First Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk

December 2005

First Annual Monitoring Report
2004 – 2005

Contents

1 STATE OF THE ENVIRONMENT

Introduction – Taking Stock

The Borough of King's Lynn and West Norfolk covers approximately 550 square miles (142,877 hectares); and is essentially rural in nature, with the two market towns of King's Lynn and Downham Market, and the Victorian coastal town of Hunstanton. The Borough also has more than one hundred villages of varying sizes distinct in their character and appearance.

Development within the Borough is controlled by the provisions of 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.

So how has the environment changed since the adoption of the current Local Plan? How effective have the local plan policies been in making a positive contribution to the environment of West Norfolk. Population growth in the Borough since 1998 has been limited. Based upon the 1991 Census, the population of West Norfolk was 134,500, with 57,500 dwellings, compared today, near the end of the plan period, with 139,100 (ONS est.) people and 60,000 dwellings. The major urban area is King's Lynn with approximately 40,000 people and 16,000 dwellings. Figure 1, provides an environmental appraisal of certain parameters and the positive impact of local plan policies during the period of the current plan.

Figure 1 Environmental Stock Criteria

GENERAL CRITERIA	INDICATORS OF POSITIVE IMPACT	POSITIVE POLICY IMPACT
Global Sustainability – primarily concerned with atmospheric and climatic stability and with the conservation of biodiversity		
1 TRANSPORT ENERGY: EFFICIENCY – TRIPS	REDUCING TRIP LENGTH	SS5, SS7, SS8, SS9, SS10, SS11, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 8/7, 8/8, 9/3, 9/10, 9/24, 9/33
	REDUCING THE NUMBER OF MOTORISED TRIPS	SS5, SS7, SS8, SS9, SS10, SS11, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 8/7, 8/8, 9/3, 9/10, 9/24, 9/33
2 TRANSPORT ENERGY: EFFICIENT MODES:	INCREASING PUBLIC TRANSPORT SHARE	SS5, SS7, SS8, SS9, SS10, SS11, 4/25, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/31, 5/32, 5/33, 5/34, 5/35, 5/36, 5/37, 5/38, 5/39, 5/40, 5/41, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 9/26
	INCREASING ATTRACTION OF WALKING AND CYCLING	SS5, SS7, SS8, SS9, SS10, SS11, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 8/11, 9/3, 9/9, 9/13
3 BUILT ENVIRONMENT: ENERGY – EFFICIENCY	REDUCING HEAT LOSS FROM BUILDINGS	9/29
	REDUCING CAPITAL ENERGY REQUIREMENTS	9/29
	INCREASING CHP POTENTIAL	SS5, SS7, SS8, SS9, SS10, SS11, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 9/27, 9/29
4 RENEWABLE ENERGY POTENTIAL	SAFEGUARDING WIND, WATER, WAVE AND BIOMASS POTENTIAL	9/27, 9/29
	INCREASING DIRECT SOLAR GAIN	9/29
5 RATE OF CO_2 'FIXING'	INCREASING TREE COVER ESPECIALLY BROAD-LEAVED WOODLAND	SS7

GENERAL CRITERIA	INDICATORS OF POSITIVE IMPACT	POSITIVE POLICY IMPACT
Global Sustainability – primarily concerned with atmospheric and climatic stability and with the conservation of biodiversity (Cont'd)		
6 WILDLIFE HABITATS	SAFEGUARDING DESIGNATED SITES (eg SSSIs)	SS1, SS3, SS7, 4/1, 4/2
	INCREASING GENERAL WILDLIFE POTENTIAL (eg CORRIDORS)	SS1, SS7, 4/4, 4/4
Natural Resources – husbanding of natural resources concerned with appropriate use and, where necessary, appropriate protection of our resources of air, water, the land and its minerals		
7 AIR QUALITY	REDUCING LEVELS OF POLLUTANTS (CO_2, SO_2, NO_X, O_3, Pb, NH_4 etc)	SS7, SS9, SS10, SS11, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 8/7, 8/8, 9/3, 9/9, 9/10, 9/13, 9/24, 9/33
8 WATER CONSERVATION AND QUALITY	MAINTAINING GROUND WATER AND RIVER LEVELS AND THE MARINE ENVIRONMENT	SS2, 4/3, 4/24
	SAFEGUARDING WATER SUPPLY PURITY	SS2, 4/23, 4/24
9 LAND AND SOIL QUALITY	SAFEGUARDING SOIL QUALITY AND SOIL RETENTION	
	REDUCING CONTAMINATION / DERELICTION	SS5, SS7, SS8, SS9, SS10, SS11, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 6/1, 6/2, 6/3, 6/4, 6/8, 7/1, 7/2, 9/22, 9/23
	SAFEGUARDING GOOD QUALITY AGRICULTURAL LAND	4/22
10 MINERALS CONSERVATION	REDUCE CONSUMPTION OF FOSSIL FUELS AND MINERALS	SS5, SS7, SS8, SS9, SS10, SS11, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 6/1, 6/2, 6/3, 6/4, 6/8, 7/1, 7/2, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 8/7, 8/8, 9/3, 9/9, 9/10, 9/13, 9/24, 9/33

GENERAL CRITERIA	INDICATORS OF POSITIVE IMPACT	POSITIVE POLICY IMPACT
Local Environmental Quality – conservation of local environmental quality concerned with the protection and enhancement (and sometimes retrieval) of local environmental features and systems ranging from landscape and open land to cultural heritage		
11 LANDSCAPE AND OPEN LAND:	ENHANCING DESIGNATED AREAS (AONBs)	SS3, 4/2, 4/5, 9/16, 9/27
	ENHANCING GENERAL LANDSCAPE QUALITY	SS3, 4/6, 4/7, 4/8, 8/13, 8/14, 9/17, 9/28
	RETAINING COUNTRYSIDE /OPEN LAND	SS3, 4/20, 4/21, 8/1, 8/5, 8/6, 8/7, 8/8, 8/10, 9/3
12 URBAN ENVIRONMENT "LIVEABILITY"	ENHANCING TOWNSCAPE QUALITY	SS3, 4/20, 4/21, 5/1, 5/2, 5/3, 5/4, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/32, 5/33, 5/34, 5/37, 5/38, 5/39, 5/40, 5/43, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 7/1, 7/2, 7/3, 7/4, 8/1, 8/2, 8/3, 8/4, 9/3, 9/4, 9/5, 9/9, 9/10, 9/13, 9/24, 9/26, 9/32, 9/33, 9/34
	INCREASING SAFETY AND SENSE OF SECURITY	SS6, 9/3, 9/11, 9/13, 9/19, 9/20, 9/21, 9/22, 9/23, 9/29
	PROTECTING PUBLIC AMENITY	9/29, 9/30, 9/31
13 CULTURAL HERITAGE	SAFEGUARDING LISTED BUILDINGS/ CONSERVATION AREAS	SS3, 4/12, 4/13, 4/14, 4/15, 4/16, 4/17, 4/18, 4/19
	SAFEGUARDING ARCHAEOLOGICAL VALUE	SS3, 4/9, 4/10, 4/11
14 PUBLIC ACCESS OPEN SPACE	INCREASING/MAINTAINING QUALITY AND AVAILABILITY IN URBAN AND RURAL AREAS	SS6, 4/20, 8/11, 9/4, 9/14, 9/15
15 BUILDING QUALITY	MAINTAINING/IMPROVING THE MAINTENANCE AND CONTINUOUS RENEWAL OF BUILDINGS	SS3, 8/5, 8/6, 9/10

Source: King's Lynn & West Norfolk Local Plan 1998

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. 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 two Air Quality Management Areas (AQMAs) in King's Lynn:

South Quay – for fugitive PM_{10} from port activities
Railway Road – excessive levels of annual mean NO_2 at building facades in Railway Road

South Quay AQMA

The area is an AQMA (see figure 2) and grain and dusty product handling activities have historically led to daily exceedences. It is expected that these declines are as a direct result of the change in activity management practices.

The grain silos have now closed and have been marketed for redevelopment, so the cause of the deterioration in the air quality has been removed, so the possible removal of this air quality designation may well be possible in future monitoring periods, once levels of PM_{10} return to acceptable levels.

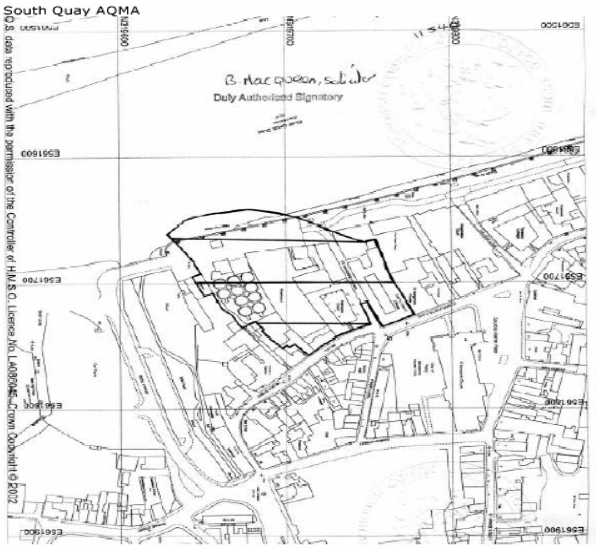
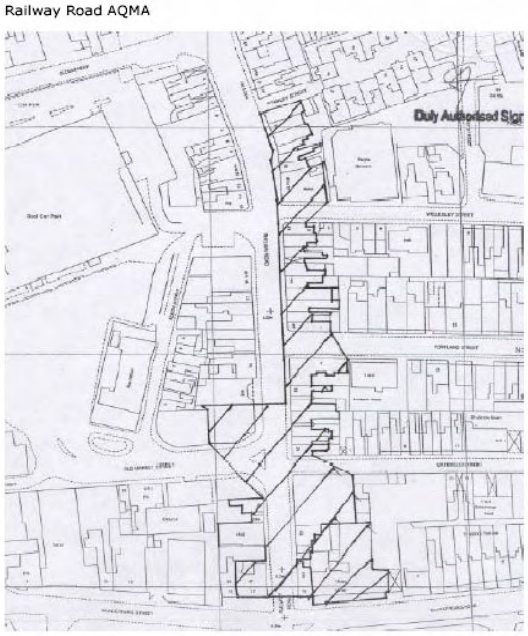


