

# Annual Monitoring Report

Local Development Framework

King's Lynn & West Norfolk



December 2010

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## 1 Executive Summary

**1.1** This document is the Annual Monitoring Report, which local authorities are required to prepare under Section 35 of the Planning and Compulsory Purchase Act 2004. The purpose of AMRs and the content of this AMR are explained in the next section. This is the sixth Annual Monitoring Report, monitoring the period 1 April 2009 to 31 March 2010.

**1.2** The Core Strategy was submitted to the Secretary of State for public examination in November 2010 and progress on the Site Allocations DPD is at an early stage. In order to enable a smooth transition to reporting on LDFs, this AMR is structured to reflect the submitted Core Strategy objectives and monitoring framework. This will allow the Council to start measuring progress against the Core Strategy's objectives and policies.

**1.3** This report is structured to align with the Core Strategy Submission document objectives and Monitoring Framework. 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 more detailed topics and a discussion on each. Relevant Core Indicators are also included and discussed in each section. The final sections of the report consist of a discussion on progress on preparing the LDF and a section on future improvements to the AMR.

### Economy

**1.4** The Borough has seen some significant growth in additional employment floorspace (B2 and B8) due to two large planning applications, aside from these the results are largely similar to the previous year (08/09). Similarly there has been little take up of allocated employment land and these allocations will require further consideration as part of the Site Specific Allocations and Policies DPD to understand why these sites have not been developed. The monitoring information reflects the ongoing period of recession, and should be reviewed again over the next 12 months to assess the Borough's progress.

### Society

**1.5** House completions have fallen below the average in the last year, but are still on target overall for the Regional Spatial Strategy target of 630 per annum. A 5 year land supply is maintained at 129% of our target (equivalent to a 6 <sup>1</sup>/<sub>2</sub> year supply). This is clearly a positive situation.

**1.6** Nevertheless development rates have been affected by the recession. Sites have been re-appraised this year and some target sites are not anticipated to come forward or will, albeit at slower rates.

**1.7** The majority of indicators relating to community wellbeing have shown improvement (18/24). Of the 6 indicators which have worsened, continual monitoring of these indicators enables a greater understanding of the issues that need to be addressed to improve community well-being, and can help policy makers and practitioners become more aware of key areas of focus in their respective professions.

## **Environment**

**1.8** Air quality is a serious issue in King's Lynn at London Road and Gaywood Clock, and the air Quality Management Areas remain valid. CO<sub>2</sub> emissions in the Borough are proportionally higher than other parts of the County. The King's Lynn Area Transport Strategy seeks to address in part the issue of air quality.

**1.9** Significant flood risk occurs in parts of the Borough, it is treated very seriously and the Strategic Flood Risk Assessment work is central to development decision making and policy formation through the LDF.

**1.10** A Water Cycle Study is nearing completion (of the detail phase) and will form a valuable input to choice of sites for new development, and influence future infrastructure investment.

**1.11** A Blue Flag award was made for Hunstanton in 2010.

**1.12** In historic environment terms the quality of the area continues to be protected, with additional published advice through a significant number of Conservation Area Character Statements. The number of buildings at risk do show an upward trend which is of concern.

**1.13** Although mostly beyond the Borough Councils direct influence the condition of the area's RAMSAR/Special Area of Conservation and Site of Special Scientific Interest's are equally in a favourable condition. Better use could be made of the Biodiversity Supplementary Planning Guidance for areas/species outside the above categories.

**1.14** There have not been significant gains in the amount of energy being generated from renewable sources in the Borough.

## **LDF Progress**

**1.15** The Core Strategy DPD has made good progress however there have been some delays in achieving the milestones outlined in the LDS. There was an initial delay in publishing the Proposed Submission Document, and the decision was taken

to hold the consultation until January/February to ensure everyone had ample opportunity to comment on the document. Following analysis of the comments received on the Proposed Submission Document the Council felt it was important to try and resolve some of the concerns raised. The Council went on to produce a Focused Changes Paper and consulted on this prior to formal submission. This has resulted in a more substantial delay to the 'Submission to Secretary of State' milestone.

**1.16** The Site Specific Allocations and Policies DPD has seen a considerable delay in progress of the document. In response to the Site Allocations and Policies DPD (May 2009) the Council received over 1000 sites for consideration. The Council is also working on an extensive review of the Strategic Housing Land Availability Assessment (SHLAA). Furthermore the additional work on the Core Strategy and delays to this have also impacted on this document. The volume of work and limited resources have resulted in a delay to the documents milestones.

## **Future improvements to the AMR**

**1.17** Further refinement to link the policies of the development plan to measurement of outcomes is needed.

**1.18** Close relationships will be established with the outcomes measured by the monitoring of the Sustainable Community Strategy with which the Core Strategy shares its vision and objectives.

**1.19** Anticipating that the Core Strategy will become an adopted document there will be more detail included on how measures for monitoring to show progress or otherwise of the Core Strategy policies will be carried out.

## 2 Introduction

### Background

**2.1** The Planning and Compulsory Purchase Act 2004 requires all local authorities to produce a Local Development Framework (LDF) for shaping and guiding development, and sets out procedures for preparing them. The LDF will eventually replace the existing King's Lynn and West Norfolk Local Plan 1998 in setting out the future planning policies for the area. The LDF will comprise a number of documents to be produced over a period of time, including Development Plan Documents which will form the statutory development plan. Other documents, including the Local Development Scheme (LDS) and this Annual Monitoring Report (AMR), assist in helping the process.

**2.2** The Local Development Scheme sets out which documents are to be prepared under the LDF and a timetable for their production, including key dates in their preparation. The LDS is available on the Council's website - [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk).

**2.3** This document is the Annual Monitoring Report, which local authorities are required to prepare under Section 35 of the Planning and Compulsory Purchase Act 2004. The purpose of AMRs and the content of this AMR are explained in the next section. This is the sixth Annual Monitoring Report, monitoring the period 1 April 2009 to 31 March 2010.

### Purpose of the AMR

**2.4** Monitoring is essential to establish what is happening now, what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. Monitoring helps to address questions like:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

**2.5** Monitoring production of policy documents and the performance of policies is critical to the cyclical process of 'plan, monitor, review' which underpins the preparation of the Local Development Framework. This ensures the early identification of issues, establishing a clear vision and objectives and provides a clear mechanism for checking that targets have been met.

## Content of the AMR

**2.6** This Annual Monitoring Report (AMR) covers the period 1 April 2009 to 31 March 2010 (although in some cases more recent information will be present to give a more accurate picture). The Report is being prepared at an early stage in the production of the Council's Local Development Framework. The Core Strategy was submitted to the Secretary of State for public examination in November 2010 and progress on the Site Allocations DPD is at an early stage. In order to enable a smooth transition to reporting on LDFs, this AMR is structured to reflect the submitted Core Strategy objectives and monitoring framework. This will allow the Council to start measuring progress against the Core Strategy's objectives and policies.

**2.7** The Report also presents data for a number of core indicators covering the monitoring period from 1<sup>st</sup> April 2009 to 31 March 2010 in accordance with the government publication 'Local Development Frameworks: A Good Practice Guide (ODPM, 2005) and 'Core Output Indicators - Update 2/2008' (CLG, 2008) and identifies progress against saved policies from the Local Plan 1998. This helps to provide a baseline for future monitoring and allows the performance of existing local policies to be assessed. This report also assesses progress on the implementation of the LDS against published timetables and milestones, and sets out any required changes to the Scheme.

**2.8** Once the Core Strategy is adopted, the AMR will be able to measure the performance of adopted policies and report on their implementation. Future AMRs will also report on indicators designed to measure significant sustainability effects of adopted DPDs.

**2.9** This report is structured to align with the Core Strategy Submission document objectives and Monitoring Framework. 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 more detailed topics and a discussion on each. Relevant Core Indicators are also included and discussed in each section. The final sections of the report consist of a discussion on progress on preparing the LDF and a section on future improvements to the AMR.



## 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

- **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	06/07 Result	07/08 Result	08/09 Result	09/10 Result
BD1 - Total amount of additional employment floorspace	B2 = 3,200 sq.m Total = 3,200 sq.m	B1, B2, B3 = 12,204 sq.m  SUI = 432 sq.m  Use Unknown = 1,200 sq.m  Total = 13,836 sq.m.	B1 = 2,681.6 sq.m  B2 = 20,043 sq.m  B8 = 1,316 sq.m  Total = 24,041 sq.m	B1 = -2,635 sq.m  B2 = 118,633 sq.m  B8 = 42,853 sq.m  Total = 158,260 sq.m
BD2 - To show the amount & type of completed employment floorspace (gross) coming forward on previously developed land (PDL)	B2 = 3,200 sq.m Total = 3,200 sq.m	B1, B2, B8 = 11,600 sq.m  Use unknown = 1,200 sq.m  Total = 12,800 sq.m	B1, B2, B8 = 20,157 sq.m	B1, B2, B8 = 103,281 sq.m
BD3 - To show the amount & type of employment land available (Remaining Allocated Land)	Total = 191,561sq.m	B1=520 sq.m  B8=740 sq.m  Use Unknown = 365,584 sq.m	Total 1,069,400 sq.m	Total 1,054,800 sq.m
BD4 - To show the amount of completed floorspace (gross & net) for town centre uses within (i) town centre areas and (ii)	Not Available	Not Available	Not Available	Not Available

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
the local authority area				

**3.8** Supply of land and buildings, planning applications (detailed parish breakdown in appendix).

Land with Full Planning permission	Land with outline planning permission	Remaining Allocated Employment land		Completed in 09/10	Remaining Committed Land
		Ha	M2		
185,392 sq.m	-2,635 sq.m	105.48	1,054,800 sq.m	158,260 sq.m	22,188 sq.m

Indicator	Description	Previous Result	Current Result
New Business Registrations	Measured as a rate per 10,000 16+ population	49 (2007)	37.7 (2008)
Employment Rate	Rate of 16-64 population (previously working age)	73.90% (08-09)	69.90% (09-10)
Employment in SOC major group 1-3	% of 16+ population employed as managers and senior officials; professionals; associate professional & technical employment	35.90% (08-09)	40.80% (09-10)
Employment in SOC major group 4-5	% of 16+ population employed as administrative and secretarial; skilled trades occupations	23.60% (08-09)	14.60% (09-10)
Employment in SOC major group 6-7	% of 16+ population employed as personal service occupations; sales and customer service	11.40% (08-09)	13.40% (09-10)
Employment in SOC major group 8-9	% of 16+ population employed as process and plant machine	29.10% (08-09)	23.60% (09-10)

Indicator	Description	Previous Result	Current Result
	operatives; elementary occupations		
Unfilled jobcentre vacancies	12 month average	509 (08-09)	492 (09-10)
Benefit Claimant Rates	12 month average - 16-64 population claiming key out of work benefits	11.30% (08-09)	12.25% (09-10)
Average Weekly Earnings (workplace)	Median weekly earnings by workplace of full-time workers	£433.30 (2008)	£428.80 (2009)
Average Weekly Earnings (residence)	Median weekly earnings by residence of full-time workers	£422.20 (2008)	£461.10 (2009)

**3.9** The significant jump in the total amount of additional floorspace for 09/10 is a result of two significant applications in the Borough; Palm Paper mill (approx. 87,000 sq m) and British Sugar horticultural glasshouses (52,000 sq m). Aside from these applications the B2 and B8 uses have seen little change between 08/09 and 09/10. The loss of B1 is a result of an outline application for the demolition of an industrial building to be replaced by a housing development. The increase in the BD2 indicator (the use of previously developed land) is also a result of the Palm Paper application.

**3.10** The monitoring results above for the remaining allocated employment land shows little change from the 08/09 figure of 106.94 ha. This large amount of allocated but undeveloped land will need careful consideration as part of the Site Specific Allocations and Policies DPD process. It suggests the Local Plan over-allocated employment land but that also this land may not be appropriate or readily available for development. There is also in addition employment land which has planning permission but is not yet developed.

