

Authority Monitoring Report 2014 - 2016

Borough Council of
King's Lynn &
West Norfolk



October 2016

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1 Executive Summary

1.1 This monitoring report covers the period from the 1st of April 2014 to 31st of March 2016. The report identifies the progress in implementing and updating the Borough Council's development plans during that period. Local planning authorities are required to prepare such reports under Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).

ECONOMY

1.2 The Borough results for 2014-16 are encouraging, and show an additional 138,354 sq.m of business floor-space has completed.

1.3 The employment level in the Borough is up by approximately 10% since 2010/11.

SOCIETY

1.4 Housing Delivery

1.5 During the review period 833 new dwellings completed. The Borough is able to demonstrate a five year housing land supply position of 5.81 years, based upon the Sedgfield method.

1.6 The Borough's housing trajectory suggests sufficient capacity, including proposed allocations and an anticipated flow of 'windfall' permissions, to meet the Core Strategy requirement by 2025/26.

1.7 Affordable housing continued to be delivered. There were 144 new affordable dwellings provided during the monitoring period, with 127 of these being new build.

ENVIRONMENT

1.8 Air Quality

1.9 Air quality in West Norfolk has remained generally very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic. This has meant that the two Air Quality Management Areas remain in place: one in central King's Lynn and one in Gaywood.

1.10 Flooding and Water Quality

1.11 There is significant flood risk across extensive parts of the Borough. The Strategic Flood Risk Assessment is critical to development management decision making and Local Plan policy formulation.

1.12 Historic Environment

1.13 There remain listed buildings at risk, despite achievements in recent years, but these still represent a small proportion of the overall stock of listed buildings.

1.14 Biodiversity

1.15 A Habitats Regulation Assessment (HRA) Monitoring and Mitigation and Green Infrastructure (GI) Coordination Panel was established in 2015. This brings together key stakeholders to assist the Council in monitoring and mitigation on the European sites and also planning wider GI projects. A Habitat Monitoring and Mitigation Payment (HMPP) from all residential developments was introduced from 1 April 2016 at a rate of £50 per house.

1.16 Renewable Energy

1.17 There has been a further increase in capacity for generating electricity from renewable resources within the Borough.

LOCAL PLAN PREPARATION

1.18 Work continued on the preparation of a Site Allocations and Policies Development Plan Document, including the pre-submission public consultation, submission of the document, the examination hearing sessions, follow-up work and Main Modifications consultations. However, this was behind the timetable set out in the Local Development Scheme (LDS), due to suspension of the hearing sessions. It is anticipated that the plan will be adopted in 2016. At which point it would be appropriate for the Council to prepare a new LDS.

DUTY TO COOPERATE

1.19 The Borough continued to cooperate on a range of strategic planning matters under the 'duty to cooperate'. A continuing focus was coordinating development around Wisbech across planning boundaries with Fenland District Council and Cambridgeshire County Council, alongside more general cooperation, particularly with the other Norfolk planning authorities in the formulation of the Norfolk Strategic Framework and its working groups.

2 Introduction

Background

2.1 This planning Monitoring Report for the Borough Council of King's Lynn and West Norfolk King's looks back over the following years 1st April 2014 to 31st March 2016. It monitors progress in planning for the Borough during that period.

2.2 This Monitoring Report is produced under Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011.

Purpose of the Monitoring Report

2.3 The Monitoring Report aids the Borough Council and the public in assessing the monitoring that is a fundamental part of the planning process. This document focuses on:

1. The impact and relevance of existing planning policies during the relevant year, such as:
 - 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?
2. The progress achieved in preparing new plans and policies, measured against the Council's Local Development Scheme.

2.4 Monitoring production of policy documents and the performance of policies is a key part of the cyclical Local plan process of the 'plan, monitor, review'. 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.

Content

2.5 The statutory requirements for monitoring reports are:

1. Progress against Local Development Scheme
 - a. Documents time tabled
 - b. Stages reached
 - c. Reasons for any delay
 - d. Any plans or supplementary planning documents adopted
2. Any local plan policies not being implemented
 - a. Which policy
 - b. Why not being implemented
 - c. Any steps being taken to implement

3. Net additional dwellings & affordable dwellings
 - a. In the monitoring period
 - b. Since the start of the policy
4. Duty to Cooperate
 - a. Details of action taken during monitoring period
5. Information collected for monitoring purposes.
6. Neighbourhood Plans or Orders
 - a. Any made
7. Community Infrastructure Levy (CIL)
 - a. Specified information (currently not applicable as no Community Infrastructure Levy in place)

2.6 All these are included within the report.

2.7 The reporting of this is structured to align with objectives and Monitoring Framework of the Borough's adopted Core Strategy. Each section - Economy, Society and Environment - provides an overview of the relevant Core Strategy Objectives and Sustainable Community Strategy outcomes and a list of relevant Core Strategy policies and saved local plan policies. The Economy section includes an economic profile and discussion and the Society and Environment sections are divided into topics and a discussion on each.

2.8 Relevant indicators are included and discussed in each section. Certain 'Core Output Indicators' were previously required by Government. Although this national requirement has gone, some of this data provides helpful indicators of the volume and types of development achieved locally during the relevant period, and the further development of a time series of comparable data will provide added information over time.

3 Economy

Core Strategy Objectives/SCS Outcomes

- 3.1** King's Lynn's reputation as a great place to live and work has spread across the country and reflects its **regional importance**.
- 3.2** West Norfolk has a **thriving economy** with local employment opportunities.
- 3.3** All young people access schools that motivate and **raise aspirations** to succeed in a prospering local economy.
- 3.4** All **adults** have the opportunity to **develop their skills** or learn new ones throughout their lives.
- 3.5** West Norfolk is among the premier **visitor destinations** in the country with tourism based on its historical, cultural and environmental offer.

Policies

3.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS07** Coastal Areas
- **Policy - CS08** Sustainable Development
- **Policy - CS09** Housing
- **Policy - CS10** The Economy
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

3.7 Saved Policies from the 1998 Local Plan

- **Policy - SS10** Provision of Employment Land
- **Policy - 5/25** General Employment Sites
- **Policy - 5/32** General Employment Sites King's Lynn East
- **Policy - 5/37** General Employment Sites King's Lynn West
- **Policy - 6/8** General Employment sites Downham Market
- **Policy - 7/4** Employment Hunstanton

Economic Profile

Core Output Indicator		10/11 Result	11/12 Result	12/13 Result	13/14 Result	14/15 Result	15/16 Result
BD1 - Total amount of additional (completed) employment floorspace	B1 (sq. m)	4,269	5,525	5,021	10,669	2,186	2,678
	B2 (sq. m)	9,963	2,159	2,231	8,820	63,800	2,938
	B8 (sq. m)	1,150	3,966	5,519	17,958	52,715	14,037
	Total sq.m	15,383	11,650	12,771	37,447	118,701	19,653
BD2 - To show the amount & type of completed employment (B1, B2, & B8) floorspace on previously developed land (PDL).	B1 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	4,766	536	1,738	1,981
	B2 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	1,616	8,500	13,021	2,092
	B8 on PDL sq. m	<i>data unavailable</i>	<i>data unavailable</i>	3,924	17,328	4,483	1,627
	Total on PDL sq. m	13,003	9,786	10,306	25,202	19,242	5,700
	Proportion on PDL	85%	84%	81%	67%	16%	29%

3.8 The amount of additional business floor-space for 2014/15 is a marked increase on the levels seen in the previous four years. This increase was mainly due to the completion of works in relation to Palm Paper, an extension to Drake Towage operations, an extension to existing Bepak operations, and an expansion of Howard Kent Transport. The level returned to a similar amount for 2015/16 to that seen in earlier years as demonstrated by the above table.