Figure 2: Location of South Quay AQMA

Railway Road AQMA

Figure 3: Location of Railway AQMA

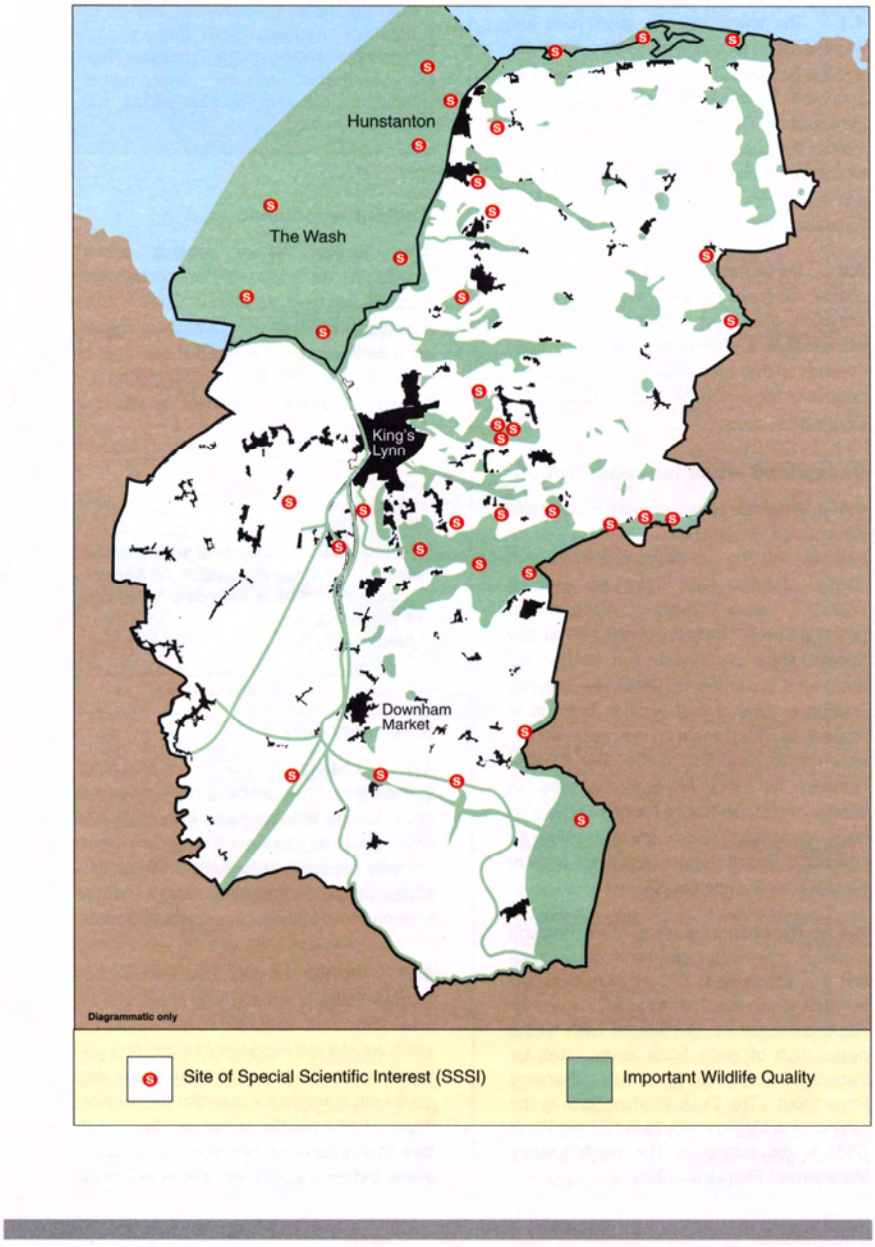


Air Quality reviews indicate that levels of NO_2 are unlikely to meet the standards for 2005, with higher concentrations expected in the immediate future due to road traffic and the canyon effect of three storey buildings funnelling the pollutants within the immediate area. The problems of air quality in this area are inevitable given the high dependence on the car within the Borough and this route being one of the main gateways to the town. The LDF (& LTP) will need to address the wider issues of transport movement around the town and Borough, in a response to reduce NO_2 levels; whether this is sufficient to eventually remove the air quality designation remains unclear.

Biodiversity, Flora & Fauna

The towns, villages, countryside and coast of the area contain a wealth of habitats. Their importance is reflected in the fact the Borough contains parts of the Norfolk Coast, the East Anglian Plains, Fenland and the Brecks, all areas identified by English Nature as nationally important ecological areas. These habitats include saltmarsh, coastal margins, estuaries, woodland, rivers, commons, breck and heathland.

Figure 4: 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 and 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 more stringent policy on conserving biodiversity.

Historic & Built Environment

Policies 4/9 – 4/19 of the Local Plan detail 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 5: Historic Environment of West Norfolk

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

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.

Landscape Quality

Figure 6: West Norfolk Landscape

Source: www.west-norfolk.gov.uk

The 44.5 km of coast in West Norfolk is one of its major environmental assets (Figure 6). The north Coast, running from Old Hunstanton round to the Borough boundary at Holkham, consists of a wide, open, level coastal landscape which comprises 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 is of exceptional landscape quality, warranting the designation as an Area of Outstanding Natural Beauty.

The Wash coast comprises of coastal margins together with low lying land which gradually rises up to the chalk upland in the East. Whilst the character of the northern Wash is influenced by the holiday uses of Hunstanton, Heacham and Snettisham, the landscape of the unreclaimed saltmarshes bordering the Wash are of considerable natural beauty. Behind these saltmarshes is a wide expanse of open farmland which has been claimed from the sea and this landscape is punctuated by banks and causeways and by the occasional strip of shelterbed planting. Like the north coast, the Wash is internationally important as a wildlife habitat. It attracts more wading birds than any other estuary site in England.

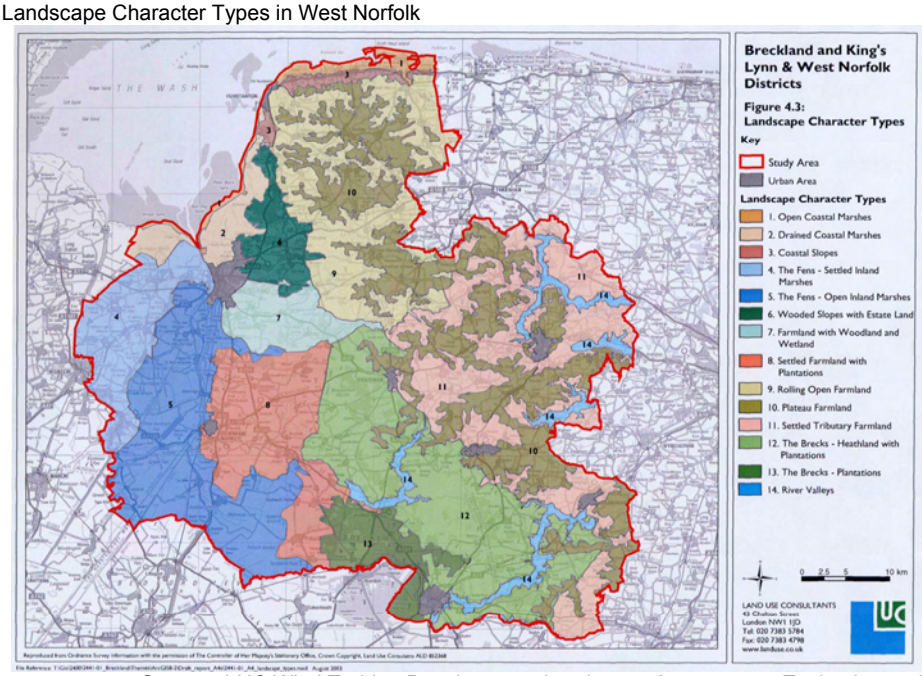
A significant part of the north and west coast of the Borough together with an area centred around Sandringham is nationally designated as the Norfolk Coast Area of Outstanding Natural Beauty (AONB) which defines 203.6 sq.km of the Borough's coastal area, and also an element of the North Norfolk Heritage Coast. The designation gives the area national significance and enables management of the area under the Norfolk Coast Partnership. In partial fulfilment of the requirements of the Countryside and Rights of Way Act 2000, the partnership has recently published its Management Plan for the AONB.

The quality of the West Norfolk countryside is treasured as an outstanding asset. The Borough Council has been concerned for some time that the quality of the West Norfolk landscape is carefully evaluated and that proper steps are taken to protect and conserve it. In response to this, and as a consequence of the interest taken in wind turbine development, the Borough Council jointly with Breckland District Council, commissioned a landscape character assessment of the area in respect of the capacity of the landscape to accommodate wind turbine development. The context for defining the boundaries of the different landscape types was provided by the Joint Character Areas from the Character of England Map (1999) and the National

Landscape Typology (2002). There are 11 landscape types covering the borough defined as:

1. 1 Open Coastal Marshes
2. 2 Drained Coastal Marshes
3. 3 Coastal Slopes
4. 4 The Fens – Settled Inland Marshes
5. 5 The Fens – Open Inland Marshes
6. 6 Wooded Slopes with Estate Land
7. 7 Farmland with Woodland and Wetland
8. 8 Settled Farmland with Plantations
9. 9 Rolling Open Farmland
10. 10 Plateau Farmland
11. 13 The Brecks – Plantations

Figure 7 Landscape Character Types in West Norfolk



Source: LUC Wind Turbine Development: Landscape Assessment, Evaluation and Guidance

Marine Environment – flooding 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. Within living memory the 1953 tidal flood disaster claimed 81 lives in King's Lynn and West Norfolk. The 1978 tidal event, though of similar magnitude, caused no loss of life and was less costly in terms of flood damage.

Figure 8 Flooding in King's Lynn, 2005

Source: Lynn News, February 2005

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 anyway 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. This was completed in November 2005.

The issues of tidal and fluvial flood risk and coastal erosion in respect of the findings of the SFRA needs to be addressed through the LDF process.

Waste

In West Norfolk there are currently 65,560 households for municipal waste collection. As the costs of landfill increase, the demand for recycling grows. Many of the household waste centres around the Borough have become recycling centres, where waste can be separated into recyclable elements prior to disposal. The materials collected at these sites include glass, paper, cardboard, cans, all metals, white goods, oil, textiles, brick rubble, etc.