**3.11** The indicators for New Business Registrations and the Employment Rate have both seen a fall while there is an increase in Benefit Claimant Rates in the Borough, all of which are likely to be a result of the ongoing period of recession. The Employment in SOC groups have seen decreases in groups 4-5 and 8-9 again likely to a result of the recession affecting local businesses. The increases in groups 1-3 and 6-7 are more difficult to explain and should be re-visited next year.

**3.12** Finally the Average Weekly Earnings (workplace) and (residence) differ. The workplace figure can be explained as an affect of the recession on businesses within the Borough. The increase recorded in the residence figures could be a result of the fact that increasingly people are living in the Borough and commuting out to Cambridge, London, etc where wages are likely to be higher.

## **Conclusion**

**3.13** The Borough has seen some significant growth in additional employment floorspace (B2 and B8) due to two large planning applications, aside from these the results are largely similar to the previous year (08/09). Similarly there has been little take up of allocated employment land and these allocations will require further consideration as part of the Site Specific Allocations and Policies DPD to understand why these sites have not been developed. The additional monitoring information displayed above reflects the ongoing period of recession, and should be reviewed again over the next 12 months to assess the Borough's progress.

## 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

- **Policy - 5/4** Leisure and Public Facilities
- **Policy - 5/14** Urban Renewal Areas
- **Policy - 5/15** Housing
- **Policy - 5/26** Housing (Lynn south expansion area)
- **Policy - 5/30** Leisure and Public Facilities (Lynn south expansion area)
- **Policy - 5/33** Housing Policy
- **Policy - 5/38** Housing (Lynn north)
- **Policy - 5/43** Housing
- **Policy - 6/2** Urban Renewal Areas
- **Policy - 6/3** Housing

- **Policy - 6/4** Housing
- **Policy - 6/6** Housing (Downham Market south east)
- **Policy - 6/7** Housing (Downham Market south west)
- **Policy - 8/1** New Housing in Villages
- **Policy - 9/24** Community Facilities/Schools
- **Policy - 9/25** Providing Essential Infrastructure
- **Policy - 9/26** Providing Essential Infrastructure
- **Policy - 9/14** Safeguarding Open Space for Sport, Recreation and Leisure
- **Policy - 9/15** Access to Water Areas

## Housing

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
H1 - To show the planned housing period & provision	N/A	Please see Housing section of the AMR	Please see Housing section of the AMR	Please see housing section of the AMR (section 4.9)
H2(a) - To show recent levels of housing delivery	637	1100	575	314
H2(b) - To show levels of housing delivery for the reporting year	N/A	1100	575	314
H2(c) - To show likely future levels of housing delivery	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR	Please see Housing Section of the AMR (section 4.9)
H2(d) - To show how likely levels of future housing are expected to come forward taking into account the previous years performance	N/A	Please see Housing Section of the AMR	Please see Housing Section of the AMR	Please see Housing Section of the AMR (section 4.9)
H3 - To show the number of gross new dwellings being built upon	40%	65%	66%	68%

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
previously developed land (PDL)				
H4 - To show the number of Gypsy & Traveller pitches	Not Available	1 additional. Please see Housing Section of AMR	0	7
H5 - To show affordable housing delivery	130	146	121	89
H6 - To show the level of quality in new housing development	Not Available	Not Available	4 sites assessed and approved	1 site under construction

## Residential Land Availability

Land With Full Planning Permission		Land with Outline Planning Permission		Remaining Allocated Housing Land with no planning permission		Implemented Permission				Total Remaining Committed Land	
(Ha)	(Units)	(Ha)	(Units)	(Ha)	(Units)	Previous Activity		Completed in 09/10		(Ha)	(Units)
						(Ha)	(Units)	(Ha)	(Units)		
133.62	3465	59.08	953	94.08	2989	18.08	634	15.47	314	158.95	3470

## Totals from previous years

Year	Additional Dwellings
January 1993 - July 2000	3,940
(Mid) 2001	355
(Mid) 2002	532
(Mid) 2003	642
(Mid) 2004	815

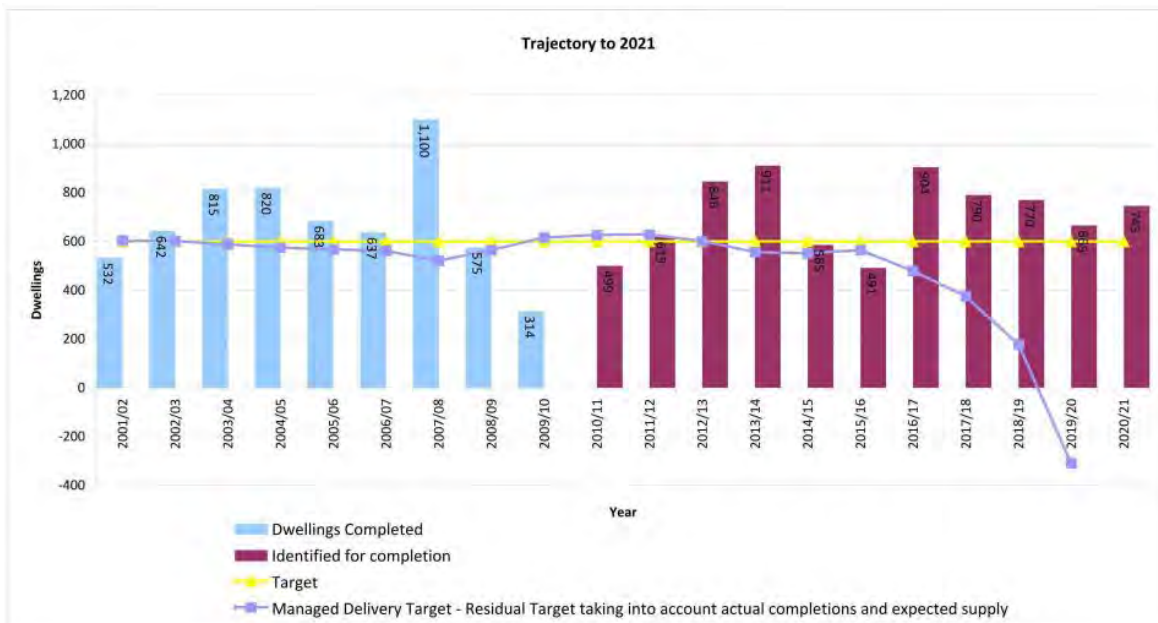
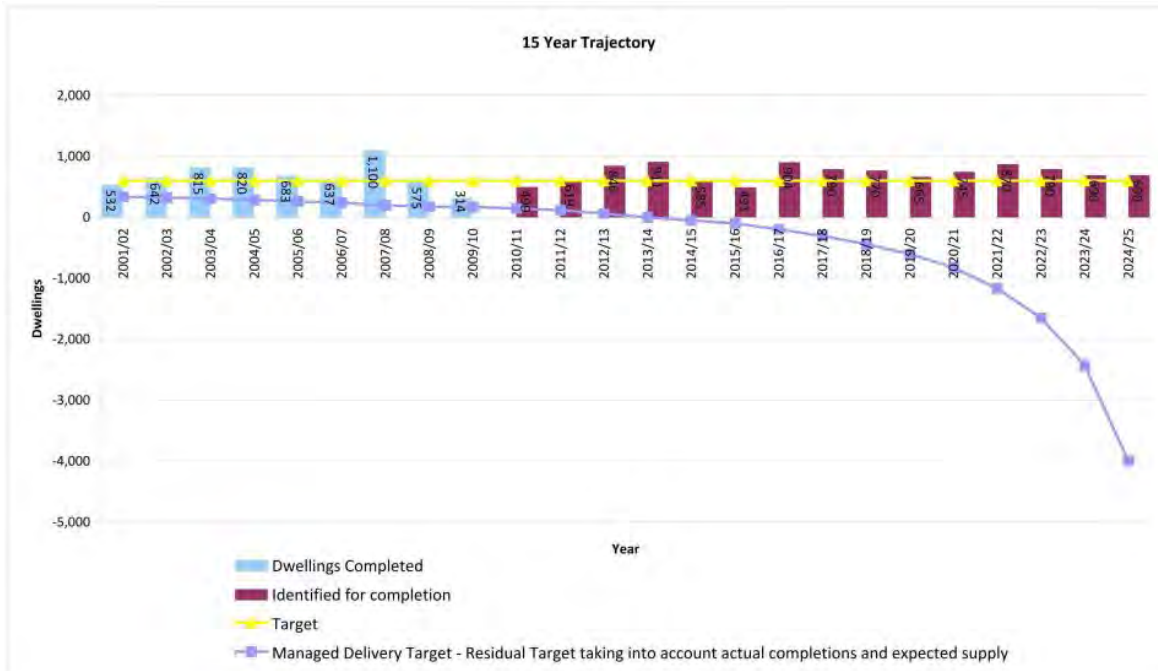


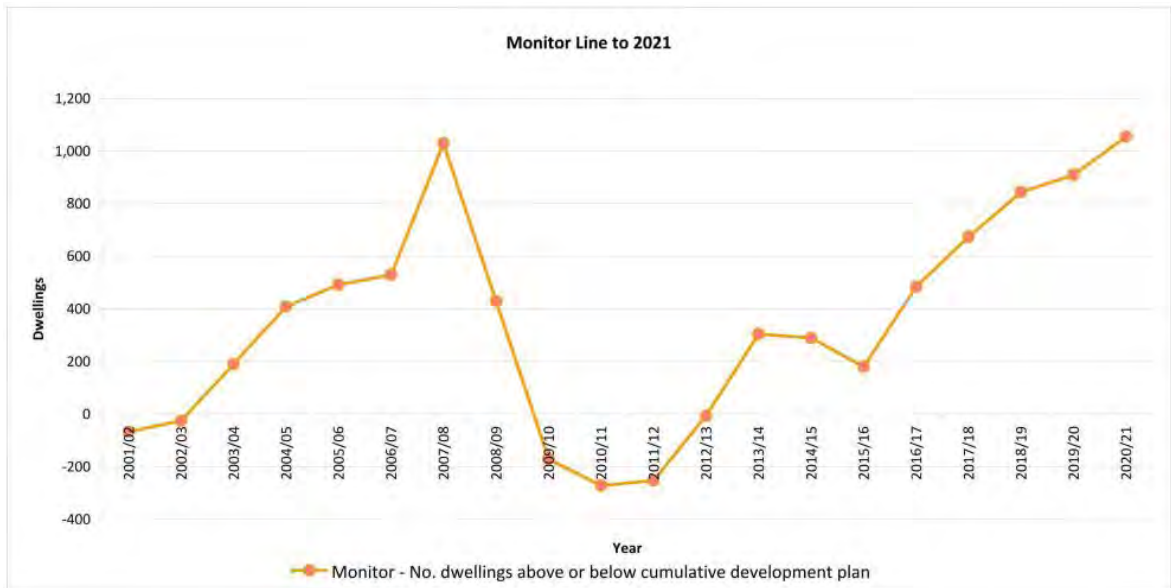
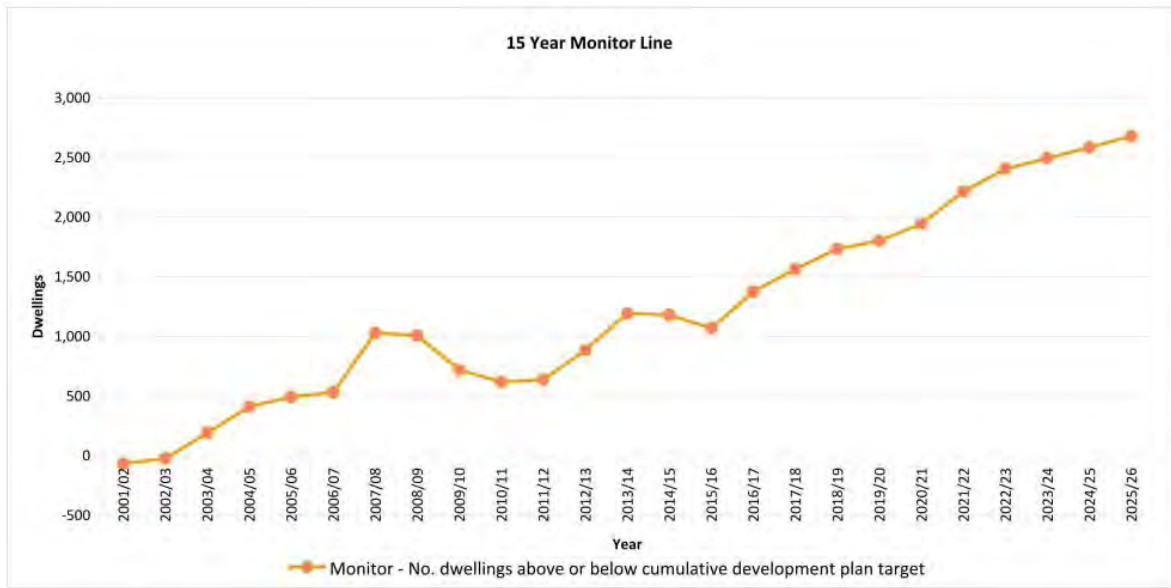
Year	Additional Dwellings
(Mid) 2005	820*
(Mid) 2006	683*
(Mid) 2007	637*
(Mid) 2008	1100*
(Mid) 2009	575*
(Mid) 2010	314*
* 2005 - 2010 are net additional dwelling figures taking into account demolitions	