3.9 The table below illustrates that whilst permissions completed, permissions under construction and land with permissions account for a large area of land within the employment allocations, there is still a significant area of land available for future employment development.

Employment Land Allocations	Permissions Completed	Permissions Under Construction	Land with Permission	Remaining Land with No Permission
2015/16 Position	320.59 ha	29.89 ha	28.75 ha	130.27 ha

Indicator and Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Employment Rate	68.3%	73.3%	72.7%	<i>No data</i>	<i>No data</i>	78.2%
Rate of 16-64 population (previously working age)						

Indicator and Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Employment in SOC major group 1-3 % of 16+ population employed as managers and senior officials; professionals; associate professional & technical employment	30.8%	33.0%	38.1%	<i>No data</i>	<i>No data</i>	38.6%
Employment in SOC major group 4-5 % of 16+ population employed as administrative and secretarial; skilled trades occupations	27.7%	25%	20.8%	<i>No data</i>	<i>No data</i>	21.9%
Employment in SOC major group 6-7 % of 16+ population employed as personal service occupations; sales and customer service	14.0%	13.2%	16.9%	<i>No data</i>	<i>No data</i>	18.3%
Employment in SOC major group 8-9 % of 16+ population employed as process and plant machine operatives; elementary occupations	27.4%	28.8%	24.7%	<i>No data</i>	<i>No data</i>	21.2%
Benefit Claimant Rates 12 month average - 16-64 population claiming key out of work benefits (at February each year)	11.3%	11.5%	11.3%	<i>No data</i>	<i>No data</i>	11.8%
Average Weekly Earnings (workplace) Median weekly earnings by workplace of full-time workers	£471.60 (2011)	£477.30 (2012)	£465.1 (2013)	<i>No data</i>	£472.4 (2015)	<i>No data</i>

Indicator and Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Average Weekly Earnings (residence)	£433.6 (2011)	£469.1 (2012)	£432.8 (2013)	<i>No data</i>	£468.4 (2015)	<i>No data</i>
Median weekly earnings by residence of full-time workers						

3.10 Data for these indicators has proved difficult to report in totality in recent years due to unavailability. However It is possible to draw comparison between the data that is available.

3.11 The employment rate has risen since by almost 10% between 2010/11 to 2015/16. Those employed in group 1-3 has risen over the same time period by almost 8%, with those employed in group 4-5 having fallen by almost 6%, those employed in group 6-7 has risen by just over 4% and those employed in group 8-9 has fallen by almost 6%. The benefit claimant rate appears to have broadly remained the same with just a slight increase by half a percent.

3.12 Between 2010/2011 and 2014/15 the average workplace weekly earnings has risen by less than £1, at 80 pence. whilst the average residence weekly earnings has risen by £34.80 over the same time period.

3.13 It is hoped that moving forward a complete set of data will be available.

Conclusion

3.14 The Borough results for 2014-16 are encouraging, and show a significant increase in additional business floor-space compared to previous years.

3.15 A complete set of data is currently unavailable, this will be examined in the next monitoring report.

4 Society

Core Strategy Objectives/SCS Outcomes

- 4.1** All communities are **strong, cohesive and safe**.
- 4.2** Everyone receives **quality services** that meet their needs.
- 4.3** Residents are **active and engaged** in their communities, helping to identify and respond to local needs, with cross boundary working as appropriate.
- 4.4** **Housing** is focused in sustainable towns; in the rural areas local demand is targeted towards sustainable villages.
- 4.5** All people are **active and healthy**

Policies

4.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS06** Rural Areas
- **Policy - CS07** Coastal Areas
- **Policy - CS09** Housing
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

4.7 Saved Policies from the 1998 Local Plan (proposed to be superseded and replaced by the Detailed Policies and Sites Plan).

- **Policy - 5/33** Housing Policy
- **Policy - 5/38** Housing (Lynn north)
- **Policy - 6/6** Housing (Downham Market south east)
- **Policy - 8/1** New Housing in Villages

Housing

Core Output Indicator	11/12 Result	12/13 Result	13/14 Result	14/15 Result	15/16 Result
H1 - To show the planned housing period & provision	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory
H2(b) - To show likely future levels of housing delivery	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory
H2(c) - To show how likely levels of future housing are expected to come forward taking into account the previous years performance	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory	Please see Housing Trajectory
H3 - To show the number of gross new dwellings being built upon previously developed land (PDL)	58%	not available	not available	not available	71%
H4 - To show the number of additional Gypsy & Traveller pitches	4	5	3	1	0
H5 - To show affordable housing delivery	154	123 (of which 109 new build)	29 net (of which 27 new build)	73 (of which 60 new build)	71 net (of which 67 new build)

Housing Register

Indicator	Description	2011/12	2012/13	2013/14	2014/15	2015/16
RSL Stock	Total Registered Social Landlord Stock	9,452	9575	9556	9613	9660

Residential Land Availability

Remaining Allocated Housing Land with no Planning Permission	Previous Activity	Completed in 12/13	Completed in 13/14	Completed in 14/15	Completed in 15/16	Total Remaining Committed Land
	2001 to date					
(Units)	(Units)	(Units)	(Units)	(Units)	(Units)	(Units)
609	8,093	322	472	313	520	387