Prior to the Local Plan, the following indicates the waste taken to each of the Borough's waste disposal sites; the tonnages recycled and disposed of to landfill.

Figure 9: Waste to Landfill and Recycled in West Norfolk – Pre 1998

Site	Tonnage Delivered	Tonnage Recycled	Tonnage Landfilled
Horsleys Chase (King's Lynn)	4,925	443	4,482
Blackborough End	1,440	235	1,205
Wereham	2,043	292	1,751
Docking	650	101	549
Heacham	2,383	427	1,956
Totals	**11,441**	**1,498**	**9,943**

Following the Local Plan, much onus to recycle has been conducted at the household level, with recycling collections being made from individual

households, as well as promoting composting as a means of reducing waste to landfill.

Figures for the period 2004/05 show that the total amount of domestic waste generated reached 28,026 tonnes, with a recycling rate of 27% amounting to 7,567 tonnes being recycled with 20,459 tonnes going to landfill. It is essential that the amount of waste going to landfill is reduced. Through the LDF, policies focussing on the use of sustainable construction methods and the recycling of materials during construction will help reduce the level of waste from development.

Water Resources & Quality

Figure 10: Water Resources in West Norfolk

The rivers of West Norfolk are a significant local geographic feature. The town of King's Lynn is at the 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.

A consequence of the nature of our rivers is that background water quality appears worse than in fast-flowing streams.

The LDF process will need to address issues of potential water shortages in the future and maintaining adequate water supply and quality.

2 BIODIVERSITY

What is Biodiversity?

'Biodiversity' is the term applied to a 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?

The importance of conserving biodiversity has been recognised, with the UK being a signatory to the Convention on Biological Diversity. Following the Convention the UK Government produced 'Biodiversity: the UK Action Plan' which created a framework for action to maintain and increase indigenous species populations and habitat areas. This work was continued at a regional level with 'Action for Wildlife in East Anglia' and for Norfolk through the 'Norfolk Biodiversity Action Plan'.

Wildlife and habitat are also protected through Acts and regulations, the main ones being:

- Countryside and Rights of Way Act 2000
- Conservation (Natural Habitats, &c.) Regulations 1994
- Wildlife and Countryside Act 1981
- Hedgerow Regulations 1997
- Protection of Badgers Act 1992

What is Norfolk doing to protect its biodiversity?

Unfortunately, there are continuing pressures on biodiversity in the county, with some of the main reasons for declining species numbers, population size and habitat area being identified as:

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

The Norfolk Biodiversity Action Plan (BAP) was developed in 1999 to translate national objectives, set by government in response to commitments made at the 1992 Rio 'Earth' Summit, into local action. It contains clear targets and actions to conserve Norfolk's most endangered animals, plants and habitats.

In the county there are currently plans for 26 of the national priority habitats (e.g. heathland) and 63 of the national priority species (e.g. Otter), identified in the UK Biodiversity Action Plan as most in need of urgent attention (58% and 17% of the UK total respectively).

The Borough Council's Role in Protecting Biodiversity

Development and land use causes much 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.

National policy includes: the Local Government Act 2000 (Part 1, Section 2.1.c) - local authorities are given powers to improve the 'environmental well-being' of their area, of which biodiversity is a key element.
Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) (2005).
Planning Policy Statement 7: Sustainable Development in Rural Areas (2004) also adds weight to protecting biodiversity in the area.

The principle is continued through the Draft Regional Spatial Strategy for the East of England to 2021 (RSS14) and applied at local level through development plans for Norfolk i.e. the relevant policies in the Norfolk Structure Plan 1999, and all Local Plans.

The Norfolk Structure Plan contains policies to protect regional and local sites of nature importance and their associated wildlife from development which would adversely affect the integrity of these sites.

Development will not be permitted unless:
(i) There is no alternative solution
(ii)There are imperative reasons of over-riding public interest; and
(iii)Appropriate compensatory measures can be agreed.
(Para 5.16 *Policy* ENV.6).

The King's Lynn and West Norfolk Local Plan (1998) also contains policies to protect the area's biodiversity:

Figure 11

Policy number	Type
4/1	Protection of National and International nature conservation interests (SSSI, SPA, SAC, NNR, 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 adopted Biodiversity Supplementary Planning Guidance in July 2004. This sets out the key considerations relating to wildlife and biodiversity that should be taken into account in all development proposals. The Council's main aim will be: '*to conserve the ecological value of sites of local wildlife interest. In considering applications the Council will have special regard to their nature conservation importance and may impose conditions to avoid harmful impacts, or refuse permission where the damage to local habitats outweighs the development benefits.* (Policy 4/4).

Habitats

Priority habitats (see Figure 12 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 three priority habitats and their management programmes have been revised. These are Reed beds, Lowland Heathland and Dry Acid Grassland and Traditional Orchards, the last of which is not included in the Wildlife and Countryside Act of 1981 but has

been identified as an important habitat under threat in Norfolk and protected under the Biodiversity Action Plan for Norfolk.

A new Habitat Action Plan for chalk rivers is currently being prepared.
Currently there are 11 priority habitats in Norfolk. **To date there have been no development or planning agreements affecting areas which incorporate these habitats.**

Figure 12

Priority Habitats in Norfolk
Reed beds
Saline lagoons
Cereal field margins
Fens
Ancient and/or species-rich hedgerows
Lowland heathland and dry acid grassland
Coastal and floodplain grazing marsh
Seagrass beds
Mesotrophic lakes
Traditional orchids
Chalk rivers

Reedbeds

Revised Draft of Management Plan June 2004
There are 53 areas of reedbed in Norfolk, 28 of these are in the West Norfolk area.

Current action in West Norfolk

- Current agri-environment schemes now include actions for reedbeds, which allow landowners to maintain and manage reedbeds.
- A number of key sites have been enhanced in West Norfolk e.g. Titchwell and Holme.

Action targets for Norfolk

- Maintain existing area and quality as a minimum. Identify and rehabilitate by the year 2010 the priority areas of existing reedbed which are not currently at favorable conservation status.
- Create new reedbed to replace reedbeds likely to be lost due to changes to coastal management. These should be located as near as possible to existing sites on areas of current low nature conservation interest.
- Create an additional 600 hectares of new reedbed safe from future threat of sea level rise within Norfolk by 2010. This will be on areas of current low nature conservation interest.

Lowland Heathland and Dry Acid Grassland

Revised Final Draft of Management Plan April 2004
Current Action in West Norfolk

- Heathland management and re-creation is targeted as a key scheme objective in West Norfolk using the EN North Norfolk Heaths Re-creation Strategy.

Action targets for Norfolk

- Maintain 100% of current resource (4,757ha).
- Ensure 95% of SSSI heathland sites (by area) are in favorable condition by 2010.
- Seek to increase the extent of heathland by 10% from the current estimate of 2,500 (Brecks and rest of the County) by 2006. The larger part of this 250ha to come from former heath currently under recent secondary woodland or conifer plantation, and all to be managed as sustainably as possible.
- Provide advice to landowners of 5 neglected heathland CWS with regard to management and funding options for restoration by 2005.
- In the rest of Norfolk, re-create 70ha of heathland on former minerals sites by 2010.

Traditional Orchards

Current Action in West Norfolk
Management Plan reviewed October 2004

- The Town and Country Planning Regulations 1999 make it possible to place a Tree Preservation Order on fruit trees where it is in the interest of amenity to do so. However, TPOs cannot be used to control tree work in commercial orchards. Conservation Areas will also provide similar protection to TPOs.
- Local Authorities are in the process of incorporating the existing register into their Local Development Frameworks. This will mean that there will be a presumption against development on such sites.

Action targets for Norfolk

- Maintain the extent of traditional orchards in Norfolk.
- Plant 2ha of new traditional orchards in Norfolk per annum.
- Increase the area of traditional orchards in agri-environment schemes by 5% per annum.

Species

There has been an increase in the number of Bitterns in the reedbeds of Titchwell and Holme thanks to projects undertaken by English Nature.

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 31 priority species in Norfolk (see Figure 13 below).

Figure 13

Priority Species in Norfolk
Water vole
Brown Hare
Otter
Harbour porpoise
Grey partridge
Skylark
Bittern
Stone Curlew
Song Thrush
Great crested newt
White clawed crayfish
Large copper butterfly
Little Whirlpool Ram's-horn snail
Depressed river mussel
Shining ram's horn snail
Narrow-mouth whorl snail
Desmoulin's whorl snail
Starlet sae anemone
Medicinal leech
Sandy-silt puffball
Nail fungus
Starry breck-lichen
Orange fruited elm-lichen
Norfolk flapwort
Slender green feather moss
Ribbon-leaved water plaintain
Fen orchid
Floating water plantain
Holly leaved naiad
Greater water parsnip
Native black poplar

Figure 14 The reviewed species plans are as follows:	**Norfolk Status and Preferred Habitat**	**Targets**
Nail Fungus (*Poronia punctata*)  Photo: Lennart Soederberg/ www.norfolkbiodiversity.org/	Last recorded at Holme, possibly extinct. Possibly a single extant site at Holme within the North Norfolk Natural Area. (Report of it occurring at Holme in the 1960s.) The publicly accessible BMS Database does not usually include exact localities but the following Norfolk records for Poronia punctata appear on the database: 1873Hunstanton 1874Yarmouth 1941vc27 1944 vc27 Unimproved grassland hay meadows.	Survey to confirm the status of the species in Norfolk. Maintain the population at viable levels at any extant sites. Revised final draft for Management Plan 1st April 2004.
Starry breck-lichen (*Buellia asterella*)	Now only one UK site in Brecks. Grazed Breck heath.	Create suitable conditions for re-colonisation at Weeting Heath in winter 05/06. Revised final draft for Management Plan April 1st 2004
Orange Fruited elm-lichen (*Caloplaca* luteoalba)	Has been recorded at six sites. Now only known from one in South Norfolk. Roadside and parkland trees.	Establish current status. Maintain extant population(s). Revised Draft Management Plan to be finalised August 2005.

Norfolk flapwort (*leiocolea rutheana*)	Recorded at six or seven sites, but now only known at one in Breckland. Calcareous flushes on fens.	Maintain existing population. Enhance former sites. Introduce appropriate variety to suitable sites by 2010 based on conclusions of 2004 survey. Revised Final Draft Management Plan March 2005.
Fen orchid (*Liparis loeselii*)  Photo credit: Chris Smith / www.norfolkbiodiversity.org/	Three sites kept confidential. Mown fens.	Maintain extant populations. Where feasible re-establish at 3 sites by 2010. Revised Final Draft Management Plan March 2004.