#### 4.8 Housing register

Indicator	Description	08/09	09/10
RSL Stock	Total Registered Social Landlord Stock	9088	9141

## 4.9 Housing Trajectory





## 5 Year Housing Land Supply

### Plan targets relevant to 15 year trajectory

Plan Name	RSS Target	Post 2021 Target	Total
Plan Start	01/04/2001	01/04/2021	
Plan End	31/03/2021	31/03/2025	
Number of Years	20	4	24
Number of Years remaining in DP	11	4	15
Dwelling Target	12,000	2,400	14,400
Completions since plan start date	6,118	0	6,118
<b>Residual target at end of reporting year</b>	535		

(15 year trajectory + current year)

5 year supply	3,452	n.b. total of 5 year supply in schedule spreadsheet 1 Apr 2011 to 31 Mar 2016 (this does not include current year)
5 year target	2,674	n.b. this is calculated by taking the residual target at the end of the reporting year and multiplying it by 5
NI 159 % achievable supply	129%	

The East of England Plan was adopted in May 2008 and set a minimum target of 12,000 by 2021.

Local planning authorities are required to plan for delivery of housing for at least 15 years; beyond 2021 there is a target of 2,400 dwellings 6118 dwellings have been completed since the beginning of the Plan in 2001.

Taking these into account leaves a residual target of 535 pa to build by 2021.

This target has been multiplied by 5 to reach the 5 year supply target.

As can be seen in the site by site schedule the authority has identified 3452 dwellings that are expected to be delivered over the 5 years

The authority has an identified supply that meets 129% of the target

**4.10** A Housing Growth Trajectory has been produced to demonstrate when and where the level of housing supply committed to will be delivered, to the degree that this is known, and the timing of investment and infrastructure needed to support that growth. This is shown in Figures 1 to 4 in the form of a bar chart including plan, monitor and manage lines. The Trajectory has been extended to demonstrate a longer supply trend, in line with the LDF Core Strategy plan period. Developers of all sites of 10 or more units have been contacted to establish their views on likely completions over the next 5 years.

**4.11** The Trajectory assumes that existing outstanding permissions will be developed through the remainder of the plan period. It has also been assumed that completions will gradually increase back up to target levels by the end of 2011/12. The Council continues to be innovative in trying to ensure that a level of house building continues in the Borough during the downturn, recognising the need to invest in upgrading utilities, surface water and transport capacity and getting our forward plans in place so that we are in a good position to continue to grow when the upturn comes.

**4.12** To enable the remainder of the Nar Ouse Millennium Community housing to be released (up to a total of 900 units) a development cap of 450 units imposed by the Highways Agency needs to be overcome by traffic mitigation measures. These

are currently being implemented using the Community Infrastructure Fund (CIF) to enable the current development to continue through to completion. The release of further brownfield land in this sector of the town (in particular the housing components in the Boal Quay Waterfront Regeneration scheme) will follow from these measures together with investment in the Waterfront Regeneration project. The Decade of Development Review has seen the Waterfront marina development delayed until the latter end of the decade, but key structural works are proceeding to bring the site to a state of market readiness.

**4.13** The release of under-used Borough Council owned land at Lynnsport is now not expected to start producing completed houses until 2016/17 following outline planning consent in 2015/16. The redevelopment of Hillington Square by Freebridge Community Housing, our partner RSL, is not now expected to produce additional units. Plans for the redevelopment of the current Queen Elizabeth Hospital site have now been dropped. The redevelopment of the College of West Anglia site for housing has now been abandoned in favour of on site refurbishment and development of their other sites in the town for housing is currently on hold due to funding issues with the Learning and Skills Council.

**4.14** The overall Borough build rate is expected to exceed target levels in 2012/13 and 2013/14, dip slightly in 2014/15 and 2015/16, as extant permissions are used up and before allocated sites come on stream, and then exceed target levels again between 2016/17 and 2022/23.

**4.15** No overall detailed master planning of King's Lynn has taken place at this stage, although the Urban Development Strategy has tested some urban redevelopment scenarios. More detailed Masterplans have been prepared or are underway for parts of the urban area; NORA, Boal Quay Waterfront Regeneration Scheme, the town centre extension and the Lynnsport site. The housing trajectory represents an interim view ahead of more detailed work on the LDF and is based on the best information presently available. The intentions of the public bodies have been established through detailed discussions with these partner organisations. Many of these sites have previously been identified in the 2006 Urban Capacity Study and were in the 2008 SHLAA. The SHLAA is being reviewed, working with a developer panel. This will provide a better overview of housing land supply.

**4.16** Research has been undertaken on the implications of current thresholds and percentages for site viability. Outputs from the study have been considered as part of the Core Strategy preparation. As a result affordable housing is now assumed to be delivered from sites of 10 or more in King's Lynn, Downham Market and Hunstanton and 5 or more in other locations at a rate of 15% within the King's Lynn built-up area and 20% in all other areas. This reflects viability issues in King's Lynn and the fact that the amount of public, brownfield land involved in the town's housing trajectory will limit the contributions to be gained from s.106 and/or tariff approaches, compared to growth areas where greenfield development dominates.

However, overall we expect to provide 75 affordable houses from non-s.106 (rural exceptions and private RSL development) funded sources between 2008 and 2011, with an estimated 292 from s.106 sources over the same period.

**4.17** Overall the Trajectory shows that there is sufficient capacity to meet the Regional Plan requirement to 2025 by 2021/22, with additional capacity in reserve to deal with any contingencies. Potential areas for future development (the North, North East and South East sectors) have been identified in the King's Lynn area which will start to produce completions from 2016/17 onwards and which, in the case of the South East sector, could accommodate growth beyond 2025, or which could be brought forward if there are problems with the supply of the urban capacity in King's Lynn. These would involve greenfield urban extensions on areas that are not at risk of flooding. Similarly potential expansion areas have been identified for Downham Market, Hunstanton and Wisbech. These, together with allocations in key rural service centres and rural villages, are expected to produce completions from 2016/17 onwards. Minor permitted sites are assumed to contribute some 1,174 dwellings boroughwide through to 2013/14, although no allowance for windfall development has been made.

## Community Well-Being

Indicator	Description	Previous Result	Current Result
Volunteering levels	% of people taking part in formal volunteering at least once a month over a 12 month period	19.90% (2007)	15.80% (2009)
NWN Voter Turnout	% turnout at the general election in the North West Norfolk Constituency	62.73% (2005)	65.37% (2010)
SWN Voter Turnout	% turnout at the general election in the South West Norfolk Constituency	61.44% (2005)	66.35% (2010)
People get on well together	% of people who believe that people from different backgrounds can get on well together	73% (2007)	85.60% (2009)
People belong to their community	% of people who feel like they belong to their community	79.80% (2007)	85.20% (2009)

Indicator	Description	Previous Result	Current Result
People can influence decisions	% of people who feel that they can influence decisions in their locality	48.70% (2007)	36.10% (2009)
Internet Access Rates	% of the population with broadband internet access	43.27% (2007)	64.80% (2009)
NEET	% of 16-18 year olds not in formal employment, education or training	6.10% (2008)	5.30% (2009)
Persistent Absence in All Schools	% of 5-15 year olds missing 64 or more sessions during the year (20%)	4.20% (2008)	4.30% (2009)
Key Stage 2 Results	% of students achieving Level 4+ in both English and Maths	70% (2008)	68% (2009)
Key Stage 4 Results	% of students achieving 5 or more A* - C GCSE grades including English and Maths	38.50% (2008)	41.80% (2009)
Activities for Young People	% of people who feel there are lots of activities for young people in their area	39.20% (2007)	42.40% (2009)
Facilities for Older People	% of people who felt there are good facilities and activities for older people	61.70% (2007)	70.80% (2009)
Mental Health Benefit Claimants	% of 16-64 population claiming incapacity benefits for mental disease at the end of 2009/10	2.60% (08-09)	2.36% (09-10)
Under 18 Conception Rate	Rate per 1,000 15-17 female population	42.7 (05-07)	42.6 (06-08)
Smoking Prevalence	% of respondents who smoke	24.70% (2007)	25.40% (2009)
Fear of Crime (daytime)	% of respondents who said they feel fairly or very unsafe walking alone during the day	4.20% (2007)	1.50% (2009)

Indicator	Description	Previous Result	Current Result
Fear of Crime (after dark)	% of respondents who said they feel fairly or very unsafe walking alone after dark	37.80% (2007)	23% (2009)
Anti-Social Behaviour	Total number of ASB incidents recorded by the police	10445 (08-09)	10011 (09-10)
Alcohol Related Harm	Rate of hospital admissions for alcohol related harm for quarter 1-3 of 2009/10. The rates are per 100,000 population and have been standardised for age and sex using the European age profile	1989 (08-09)	2011 (09-10)
Average House Prices	Mean house prices at the end of Q4	£162,749 (08-09)	£177,910 (09-10)
Homelessness	Total number of people identified as homeless and in priority need	59 (08-09)	56 (09-10)
No Qualifications	% of 16-64 population with no formal qualifications	15.70% (2008)	15% (2009)
NVQ 2+ Qualifications	% of 16-64 population qualified to NVQ 2 or higher	56.80% (2008)	57.10% (2009)
NVQ 4+ Qualifications	% of 16-64 population qualified to NVQ 4 or higher	17.80% (2008)	23.10% (2009)

**4.18** A set of 24 indicators covering a range of topics related to community well-being such as education, health, crime, cohesion and equality help us to understand the overall quality of life for people in the borough.

**4.19** Out of the 24 indicators, 18 statistics demonstrate an improvement in those categories with particular reductions in fear of crime and improvements in the feeling of community belonging and community cohesion. Many of the statistics show less than 1% difference between now and previous years, however there are odd indicators which have shown significant improvement, for example; the amount of people with access to broadband Internet has increased by 20% in 2 years.



**4.20** Six indicators have shown worse results including the % of people that feel they can influence local decisions, the number of volunteers, the rate of hospital admissions for alcohol related harm, the number of smokers, school absence rates and the Key Stage 2 educational attainment. There is no common theme among which aspects of community well-being are worsening.

## Conclusion

**4.21** House completions have fallen below the average in the last year, but are still on target overall for the RSS target of 630 per annum. A 5 year land supply is maintained at 129% of our target (equivalent to a 6  $\frac{1}{2}$  year supply). This is clearly a positive situation.

**4.22** Nevertheless development rates have been affected by the recession. Sites have been re-appraised this year and some target sites are not anticipated to come forward or will, albeit at slower rates.