Totals from previous years

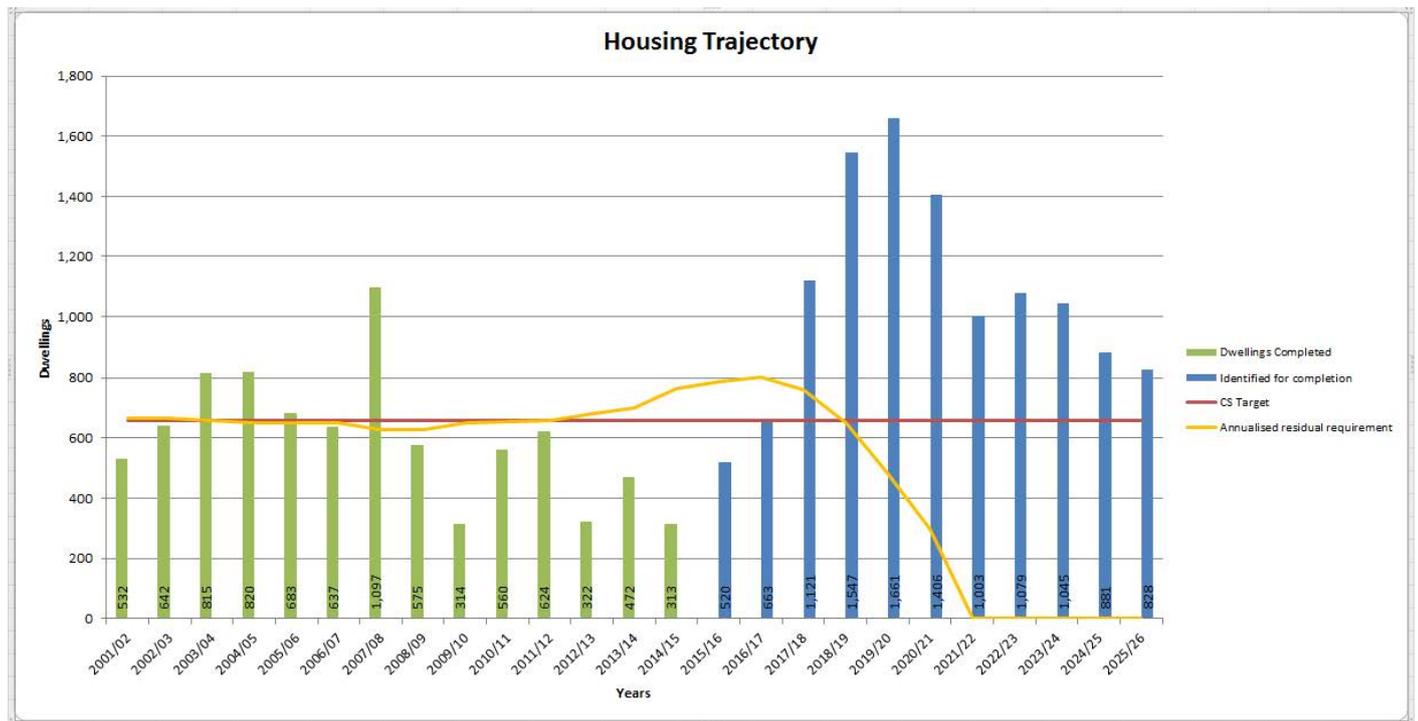
Year	Additional Dwellings
January 1993 - June 2000	3,940
July 2000 - Mar 2001	355
Apr 2001 - Mar 2002	532
Apr 2002 - Mar 2003	642
Apr 2003 - Mar 2004	815
Apr 2004 - Mar 2005	820*
Apr 2005 - Mar 2006	683*
Apr 2006 - Mar 2007	637*
Apr 2007 - Mar 2008	1,100*
Apr 2008 - Mar 2009	575*
Apr 2009 - Mar 2010	314*
Apr 2010 - Mar 2011	560*
Apr 2011 - Mar 2012	624*
Apr 2012 - Mar 2013	322*
April 2013 - Mar 2014	472*
April 2014 - Mar 2015	313*
April 2015 - Mar 2016	520*
* 2005 - 2013 are net additional dwelling figures taking into account demolitions	

4.8 The tables above show that 313 new dwellings completed in 2014/15 and 520 new dwellings completed in 2015/16.

4.9 In 2014/15 73 affordable units were provided of which 60 were new build. In 2015/16 71 affordable units were provided of which 67 were new build.

4.10 The total registered landlord stock rose by 57 from 2013/14 to 2014/15, and by a further 47 from 2014/15 to 2015/16.

Housing Trajectory



4.11 The trajectory is provided to show progress against the Core Strategy housing target.

4.12 As identified in the trajectory, the Council anticipates delivery rates will increase and the cumulative target of 16,500 regained and exceeded before the end of the plan period. The total number of dwellings completed since 2001 is 8,926. This leaves 7,574 dwellings to be completed by 2026 to meet the Core Strategy target.

4.13 The trajectory graph plots the Borough-wide housing trajectory for the Core Strategy period 2001 to 2026. This is based on the annual completions to date (green) and, for the remainder of the plan period, identified developments and remaining allocated developments (blue). The annualised Core Strategy Target of 660 dwellings is represented by the red line. In this graph, the Annualised Residual Requirement (yellow line) shows the annual average completion rate which must be sustained to the end of the plan period to meet the strategic requirement of 16,500 dwellings by 2026.

4.14 It can be seen that to date this has remained very close to the original annual target, falling below it in the mid-2000s, when delivery exceeded that planned, and rising above it in the last couple of years reflecting reduced delivery following the 2008 economic crash. It also shows that it is expected to fall rapidly in the near future, anticipating the impact of the adoption of the emerging ‘Site Allocations and Development Management Policies Plan’, and a recovering economic situation, reaching a residual target of zero by 2021/22 when the whole of the Core Strategy target is expected to have been achieved.

4.15 The trajectory assumes that the majority of existing outstanding permissions will be developed in the next five years. It anticipates that completions will increase to once again exceed target levels in 2017/18, as a result of further recovery of the economy and availability of substantial new allocations

upon adoption of the emerging 'Site Allocations and Development Management Policies Plan'. A number of residential housing allocations have already been granted planning permission, and indeed some have contributed towards completion figures already.

4.16 Overall the Trajectory shows that there is sufficient capacity to meet the Core Strategy housing requirement within the plan period, and that this should be achieved by 2021/22.

4.17 The Housing Trajectory schedules for 2014/15 and 2015/16 have been published in full as separate documents (due to size restrictions) and can be viewed on the Borough Council's Monitoring Reports web page.

Five Year Housing Land Supply

4.18 The Borough Council can demonstrate through the 2015/16 Housing Trajectory that it now has in excess of a five year supply of deliverable housing sites.

4.19 The Full Objectively Assessed Need (FOAN) for the Borough and related variables such as the Un-attributable Population Change (UPC) are dealt with in a report that sets out the FOAN entitled 'Assessing King's Lynn and West Norfolk's Housing Requirement'. The report has been produced by NM Strategic Solutions and is available via the Borough Council's website.

4.20 This was recommended to be endorsed by the Council's Cabinet on 1 March 2016 and this was confirmed by Full Council on 24 March 2016.

4.21 The Borough's FOAN was assessed as being either 680 or 710 homes a year depending upon whether an adjustment for UPC is included in the FOAN. This position has since be updated by the consultant to take account of ONS's 2014 Mid-Year Population estimates, the latest estimates for net international migration to the UK and combining this with allowances for the past growth rate for second homes in the Borough and the empty home rate in the post-1990 stock produces a revised estimate for the FOAN of 700 - 710 homes a year between 2013 and 2028, which is broadly in-line with the earlier assessment.