Greater water parsnip (*Sium latifolium*)  Photo credit: Jeremy Halls/ www.norfolkbiodiversity.org/	Norfolk remains one of the plant's strongholds, with good populations in Broadland and the Ouse Washes. On the north Norfolk coast, there are post-1988 records for Holme and Burnham Overy. Thrives in ditches and wet fens where water is kept open by occasional clearance.	Maintain at least 20 sites for greater water parsnip across its known range (Broadland fens, Broadland grazing marsh, Ouse Washes and north Norfolk coast). Ensure that the population remains viable at all these sites. Provide opportunities for the spread of greater water parsnip from extant sites. Ensure colonisation of two new sites by 2006. Revised Management Plan April 2004

Change in areas designated for their intrinsic environmental value, including: Sites of international, national, regional or sub-regional significance.

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 15

Site name/designation	Type and Level	Number and Area	Responsible Body
Special Area of Conservation (SAC)	Statutory International	12 areas 126,694ha	English Nature (EN)
Special Protection Area (SPA)	Statutory International	5 Areas 54,689ha	EN
Ramsar	Statutory International	4 Sites 1,967ha	EN
Site of Special Scientific Interest (SSSI)	Statutory National	159 Sites 88,000ha	EN
SSSI Consultation Area	Statutory National	N/A	EN
National Nature Reserve (NNR)	Statutory National	18 Sites 9046ha	EN
Local Nature Reserve (LNR)	Statutory Local	22 Sites 833ha	County or District Authority
County Wildlife Site (CWS)	Non-statutory County	123 Sites 13,137ha	Norfolk Wildlife Trust
Hedgerows	Statutory National		Local Planning Authorities
Ancient Woodland	Non-statutory		EN and Forestry Commission

(Biodiversity Supplementary Planning Guidance for Norfolk)

International

The Borough's internationally designated sites including our SPA's, SAC's and Ramsar sites have been subject to some *change.
The table below illustrates this:

Figure 16

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

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

National

The Great Fen Project was successful in securing over 32 hectares of farmland next to Holme Fen National Nature Reserve**(NNR) for restoration to wet grassland.

At the beginning of March 2005 the Borough Council was consulted on the replacement of a section of river bank at the ford at South Acre Road, Castle Acre which falls within the boundary of the River Nar Site of Special Scientific Interest (SSSI).

There have been no other development or planning agreements affecting the Borough's SSSI's or NNR's. New Management Plans were submitted for some of the SSSI's:

Figure 17

SSSI	Date of Amended Management Plan
Bawsey	18/05/04
Grimston Warren Pit	28/05/04
Heacham Brick Pit	18/05/04
Holkham Brick Pits	18/05/04
Setchey	30/04/04
Wiggenhall St Germans	30/04/04
Wretton	18/05/04

Regional/sub-regional

East Walton/West of Walton Common County Wildlife Site (CWS) has increased from 6.1 ha to 9.47 ha. An increase of 3.37 ha. Part of the East Walton/ West of Walton Common CWS is included in East Walton Common and Adcock's Common SSSI and therefore the management plan for the CWS is partially covered by the SSSI management plan.

Hilgay Fen has been given CWS status. A total of 38.74 ha. Both of these CWS's were amended at the end of 2004.

Several ancient trees in East Winch near Grandcourt Farm, had TPO's (2 groups and 3 individual orders) issued in May 2004. This was to protect them from a mineral extraction application.

There are other important sites in the Borough such as barns, woodland, rivers and streams which are used by protected species such as bats, barn owls, otters and water vole. Where there is a significant chance that a proposal will affect such species then the Biodiversity SPG is consulted and the proposal referred to English Nature for guidance.

There have been no completed development or planning agreements affecting these regional/sub-regional sites.

* Since this report was written 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 on the 1st April 2005.

**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.

3 RENEWABLE ENERGY

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.

Energy from Wood

Only about 20 percent of the wood burned in the United States is used for heating and cooking, the rest is used by industries. Many manufacturing plants in the wood and paper products industry use wood waste to produce their own steam and electricity. This saves these companies money because they don't have to dispose of their waste products and they don't have to buy as much electricity.

Energy from Water

The potential energy of falling water, captured and converted to mechanical energy by waterwheels, powered the start of the Industrial Revolution. Wherever sufficient head, or change in elevation, could be found, rivers and streams were dammed and mills were built. In the mid 1800's, the water wheel gave way to the water turbine. This device uses jets of water to spin the cup shaped blades of the turbine which drives an alternator, generating electricity.

Energy from Bio fuels

Biofuels (Ethanol, Methanol, Methane, Vegetable oils and Biodiesel) are transportation fuels like that are made from biomass materials. These fuels are usually blended with the petroleum fuels - gasoline and diesel fuel, but they can also be used on their own. Using bio fuels means we don't burn quite as much fossil fuel. Bio fuels are usually more expensive than the fossil fuels that they replace but they are also cleaner burning fuels, producing fewer air pollutants.

Energy from Waste

Energy from waste, as an alternative to fossil fuels, provides an important contribution towards the reduction in landfill disposal and global warming. Energy recovery from waste provides a double environmental benefit - firstly, the diversion of waste from landfill and, secondly, the recovery of energy, displacing fossil fuel alternatives and reducing greenhouse gas emissions.

Geothermal Energy

The word "geothermal" literally means "Earth" plus "heat". To produce electric power from geothermal resources, underground reservoirs of steam or hot

water are tapped by wells and the steam rotates turbines that generate electricity.

Wind Energy

Harnessing wind energy was one of man's earliest achievements. The modern use of wind turbines originated in the 17th Century where the Renaissance Dutch used wind power to recover hundreds of thousands of acres of land by draining the Rhine River delta.

Advances in the fields of aerodynamics and composite materials have made modern electric power generating wind turbines a reality. These machines range in size from a meter to a hundred meters in rotor diameter and from a hundred watts to a thousand kilowatts in power output. Wind turbines suitable for residential or village scale wind power range from 500 watts to 50 kilowatts.

Solar and Photovoltaic energy

Solar power describes a number of methods of harnessing energy from the light of the Sun. It has been present in many traditional building methods for centuries, but has become of increasing interest in developed countries as the environmental costs and limited supply of other power sources such as fossil fuels are realized. It is already in widespread use where other supplies of power are absent such as in remote locations and in space.

Solar cells are thin wafers of silicon which, when exposed to sunlight, produce DC electric current. These devices, which were developed for the space program in the 1950s, have a maximum conversion efficiency of about 15%. When a number of solar cells are mounted on a surface and are wired together in series, they become a solar module, the building block of a solar photovoltaic system. The solar photovoltaic module's relatively high initial cost is offset by a very long life and very low maintenance requirements. Suitable applications for solar photovoltaic systems almost always involves their use in remote locations (whether spacecraft or remote homes) because their 20 year power cost of about 20 cents per kWh is not competitive with current utility power costs.

Renewable energy capacity installed by type.

Renewables 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 is average for the UK. (Information from Renewables East).

Figure 18

Landfill gas > 50 kW		**Capacity, (Kwe)**	**Capacity, (Mwe)**	**Company**	**Address**		
	Blackborough End	1,888	1.888	Blackborough End Energy Ltd	Blackborough End Landfill Site, King's Lynn, Norfolk		
	Feltwell (1)	1,003	1.003	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk, IP26 4DR		
	Feltwell (2)	1050	1.050	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk, IP26 4DR		
Gas Turbines	**Proposal**	**Applicant**	**Decision**	**Decision Date**	**Grid Ref**	**Capacity, (Kwe)**	**Capacity, (Mwe)**
Ref No							
92/146/SU	Gas turbine generating station at Sugar Beet Factory, Wiggenhall Road, King's Lynn	Eastern Generation Ltd	No objections	25.06.93	560745 316954	No data	13,594Mwh based on 1 month (Feb 1997).

94/1507/SU	Uninstalled gas turbine run up stand at RAF Marham, Marham	Ministry of Defence	No objections	03.02.95	573351 307579	No data This is for domestic use and therefore there is little information	No data

95/0981/SU	Expansion of gas turbine power station at Willow Business Park, King's Lynn	Eastern Generation Ltd	Pending		560807 316979	No data available to date	No data
Wind Turbines							
Ref No	**Proposal**	**Applicant**	**Decision**	**Decision Date**	**Grid Ref**	**Capacity, (Kwe)**	**Capacity, (Mwe)**
97/1135/F	Wind turbine at Cherry Tree Farm, Swaffham Road, Barton Bendish	Mr & Mrs Kingsley-Lewis	Granted	30.09.97	572128 307255	No data This is for domestic use and therefore there is little information	No data

Solar Panels					Grid Ref	Capacity, (Kwe)	Capacity, (Mwe)
4/1850	Solar Panels to roof of toilet block- Titchwell Marsh RSPB Reserve		Granted	28/10/2004		No data This is for domestic use and therefore there is little information	No data (The proposed system will save approx 1,500kWh of fossil fuel per year)
4/844	Solar Panels, Ostrich House, Wells Road, Burnham Overy Town		Granted	15/06/2004		No data This is for domestic use and therefore there is little information	No data

Since this report has been written there has been an application for a Bio-ethanol plant at Wissington.

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 for future reference.

4 FLOOD RISK AND 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 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.

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.

- **The Environment Agency commented on 122 planning applications**.
- **61 planning permissions were granted contrary to the advice of the Environment Agency**
- **37 were withdrawn by the applicants**
- **24 were refused by the Council**

The Borough will continue to monitor the above statistics. Policies dealing with flood risk issues will be included in the forthcoming Local Development Framework.

5 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.

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. Conservation areas are defined on the basis of architectural, historic or landscape value, which has special character which should be preserved or enhanced.

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.

The conservation character appraisal exercise should be completed.

6 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) 2005, only 6,206 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 4,794 dwellings. Figure 19 shows the number of dwellings built over the last five years.

From 2001 to 2003 the number of dwellings built was relatively low, however this has substantially increased in the last two years. Overall there has been a steady increase in annual house building over the last five years.

Figure 19: Number of dwellings built 2001-2005

Year	Additional Dwellings
January 1993 - July 2000	3,940
(Mid) 2001	355
(Mid) 2002	405
(Mid) 2003	360
(Mid) 2004	513
(Mid) 2005	633*

* only 2005 is a net additional dwelling figure taking into account the demolition of 6 dwellings 2004 -2005.