**4.23** The majority of indicators relating to community wellbeing have shown improvement (18/24). Of the 6 indicators which have worsened, continual monitoring of these indicators enables a greater understanding of the issues that need to be addressed to improve community well-being, and can help policy makers and practitioners become more aware of key areas of focus in their respective professions.

## 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

- **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** Throughout the plan period, air quality in West Norfolk has generally been very good with the exception of two urban areas where, in common with many areas within the UK, monitoring has continued to identify high levels of nitrogen dioxide (NO<sub>2</sub>) due to road traffic. This has meant that 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. In recent years, the Borough Council has been required to declare Air Quality Management Areas (AQMAs).

**5.10** The King's Lynn Town Centre AQMA, where there are excessive levels of NO<sub>2</sub>, includes all of Railway Road, London Road, Blackfriars Road, St James Road and part of Austin Street. Measures to improve air quality within the AQMA have been identified and these have been incorporated into a draft Air Quality Action Plan (AQAP) which the Borough is required to prepare and implement where the Government's Air Quality Objectives are not achieved. The AQAP will need to be progressed over the coming year. We have a second AQMA, in respect of excessive NO<sub>2</sub> levels in the Gaywood Clock area. Ongoing monitoring has shown that exceedances of the NO<sub>2</sub> annual mean objective remain within both AQMAs.

**5.11** We have completed the latest Air Quality Updating and Screening Assessment and it confirmed that levels of NO<sub>2</sub> within the King's Lynn AQMA continue to exceed the Air Quality targets. Both AQMAs remain valid and the boundaries do not require amendment at present. We will be producing an Annual Progress Report and a Further Assessment of Air Quality in the Gaywood Clock AQMA during 2010 to establish current levels, source apportionment and determine the validity of AQMA boundaries.

**5.12** Analysis of carbon dioxide (CO<sub>2</sub>) emissions, around King's Lynn in particular, show that whilst West Norfolk is responsible for approximately 17% of the population of Norfolk, it accounts for 23% of the total CO<sub>2</sub> emissions of the County.

**5.13** Industrial and commercial emissions, as well as domestic emissions account for 18% of Norfolk CO<sub>2</sub> emissions from that sector. However, road transport in King's Lynn and West Norfolk accounts for 22% of the roads transport emissions in the County. Land use, land use change and forestry emissions (often abbreviated as LULUCF) account for 132% of these emissions in Norfolk.

**5.14** This pointed to two issues within the district: Road Transport, and LULUCF. Further investigation into these two issues showed that within road transport, the main source is from diesel vehicles travelling on our major roads. We continue to work through the King's Lynn Area Transport Strategy (KLATS) to obtain measures that can be put in the Action Plans that when implemented will see the 12% reduction in NO<sub>2</sub> needed to achieve the annual mean objective.

**5.15** The LULUCF Sector is different from other sectors in the Greenhouse Gas Inventory in that it contains both sources and sinks of greenhouse gases. The sources, or emissions to the atmosphere, are given as positive values; the sinks, or removals from the atmosphere, are given as negative values. This is how the Borough is able to account for over 100% of the County's emissions in this sector. The major source within this category is "other". This can include: Cropland remaining cropland (lowland drainage); Land converted to cropland (non-forest biomass); Land converted to cropland (soil); Grassland remaining grassland (peat extraction) and Land converted to settlements (soil).

**5.16** We are also closely monitoring fugitive sources of fine dust from sources such as the docks and quarries. This work is ongoing and we have not established any breaches of the annual or 24 hour mean for PM<sub>10</sub>.

**5.17** We also continue to assess planning applications in or adjacent to the existing AQMA 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.

## Conclusion

**5.18** The Local Transport Plan, KLATS, 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 Development Framework (residential, employment, retail, etc) and the development control process will also have an important role.

## Flooding and Water Quality

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
E1 - To show numbers of developments which are potentially located where (i) they would be at risk of flooding or increase the risk	84	61	57	98

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
of flooding elsewhere, and (ii) adversely affect water quality				

## During the monitoring year of 1 April 2009 to 31 March 2010:

- The Borough of King's Lynn and West Norfolk received and validated 2604 planning applications:
- The Environment Agency objected to 98 planning applications.
- For 39 of these planning permission was granted following the submission of a Flood Risk Assessment which met Environment Agency requirements.
- 34 were withdrawn by the applicants.
- 23 were refused by the Council.
- 2 were allowed by appeal.

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

## **5.20 Flood risk and water quality**

**5.21** The possibility of flooding is an issue which affects large parts of the Borough. Policy guidance regarding this issue is contained in Planning Policy Statement 25.

**5.22** In determining planning applications which have a flood risk issue, the Borough Council has 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.

**5.23** This includes mapping the areas at risk of both fluvial and tidal flooding, as well as the severity of that risk. The issues of tidal and fluvial flood risk and coastal erosion in respect to the findings of the SFRA will be addressed through the LDF process.

**5.24** 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.

## **5.25 Water Resources and quality**

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

**5.27** 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.

**5.28** 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.

**5.29** 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. The Borough Council commissioned a Water Cycle Study to support both the Growth Point and LDF processes. Stage 1 commenced in November 2008 and was completed in June 2009; Stage 2 is due for completion in December 2010.

**5.30** The Water Cycle Study will:

- Provide the evidence base to support the development of the Core Strategy
- Determine the environmental constraints (showstoppers)
- Determine the capacity of existing water infrastructure and what needs to be built (potential timing, cost and sustainability constraints)
- Identify if/where there is capacity for new development (the best place to build)

**5.31** The Water Cycle Study examines these key issues:

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

**5.32** Hunstanton's main beach was awarded a Blue Flag for the 2010 season. It is the first time since 2006 that the 900 metre stretch of coastline, reaching from the cliffs to the fringe of Searles' Resort, has secured the accolade. Previously the beach gained the Quality Coastline mark, recognising the high standard of the beach and facilities. The award is a symbol to beach goers that they can be assured of good quality water and high standards of safety, services and general environmental management.

**5.33** Old Hunstanton bathing waters have been awarded the Blue Flag Water Quality standard. The prestigious, international Blue Flag award scheme is only open to applicants where a site achieves the highest water quality.

## Historic Environment

### Conservation of the built environment

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

Historic Environment of West Norfolk		
	Pre-Local Plan Situation	Current Situation
Conservation Areas	42	43
Listed Buildings	1800	1900 (approximately)
Ancient Monuments	88	110
Historic Parks and Gardens	5	5
Ancient Woodlands	23	23

**5.35** 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.

### Buildings at Risk

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

**5.37** The Borough Council contribute to a countywide buildings at risk register compiled by Norfolk County Council and this is reviewed annually. The condition of these buildings at risk is regularly monitored. The Conservation Section offers advice to owners, on the work needed to secure the restoration of these buildings, helps to find alternative uses and, as a last resort, takes appropriate legal action to secure proper repair.

**5.38** The list is under constant review, with buildings being added to and taken from the list as circumstances change. In 2004, there were 38 buildings on the register and in 2005 this had been reduced to 34. Recent additions to the list have increased the number to 39. In 2010 the number on the list is 42, there are 2 to be removed and 6 to be added over the next year.

**5.39** Effectiveness can be measured by the number of buildings restored and thereby preserved and by the identification of further buildings at risk, however the number of buildings on the list is slowly increasing.

## Conservation Areas Character Appraisals

**5.40** There are 43 designated Conservation Areas in the Borough. In accordance with Government advice contained in PPS5 'Planning for the Historic Environment', the Borough Council has produced character statements for 40 of the 42 Conservation Areas. Two remain outstanding, but one of which lies mostly within Breckland District.

**5.41** 1 new conservation area has been designated at Fincham. Two new designations are also being considered at Dersingham and Stanhoe.

## Monitoring/Action

**5.42** 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.

**5.43** Overall there is significant pressure on the Borough Council to safeguard the historic environment. Buildings at risk have increased steadily over the last 5 years but still represent a small proportion of the overall stock of listed buildings. A significant number of Conservation Area Character Appraisals have been completed and published in the last year, further new Conservation Areas are being considered.

## Biodiversity

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
E2 - To show losses or additions to biodiversity habitat	Not Available	Please see Biodiversity Section of the AMR	Please see Biodiversity Section of the AMR	Please see Biodiversity Section of the AMR



Indicator	Description	Previous Result	Current Result
Local Biodiversity	% of local sites where positive conservation management is taking place	46% (08-09)	56% (09-10)
Natural Environment	% of people who feel that they live in a high quality natural environment	77.80% (2007)	86.80% 2009

## The Borough Council's Role in Protecting Biodiversity

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

**5.45** 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.

**5.46** The Core Strategy was submitted to the Secretary of State in November 2010. The document has an accompanying Appropriate Assessment and Sustainability Appraisal and contains policies relating to biodiversity and geodiversity. The Council's Green Infrastructure 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.

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

**5.47** 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](http://www.norfolkbiodiversity.org)

**5.48** Areas important for wildlife and nature conservation can be classified according to their international, national, regional or local significance. The table below illustrates the various designations for sites and habitats in Norfolk.

## 5.49 Sites Designated for Nature Conservation & Wildlife Value in Norfolk

Site name/designation	Type and Level	Number and Area	Responsible Body
Special Area of Conservation (SAC)	Statutory International	12 areas 126,694ha	Natural England
Special Protection Area (SPA)	Statutory International	5 areas 54,689ha	Natural England
Ramsar	Statutory International	4 sites 1,967ha	Natural England
Norfolk Coast Area of Outstanding Natural Beauty	Statutory National	453 Square kilometres	Norfolk Coast Partnership and relevant Local Authorities
Site of Special Scientific Interest (SSSI)	Statutory National	159 sites 88,000ha	Natural England
SSSI Consultation Area	Statutory National	N/A	Natural England
National Nature Reserve (NNR)	Statutory National	18 sites 9046ha	Natural England
Local Nature Reserve (LNR)	Statutory Local	22 sites 833ha	County or District Authority
County Wildlife Site (CWS)	Non-statutory County	1239 sites 13,137ha	Norfolk Wildlife Trust

Hedgerows	Statutory National		Local Planning Authorities
Ancient Woodland	Non-statutory		Natural England and Forestry Commission

### ***International***

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

**5.50** The Borough's internationally designated sites are outlined in the table below.

<b>Site Name</b>	<b>Status</b>
Breckland	SAC, SPA
Norfolk Valley	SAC
North Norfolk Coast	SAC, SPA, Ramsar
Ouse Washes	SAC, SPA, Ramsar
River Wensum	SAC
Roydon Common and Dersingham Bog	SAC, Ramsar
The Wash and North Norfolk Coast	SAC, SPA, Ramsar
Waveney and Little Ouse Valley Fens	SAC

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

***Data extracted by Natural England's Site Information System (ENSIS)***

<b>RAMSAR - Latest Condition Description</b>	<b>2008/09 (Area %)</b>	<b>2009/10 (Area %)</b>
FAVOURABLE	88.58	86.9
U N F A V O U R A B L E RECOVERING	8.56	10.3
UNFAVOURABLE DECLINING	2.86	2.8
Percent:	100	100

<b>SAC - Latest Condition Description</b>	<b>2008/09 (Area %)</b>	<b>2009/10 (Area %)</b>
FAVOURABLE	88.17	86.5
UNFAVOURABLE RECOVERING	8.20	10.1
UNFAVOURABLE DECLINING	3.63	3.4
Percent:	100	100

<b>SPA - Latest Condition Description</b>	<b>2008/09 (Area %)</b>	<b>2009/10 (Area %)</b>
FAVOURABLE	92.70	92.8
UNFAVOURABLE RECOVERING	4.91	4.8
UNFAVOURABLE DECLINING	2.39	2.4
Percent:	100	100

**5.52** During the monitoring period, there has been a slight improvement in the percentage area of SACs and RAMSAR sites. There has been no substantial change in the SPA sites.

## **National**

**5.53** Natural England will continue to monitor the condition of the Sites of Special Scientific Interest. These are assessed by percentage of area in favourable condition. The Government's Public Service Agreement target is for 95% of SSSI land to be in 'favourable' or 'recovering' condition by 2010.