4.22 In the Council's view, this figure for FOAN is supported by the latest and best evidence and is robust. However, it is not equivalent to the housing requirement figure for the Borough, since any such figure can only be adopted once it has been examined and the level of FOAN has been adjusted to take into account other planning considerations, including the environmental constraints of the Borough.

4.23 The Sedgefield method has been used to address the historic backlog when calculating the five year supply. This requires the making up of the backlog between the Core Strategy target and actual completions since the 2001 plan base date in the 5-year period. This backlog is 974 dwellings for the Core Strategy target of 660 dwellings p.a. It also requires the making up of backlog between the FOAN and the actual completions since the base date of the FOAN ONS figures used from 2012 measured against actual completions in the 5-year period. This backlog is 825 dwellings for the FOAN figure of 710 dwellings p.a.

4.24 The NPPF requires an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, the buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market.

4.25 In relation to whether a 5% or 20% buffer should be applied the table below illustrates the long term trend shown by the cumulative total has only shown a shortfall since 2012/13.

Year	Completions	CS Target	Deficit	Excess	Backlog or Excess (-)	Cumulative Completions	Cumulative Target	Cumulative Backlog or Excess (-)
01/02	532	660	-128		128	532	660	128
02/03	642	660	-18		18	1174	1320	146
03/04	815	660		155	-155	1989	1980	-9
04/05	820	660		160	-160	2809	2640	-169
05/06	683	660		23	-23	3492	3300	-192
06/07	637	660	-23		23	4129	3960	-169
07/08	1097	660		437	-437	5226	4620	-606
08/09	575	660	-85		85	5801	5280	-521
09/10	314	660	-346		346	6115	5940	-175
10/11	560	660	-100		100	6675	6600	-75
11/12	624	660	-36		36	7299	7260	-39
12/13	322	660	-338		338	7621	7920	299
13/14	472	660	-188		188	8093	8580	487
14/15	313	660	-347		347	8406	9240	834
15/16	520	660	-140		140	8926	9900	974
Total	8926	9900	-1749	775	974	8926	9900	974

4.26 Within the Trajectory, allowances are made for windfall from large (10+ dwellings) and small sites. This is based on evidence that such sites have consistently become available and will continue to provide a reliable source of supply. The allowances are realistic, taking account of historic windfall delivery rates and avoiding the inclusion of residential gardens. To avoid double-counting of windfalls the Council suggests that it would be reasonable for the windfall allowance only to be applied from year 4 onwards. This means that in the 5 year period, the windfall allowance is not considered within years 1, 2 or 3, but is for years 4 and 5.

4.27 Whilst within the trajectory there are no lapsed planning permissions in the 5 year supply, it may be reasonable to include a lapse rate for permissions. Looking at the Council's modelling work, based upon monitoring data since 2008; a lapse rate can be calculated, as shown in the table below. In the light of this local evidence a lapse rate of 6.74% could justifiably be applied to our supply figures.

	Permissions No.	Dwellings No.
Permissions granted that have not lapsed	1,396	6,452
Permissions granted that have lapsed (and to date have not come back)	128	435
Percentage		6.74 %

4.28 Below is a schedule of the housing supply sources taken from the 2015/16 trajectory, with this lapse rate factored in. Please note that a full housing trajectory schedule is available via the Borough Council website.

Housing Supply Source	
1998 Local Plan allocated sites, extant consents	316
1998 Local Plan extant consents on joint allocated/unallocated sites	92
Extant consents on unallocated sites (10+)	628
Extant unallocated sites (5-9) units	199
Extant consents for small sites (1-4 units)	642
2015 SADMP emerging allocations	3,427
Permissions granted subject to S106	627
Windfall - large sites 10+ (139 p.a. years 4 & 5 only)	278
Windfall - small sites (99 p.a. years 4 and 5 only)	198
Sub Total	6,407
6.74% Lapse Rate	
Total Identified Supply	5,975

4.29 Five year housing land supply calculations:

4.30 Core Strategy Annual Target of 660 dwellings per year and a 5% buffer:

CS AT x 5 (Years)	3300
CS AT x 5 (Years) + Backlog	4274

CS AT x 5 (Years) + Backlog + 5% (NPPF Buffer)	4488
Identified Supply / CS AT x 5 + Backlog + 5%	1.33
Above x 5 (Years)	6.66

4.31 Core Strategy (CS) Annual Target (AT) of 660 dwellings per year and a 20% buffer:

CS AT x 5 (Years)	3300
CS AT x 5 (Years) + Backlog	4274
CS AT x 5 (Years) + Backlog + 20% (NPPF Buffer)	5129
Identified Supply / CS AT x 5 + Backlog + 20%	1.17
Above x 5 (Years)	5.83

4.32 FOAN Annual Target of 710 dwellings per year and a 5% buffer:

FOAN x 5 (Years)	3550
FOAN x 5 (Years) + Backlog	4375
FOAN x 5 (Years) + Backlog + 5% (NPPF Buffer)	4594
Identified Supply / FOAN x 5 + Backlog + 5%	1.30
Above x 5 (Years)	6.50

4.33 FOAN Annual Target of 710 dwellings per year and a 20% buffer:

FOAN x 5 (Years)	3550
FOAN x 5 (Years) + Backlog	4375
FOAN x 5 (Years) + Backlog + 20% (NPPF Buffer)	5250
Identified Supply / FOAN x 5 + Backlog + 20%	1.14
Above x 5 (Years)	5.69

Taking Account of the Inspector's 'Heacham' Appeal Decision

4.34 There was a Public Inquiry relating to a site in Heacham, at which the Council's above view that it has a 5 year supply was thoroughly tested.

4.35 The Planning Inspector's Appeal Decision, 14 July 2016, dismissed the appeal. The decision states that the Borough Council can demonstrate a 5 year supply of deliverable housing land and that relevant policies for the supply of housing are considered up to date. In addition as the Borough Council's policy framework is securing a deliverable supply against a slightly higher full objectively assessed need, that policies are fully consistent with the NPPF's objectives to widen housing choice and boost supply significantly. Therefore full weight is attached to development plan policies.

4.36 The Planning Inspector's Appeal Decision can be viewed via a link on the following website: <http://www.west-norfolk.gov.uk/default.aspx?page=27889>

4.37 The Inspector reached the conclusion that the Borough Council is able to demonstrate a 5 year housing land supply of 5.81 years. This was calculated using the FOAN figure of 710 p.a., applying a buffer of 20% for persistent under delivery, and a lapse rate of 10% to identified housing supply sources, except for the '2015 SADMP emerging allocations' where no lapse rate was applied. Below is an appreciation of the Inspector's approach:

FOAN x 5 (Years)	3550
FOAN x 5 (Years) + Backlog	4375
FOAN x 5 (Years) + Backlog + 20% (NPPF Buffer)	5250
Identified Supply (6,109) / FOAN x 5 + Backlog + 20%	1.163
Above x 5 (Years)	5.81

Average House Prices

Year	2014 - 15	2015 -16
Average House Prices		
Mean house prices at the end of Q4	£169,926	£182,599

4.38 The average house price within the Borough has risen from by approximately £12,500 since the previous year, this represent approximately a 7.5% increase.