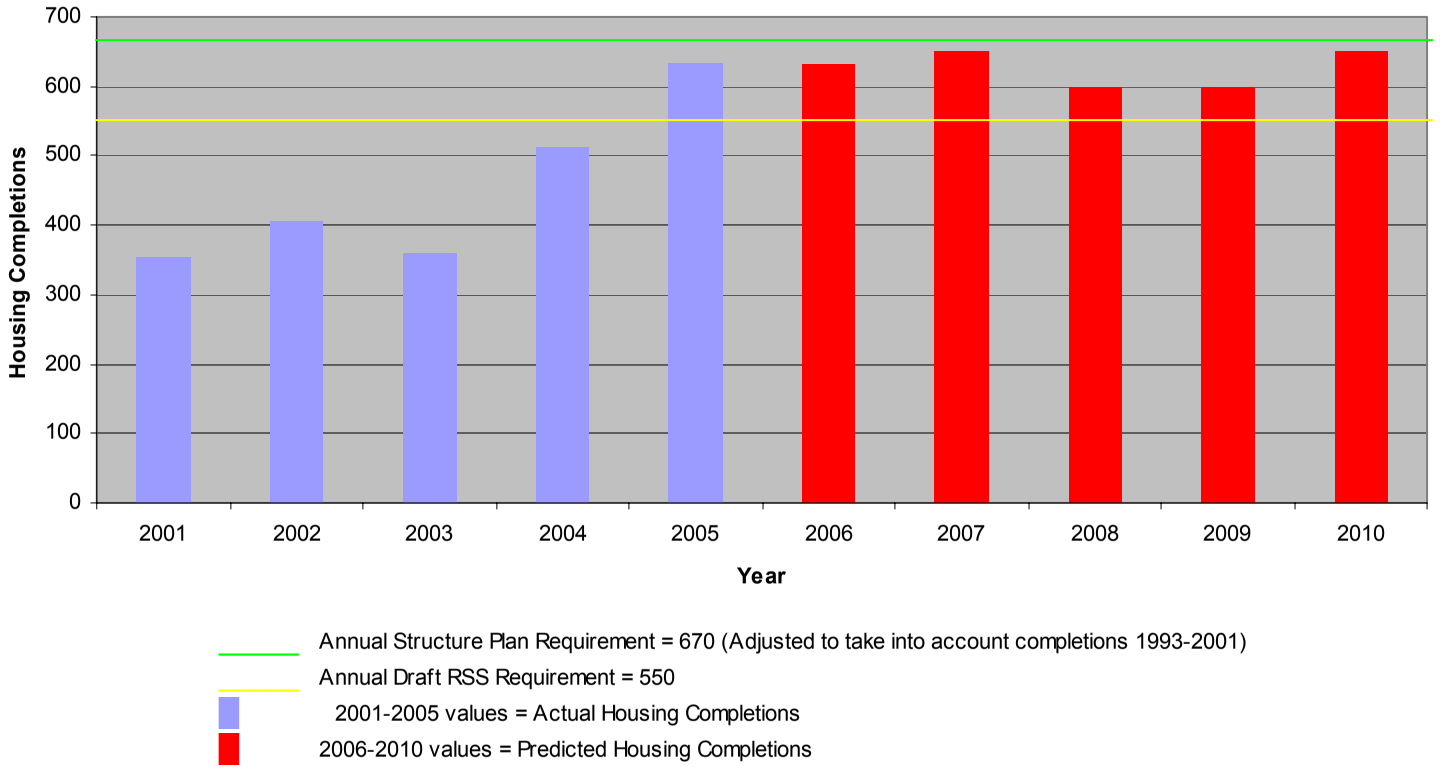
The housing trajectory (Figure 20) shows the number of house completions in relation to the annual house completion targets required by the Norfolk Structure Plan and Draft Regional Spatial Strategy. The annual build rate required by the Structure Plan was originally 611 dwellings per year. However in the early 1990s there was not a Local Plan in place. This combined with a relatively poor housing market resulted in a shortfall in housing supply. With the adoption of the Local Plan in 1998, the house building rate has increased as the allocated housing sites are being developed. The current build rate (2004/2005) is predicted to continue and meets the requirement of the Regional Spatial Strategy (550 per annum).

The housing trajectory also shows predicted house completions over the future years. This is based on an analysis of past and current trends, the completion of allocated sites as well as large sites which are about to commence (for example the Nar Ouse Regeneration scheme, which will provide 750 houses commencing in 2006).

Figure 20
Norfolk County Council
Structure Plan Adopted 1999
Dwelling Requirement 1993 - 2011: 11,000 Houses

East of England Plan
Draft Revision to RSS
Dwelling Requirement 2001 – 2021: 11,000

HOUSING TRAJECTORY



Allocated Land

Figure 21: 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	5/33	South Fairstead King's Lynn	462 (estimate)	41
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 (Outline)
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	86	61
72/3	5/43	Gap Farm South Wootton	149	6
22/2	6/5	Rabbit Lane (East) Downham Market	18	18 (Completed)
22/6	6/5	Downham (NE) Downham Market	418	372
22/7	6/7	Downham (SW) Downham Market	162	152
22/9	6/4	Kingfisher Road Downham Market	14	14 (Completed)
22/10	6/4	Bennett Street Downham Market	37	37 (Completed)
22/12	6/4	Downham (NW) Downham Market	160 (approved) 351 (estimate)	17
22/13	6/7	Adj Brickfields Downham Market	30 (estimate)	(No Permission)
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	7/3	Downs Road (North) Hunstanton	83	83 (Completed)

Approximately 50% of the allocated sites have been completed or are under construction. The remaining sites amount to a potential capacity of 2433 dwellings. The sites without planning permission will be subject to national Government Guidance contained in Planning Policy Guidance 3. 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.

Draft Urban Capacity Study

An urban capacity study has been carried out by Llewelyn Davies Yeang consultants for the Borough Council. An urban capacity study assesses the capacity for housing within the main settlements in the Borough, mainly on previously developed land. A comprehensive survey was carried out of all the main settlements. Although only in draft form at present, the information contained in this report does give an indication of the potential land available for development. The study showed a provisional capacity for 9,141 dwellings on previously developed sites within the Borough, with a capacity to accommodate 5,253 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 5,385 dwellings from 2004-2011 in the Borough as a whole. From 2011 to 2016, the potential additional capacity for housing within the main settlements is 3,177 dwellings.

Therefore 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.

Percentage of new and converted dwellings on previously developed land

The percentage of new and converted dwellings built on previously developed land in 2004/05 was 47%. This is a 13% increase on the previous year. The Government’s target is 60%.

Affordable Housing

Figure 22: Affordable housing completions

Area/Site	Approved	Built pre 2005*	Built 04/05
King's Lynn			
Ship Field (Tescos)	16	16	
North End	30		30
Southgate Street	30		
North/South Wootton			
Nursery Lane	20		8
Gap Farm	24		21
Downham Market			
Rabbit Lane	14	14	
Downham (NE)	24	24	
Park Lane South	40	8	32
Taragon Way	8		8
Downham (NW)	47		
Hunstanton			
Downs Road (North)	14		14
West Winch			
Winch Meadow	13	13	
Watlington			
The Meadows Ext	55		
Brancaster			
Saxon Close	12	12	
Heacham			
Pound Lane	13	13	
Great Massingham			
Adjacent to the Surgery	12		12
Snettisham			
Common Road	14		14
Stoke Ferry			
Fairfield Road	12	12	
Upwell			
The Russetts	11	11	
Total	**409**	**123**	**139**

* The column for sites 'Built pre 2005' gives details of those sites which contain 10 or more dwellings only.

Gypsy and Travellers Housing

The following table shows the location and status of Gypsy and traveller sites in this district.

Figure 23 : Gypsy and travellers sites

Location	Parish/Village	Planning Status
Hall Road	Clenchwarton	Authorised
Barton's Drove	Downham Market	Authorised
Barton's Drove	Downham Market	Not Authorised- Tolerated
102 London Road	Downham Market	Authorised
Bullock Road	Hay Green (N)	Authorised
Hay Green Road	Hay Green (S)	Not Authorised
Waterlow Road	Hay Green	Authorised
Saddlebow caravan park	King's Lynn	Authorised
Goose Lane	Marshland St. James	Authorised
Goose Lane	Marshland St. James	Authorised
The Smeeth	Marshland St. James	Not Authorised- Not Tolerated
Harvey's Drove	Marshland St. James	Authorised
Whittington Hill	Northwold	Authorised
The Jays	South Creake	Authorised
115 Magdalen Road	Tilney St Lawrence	Authorised
119/121 Magdalen Road	Tilney St Lawrence	Authorised
Springfields School Road	Tilney St Lawrence	Authorised
Springfields School Road	Tilney St Lawrence	Not Authorised- Tolerated
March Riverside	Upwell	Authorised
Small Lode	Upwell	Authorised
Small Lode	Upwell	Authorised
Stonehouse Road	Upwell	Authorised
Stonehouse Road	Upwell	Not Authorised – Tolerated
Stonehouse Road	Upwell	Not Authorised - Tolerated
Biggs Road	Walsoken	Authorised
Wheatley Bank	Walsoken	Authorised
Green Lane	Walsoken	Authorised
Old A47	Walpole Highway	Authorised
Common Road South	Walton Highway	Authorised
Blunts Drove	Walton Highway	Authorised
Blunts Road (Green Lane)	Walton Highway	Not Authorised- Tolerated
Fen Road	Walton Highway	Authorised
Fen Road	Walton Highway	Authorised
Lynn Road	Wiggenhall St Germans	Authorised

7 BUSINESS DEVELOPMENT

Figure 24
Amount of land developed for employment by type.