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

**Data extracted from ENSIS:**

	<b>Sites</b>	<b>Units</b>
<b>Total Number</b>	29	107
<b>Total Area (ha)</b>	102,698.55	12,433.32

<b>Sites of Special Scientific Interest (SSSI)</b>		
	<b>2008/09 (Area %)</b>	<b>2009/10 (Area %)</b>
<b>Favourable</b>	88.37	86.9
<b>Unfavourable Recovering</b>	7.94	9.8
<b>Unfavourable No Change</b>	0.28	0.4
<b>Unfavourable Declining</b>	3.41	2.9
<b>Percent</b>	100	100

<b>National Reserves</b>	<b>Nature</b>		
		<b>2008/09 (Area %)</b>	<b>2009/10 (Area %)</b>
<b>FAVOURABLE</b>		Data unavailable	82%
<b>UNFAVOURABLE RECOVERING</b>		Data unavailable	18%
<b>Percent:</b>			100%

**5.54** In both last year's and this year's monitoring periods, the Council has met the Government's Public Service Agreement in relation to the percentage of SSSIs in a 'favourable' or 'recovering' condition: 96.3% in 2008/09 and 96.7% in 2009/10.

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

**5.55** Three new County Wildlife Sites were added in the monitoring period totalling an additional 15.9 hectares. The total number of County Wildlife Sites stands at 204 and the total area is 2998.8 ha.

**5.56** 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). Currently in Norfolk there are 20 HAPs and 54 SAPs which focus on identified habitats and species most at risk. A

HAP for allotments is currently being prepared. The Norfolk Biodiversity Partnership has prepared Biodiversity Supplementary Planning Guidance, which the Council needs to take into account in considering planning applications. To date, this has not been the case and further promotion of the document to colleagues considering planning applications would be beneficial.

## Conclusions

**5.57** The Council is continuing to make progress in safeguarding its important natural environment and there has been a slight improvement on last year in the percentage of RAMSAR and SAC sites recovering. In relation to the national level, the vast majority of SSSIs within the Borough are in a 'favourable' condition. At a regional level, progress has been made this year in the development of biodiversity action plans and more action plans are planned in the future. At a local level, the Council would benefit from better awareness of the Biodiversity Supplementary Planning Guidance and how this can be taken into account in deciding planning applications.

## Renewable Energy

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

**5.59** Renewable statistics are compiled on an aggregate UK basis using information obtained in confidence or only in aggregate. Taking the UK aggregate and multiplying this by the population in West Norfolk, and dividing by the UK total, provide an assumption of the take up of renewable technology in West Norfolk. (information provided by Annual Statistics Dec 2009).

Core Output Indicator	06/07 Result	07/08 Result	08/09 Result	09/10 Result
E3 - To show the amount of renewable energy generation by installed capacity & type	Not Available	Please see Environment Section of the AMR	Please see Environment Section of the AMR	4.989mw (Please see Environment Section of the AMR Below for details)

### Landfill Gas Statistics for West Norfolk

Landfill gas > 50kw				
Location	Capacity (Kwe)	Capacity (Mwe)	Company	Address
Blackborough End	1,888	1.888	Blackborough End Energy Ltd	Blackborough End Landfill Site, King's Lynn, Norfolk
Blackborough End (2)	1,048	1,048	Novera Energy	
Feltwell (1)	1,003	1.003	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk IP26 4DR
Feltwell (2)	1050	1.050	Feltwell Energy Ltd	The Oakery, Lodge Road, Feltwell, Norfolk IP26 4DR

### Wind Turbine Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
09/02174/F	Private ownership	Erection of wind turbine	Refused - Dismissed on Appeal	09/02/2010	570309 322923	11Kw	
09/00559/F	Ecotricity And Queen Elizabeth Hospital Trust	Installation of a single 800kw wind turbine of up to 80metres in height	Refused - Allowed on Appeal	19/05/2009	565228 320492	800Kw	
09/00553/F	private ownership	Erection of pole mounted windcharger and solar unit	Permitted	01/09/2009	564779 332578	No data, This is for domestic use and therefore there is	

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
						little information	

## Solar Panel Statistics for West Norfolk

Ref No	Applicant	Proposal	Decision	Decision Date	Grid Ref	Capacity (CWE)	Capacity (MWE)
09/01353/F	private ownership	Installation of solar panels	Permitted	06/10/2009	575430 340800	No data, This is for domestic use and therefore there is little information	
09/00614/F	private ownership	Installation of solar panels	Permitted	18/05/2009	579131 326385	No data, This is for domestic use and therefore there is little information	
09/00553/F	private ownership	Erection of pole mounted windcharger and solar unit	Permitted	01/09/2009	564779 332578	No data, This is for domestic use and therefore there is little information	

Modest amounts of electricity are being produced from renewable resources within the Borough. Landfill gas is the most significant source (approximately 4.9mw installed). Wind energy and solar sources are mostly confined to domestic locations, although an 800kw turbine at the Queen Elizabeth Hospital in King's Lynn (yet to be built) is significant commercial scale electricity.



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

## Conclusion

**5.61** Air quality is a serious issue in King's Lynn at London Road and Gaywood Clock, and the air Quality Management Areas remain valid. CO<sub>2</sub> emissions in the Borough are proportionally higher than other parts of the County. The King's Lynn Area Transport Strategy seeks to address in part the issue of air quality.

**5.62** Significant flood risk occurs in parts of the Borough, it is treated very seriously and the Strategic Flood Risk Assessment work is central to development decision making and policy formation through the LDF.

**5.63** A Water Cycle Study is nearing completion (of the detail phase) and will form a valuable input to choice of sites for new development, and influence future infrastructure investment.

**5.64** A Blue Flag award was made for Hunstanton in 2010.

**5.65** In historic environment terms the quality of the area continues to be protected, with additional advice published through a significant number of Conservation Area Character Statements. The number of buildings at risk do show an upward trend which is of concern.

**5.66** Although mostly beyond the Borough Councils direct influence the conditions of the areas RAMSAR/SAC and SSSI's are equally in a favourable condition. Better use could be made of the Biodiversity Supplementary Planning Guidance for areas/species outside the above categories.

**5.67** There have not been significant gains in the amount of energy being generated from renewable sources in the Borough.

## 6 Local Development Framework Progress

### Monitoring the Local Development Scheme

The Local Development Scheme (LDS) (May 2009) identifies a series of milestones between the dates of January 2009 and July 2011. These include the following, and alongside these milestones it states our progress towards achieving these:

<b>Core Strategy DPD</b>		
<b>Milestones</b>	<b>Progress Apr 09- Mar 10</b>	<b>Achieved milestone?</b>
Jan - Sept 2009 Plan preparation and consultation (Reg 25)	A Core Strategy Regulation 25 document had been produced in February 2009, with consultation running until April 2009.	Yes
October 2009 Publication: Pre submission consultation (Reg 27)	The Core Strategy - Proposed Submission Document was published in December 2009, with consultation running from Jan - Feb 2010.	No
Dec 2009 Representations collated (Reg 28)	This stage followed the consultation period in February, so ran from Feb to Mar 2010.	No
Mar 2010 Submission to Secretary of State	The Core Strategy has been submitted to the Secretary of State in November 2010, following a Focused Changes consultation. Clearly this was not within this AMR monitoring period.	No

### Site Specific Allocations & Policies DPD

Milestones	Progress Apr 09- Mar 10	Achieved milestone?
Jan 2009 - May 2010  Plan preparation and consultation  (Reg 25)	The Site Specific Allocations and Policies DPD was published in May 2009. Due to the number of sites submitted to us in response, and the volume of work as a result there has been a delay to the Regulation 25 consultation. Good progress has been made however this milestone has not been achieved within this AMR monitoring period.	No

The LDS was revised from the 2007 version, and the updated LDS was agreed and published in May 2009.

The Core Strategy DPD has made good progress however there have been some delays in achieving the milestones outlined in the LDS. There was an initial delay in publishing the Proposed Submission Document, and the decision was taken to hold the consultation until January/February to ensure everyone had ample opportunity to comment on the document. Following analysis of the comments received on the Proposed Submission Document the Council felt it was important to try and resolve some of the concerns raised. The Council went on to produce a Focused Changes Paper and consulted on this prior to formal submission. This has resulted in a more substantial delay to the 'Submission to Secretary of State' milestone.

The Site Specific Allocations and Policies DPD has seen a considerable delay in progress of the document. In response to the Site Allocations and Policies DPD (May 2009 )the Council received over 1000 sites for consideration. The Council is also working on an extensive review of the Strategic Housing Land Availability Assessment (SHLAA). Furthermore the additional work on the Core Strategy and delays to this have also impacted on this document. The volume of work and limited resources have resulted in a delay to the milestones set out above.

## Evidence Base Update

### Recent Studies:

Wash Shoreline Management Plan	Ongoing
North Norfolk Shoreline Management Plan	Ongoing
Green Infrastructure Strategy Stage 1	Sept 09

Green Infrastructure Strategy Stage 2	Underway (published May 10)
Water Cycle Study Report Stage 1	Dec 09
Water Cycle Study Report Stage 2	Ongoing
KLATS	Ongoing

## 7 Future Improvements to the Annual Monitoring Report

### Monitoring - Limitations of the AMR

**7.1** Monitoring planning policy is a major task for the Borough Council to address and, as the Council has limited resources available, it is not currently possible for this Authority to compile a comprehensive monitoring framework on all areas of planning policy. It remains essential to restrict the monitoring indicators to those areas where reliable information is readily available and where monitoring is essential to the progress of the Local Development Framework. This year we have reviewed the format and content of the AMR and related it more effectively to the LDF subjects and the Council's Sustainable Community Strategy to concentrate on overall indicators around Society, Economy, and Environment.

**7.2** The Annual Monitoring Report identifies areas where the Council is presently deficient in its monitoring information, sets out when and how any deficiencies will be resolved and how a more comprehensive range of monitoring indicators can be introduced in the future.

### Future Improvements to the AMR

**7.3** Further refinement to link the policies of the development plan to measurement of outcomes is needed.

**7.4** Close relationships will be established with the outcomes measured by the monitoring of the Sustainable Community Strategy with which the Core Strategy shares its vision and objectives.

**7.5** Anticipating that the Core Strategy will become an adopted document there will be more detail included on how measures for monitoring to show progress or otherwise of the Core Strategy policies will be carried out.

**7.6** More emphasis on the overall direction of travel on major subjects of interest affecting majority of life in the Borough will be included.

**7.7** Better relationships will be established between the analysis and practical action through implementing policies.

