal)**

- Local newspaper 'wraparound' outlining issues and options and giving people the chance to comment.
- 6 days of exhibitions throughout the Borough
- Notices in local newspapers
- Letters and draft documents to all interested parties
- Documents available at all public libraries and council offices and on the council website

### **Urban Renaissance Strategy for King's Lynn** (background document for the Local Development Framework)

- Newspaper adverts and articles
- King's Lynn town centre partnership newsletter
- 2 workshop days with key stakeholder and representatives of community organisations

- 3 days of public exhibitions
- School workshops
- Developers workshop

## **Vision Workshops for Downham Market & Hunstanton**

Two evening workshops held with key stakeholders and representatives of community organisations in each of the two towns. The workshops were independently facilitated to formulate a series of visions statements towards the future development of the towns, which have been incorporated into the emerging Core Strategy of the Local Development Framework.

## **Differentiating Rural Areas in West Norfolk**

In order to address the issues of our Rural Areas a study was undertaken to try to identify through statistical analysis the differences in composition in terms of social, economic and environmental indicators of our rural villages. This report concluded that parishes can be grouped in terms of similar characteristics. All Parish Councils were consulted on a summary of this document.

## **7. FUTURE IMPROVEMENTS TO THE ANNUAL MONITORING REPORT**

This is the second Annual Monitoring Report produced as part of the local development framework process. There are however a few omissions from the prescribed monitoring requirements outlined in the Core Output Indicators. These are:

*Percentage of completed non-residential development complying with car-parking standards set out in the local development framework.*

*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.*

Future work in monitoring these indicators will have to be developed through liaising with Norfolk County Council as the Local Highway Authority.

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. In future monitoring years housing completions will be monitored for individual dwellings and for the correct monitoring period. 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.



## **APPENDIX I: URBAN CAPACITY STUDY – SURVEY AREA**

The list below outlines the settlements surveyed as part of the Borough Council's Urban Capacity Study:

Clenchwarton  
Dersingham  
Downham Market  
Emneth  
Feltwell  
Grimston  
Heacham  
Hunstanton  
King's Lynn  
Methwold  
North Wootton  
Outwell  
Snettisham  
South Wootton  
Terrington St Clement  
Upwell  
Watlington  
West Lynn  
West Winch



# Annual Monitoring Report - December 2006

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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