Site Name	Site Area (Ha)	Total Developed Apr 04 - Mar 05 (Ha)	Under Construction (Ha)	With Permission Outline	With Permission Full	Permitted Use	Notes
King's Lynn, Hardwick Narrows Site B	1.6	0.0	0.4	0.0	0.2	B1,2,8	8 industrial units
King's Lynn, Hardwick Narrows Site E	0.7	0.0	0.0	0.0	0.7	B2	General goods building
King's Lynn, Hardwick Narrows Site F	0.3	0.0	0.0	0.0	0.3	B2	PP for 7 units
King's Lynn, Hardwick Narrows Site M		0.0	0.0	0.0	0.2	A1	A1/B8 Dickie's Pet Centre
King's Lynn, Hardwick Narrows Site N		0.0	1.5	0.0	0.0	B2	Extension but also take-up
King's Lynn, Hardwick Narrows Site P		0.0	0.2	0.0	0.0	B1,B2,B8	Industrial units
King's Lynn, Hardwick Narrows Site Q		0.2	0.0	0.0	0.0		7 light industrial units
King's Lynn, Hardwick Narrows Site R		0.0	0.4	0.0	0.4		1 industrial unit
King's Lynn, Hardwick Narrows Site S		0.0	0.0	0.0	0.4	Sui Generis	Car showroom
King's Lynn, Horsley's Field Site 1		0.0	0.0	0.0	1.1	A1, B1	1 Retail unit and 5 B1 units
Kings' Lynn, North End URA	2.2	0.0	0.0	0.0	0.6	A1, A3, C3	A1, A3, res, ind.Subj. to SoS.
King's Lynn, North Lynn Ind. Est. Site A	0.6	0.0	0.0	0.0	0.6	?	Construction of factory
King's Lynn, North Lynn Ind Est. Site B	0.4	0.0	0.0	0.4	0.0	?	
King's Lynn, North Lynn Ind Est. Site C	0.2	0.2	0.0	0.0	0.0	B1	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site D	0.2	0.2	0.0	0.0	0.0	B1	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site E	0.1	0.0	0.0	0.0	0.1	B1,2	
King's Lynn, North Lynn Ind Est. Site F	0.3	0.0	0.0	0.0	0.3	B1,2	Light industrial unit
King's Lynn, North Lynn Ind Est. Site G	1.2	0.0	0.0	1.2	0.0	B1,2	
King's Lynn, North Lynn Ind Est. Site H	1.3	0.0	0.0	0.0	1.3	?	
King's Lynn, North Lynn Ind Est. Site I	0.3	0.0	0.0	0.0	0.3	B8	PP for open storage b'ding
King's Lynn, North Lynn Ind Est. Site J	0.3	0.0	0.0	0.3	0.0	B2	
King's Lynn, North Lynn Ind Est. Site K	0.7	0.0	0.0	0.7	0.0	B2	
King's Lynn, Saddlebow Ind. Est. Site C	0.5	0.0	0.0	0.0	0.0	B1,B2,B8	Offices with valeting facils.
King's Lynn, Willows Business Park	25.5	0.0	0.0	19.6	0.0	B1,B2,B8	Land includes power station
D. Market, Barton's Drove (sth) Site A	0.4	0.0	0.0	0.0	0.0	B1,B2,B8	Light industrial and offices
D. Mkt, Barton's Drove (sth) remainder	6.2	0.0	0.0	0.0	0.1	B1,B2,B8	Infrastructure U/C
D. Mkt, Bexwell Road Bus. Park Site A	1.1	0.0	0.0	0.0	0.0	B1,B2,B8	
D. Mkt, Bexwell Road Bus. Park Site B		0.0	0.0	0.0	3.1	B1, B2, B8	Speculative office, ind/w'hsing
D. Mkt,Bexwell Rd Bus. Park (Rem.)	18.1	0.0	0.0	0.0	15.0	B1,B2,B8	
D. Market, Railway Road URA	5.4	0.0	0.0	0.0	0.0		Mixed use (inc. h'sing).
D. Market, Trafalgar Industrial Estate	4.1	0.0	0.0	0.0	0.4	B1,B2,B8	B'lders merchants/DIY store
East Winch, East Winch Hall	0.6	0.0	0.0	0.0	0.6		Office extension
Emneth, Elm High Road	0.7	0.0	0.0	0.0	0.7	B1	CoU from ag. to light ind.
Feltwell, Southery Road		0.0	0.0	0.0	0.1	B8	Redevelopment of warehouse
Hunstanton, King's Lynn Road	1.0	0.0	0.0	0.0	0.0		
Setchey, Garage Lane		0.0	0.0	0.0	0.1	B2, B1	Redevelopment

Snettisham, Common Road		0.0	0.0	0.0	0.2	B8	Agricultural Storage
Tilney St. Lawrence, St. John's Road		0.0	0.0	0.0	0.2	B2	Redevelopment
Walpole Highway, West Drove South		0.0	0.0	0.0	0.7	B8	C/U from ag. To ind. Storage
TOTALS (Ha)	73.9	0.6	2.6	22.2	27.7		

Figure 25

Amount of land developed for employment by type which is in development and/or regeneration areas.

Site Name	Site Area (Ha)	Total Developed Apr 04 - Mar 05 (Ha)	Under Construction (Ha)	With Permission		Permitted Use	Notes
				Outline	Full		
King's Lynn, Edward Benefer Way	2.3	0.0	0.0	0.0	0.0		Local Plan allocation
King's Lynn, Estuary Road (Site 1)	1.6	0.0	0.0	0.0	0.0		Local Plan allocation
King's Lynn, Estuary Road (Site 2)	0.3	0.0	0.0	0.3	0.0		Timber Treatment plant
King's Lynn, Hardings Pits URA	7.8	0.0	0.0	0.0	0.0		Pt. of Nar-Ouse Reg area
King's Lynn, Hardwick Ind. Est. Ext	27.1	0.0	0.0	0.0	0.0		Local plan allocation
King's Lynn, Horsley's Fields Remainder	6.6	0.0	0.0	0.0	2.1	B1,B2,B8	Pt of Nar-Ouse Reg. area
King's Lynn, North Lynn Farm	2.8	0.0	0.0	0.0	0.0		Local Plan allocation
King's Lynn, Saddlebow Estate (West)	49.9	0.0	0.0	0.0	0.0		Local Plan allocation
King's Lynn, Saddlebow Road URA	29.0	0.0	0.0	0.0	0.0		Pt of Nar-Ouse Reg Area
King's Lynn, White House Farm	55.2	0.0	0.0	0.0	0.0		Local Plan allocation
D. Market, Barton's Drove (north)	6.5	0.0	0.0	0.0	0.0		Local Plan allocation
TOTALS (Ha)	189.1	0.0	0.0	0.3	2.1		

Figure 26
Percentage of 'Figure 24' by type, which is on previously developed land.

Site Name	Site Area (Ha)	Total Developed Apr 04 - Mar 05 (Ha)	Under Construction (Ha)	With Permission Outline	With Permission Full	Permitted Use	G'field/ B'field	Notes
King's Lynn, Hardwick Narrows Site B	1.6	0.0	0.4	0.0	0.2	B1,2,8	G	8 industrial units
King's Lynn, Hardwick Narrows Site E	0.7	0.0	0.0	0.0	0.7	B2	B	General goods building
King's Lynn, Hardwick Narrows Site F	0.3	0.0	0.0	0.0	0.3	B2	B	PP for 7 units
King's Lynn, Hardwick Narrows Site M		0.0	0.0	0.0	0.2	A1	B	A1/B8 Dickie's Pet Centre
King's Lynn, Hardwick Narrows Site N		0.0	1.5	0.0	0.0	B2	B	Extension but also take-up
King's Lynn, Hardwick Narrows Site P		0.0	0.2	0.0	0.0	B1,B2,B8	G	Industrial units
King's Lynn, Hardwick Narrows Site Q		0.2	0.0	0.0	0.0		G	7 light industrial units
King's Lynn, Hardwick Narrows Site R		0.0	0.4	0.0	0.4		G	1 industrial unit
King's Lynn, Hardwick Narrows Site S		0.0	0.0	0.0	0.4	Sui Generis	G	Car showroom
King's Lynn, Horsley's Field Site 1		0.0	0.0	0.0	1.1	A1, B1	G	1 Retail unit and 5 B1 units
Kings' Lynn, North End URA	2.2	0.0	0.0	0.0	0.6	A1, A3, C3	B	A1, A3, res, ind.Subj. to SoS.
King's Lynn, North Lynn Ind. Est. Site A	0.6	0.0	0.0	0.0	0.6	?	G	Construction of factory
King's Lynn, North Lynn Ind Est. Site B	0.4	0.0	0.0	0.4	0.0	?	G	
King's Lynn, North Lynn Ind Est. Site C	0.2	0.2	0.0	0.0	0.0	B1	G	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site D	0.2	0.2	0.0	0.0	0.0	B1	G	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site E	0.1	0.0	0.0	0.0	0.1	B1,2	G	
King's Lynn, North Lynn Ind Est. Site F	0.3	0.0	0.0	0.0	0.3	B1,2	G	Light industrial unit
King's Lynn, North Lynn Ind Est. Site G	1.2	0.0	0.0	1.2	0.0	B1,2	G	
King's Lynn, North Lynn Ind Est. Site H	1.3	0.0	0.0	0.0	1.3	?	G	
King's Lynn, North Lynn Ind Est. Site I	0.3	0.0	0.0	0.0	0.3	B8	G	PP for open storage b'ding
King's Lynn, North Lynn Ind Est. Site J	0.3	0.0	0.0	0.3	0.0	B2	G	
King's Lynn, North Lynn Ind Est. Site K	0.7	0.0	0.0	0.7	0.0	B2	G	
King's Lynn, Saddlebow Ind. Est. Site C	0.5	0.0	0.0	0.0	0.0	B1,B2,B8	G	Offices with valeting facils.
King's Lynn, Willows Business Park	25.5	0.0	0.0	19.6	0.0	B1,B2,B8	G	Land includes power station
D. Market, Barton's Drove (sth) Site A	0.4	0.0	0.0	0.0	0.0	B1,B2,B8	G	Light industrial and offices
D. Mkt, Barton's Drove (sth) remainder	6.2	0.0	0.0	0.0	0.1	B1,B2,B8	G	Infrastructure U/C
D. Mkt, Bexwell Road Bus. Park Site A	1.1	0.0	0.0	0.0	0.0	B1,B2,B8	Airfield	
D. Mkt, Bexwell Road Bus. Park Site B		0.0	0.0	0.0	3.1	B1, B2, B8	Airfield	Speculative office, ind/w'hsing
D. Mkt,Bexwell Rd Bus. Park (Rem.)	18.1	0.0	0.0	0.0	15.0	B1,B2,B8	Airfield	
D. Market, Railway Road URA	5.4	0.0	0.0	0.0	0.0		B	Mixed use (inc. h'sing).
D. Market, Trafalgar Industrial Estate	4.1	0.0	0.0	0.0	0.4	B1,B2,B8	G	B'lders merchants/DIY store
East Winch, East Winch Hall	0.6	0.0	0.0	0.0	0.6		G	Office extension
Emneth, Elm High Road	0.7	0.0	0.0	0.0	0.7	B1	B	CoU from ag. to light ind.
Feltwell, Southery Road		0.0	0.0	0.0	0.1	B8	B	Redevelopment of warehouse
Hunstanton, King's Lynn Road	1.0	0.0	0.0	0.0	0.0		G	
Setchey, Garage Lane		0.0	0.0	0.0	0.1	B2, B1	B	Redevelopment
Snettisham, Common Road		0.0	0.0	0.0	0.2	B8	G	Agricultural Storage
Tilney St. Lawrence, St. John's Road		0.0	0.0	0.0	0.2	B2	B	Redevelopment
Walpole Highway, West Drove South		0.0	0.0	0.0	0.7	B8	B	C/U from ag. To ind. Storage

TOTALS (Ha)	73.9	0.6	2.6	22.2	27.7			

28% OF LAND DEVELOPED FOR EMPLOYMENT HAS BEEN ON PREVIOUSLY DEVELOPED LAND.