## 8 Appendix

### 8.1 Employment completions break down.

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
King's Lynn	06/00106/F	B1	270	0.05	N	31/03/2010	Southside Of Pierpoint Drain Horsleys Fields King's Lynn Norfolk
King's Lynn	06/00959/F	B8	252	0.39	252	27/06/2009	Pandora Books Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4LS
King's Lynn	07/02532/CU	B1	-918	0.39	-918	15/04/2009	18 Bryggen Road King's Lynn Norfolk PE30 2HZ
King's Lynn	08/01107/F	B8	650	0.14	650	09/06/2009	Unit A1 Hardwick Retail Park Hardwick Road King's Lynn Norfolk PE30 4NA
King's Lynn	08/01177/F	B2	746	0.08	746	18/06/2009	26 Rollesby Road King's Lynn Norfolk PE30 4LZ
King's Lynn	08/01811/F	B2	34	0.55	34	23/07/2009	Dodman Ltd Hamburg Way King's Lynn Norfolk PE30 2ND
King's Lynn	08/02045/F	B2	937	0.05	937	27/07/2009	Bespak Building 5 Bergen Way King's Lynn Norfolk PE30 2JU
King's Lynn	08/02050/F	B2	2893	0.64	2893	23/07/2009	55 Oldmedow Road King's Lynn Norfolk PE30 4JJ
King's Lynn	08/02151/CU	B2	369	0.15	369	31/03/2010	4 Paxman Road King's Lynn Norfolk PE30 4NE
King's Lynn	08/02405/F	B1	-142	0.03	-142	31/03/2010	24A Enterprise Way King's Lynn Norfolk PE30 4LJ
King's Lynn	09/00122/F	B2	461	0.04	N	31/03/2010	Site For New Industrial Unit Shaun Hodgson Engineering Ltd Hamlin Way King's Lynn Norfolk PE30 4NG
King's Lynn	09/00393/F	B8	92	1.81	92	06/05/2009	Williams Refrigeration 32 - 35 Bryggen Road King's Lynn Norfolk PE30 2HZ
King's Lynn	09/00522/F	B2	2516	0.15	2516	08/08/2009	Palm Paper Recycling Facility Poplar Avenue King's Lynn Norfolk PE34 3AL
King's Lynn	09/00800/CU	B2 Loss	-240	0.35	-240	31/03/2010	Venus Court Oldmedow Road King's Lynn Norfolk PE30 4JJ
King's Lynn	09/01312/CU	B2 Loss	-2000	0.11	-2000	31/03/2010	17 Rollesby Road Hardwick Industrial Estate King's Lynn Norfolk PE30 4LS
King's Lynn	09/01668/F	B1 Loss	-874	0.16	-874	18/01/2010	Polar Systems Austin Fields King's Lynn Norfolk PE30 1PH

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
King's Lynn	09/01711/F	B1	30	0.1334	N	31/03/2010	Plot 14 Hamburg Way King's Lynn Norfolk PE30 2ND
King's Lynn	09/01920/F	B8	578	0.6183	578	31/03/2010	Ge Be Transport Acer Road King's Lynn Norfolk PE34 3HN
King's Lynn	10/00062/CU	B1 Loss	-436	0.4	-436	31/03/2010	Carlton Downs Ltd 21 Hamlin Way Hardwick Narrows King's Lynn Norfolk PE30 4NG
Downham Market	08/00842/F	B1	902	0.38	N	20/05/2009	Plot 14 St Johns Industrial Estate St Johns Way Downham Market Norfolk PE38 0QQ
Downham Market	08/01526/F	B2	-58	0.049	-58	16/06/2009	Unit 3 Plot 12 St Johns Industrial Estate St Johns Way Downham Market Norfolk PE38 0QQ
Hunstanton	07/02632/F	B1	13	0.01	13	31/03/2010	1A Crescent Road Hunstanton Norfolk PE36 5BU
Dersingham	08/01913/F	B1	119	0.43	119	27-Jul-09	Manor Farm Buildings Manor Road Dersingham Kings Lynn Norfolk PE31 6JB
Downham West	08/02803/CU	B1 Loss	-553	0.74	-553	31/03/2010	Thurflow Nunn Standen Ltd Bridge Road Downham Market Norfolk PE38 0AE
Emmeth	09/01302/F	B8	132	0.0125	132	31/03/2010	Land To The West Of Whiteacre 54 Elmside Emmeth Wisbech Norfolk PE14 8BQ
East Winch	09/00974/CU	B1	85	0.22	85	31/03/2010	The Conkers Common Road West Blinney King's Lynn Norfolk PE32 1JX
Gayton	08/02663/CU	B8	210	0.10	210	01/06/2009	Roys Farm Winch Road Gayton King's Lynn Norfolk PE32 1QP
Grimston	07/01805/F	B2	111	0.05	N	23/12/2009	Mill Hill Nursery Cliffe En Howe Road Pott Row Grimston King's Lynn Norfolk
Harply	08/01193/F	B2	295	0.06	295	31/03/2010	Ctm Harpley Engineering The Forge Cross Street Harpley King's Lynn Norfolk PE31 6TJ
Marham	08/01094/F	B8	121	0.19	121	13/06/2009	R & S Engineering Burnthouse Drove Marham Norfolk PE33 9JP
Marshland St James	08/01173/CU	B2	1438	0.28	1438	03/07/2009	Woolner Freight Ltd The New Barn 195 Smeeth Road Marshland St James Norfolk PE14 8JB
Methwold	06/00198/FM	B2	52000	5.93	N	01/04/2009	Wissington Sugar Factory Stoke Ferry Norfolk
Methwold	09/01194/F	B2	55	0.01	55	01/11/2009	Wissington Sugar Factory Stoke Ferry Norfolk PE33 9QG

Parish	Application number	Permitted use	Total Developed M2	Site Area Ha	Built on PDL	Date completed	Address Detail
Methwold	08/02425/F	B2	67	0.01	67	31/03/2010	Wissington Sugar Factory Wissington Sugar Access Road Stoke Ferry Norfolk PE33 9QG
Sandringham	09/00919/F	B8	180	0.2	180	01/12/2009	Carpenters Yard Admirals Drive Sandringham Norfolk PE35 6EG
Sholdham	08/00288/F	B8	920	5.17	920	03/04/2009	Carter Haulage & Storage Woodside Mill Road Shouldham Thorpe King's Lynn Norfolk PE33 0EA
Snettisham	09/00769/F	B8	1510	0.11	1510	06/07/2009	58 The Beach Snettisham King's Lynn Norfolk PE31 7RB
South Wotton	09/01471/LDE	B8	266	0.02	266	13/11/2009	The Swan Inn Nursery Lane South Wootton King's Lynn Norfolk PE30 3NG
Stoke Ferry	09/00136/CU	B8	739	0.31	739	01/01/2010	Stoke Ferry Timber Ltd Boughton Road Stoke Ferry King's Lynn Norfolk PE33 9BF
Syderstone	09/01614/F	B8	182	0.08	182	20/01/2010	Amy Robsart Village Hall The Street Syderstone King's Lynn Norfolk PE31 8SD
Terrington St Clements	08/00762/CU	B1	-392	0.28	-392	28/04/2009	African Violet Centre Station Road Terrington St Clement King's Lynn Norfolk PE34 4PL
Tilney All Saints	07/01708/FM	B2	87011	54	87011	31/03/2010	Ex British Sugar Poplar Avenue King's Lynn Norfolk PE34 3AL
Tilney St Lawrence	08/00970/CU	B2	5731	0.66	5731	02/07/2009	Mike Smith Fabrications Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4QX
Upwell	09/00429/F	B8	24	0.53	N	01/05/2009	Land West Of Orchard Barn Small Lode Upwell Norfolk
Upwell	09/00635/F	B1	50	0.07	50	15/06/2009	Churchfields Green Lane Christchurch Wisbech Norfolk PE14 9PG
Upwell	09/00056/F	B8	52	2.41	52	01/10/2009	Fountain Foods Ltd New Road Upwell Wisbech Norfolk PE14 9AB
Watlington	08/01654/F	B1	15	0.05	15	03/09/2009	1 Church Road Watlington King's Lynn Norfolk PE33 0HE
West Wotton	08/02455/F	B2	1181	0.24	N	01/06/2009	Jasmine Nursery Lynn Road West Walton Highway Wisbech Norfolk PE14 7DB
Wimbotsham	08/02637/F	B8	636	0.41	636	31/03/2010	Edu-Lab 1 Karoo Close Bexwell Business Park Bexwell Norfolk PE38 9GA
<b>Totals</b>			<b>158260</b>		<b>103281</b>		



8.2 Allocated Employment Land

Allocated Land		Remaining Allocated Employment Land		Address
Town/Parish	Allocation	Ha	M2	Site Area Ha
Saddlebow Estate West Kings Lynn	Brief 7C	0.91	9100	Saddlebow Estate, West King's Lynn
White House Farm Kings Lynn	Brief 7D	55.2	552000	White House Farm King's Lynn
Hardwick Estate Extension Kings Lynn	Brief 8B	25.17	251700	Hardwick Estate Extension, King's Lynn
Lynn West Kings Lynn	Brief 9	4.47	44700	Lynn West, King's Lynn
Edward Benefer Way Kings Lynn	Brief 10D	0	0	Edward Benefer Way, King's Lynn
North Lynn Farm Kings Lynn	Brief 10E	2.8	28000	North Lynn Farm, King's Lynn
Estuary Road Kings Lynn	Brief 10F	1.6	16000	Estuary Road, King's Lynn
Downham Riverside Bartons Drove (North) Downham Market	Brief 17A	5.9	59000	Downham Riverside, Bartons Drove (North), Downham Market
Downham Riverside Bartons Drove (South) Downham Market	Brief 17B	8.83	88300	Downham Riverside, Bartons Drove (South), Downham Market
Eastern Hunstanton Kings Lynn Road Hunstanton	Brief 19B	0.6	6000	Eastern Hunstanton, Kings Lynn Road, Hunstanton
<b>Total</b>		<b>105.48</b>	<b>1054800</b>	

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8.3 Housing Trajectory Schedule

Annex Site by site details													Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply	Developer Estimate								
Planning application ref/DPD policy ref	Perm. Type (Allocn. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total resid. dws under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 yrs	2009/10 Previous Year	2010/11 current Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26									
<b>Formally Identified</b>																																					
<b>Extant Planning Permissions on Allocated Sites</b>																																					
06/00428/OM	O	King's Lynn	King's Lynn - Wootton Road 45/4 (southern site)	B	√	√	√	0	72	72	72				20	30	22												72								
09/02130/RM	RM	King's Lynn	45/4a Electricity Company Depot and Dairy Crest Site, Wootton Road, KL	B	√	√	√	0	25	25	25			12	13														25								
08/02646/FM	F	King's Lynn	45/61 EDF Energy Site, Wootton Road, KL	B	√	√	√	0	14	14	14			14															14								
2/99/1367/O 2/01/1515/D 04/02708/RM	A	King's Lynn	King's Lynn - South Fairstead 45/14a	G				168	0	168	0																		0								
06/02139/RMM	RM	King's Lynn	King's Lynn - South Fairstead Ph 2 45/14b	G	√	√	√	124	64	188	17	27	20	17															17								
07/01620/RMM 07/01704/RMM	RM	King's Lynn	King's Lynn - King's Reach South Fairstead Ph 3 45/14c	G	√	√	√	0	150	150	140		10	30	30	30	30	20											140								
2/02/1225/F	A	King's Lynn	King's Lynn - North End (URA) 45/24	B				30	0	30	0																		0								
2/03/2348/F 2/04/0383/F 05/01937/O 06/02278/F	A	King's Lynn	King's Lynn - Edma Street 45/25	G		√		1	137	138	0																		0								
2/01/0670/O 2/01/1671/O 05/00691/OM	O	King's Lynn	King's Lynn - NORA 45/33 Overall site (Housing Figures exclude Phase I)	B	√	√	√	0	791	791	316				79	79	79	79	79	79	79	79	79	79	80				791								
05/01101/RM	A	King's Lynn	King's Lynn - NORA 45/33 Phase I	B				109	0	109	0																		0								
2/96/0764/F 2/95/0570/O 2/99/0490/F 04/00762/F	A	South Wootton	South Wootton - Nursery Lane East 72/1	G				79	0	79	0																		0								
2/02/2201/F	A	South Wootton	South Wootton -Gap Farm 72/3	G				142	7	149	0	7																	0								
2/99/0477/O 2/00/1056/F 2/00/1066/D 2/01/1452/D 2/01/1453/D 2/02/1439/D 2/03/0121/D 04/00790/RM 05/02076/FM 08/00122/FM	A	Downham Market	Downham Mkt - N E 22/6	G				605	0	605	0																		0								
2/98/0630/F 02/03/2335/F 2/03/0763/MD 04/01811/F	A	Downham Market	Downham Mkt - Park Lane Sth 22/7	G				169	0	169	0																		0								
2/01/1126/F	A	Downham Market	Downham Mkt - N W 22/12 Abbey Site	G				160	0	160	0																		0								
2/01/1281/F 09/02046/FM	A	Downham Market	Downham Mkt - N W 22/12 Bennett Site	G				6	220	226	140	18	20	20	20	20	40	40	42										202								
06/00484/OM 07/01464/RMM	A	Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	G B				10	92	102	34	38	20	20	14														34								
2/03/2414/OM 09/00194/RMM 09/00186/F	A	Downham Market	Downham Mkt - Adj Brickfields 22/13	B	√	√	√	0	202	202	182			22	40	40	40	40	20										202								