Conclusion

4.39 During the review period 833 new dwellings were completed in total, with 313 completions in 2014/15 and 520 completions in 2015/16.

4.40 Affordable housing continued to be delivered. There were 144 new affordable dwellings provided in the two monitoring years with 127 of these being new build.

4.41 The Borough Council is able to demonstrate a healthy five year housing land supply position. This was thoroughly tested at an Examination in Public. This resulted in 5.81 years' supply, using the Sedgefield method. This remains a positive situation.

4.42 Overall the Borough's housing trajectory suggests sufficient capacity including extant permissions, allocations, emerging allocations and a realistic allowance for windfall, to meet the Core Strategy requirement by 2025/26.

5 Environment

Core Strategy Objectives/SCS Outcomes

5.1 West Norfolk has undergone regeneration and growth that is well planned and complements its high **historical and natural inheritance**.

5.2 Communities benefit from **quality public spaces** and parks with access to the coast and countryside that make the area special.

5.3 West Norfolk is meeting the challenges of **climate change** and reducing mitigating carbon emissions.

5.4 **Public transport** has improved and people are less reliant on the motor car to access places and services.

5.5 West Norfolk is still considered to be somewhere unique retaining its own **local distinctiveness**.

Policies

5.6 Core Strategy Policies

- **Policy - CS02** Settlement Hierarchy
- **Policy - CS03** King's Lynn
- **Policy - CS04** Downham Market
- **Policy - CS05** Hunstanton
- **Policy - CS06** Rural Areas
- **Policy - CS07** Coastal Areas
- **Policy - CS08** Sustainable Development
- **Policy - CS09** Housing
- **Policy - CS11** Transportation
- **Policy - CS12** Environmental Assets
- **Policy - CS13** Community and Culture
- **Policy - CS14** Implementation

5.7 Saved Policies from the 1998 Local Plan

- **Policy - 4/6** Locally Important landscapes
- **Policy - 4/7** Landscape Features
- **Policy - 4/14** Development Adjoining Conservation Area
- **Policy - 8/13** North Coast Plan
- **Policy - 8/14** Development in the Coastal Zone

Air Quality

5.8 Air quality in West Norfolk has remained very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic. This has meant that the two Air Quality Management Areas remain in place: one in central King's Lynn and one in Gaywood.

5.9 The Environment Act 1995 introduced the Local Air Quality Management System. This requires Local Authorities to undertake regular review and assessment of air quality, with respect to the standards and objectives set in the Air Quality Strategy, and enacted through the Air Quality Regulations in 1997, 2000, 2002 and 2007. In areas where an Air Quality Objective is predicted not to be met by the required date, local authorities are required to establish Air Quality Management Areas and devise and implement Action Plans to improve air quality.

5.10 In recent years, the Borough Council has been required to declare Air Quality Management Areas (AQMA's). The extent of both AQMA's is considered to remain appropriate and the boundaries do not require amendment at present.

5.11 The King's Lynn Town Centre AQMA, where there are levels of nitrogen dioxide above the air quality objective, includes all of Railway Road, London Road, Blackfriars Road, St James Road and part of Austin Street. The Borough's second AQMA, also in respect of nitrogen dioxide levels, is the Gaywood Clock area. The Council is required to prepare and implement an Air Quality Action Plan where the Government's Air Quality Objectives are not achieved. Measures to improve air quality within both the AQMA's have been identified and these have been incorporated into an Air Quality Action Plan (AQAP) that was adopted by the Borough Council in March 2015.

5.12 Monitoring in 2015 showed that same as in 2014, that there was only one exceedance of the NO₂ annual mean objective outside of the existing AQMA's, this site was at the bus station. This site was positioned to give an indication as to whether the hourly objective is likely to be met at this location, as there is relevant exposure with regards to this objective as people may spend up to an hour at the bus station. However, as the concentration measured in 2015 was considerably below 60ug/m³ it is unlikely that the hourly mean objective will be exceeded at this site.

5.13 At Southgates Park, the concentrations measure in 2015 were the same as 2014. The 2015 results from Gaywood also showed an increase from 2014 and the annual mean objective was exceeded. In 2015 there was generally a decrease in measured levels at diffusion tubes sites, compared to 2014.

5.14 The Council undertook monitoring of PM₁₀ using a TEOM analyser at one location in 2014 & 2015, Edward Benefar Way, North Lynn. Additionally, dust and particulates were monitored at four locations in 2014 using Osiris analysers. Continuous monitoring for Particulate Matter less than 10µg in aerodynamic diameter (PM₁₀) has shown that the objectives continued to be met at the TEOM monitoring station and locations where the Osiris analysers were located.

5.15 The Council has identified three new biomass facilities that were commissioned in 2014 but following assessments of each it was concluded there would not any further assessment.

5.16 During 2015 a Detailed Assessment of the PM₁₀ in the King's Lynn docks area was carried out by Bureau Veritas on behalf of the Council. It was concluded that it is not necessary to declare an AQMA relating to emissions of PM₁₀ from the docks area. However, it is likely that in some areas of the docks exceedances of the PM₁₀ air quality objective will occur and if relevant exposure were to be introduced (e.g. a new residential development), this may necessitate the declaration of an AQMA in future.

5.17 The Borough Council will be working with Norfolk County Council to examine ways to improve air quality within both AQMA's. The Borough Council will also continue to assess planning applications in or adjacent to the existing AQMA's which may have a negative impact on the air quality and either attach conditions to planning consents or require mitigation measures from developers as part of the development process.

5.18 West Norfolk accounts for 23% of the total CO₂ emissions of Norfolk County. (For comparison, West Norfolk has only 17% of the population of Norfolk, but 26.5% of the land area.). The presence and amount of peat contributes to the proportion of CO₂ emissions, and would account for such a high figure.

5.19 Industrial and commercial emissions in West Norfolk represent 18% of Norfolk CO₂ emissions from that sector, and the proportions for domestic emissions are likewise. However, King's Lynn and West Norfolk Borough accounts for 22% of the road transport emissions in the County.

5.20 The Local Transport Plan, an Air Quality Action Plan and the Borough Council's Environmental Statement will be the mechanisms for improving air quality where transport has been identified as the main cause of the problem. The strategic planning of development in the Local Plan (residential, employment, retail, etc) and the development control process will also have an important role in limiting carbon dioxide emissions in the Borough.