Figure 27
Employment land supply by type

Site Name	Site Area (Ha)	Greenfield / Brownfield	Permitted Use	Notes
King's Lynn, Edward Benefer Way	2.3	B		Local Plan allocation
King's Lynn, Estuary Road (Site 1)	1.6	B		Local Plan allocation
King's Lynn, Estuary Road (Site 2)	0.3	B		Timber Treatment plant
King's Lynn, Hardings Pits URA	7.8	B		Pt. of Nar-Ouse Reg area
King's Lynn, Hardwick Ind. Est.		B		C/U to children's nursery - loss PP 04/0930/CU
King's Lynn, Hardwick Ind. Est. Ext	27.1	G		Local plan allocation
King's Lynn, Hardwick Narrows Site B	1.6	G	B1,2,8	8 industrial units (1152sq metres floorspace u/c)
King's Lynn, Hardwick Narrows Site E	0.7	-	B2	General goods building
King's Lynn, Hardwick Narrows Site F	0.3	-	B2	PP for 7 units
King's Lynn, Hardwick Narrows Site M		B	A1	A1/B8 Dickie's Pet Centre
King's Lynn, Hardwick Narrows Site N		B	B2	Extension but also take-up
King's Lynn, Hardwick Narrows Site P		G	B1,B2,B8	Industrial units
King's Lynn, Hardwick Narrows Site Q		G		7 light industrial units
King's Lynn, Hardwick Narrows Site R		G		1 industrial unit
King's Lynn, Hardwick Narrows Site S		G	Sui Generis	Car showroom - will be loss when developed
King's Lynn, Horsley's Field Site 1		G	A1, B1	1 Retail unit and 5 B1 units - 725 sq m B1, 315 sq m retail
King's Lynn, Horsley's Fields Remainder	6.6	G	B1,B2,B8	Pt of Nar-Ouse Reg. area
Kings' Lynn, North End URA	2.2	B	A1, A3, C3	A1, A3, res, ind.Subj. to SoS.
King's Lynn, North Lynn Farm	2.8	G		Local Plan allocation
King's Lynn, North Lynn Ind. Est.		B		C/U from B1 to gymnasium - loss PP 04/02545/CU
King's Lynn, North Lynn Ind. Est. Site A	0.6	G	?	Construction of factory
King's Lynn, North Lynn Ind Est. Site B	0.4	G	?	
King's Lynn, North Lynn Ind Est. Site C	0.2	G	B1	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site D	0.2	G	B1	Mr Bee's Family Centre
King's Lynn, North Lynn Ind Est. Site E	0.1	G	B1,2	
King's Lynn, North Lynn Ind Est. Site F	0.3	G	B1,2	Light industrial unit
King's Lynn, North Lynn Ind Est. Site G	1.2	G	B1,2	
King's Lynn, North Lynn Ind Est. Site H	1.3	G	?	
King's Lynn, North Lynn Ind Est. Site I	0.3	G	B8	PP for open storage b'ding
King's Lynn, North Lynn Ind Est. Site J	0.3	G	B2	
King's Lynn, North Lynn Ind Est. Site K	0.7	G	B2	
King's Lynn, Saddlebow Ind. Est. Site C	0.5	G	B1,B2,B8	Offices with valeting facils.
King's Lynn, Saddlebow Ind. Est. Site D		B	A1	1.06 loss when developed - C/U from haulage to A1 retail
King's Lynn, Saddlebow Estate (West)	49.9	B		Local plan allocation

King's Lynn, Saddlebow Road URA	29.0	B		Pt of Nar-Ouse Reg Area
King's Lynn, White House Farm	55.2	G		Local Plan allocation
King's Lynn, Willows Business Park	25.5	G	B1,B2,B8	Land includes power station
TOTALS (Hectares)	218.9			

Employment land supply by type (Cont'd)

Site Name	Site Area (Ha)	Greenfield / Brownfield	Permitted Use	Notes
D. Market, Barton's Drove (north)	6.5	B		Local Plan allocation
D. Market, Barton's Drove (sth) Site A	0.4	G	B1,B2,B8	Light industrial and offices
D. Mkt, Barton's Drove (sth) remainder	6.2	G	B1,B2,B8	Infrastructure U/C
D. Mkt, Bexwell Road Bus. Park Site A	1.1	Airfield	B1,B2,B8	
D. Mkt, Bexwell Road Bus. Park Site B		Airfield	B1, B2, B8	Speculative office, ind. And w'hsing
D. Mkt,Bexwell Rd Bus. Park (Rem.)	18.1	Airfield	B1,B2,B8	
D. Market, Railway Road URA	5.4	B		Mixed use (inc. h'sing).
D. Market, Trafalgar Industrial Estate	4.1	G	B1,B2,B8	B'lders merchants/DIY store
East Winch, East Winch Hall	0.6	G		Office extension
Emneth, Elm High Road	0.7	B	B1	CoU from ag. to light ind.
Feltwell, Southery Road		B	B8	Redevelopment of warehouse
Hunstanton, King's Lynn Road	1.0	G		
Hunstanton, Southend Road URA	3.3	B	A1	2.7h lost for Tesco
Setchey, Garage Lane		B	B2, B1	Redevelopment (1095 sq m B2, 202 sq m B1, 105 sq m B8)
Snettisham, Common Road		G	B8	Agricultural Storage
Tilney St. Lawrence, St. John's Road		B	B2	Redevelopment - Car workshop repairs (423 sq m B2)
Walpole Highway, West Drove South		B	B8	C/U from ag. To ind. Storage
TOTALS	47.4			

Figure 28
Losses of employment land (i) development/regeneration areas and (ii) Local Authority area.

Site Name	Site Area (Ha)	Total Developed Apr 04 - Mar 05 (Ha)	Greenfield / Brownfield	Permitted Use	Notes
King's Lynn, Hardwick Ind. Est.		0.0	B		C/U to children's nursery - loss PP 04/0930/CU
King's Lynn, Hardwick Narrows Site S		0.0	G	Sui Generis	Car showroom - will be loss when developed
King's Lynn, North Lynn Ind. Est.		0.0	B		C/U from B1 to gymnasium - loss PP 04/02545/CU
King's Lynn, Saddlebow Ind. Est. Site D		0.0	B	A1	1.06 loss when developed - C/U from haulage to A1 retail
D. Market, Railway Road URA	5.4	0.0	B		Mixed use (inc. h'sing).
Hunstanton, Southend Road URA	3.3	0.0	B	A1	2.7h lost for Supermarket
TOTALS	8.7	0.0			

8 LOCAL SERVICES

Amount of completed retail, office and leisure development.

During the period 1 April 2004 – 31 March 2005, the following table depicts the existing retail (A1) (B1) and (D2) stock within the retail centres. Monitoring is largely constrained to retail, office or leisure premises which exceed 1000sq metres. Within the monitoring period, there have been no completions or extant permissions for retail, office or leisure premises within the town centres which exceed 1000sqm.

Figure 29

2004/2005	A1/B1/D2 Stock (sq m) at end of 2004/2005
Town Centre	48 *(Additional)
Edge of Centre	2496
Out of Centre	8833
District Centre	0
Local Centre	168
Out of Town	22839
Total	34384

Percentage of completed retail (A1), office (B1) and leisure (D2) development in town centres.

During the extent of this monitoring period, large scale redevelopment of the Vancouver Shopping Centre in King's Lynn has commenced with the demolition and rebuilding of a large amount of the retail core of the town. This is due for completion during late 2005. Further AMR's will identify these completions. * As a result the town centre figure is the additional A1 stock within the town centre.

Percentage of eligible open spaces managed to green flag award standard.

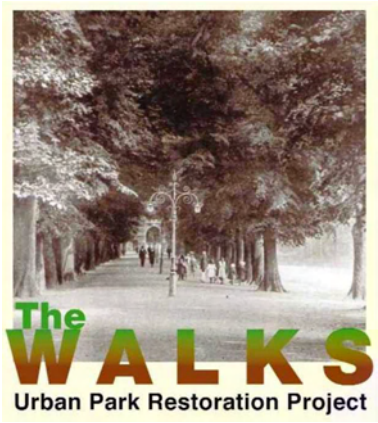
The Green Flag Award is an indicator of excellence in promoting quality standards. The scheme is intended to assess the qualities that attract people to parks and green spaces which also demonstrate good management. The display of a Green Flag gives the public confidence in parks and green spaces.

The Green Flag Award recognises the diversity and distinctive qualities of parks and green spaces, and their value to users, and commends management approaches that have effectively involved local people.

There is currently only one public open space which is managed and eligible for green flag award standard, which is 'the Walks' in King's Lynn.

Restoring and Reviving The Walks

The Walks Urban Park Restoration Project



After nearly six years of planning and development work the Council received approval in March 2005 for its plans for the full restoration of the Walks in King's Lynn, largely funded by the Heritage Lottery Fund.

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 30

The Walks 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 and significant restoration works to the avenues and repairs to the historic structures will complete the restoration scheme.

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.