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Planning application ref/DPD policy ref	Perm. Type (Allocn. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total resid. dws under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 yrs	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply	Developer Estimate
												Previous Year	current year																	
2/00/1231/F	A	Downham Market	Downham Mkt - Victory Road 22/17	G				10	0	10	0																		0	0
09/00558/FM	F	Downham Market	22/31 Land off Lancaster Crescent, DM	G	√	√	√		11	11	0		11																0	0
2/99/1607/F	A	Hunstanton	Hunstanton - Downs Rd (North) 43/3	G				83	0	83	0																		0	0
<b>Extant Planning Permissions on Unallocated Large Sites</b>																														
2/01/1990/F	F	Brancaster	Villages N - Brancaster Hall Farm 8/1	G				12	0	12	0																		0	0
04/01908/FM	F	Burnham Market	Villages N - Burn. Mkt Bellamys Ln 9/2	G				14	0	14	0																		0	0
07/02132/FM 10/01979/EXFM	F	Clenchwarton	Villages S - Clenchwarton W. of 36 Smallholdings Road 16/1	G	√	√	√	0	14	14	14			14															14	✓
04/02493/F	F	Dersingham	Dersingham - 2 Hunstanton Road 20/7	B				10	0	10	0																		0	0
04/02577/F	F	Dersingham	Dersingham - 22 Station Road 20/6	B				13	0	13	0																		0	0
87/2203 88/1414 2/02/2170/F 89/4134	F	Dersingham	Dersingham - Gelham Court 20/1	G				5	0	5	0																		0	0
04/01275/F	F	Dersingham	Dersingham - Hall Hotel 20/5	B				18	0	18	0																		0	0
2/02/0548/CU 2/02/2126/F	F	Docking	Villages N - Docking Hare Pub Hse 21/1	B				11	0	11	0																		0	0
06/1814/OM	O	Docking	Villages N - The Granaries, Docking Stn Rd 21/2	B	√	√	√	0	25	25	25						12	13											25	25
08/01604/FM	F	Downham Market	Downham Mkt - The Cottage & Factory, Fairfield Rd 22/30	B	√	√	√	0	12	12	12				12														12	12
2/02/0162/F	F	Downham Market	Downham Mkt - 14 Bridge St 22/11	B				17	0	17	0																		0	0
04/2528/F 05/02101/FM 07/00183/FM	F	Downham Market	Downham Mkt - 8, 10, 12 High St 22/26	B				11	0	11	0																		0	0
2/01/0693/CU 2/02/1536/D	D	Downham Market	Downham Mkt - Breckland House 22/18	B				19	0	19	0																		0	0
2/02/1000/F	F	Downham Market	Downham Mkt - Crow Hall 22/21	G				43	0	43	0																		0	0
05/00238/F 05/00881/F 06/00934/FM	F	Downham Market	Downham Mkt - High St/Paradise Rd 22/24	B				15	0	15	0																		0	0
2/04/0323/F	F	Downham Market	Downham Mkt - Howdale Road 22/23	B				30	0	30	0																		0	0
07/02069/FM	F	Downham Market	Downham Mkt - Russell Gge Site, London Road 22/29	B	√	√	√	0	31	31	31				8	23													31	31
2/03/1617/F	F	Downham Market	Downham Mkt - Short Drove Ph1 22/19	B	√	√	√	11	0	11	0																		0	0
05/01857/RMM	RM	Downham Market	Downham Mkt - Short Drove Ph2 22/19	B	√	√	√	9	13	22	12				5	7													12	12
06/00404/FM 08/02295/FM	F	Downham Market	Downham Mkt - Priory Road 22/27	B	√	√	√	0	14	14	14			14															14	✓
03/2414/OM 04/2445/O 09/00194/RMM	R	Downham Market	Downham Mkt - Railway Road W. Pt. Planning Brief 12 22/16	B	√	√	√	0	202	202	202			50	50	50	52												202	✓
2/01/0150/F	F	Emneth	Emneth - Hungate Road 27/2	G				32	0	32	0																		0	0
05/2318/FM	F	Feltwell	Villages S - Feltwell Old Brand. Rd 28/4	G				12	0	12	0																		0	0
08/02234/FM	F	Feltwell	Villages S - Feltwell RAF Base 28/5	B	√	√	√	0	76	76	76				38	38													76	76
06/00212/RMM	R	Feltwell	Villages S - Feltwell The Beck 28/3	G				12	0	12	0																		0	0
06/01770/OM 08/01444/OM	O	Gayton	Villages C - Gayton Hall Farm Ph2 33/2	B	√	√	√	0	11	11	11						11												11	11

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Planning application ref/DPD policy ref	Perm. Type (Allocn. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site	Total resid. dws under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 yrs	2009/10 Previous Year	2010/11 current year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply	Developer Estimate		
09/01561/RMM	RM	Gayton	Villages C - Gayton Hall Farm Ph1 33/2	B	v	v	v	0	18	18	0		18																0			
08/00932/OM	O	Gayton	Villages C - Gayton Mill, Lynn Rd 33/3	B	v	v	v	0	33	33	33			10	10	13														33	✓	
2/01/0592/O 04/02101/RM 06/00520/FM 08/00837/FM	F	Gt Massingham	Villages N - Gt Mass Sunnyside 34/2	G	v	v	v	16	8	24	8				8															8		
09/01970/FM	F	Gt Massingham	Villages N - Gt Mass 34/3 land west 11-12 Charles Dewar Close, Gt Massingham	G	v	v	v		12		0		12																	0	✓	
2/03/2260/F	F	Gt Massingham	Villages N - Gt Mass Surgery 34/4	G				12	0	12	0																			0		
2/96/0348/F 2/02/2165/F 06/00201/F 09/00142/F 09/00587/F	F	Heacham	Heacham - Hall Close 37/4	B	v	v	v	24	6	30	5		1	0	5															5	✓	
06/01053/FM	F	Heacham	Heacham - Lamsey Lane 37/9	G	v	v	v	24	0	24	0	5																		0		
05/02122/OM 06/02217/FM	F	Heacham	Heacham - Malthouse Crescent 37/8	B	v	v	v	22	3	25	0	1	3																	0		
2/99/0394/O	O	Heacham	Heacham - Pound Lane 37/6	B				13	0	13	0																			0		
2/99/1408/F	F	Heacham	Heacham - Station Road 37/7	B				10	0	10	0																			0		
06/1910/RMM	R	Hunstanton	Hunstanton - 44 Cliff Parade 43/10	B				10	0	10	0																			0		
2/99/1531/CU	C	Hunstanton	Hunstanton - 8 Hamilton Rd West 43/7	B				14	0	14	0																			0		
04/00874/F	F	Hunstanton	Hunstanton - Manor Rd 43/9	B	v	v	v	0	49	49	49		1	10	10	10	10	9													49	
07/01935/FM	F	Hunstanton	Hunstanton - Old Hunstanton Holiday Park 43/12	B	v	v	v	0	20	20	0		20																		0	✓
2/02/0355/CU	C	Hunstanton	Hunstanton - Silfield House 43/8	B				11	0	11	0																				0	
07/00174/FM	F	Hunstanton	Hunstanton - Westgate 43/11	B				10	0	10	0																				0	
04/01609/F 08/01277/FM	F	King's Lynn	King's Lynn - 18 Gaywood Road 45/29	B	v	v	v	0	23	23	0		23																		0	
05/0189/O 08/02037/RMM	R	King's Lynn	King's Lynn - 21 Gaywood Road 45/59	B				0	11	11	0		11																		0	
05/00199/F 06/00069/FM	F	King's Lynn	King's Lynn - 46 King Street 45/27	B				13	0	13	0																				0	
2/02/1613/F	F	King's Lynn	King's Lynn - All Saints Street 45/38	B	v	v	v	0	17	17	17				8	9															17	
2/03/1767/F 04/02471/F 05/02170/FM 06/00407/F	F	King's Lynn	King's Lynn - Baldock Drive 45/7	G				39	0	39	0																				0	
06/01453/FM	F	King's Lynn	King's Lynn - Blackfriars Road 45/48	B				12	0	12	0																				0	
2/00/1166/O 2/03/1228/F 2/04/0384/CU 05/00374/F	F	King's Lynn	King's Lynn - Capt Vancouver Oak Circle 45/15	B				12	0	12	0																				0	
08/01758/OM	O	King's Lynn	King's Lynn - COWA Tennyson Ave 45/57	B		v		0	220	220	0																				0	
2/01/1130/F 07/02084/FM	F	King's Lynn	King's Lynn - East Anglian Hotel 45/22	B	v	v	v	0	14	14	14						14														14	
89/0063 05/00884/FM	F	King's Lynn	King's Lynn - Ethel Terrace 45/31	B				26	0	26	0																				0	

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05/00884/FM	F	King's Lynn	King's Lynn - Central Tyres, Friar St/Ethel Terrace 45/31	B				12	0	12	12				12														12	12		
2/02/1278/F	F	King's Lynn	King's Lynn - Former North Star PH45/26	B				17	0	17	0																		0	0		
2/04/0351/F	F	King's Lynn	King's Lynn - John Kennedy Road (opp. Lidl) 45/46	B	√	√	√	0	24	24	24					12	12													24	24	
07/00649/FM	F	King's Lynn	King's Lynn - John Kennedy Road (Old Chapel) 45/52	B	√	√	√	0	13	13	12		1	6	6															12	12	
07/01422/FM	F	King's Lynn	King's Lynn - Littleport Street 45/54	B	√	√	√	0	17	17	17			17																17	17	
2/02/1630/F	F	King's Lynn	King's Lynn - Mill Lane 45/6	G				22	0	22	0																			0	0	
04/01183/F 08/02375/f 08/00072/f 09/01963/F	F	King's Lynn	King's Lynn - Millfields 45/8	B				43	0	43	0	8																		0	0	
07/01470/FM	F	King's Lynn	King's Lynn - Old Dance Studio North of 33 Railway Road 45/55	B	√	√	√	0	17	17	0									10	7									17	17	
05/02255/OM 07/01985/FM	F	King's Lynn	King's Lynn - Paradise Road 45/56	B	√	√	√	0	12	12	12						12														12	12
06/00416/FM	F	King's Lynn	King's Lynn - Park View Hotel 45/45	B				39	0	39	0																			0	0	
08/01782/OM	O	King's Lynn	King's Lynn - Plaxtole House, Goodwins Rd 45/58	B		√		0	24	24	0																			0	0	
2/98/1593/F	F	King's Lynn	King's Lynn - Queen Mary Hostel 45/35	B				34	0	34	0																			0	0	
07/00685/FM	F	King's Lynn	King's Lynn - Railway Rd/Albion St 45/53	B	√	√	√	0	15	15	15				15															15	15	
05/00680/FM	F	King's Lynn	King's Lynn - Regis House 45/47	B				27	0	27	0																			0	0	
04/01720/F	F	King's Lynn	King's Lynn - Southgate Street 45/41	B				30	0	30	0																			0	0	
2/03/2126/F	F	King's Lynn	King's Lynn - Stonegate Street 45/39	B				26	0	26	0																			0	0	
2/02/0989/O 06/02684/FM	F	King's Lynn	King's Lynn - The Friars 45/37	B	√	√	√	0	20	20	0								20												20	20
2/03/2463/F 08/02481/FM	F	King's Lynn	King's Lynn - Tower Street 45/28	B	√	√	√	0	11	11	11			11																	11	11
2/04/0311/D 06/00838/RMM	R	King's Lynn	King's Lynn - West Lynn 45/40	B				136	0	136	0																			0	0	
06/00956/OM 10/00269/FM	F	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/50	B	√	√	√	0	49	49	49			20	20	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	49
06/02260/FM	F	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/51	B				0	149	149	0								50	50	49										149	149
2/01/1770/F 05/01780/FM	F	King's Lynn	King's Lynn - Wisbech Road 45/36	B				22	0	22	0																			0	0	
09/02076/FM	F	King's Lynn	King's Lynn - Garage site, 51 Wisbech Road 45/62	B	√	√	√	0	0	0	19				19															19	19	
07/00833/OM	O	King's Lynn	King's Lynn - Wootton Road 45/4 (northern site)	B	√	√	√	0	65	65	65				35	30														65	65	
08/01182/OM	O	King's Lynn	King's Lynn - Edward Benefer Way Planning Brief 10D Alloc for employm. 2.5 ha 45/60	B	√	√		0	98	98	60						30	30	30	8											98	98
06/01193/O 09/02156/RM	R	King's Lynn	Site of the Fairstead PH, Fernlea Road	B	√	√	√	0	0	12	12				12															12	12	
06/01020/RMM	R	Marham	Villages S - Marham, Old Bell Inn, The Street 48/1	B	√	√	√	0	14	14	11		3	4	4	3															11	11
2/91/3364/F 2/01/2037/F	F	Methwold	Villages S - Methwold Hi/Millgt St 50/1	B				7	0	7	0																			0	0	
2/00/0779/F 04/01157/F	F	North Wootton	North Wootton - The Howards 56/2	G				48	0	48	0																			0	0	