Conclusion

5.21 Air quality in West Norfolk has remained generally very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic.

Flooding and Water Quality

Core Output Indicator	14/15 Result	15/16 Result	Total 14/16
E1 - To show numbers of developments granted permission contrary to the advice of the Environment Agency (i.e. which are located where (i) they would be at risk of flooding or increase the risk of flooding elsewhere, or (ii) adversely affect water quality)	0	2	2
Applications initially attracting an objection from the Environment Agency, subsequently granted planning permission	3	7	10

During the monitoring years of 1 April 2014 to 31 March 2016:

5.22 The Environment Agency (EA) initially objected to 2 planning applications that were subsequently granted planning permission. Of the 8 permissions granted overcame initial EA objection by the submission of a satisfactory site flood risk assessment or changes to the proposed development.

5.23 Of the 2 applications granted consent contrary to EA advice, one was the replacement of a dilapidated bungalow within the coastal flood hazard zone with a house with no habitable accommodation on the ground floor. It was judged on balance to be an improvement on the previous situation, as it would reduce the risk of flooding to people and the structure. The other was also a replacement dwelling in the coastal flood hazard zone, in this instance the agent reduced the number of bedrooms in line with the dwelling to be replaced, and all the habitable accommodation was proposed to be on the first floor as opposed to the original layout with some on the ground floor. It was judged that on balance to be an improvement on the previous situation. It was also taken into consideration that both replacement dwellings would incorporate flood resilient construction techniques; be built to withstand hydrostatic pressures and conditioned that the occupants would have a flood warning and evacuation plan.

Flood Risk

5.24 Large parts of the Borough are at serious risk of flooding from fluvial and marine sources. Policy guidance regarding flooding is now contained within the National Planning Policy Framework and the associated National Planning Policy Guidance. The aim is to reduce the human and economic risks of flooding and the public costs of building and maintaining flood defences.

5.25 In determining planning applications which have a flood risk issue, the Borough Council has to assess the level and types 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.

5.26 The Council's Strategic Flood Risk Assessment, together with the Environment Agency's tidal river hazard mapping and other data, broadly indicates the areas at risk of both fluvial and tidal flooding, and the level of that risk. This information will inform the approach to flooding issues in the Local Plan.

5.27 The King's Lynn and West Norfolk Surface Water Management Plan was completed in 2012 and it concentrated on the surface run off in urban areas. The Plan highlighted further areas of study into the combined flood risk of surface run off and small rivers that are required before it can be published. These further studies were completed and the plan was published in 2014.

5.28 The Environment Agency is a statutory consultee on planning applications involving flood risk. The Agency provides expert advice to the Council on flood risk issues, but it is up to the Council to weigh this advice against wider considerations and national policy in making decisions on planning applications and the Local Plan.

5.29 From April 2015 Norfolk County Council is the Lead Local Flood Authority (LLFA) and are a statutory consultee on major planning applications with regard to surface water drainage, this includes the usage of sustainable drainage systems (SuDs) for the management of surface water.

Water Resources and quality

5.30 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, with the ability to reach far inland using linked waterway systems.

5.31 Threats to underground water reserves are 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.

5.32 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.

5.33 A consequence of the nature of our rivers is that background water quality appears worse than in fast-flowing streams. The local plan process will need to address issues of potential water shortages in the future and maintaining adequate water supply and quality. The Borough Council commissioned a Water Cycle Study to support both this processes. Stage 1 commenced in November 2008 and was completed in June 2009; Stage 2 was completed in October 2011.

5.34 The Water Cycle Study:

- Provides the evidence base to support the development of the Local Plan
- Determines the fundamental environmental constraints to development in the Borough

- Determines the capacity of existing water infrastructure and what needs to be built or provided to facilitate development (potential timing, cost and sustainability constraints)
- Identifies if/where there is capacity for new development (the best place to build in terms of the water cycle)

5.35 The Water Cycle Study examined these key issues:

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

Historic Environment

Conservation of the Built Environment

5.36 The importance of the built heritage of West Norfolk can be measured by the number of conservation areas and heritage assets such as listed buildings and scheduled ancient monuments.

Historic Environment of West Norfolk			
	1998 Situation	2014 Situation	2016 Situation
Conservation Areas	42	44	44
Listed Buildings	1800	1927 (approximately)	1927 (approximately)
Ancient Monuments	88	129	129
Historic Parks and Gardens	5	6	6
Ancient Woodlands	23	23	23

5.37 A survey of conservation areas has been conducted through the production of Conservation Area Character Statements for the Borough, which identifies the priorities for enhancement schemes and improvements to conservation areas.

Buildings at Risk

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

5.39 Norfolk County Council no longer produce a countywide list of 'Buildings At Risk'. However, the Borough Council's Derelict Land and Buildings Group meets on a regular basis to review and monitor the condition of the land and buildings within the borough which are identified as being at risk. The group comprises of officers from different departments and professions including Conservation, Property Services, Planning Enforcement, Environmental Health and Housing, Council Tax and Regeneration. On the list, there are currently no Grade I or II* buildings but there are 7 Grade II buildings identified as at risk, 2 of which are in conservation areas. There are 9 other buildings within conservation areas, 4 of which are identified as important unlisted buildings. This is a decrease of 2 since 2014.

5.40 English Heritage produce a list called the 'Heritage at Risk Register'. This Register includes Grade I and II* listed buildings including all listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites. It does not cover Grade II heritage assets at present. There are currently 20 sites identified within this borough comprising 11 scheduled ancient monuments, 5 ecclesiastical buildings and 4 listed buildings, which is a decrease of 2 since 2014.

5.41 There are also 7 other Grade II listed structures which are at risk but they are not considered to serve a purpose and therefore do not appear on the derelict land and building list or on the English Heritage List because they are listed as Grade II. Such structures include Wayside Crosses and dovecotes etc.

5.42 The Conservation Section offers advice to owners on the work needed to secure the restoration of these buildings and helps to find alternative uses and, as a last resort, takes appropriate legal action to secure proper repair.

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

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

Conservation Areas Character Appraisals

5.45 There are 44 designated Conservation Areas in the Borough with King's Lynn being broken down into 5 distinctly different character areas. In accordance with National guidance and best practice, the Borough Council has produced character statements for 42 of the 44 Conservation Areas. Two remain outstanding, but one of them lies mostly within Breckland District.

Monitoring/Action

5.46 Continue to monitor all 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.

5.47 Overall there is significant pressure on the Borough Council to safeguard the historic environment but buildings at risk still represent a small proportion of the overall stock of listed buildings. A significant number of Conservation Area Character Appraisals have been completed,

5.48 Part of the St Margarets Conservation Area within King's Lynn currently benefits from a THI Scheme designed to promote regeneration through repair and restoration of its listed buildings. The scheme also includes an element of public realm funding and promotes 'hands on' training and local awareness. Grants have already been offered to 8 buildings with works totalling approximately £2,000,000. The scheme has 3 more years to run.