It is envisaged that it will take 2-3 years (until 2007/2008) to complete the restoration. The principal work and costs are as follows:

Footpaths – repairing, improving and resurfacing all paths, laying new paths and surfacing car park

Avenues – restoration and reinstatement of the Broad Walk and Extension, Seven Sisters, St. James and Red Mount Walks

Entrances & boundaries – restoring existing and replacing cast iron fencing and gating removed during the Second World War

Lighting and CCTV – full replacement of the existing lighting system with new fully cast standards, illumination of key historic features and installation of CCTV

Furniture – replace and supplement existing bench provision and waste bins with items more appropriate for a historic park of national significance

Red Mount Chapel – repair and restore for public access, re-open tunnel to lower chapel and install visitor information

Historical Bridges – repair and restore

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 Gannock Arch and bandstand, restore St. James Park fountain to full working order

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 with additional tree planting, there will be 125 additional trees in the park by the end of the restoration works

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.

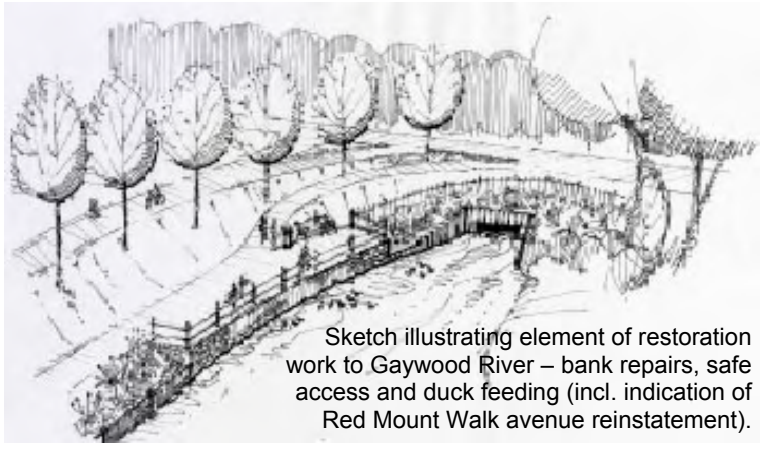
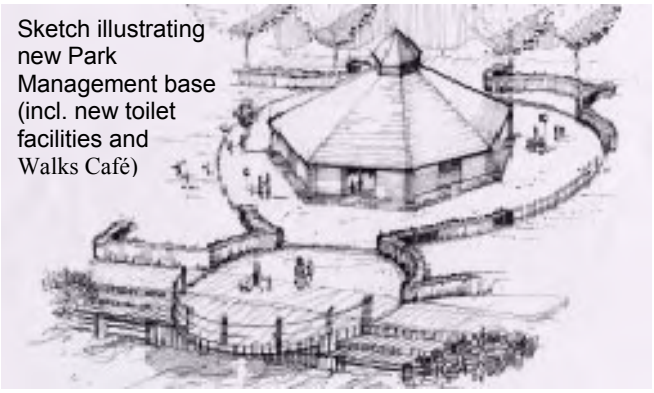


Figure 31

Sketch illustrating element of restoration work to Gaywood River – bank repairs, safe access and duck feeding (incl. indication of Red Mount Walk avenue reinstatement).

A long-term commitment to maintenance and management

Figure 32



Sketch illustrating new Park Management base (incl. new toilet facilities and Walks Café)

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 2007/8 (following completion of the work) to allow for better maintenance, CCTV cover and events development.

During the restoration process, an application will be submitted to gain 'green flag' standard for this area of Public Open Space.

9 LOCAL PLAN POLICIES NOT BEING IMPLEMENTED

Policy	Reason
5/24 Gaywood Clock housing site	Site completed
7/3 Downs Road housing site	Site completed

10 FUTURE IMPROVEMENTS TO THE ANNUAL MONITORING REPORT

This is the first Annual Monitoring Report as part of the local development framework. There are a few omissions from the prescribed monitoring requirements. These are:-

- Percentage of new dwellings completed at
  (i) Less than 30 dwellings per hectare
  (ii) between 30 and 50 dwellings per hectare; and
  (iii) above 50 dwellings per hectare

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

- Percentage of new residential within a 30 minute public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

These indicators will be monitored in future assessments.

Housing completions are currently monitored on mid-year completions in line with the County Structure Plan. In future years housing completions will monitored on the basis of the financial year. As the local development framework is produced, the type and amount of monitoring will be increased to assess the effectiveness of polices and whether the overall vision of the local development framework is being achieved.

11 PROGRESS REPORT ON THE LOCAL DEVELOPMENT FRAMEWORK

In 2004, the Local Plan system was abolished by law (though the existing Local Plan remains valid until September 2007), being replaced by the new system of Local Development Frameworks. In April 2005 the project plan for the Local Development Framework was finalised (Local Development Scheme). Progress on the Local Development Framework will be measured against this.

From April 2005 to December 2005 the following documents have been produced:-

Local Development Scheme: sets out the project plan. Summary guide also produced.

Statement of Community Consultation:
Stage 1 (initial consultation) and Stage 2 (public consultation) document. The Statement of Community Involvement is not a development plan document but is subject to independent examination.

Issues and Options Paper: This document outlined the challenges facing the borough and a series of development scenarios. People were asked to comment on these issues and which development strategy they thought was 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.

Milestones for 2004/2005

Figure 34

Process/Document	Target Date for Production	Target Met (✓) Target Missed (X)
Local Development Scheme	March 2005	✓
Statement of Community Involvement (Stage I)	July 2005	✓
Statement of Community Involvement (Stage II)	August 2005	✓
Issues and Options Paper	July 2005	✓
Sustainability Appraisal on Issues and Options Paper	July 2005	✓
Annual Monitoring Report	December 2005	✓

Background Studies

Strategic Flood Risk Analysis: completed
Urban Capacity Study: due for completion early 2006
Sports Recreation and Open Space Assessment: due for completion early 2006
Urban Renaissance Strategy for King's Lynn: due for completion early 2006

Consultation undertaken 2005

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 websites.

Issues and Options Paper

- 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)

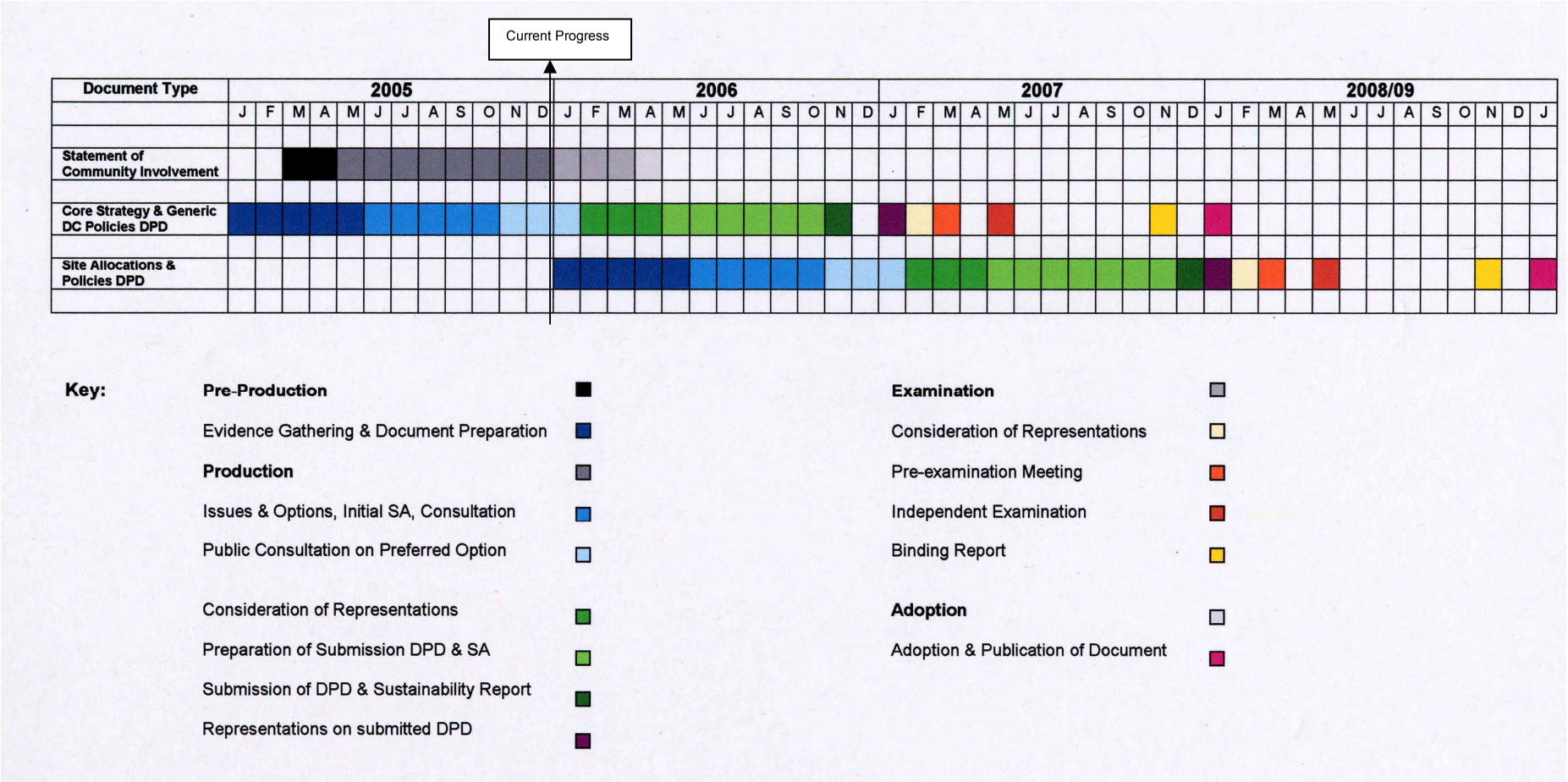
- Newspaper adverts and articles
- King's Lynn town centre partnership newsletter
- 2 workshop days with key stakeholder and representatives of community organisations
- 3 days of public exhibitions
- School workshops
- Developers workshop

Local Development Scheme (Project Plan)

Figure 35 shows the current position of the Local Development Framework in relation to the project plan. As can be seen from Figure 34, all the key milestones have been completed within the target dates in 2005.

Figure 35

Local Development Scheme Timetable – January 2005 – January 2009



Borough Council of KING'S LYNN & WEST NORFOLK

First Annual Monitoring Report

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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