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2/02/1752/CU 09/00801/F	F	Northwold	Villages S - Northwold Whittington Mill 55/2	B	√	√	√	0	22	22	22			11	11														22	
2/01/0105/F 04/01590/F 06/00287/F	F	Outwell	Villages S - Outwell Equest Centre 58/3	B				66	0	66	0																		0	
2/92/0096/F	F	Outwell	Villages S - Outwell Isle Rd Dairy 58/1	B				24	0	24	0																		0	
08/01225/FM	F	Sedgeford	Villages N - Sedgeford Jarvie Close	G				10	0	10	0																		0	
05/00006/F	F	Snettisham	Villages C - Snettisham Pk Farm 69/4	B	√	√	√	0	14	14	14				4	5	5												14	✓
2/96/1648/D 2/00/0854/F 2/02/0216/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/2	G	√	√	√	99	0	99	0																		0	
2/02/0028/F 09/01482/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/3	B	√	√	√	14	9	23	0	1	8																0	
09/00033/FM	F	Snettisham	Snettisham W of Cherry Tree Road (AH)	G	√	√	√	0	15	15	0		15																15	✓
06/02373/FM 08/2799/FM	F	South Wootton	South Wootton - 27 Grimston Road 72/4	B	√	√	√	10	4	14	0	10	4																0	
04/01954/RMM	R	South Wootton	South Wootton - Priory Lane 72/4	B				12	0	12	0																		0	
04/00902/F	F	Southery	Villages S - Southery Feltwell Rd 71/1	B				23	0	23	0																		0	
2/99/0021/F 2/95/0741/F	F	Stoke Ferry	Villages S - Stoke Ferry S Fairfield 74/1	G				44	0	44	0																		0	
90/1881	F	Syderstone	Villages N - Syderstone The Broadlands 77/1	G		√	√	1	33	34	0								10	10	13								33	
2/02/0205/F 91/2784 2/94/1188/F	F	Terrington St Clement	Terrington St Clement - Eastgate Ln 78/2	B				17	0	17	0																		0	
2/00/1355/F	F	Terrington St Clement	Terrington St Clement - The Saltings 78/6	G				10	0	10	0																		0	
2/96/1551/F 2/03/1599/F 04/01501/F 07/02319/F	F	Thornham	Villages N - Thornham Ship Ln 80/1	G	√	√	√	4	13	17	10				3	2	3	2	3										13	
05/02486/RMM	R	Upwell	Villages S - Upwell Barhale Dpt 85/5	B				25	0	25	0																		0	
05/00347/CU 05/00522/F	F	Upwell	Villages S - Upwell The Old Mill 85/4	B				17	0	17	0																		0	
88/1722 99/0020/F 2/00/0846/F	F	Upwell	Villages S - Upwell The Russets 85/1	G				60	0	60	0																		0	
05/00107/F	F	Walpole	Villages S - Walpole (St Peter) Townsend Farm 87/1	B	√	√	√	0	15	15	0	10	5																0	
09/00638/OM	O	Walpole	Villages S - Walpole Former Wendal's Herbs Premises, Chalk Road, Walpole St Peter	B		√		0	10	10	10					5	5												10	✓
2/97/0284/F 06/00145/FM	F	Watlington	Watlington - Fen Road/Row 89/6	G	√	√	√	0	15	15	15			5	5	5													15	
2/03/2088/D	D	Watlington	Watlington - The Meadows Extn Martingales 89/3	G	√	√	√	150	46	196	30	14	2	5	10	15													30	
2/00/1455/O 06/01324/O 07/01416/RMM	R	Watlington	Watlington - Thieves Bridge Rd 89/7	B	√	√	√	0	20	20	20					10	10												20	
06/01007/OM	O	West Walton	Villages S - West Walton English Bros Salts Road 95/1	B		√		0	30	30	30						15	15											30	
2/98/1121/F 86/3063 88/0670 2/99/1383/F 2/00/0904/F	F	West Winch	West Winch - Hall Lane - 96/1	G				166	0	166	0																		0	

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DM6042	F	Wimbotsham	Villages S - Wimbotsham Honey Hill 100/1	G				37	0	37	0	3																	0	0		
06/01110/OM	O	Wormegay	Villages - Wormegay Middle Farm, Castle Road	B		√		0	20	20	10						10	10											20	20		
<b>Extant Planning Permissions Small Sites</b>																																
		King's Lynn		G/B	√	√	√		190	190	143		47	47	48	48														190	190	
		Downham Market		G/B	√	√	√		50	50	38		12	12	13	13														50	50	
		Hunstanton		G/B	√	√	√		47	47	36		11	11	12	13														47	47	
		Others		G/B	√	√	√		887	887	666		221	222	222	222														887	887	
<b>Residual allocated sites (Currently allocated in Local Plan)</b>																																
NONE	A	King's Lynn	King's Lynn - Marsh Lane 45/1	G	√	√	√	0	153	153	153					50	50	53												153	153	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH 45/42	G	x	x	x	0	924	924	0																			0	0	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH EAST 45/43	G	√	√	√	0	717	717	0									71	71	71	72	72	72	72	72	72	72	717	717	
NONE	A	King's Lynn	King's Lynn - BOAL QUAY Planning Brief 1 4.1 ha	B	√	√	√	0	350	350	0										50	100	100	100						350	350	
NONE	A	King's Lynn	King's Lynn - HARDINGS PITS Planning Brief 3 Hardings Pits 7.8 ha	B	√	√	√	0	50	50	50			15	15	20														50	50	
NONE	A	King's Lynn	King's Lynn - South Fairstead Planning Brief 8A Rem. 10.3 ha	G	√	√	√	0	304	304	150					50	50	50	50	50	54									304	304	
NONE	A	Downham Market	Downham Mkt - Maltings Ln W 22/14 (Planning Brief 16C)	B	√	√		0	12	12	12					6	6													12	12	
NONE	A	Downham Market	Downham Mkt - Prince Henry Pl 22/15 (Planning Brief 15)	G		√		0	21	21	21						10	11												21	21	
NONE	A	Downham Market	Downham Mkt - Planning Brief 12 Railway Rd (remainder with no pl. permission - 1.15ha)	B		√		0	34	34	0																			0	0	
NONE	A	Downham Market	Downham Mkt - Downham North West Planning Brief 13 (remainder with no pl. permission - 2.72ha)	B		√		0	82	82	0																			0	0	
NONE	A	Downham Market	Planning Brief 14B Rabbit La. E. (remainder with no pl. permission - 0.24ha)	B		√		0	7	7	0																			0	0	
NONE	A	Downham Market	Planning Brief 16A Adj. Brickfields (remainder with no pl. permission - 0.09ha)	B		√		0	3	3	0																			0	0	
NONE	A	Downham Market	Planning Brief 16B Downham SW (remainder with no pl. permission - 0.69ha)	B		√		0	21	21	0																			0	0	
NONE	A	Downham Market	Planning Brief 16D Victory Rd (S) (remainder with no pl. permission - 0.04ha)	B		√		0	1	1	0																			0	0	
NONE	A	Hunstanton	Planning Brief 18 - Southend Road - 1.1 ha pt of URA	G	√	√	√	0	19	19	19					19														19	19	
<b>Informally Identified</b>																																
<b>Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted, or lapsed)</b>																																
06/02632/OM	L	Downham Market	Downham Mkt - Brickfields, Railway Road 22/28	B	√	√	√	0	43	43	43						20	23												43	43	
Permission lapsed	L	Downham Market	Downham Mkt - Old Cinema 22/22	B	√	√	√	0	20	20	20							20													20	20
05/02641/OM	L	Downham Market	Downham Mkt - Railway Road 22/16	B	√	√	√	0	100	100	60					20	20	20	20	25											105	105
05/02641/OM	L	Downham Market	Downham Mkt - Railway Road E. Pt. Planning Brief 12 22/16	B	√	√	√	72	134	206	50						25	25	25	25	34										134	134
2/02/1527/O 05/02372/OM 06/02163/RMM	L	Downham Market	Downham Mkt - Short Drove Ph 3. 22/20	B		√		0	23	23	23							23													23	23
06/02428/FM	L	King's Lynn	King's Lynn - 15 Austin Street 45/49	B		√		0	13	13	15						7	8													15	15

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												Previous Year	current year																		
05/02611/FM	L	King's Lynn	King's Lynn - Adrian Lodge 45/44	B		√		0	10	10	10					5	5												10		
05/02590/FM	L	Stoke Ferry	Villages S - Stoke Ferry Bridge Rd 74/2	B		√		0	12	12	0								12										12		
LDF Option		King's Lynn	King's Lynn NE Sector	G				0	1000	1,000	0								80	80	80	80	80	120	120	120	120	120	1,000		
LDF Option		King's Lynn	King's Lynn North Sector	G				0	1000	1,000	0								80	80	80	80	80	120	120	120	120	120	1,000		
LDF Option		King's Lynn	King's Lynn SE Sector	G				0	883	883	0								76	76	77	77	77	100	100	100	100	100	883		
LDF Option		Downham Market	New allocation	G				0	350	350	0								35	35	35	35	35	35	35	35	35	35	350		
LDF Option		Hunstanton	New allocation	G				0	200	200	0								20	20	20	20	20	20	20	20	20	20	200		
LDF Option		Wisbech	New allocation	G				0	500	500	0								50	50	50	50	50	50	50	50	50	50	500		
LDF Option		Key Rural Service Centres	New allocation	G				0	600	600	0								60	60	60	60	60	60	60	60	60	60	600		
LDF Option		Rural Villages	New allocation	G				0	185	185	0								18	18	18	18	18	19	19	19	19	19	185		
<b>Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)</b>																															
SHLAA		King's Lynn	King's Lynn Queen Elizabeth Hospital	B		√		0	490	490	0																		0		
SHLAA		King's Lynn	King's Lynn Lynnsport	B	√	√	√	0	437	437	0								43	43	43	44	44	44	44	44	44	44	437		
SHLAA		King's Lynn	King's Lynn Hillington Square Redevelopment	B	√	√	√	0		0	0																		0		
SHLAA		King's Lynn	King's Lynn Town Centre Redevelopment	B	√	√	√	0	285	285	0													30	50	50	50	50	55	285	
<b>A justified windfall element (linked to SHLAA evidence of genuine local circumstances)</b>																															
										0	0																		0		
<b>Total</b>											0																				
										17,150	3,452	142	499	619	846	911	585	491	904	790	770	665	745	870	790	690	690	695	11,387		

U/C = under construction, PP = Planning Permission, BC = Borough Council, N/S = not started



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



## Annual Monitoring Report - December 2010

Local Development Framework

King's Lynn & West Norfolk



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