Biodiversity

The Borough Council's Key Role in Protecting Biodiversity

5.49 The Borough Council, like all public authorities, has a statutory duty to consider how to protect biodiversity.

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

5.51 The Borough Council is represented on the Norfolk Coast Partnership, the Norfolk Biodiversity Partnership, The Brecks Partnership, The Wash Estuary Group and The Wash Special Area of Conservation Group. The Norfolk Wildlife Trust receives an annual grant from the Council to manage and enhance Roydon Common, an international site of importance for its nature conservation value.

5.52 The Core Strategy adopted July 2011 contains policies (CS12) relating to biodiversity and geodiversity. The Council's Green Infrastructure (GI) Strategy, which highlights areas in the Borough which will benefit from habitat enhancement and creation, contains recommendations which will be implemented in line with the Core Strategy.

5.53 Under Article 6(3) of the Habitats Directive, local authorities have a duty to ensure that Local Plans have no adverse effect on European nature conservation sites (these include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) along with Ramsars and are collectively known as Natura 2000 sites). The Habitats Regulation Assessment (HRA) for the Site Allocations and Development Management Policies Plan (SADMP) concluded that the policies relating to the scale and location of growth had the potential to have a likely significant effect on European sites. Without avoidance and mitigation measures being put in place, there was a potential for there to be adverse effects on the integrity of SACs and SPAs/Ramsar sites. This would be as a result of increased recreational pressures and to a lesser extent, urban development effects (such as vandalism).

5.54 Therefore a monitoring and mitigation strategy was prepared as the potential for adverse impacts on SACs and SPAs/Ramsar sites could not be ruled out.

5.55 The Natura 2000 Sites Monitoring and Mitigation Strategy was adopted in September 2015 setting out how the Council will address these issues.

5.56 A HRA Monitoring and Mitigation and GI Coordination Panel was also established in September 2015 bringing together key stakeholders to assist the Council in monitoring and mitigation on the European sites and also planning wider GI projects. The Panel meets quarterly.

5.57 A Habitat Monitoring and Mitigation Payment (HMPP) from all residential developments was introduced from 1 April 2016 at a rate of £50 per house.

Changes in priority habitats and species (by type)

5.58 Priority habitats and species which are deemed to be of high importance are incorporated into Habitat and Species Action Plans for Norfolk. Each species and habitat has 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. These plans can be viewed on the Norfolk Biodiversity Partnership website: www.norfolkbiodiversity.org

Regional/sub-regional

5.59 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 that specify what needs to be done, by whom, and when, to conserve Norfolk's most rare and endangered animals, plants and habitats. The Biodiversity Partnership works together to ensure that these targets are being met. The BAPs, are overseen by the Biodiversity Coordinator for Norfolk and are divided into two groups, Habitat Action Plans (HAPs) and Species Action Plans (SAPs). In Norfolk there are 22 HAPs and 56 SAPs which focus on identified habitats and species most at risk. The Norfolk Biodiversity Partnership has prepared Biodiversity Supplementary Planning Guidance, which the Council takes into account in considering planning applications.

Renewable Energy

5.60 Renewable energy is energy obtained from sources that are, in principle, inexhaustible. This is contrast to fossil fuels, for example, of which there is a finite supply. Renewable sources of energy may include wood, water, bio-fuels, waste, geothermal, wind, photovoltaic, and solar thermal energy.

5.61 The 2013/14 AMR reported an incorrect figure for that year's version of the table, the solar panel contribution was actually 60.6 MW, which equated to 75% of the relative contribution.

Renewable Energy - New Capacity permitted during 2014/16		
Type	Capacity MW	Relative Contribution
Wind Turbines	1.4	1%
Solar panels	180.4	99%
TOTAL	181.8	100%

5.62 An additional 1.4 MW wind generating capacity was permitted in 2014/16.

5.63 An additional 180.4 MW solar panel capacity was permitted in 2014/16.

Renewable Energy Summary

5.64 181.8 MW of additional renewable generating capacity was permitted during the review period, of which 99% was solar and 1% wind powered.

Conclusion

5.65 Air quality in West Norfolk has remained very good with the exception of the two urban areas where, in common with many areas within the UK, the monitoring has continued to identify high levels of nitrogen dioxide (NO₂) due to road traffic.

5.66 There is significant flood risk across extensive parts of the Borough. The Strategic Flood Risk Assessment is critical to development management decision making and Local Plan policy formulation. No planning permissions were granted by the Borough Council against the advice of the Environment Agency during the year.

5.67 The King's Lynn and West Norfolk Settlements Surface Water Management Plan was completed in Spring 2012 and concentrated on surface run off in urban areas.

5.68 There continue to be a number of designated heritage asset at risk, but these represent a small proportion of the overall stock of listed buildings. Conservation Area Character Appraisals have been completed for most of the existing designated areas, and further new Conservation Area remains under consideration.

5.69 New data on biodiversity monitoring measures is currently unavailable and no conclusions can be drawn on recent progress on this topic. The potential for alternative sources or data will need to be reviewed for future monitoring reports.

5.70 181.4 MW of additional renewable generating capacity was permitted during the review period.

6 Local Plan Progress

Monitoring the Local Development Scheme

6.1 Local planning authorities are required to report on progress against their Local Development Scheme (LDS) in their monitoring reports.

6.2 The Borough's latest published LDS covers the period from the start of November 2014 to the end of December 2016.

6.3 The LDS details the pre-submission consultation and submission of the Site Allocations and Development Management Policies plan (SADMP). These two events took place as scheduled. From there on in the schedule has slipped significantly. This was because the SADMP examination hearing sessions were suspending, pending further information being supplied by the Borough Council in relation to a fall back position / flexibility within the proposed plan and the need for appropriate monitoring and mitigation to be in place with regard to impact of the growth upon those sites with a European designation.

6.4 The relevant information was provided to the SADMP Inspector, following a lengthy suspension. Upon receipt the Inspector was satisfied and able to resume the hearing sessions. This resulted in the hearing sessions concluding in early 2016. Following the hearing sessions, consultation in relation to the follow up work requested by the Inspector arising from all the hearing sessions and proposed Main Modifications took place. The Inspector's final report is anticipated to be published during September 2016, with adoption following shortly after.

6.5 As part of the SADMP examination process the Borough Council committed to an early review of the Local Plan (Core Strategy and SADMP). This process is anticipated to commence during the summer of 2016. This was scheduled to commence at the beginning of 2016 but due to the delay in the hearing sessions and therefore overall adoption this has not been possible. The delay has also led to slippage in the preparation of the proposed Supplementary Planning Document; however this may be able to be incorporated within the Local Plan Review.

6.6 Once the SADMP has been formally adopted by the Borough Council will be in a position to ready an updated LDS.

7 Duty to Co-operate

Introduction

7.1 The Localism Act 2011 imposed upon local planning authorities and others a 'duty to cooperate' on strategic planning matters (i.e. those that affect more than one planning authority area). This section outlines how the Borough Council has addressed that cooperation during the year in which it was introduced.

Neighbouring Planning Authorities

7.2 The Council cooperates with its neighbouring local planning authorities in a range of planning matters of mutual interest. Particular focuses during the year under review were:

- Developing cooperation arrangements with Norfolk County, Districts and the Broads Authority, including the ongoing work involved with the Member Forum, with representation of each authority by a senior member, and the inception of the Norfolk Strategic Framework (NSF). The NSF comprises a number of working groups which cover the following topics: Housing, Economy, Infrastructure, and Delivery. The NSF reports to the Member Forum, it is anticipated that the Framework will be published in 2017.
- Liaison with Fenland District Council and Cambridgeshire County Council to coordinate potential allocations of sites in the Wisbech environs. (The main part of Wisbech being in Fenland, but the eastern fringes of the town are in the Borough of King's Lynn and West Norfolk.)
- Coastal management issues with adjacent coastal authorities (North Norfolk District Council and South Holland District Council). The Borough Council is involved in two shoreline management plans. The North Norfolk Coast Shoreline Management Plan 5: Old Hunstanton to Kelling Hard, was adopted in August 2011. The Wash Shoreline Management Plan (4): Gibraltar Point to Old Hunstanton has been adopted in April 2010, and is being implemented through the Wash East Coast Management Strategy.

7.3 Cooperation mechanisms

- Ongoing engagement through the Norfolk Strategic Planning Group.
- Ongoing engagement level through the Norfolk Strategic Framework.
- Engagement with the A47 Alliance.
- Engagement with the Ely North Junction task Force.
- Ongoing engagement through Norfolk Planning Officers Group.
- Ongoing engagement with the Cambridgeshire Planning Officers Group.
- Joint work with Cambridgeshire planning authorities on gypsy and traveller accommodation needs assessment.
- Informal discussions between planning policy officers on sites, development proposals and emerging issues with cross-boundary implications issues by telephone, email and meetings.
- Continuing engagement on plan monitoring through Norfolk Plan Monitoring (CDP Smart) Group.
- Other ongoing engagement at officer level including
 - Norfolk Authorities Chief Executives
 - Norfolk Strategic Services Group
 - Norfolk Planning and Biodiversity Topic Group
 - Norfolk Conservation Officers Group

- Greater Anglia LEP via Norfolk Growth Group
- Greater Cambridgeshire Greater Peterborough LEP via Strategic Economic Planning Group
- Formal consultations on development plan documents, supplementary planning documents, and planning applications with potential cross-boundary implications.
- BCKLWN is a member, and sits on the management group, of the Norfolk Coast (Area of Outstanding Natural Beauty) Partnership.

7.4 BCKLWN is a member of the Norfolk Biodiversity Partnership along with the relevant local authorities (Breckland, Broadland, Great Yarmouth, North Norfolk, Norwich, South Norfolk Councils and the Broads Authority), Natural England and the Environment Agencies, together with bodies not subject to the 'duty to cooperate', Anglian Water, British Trust for Ornithology, Royal Society for the Protection of Birds, Farming and Wildlife Advisory Group, Forestry Commission, Norfolk and Norwich Naturalists' Society, Norfolk Biodiversity Information Service, Norfolk Geodiversity Partnership, and Norfolk Wildlife Trust, University of East Anglia and Water Management Alliance.

Other 'Duty' Bodies

7.5 Environment Agency: Long standing working arrangements (including joint projects) between the two organisations on a range of issues, especially on planning policies for flood risk zones (a major issue in parts of the Borough), flood defences, and Shoreline Management Plans, water quality, recreation, etc. Statutory and informal consultations, including representations on the Site Allocations and Development Management Policies plan process.

7.6 Natural England: Representations and advice on the 'Preferred Options' for the Detailed Policies and Sites Plan., particularly in relation to designated nature conservation sites and issues (e.g. stone curlews), and Habitats Regulations Assessments.

7.7 Mayor of London: Not relevant to the Borough.

7.8 Civil Aviation Authority: No relevant strategic issues have arisen during the review period.

7.9 Office of Rail and Road Regulation: No relevant strategic issues have arisen during the period.

7.10 Homes and Communities Agency: No relevant strategic issues have arisen during the review period

7.11 Clinical Commissioning Group: Consultation and liaison.

7.12 Transport for London: Not relevant to the Borough.

7.13 Integrated Transport Authorities: None relevant to the Borough.

7.14 Marine Management Organisation: Engagement between the Borough Council and the Marine Management Organisation on the marine Plans, East Offshore and East Inshore, including relationship to the Site Allocations and Development Management Policies plan.

8 Neighbourhood Planning

Background

8.1 The 2011 Localism Act introduced a new layer of plans which enable communities to shape development taking place in their local area. Neighbourhood plans are prepared, in parished areas (most of the Borough) by the relevant parish or town council. The un-parished exception, in West Norfolk, is the central parts of King's Lynn, where a neighbourhood forum would have to be formed and approved to prepare any neighbourhood plans.

Progress on Neighbourhood Plans

8.2 The Borough's planning policy team provides advice and assistance to the parish councils preparing neighbourhood plans.

8.3 During the review period two neighbourhood plans have been made. South Wootton Neighbourhood Plan came into force from the 23rd of November 2015, and Brancaster Neighbourhood Plan came into force on the 30th of November 2015.

8.4 Two further neighbourhood areas were designated by the Borough Council, these were Downham Market and Upwell. Designation of a neighbourhood area is the first formal stage in preparation of a neighbourhood plan. The parishes involved may now proceed to prepare a neighbourhood plan for their respective areas. This means that there are currently 6 neighbourhood Plans currently being prepared. (Bircham, Downham Market, Hunstanton, Upwell, Walpole Cross Keys, and West Winch & North Runcton (Joint)).

8.5 The Borough Council has also given introductory talks about neighbourhood planning to a number of other parish councils who have expressed an interest.

9 AMR Limitations and Future Improvements

9.1 Preparation of this year's Monitoring Report has been particularly challenging in terms of data assembly for some topics. In some cases this is because the data is no longer published, or published in the same way by external bodies, in other cases this is because data is no longer collected or processed by other sections of the Council due to staffing reductions and reorganisation.

9.2 While key data on topics required by regulation and directly impacted by policy implementation (e.g. housing, economic development, LDS progress) has been reported, some sections of the report dealing with more indirectly affected and background measures cannot be fully reported at this time. It is hoped that some of these can be reported more fully in next Monitoring Report. However, in the longer term it may be necessary to review the content and coverage of the monitoring reports in the light of the reduced regulatory requirements and resources available. It may perhaps be appropriate to do this once the Sites Allocations and Development Policies Plan has been adopted, and incorporate the monitoring requirements for that Plan.