

King's Lynn and West Norfolk Local Development Framework

# Strategic Housing Land Availability Assessment

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# Executive Summary

## Overview of this report

The SHLAA was developed to determine the potential housing supply from identifiable land within the Borough of King's Lynn and West Norfolk over the remainder of the plan period (2011-2026).

The study is presented in three parts. These are:

- SHLAA Report
- Site assessment tables categorised into North, South, King's Lynn, Downham Market, Hunstanton
- Mapping

The SHLAA Report is divided into three sections:

*Introduction – Setting out the purpose of the document, the relationship between the SHLAA and Development Plan Documents and the background to the report complete with an explanation of the overall housing target.*

*Methodology – The methodological approach to assessing the suitability, availability and achievability of sites for housing. The methodology is explained in 10 stages equivalent to the stages outlined in the national SHLAA Practice Guide.*

*Assessment Results – Presenting a summary of the housing trajectory and the site assessment tables followed by a detailed analysis of the results of the assessment. The final part of the report comprises a risk assessment and a final conclusion.*

## The total potential

The Proposed Submission Core Strategy sets an overall target of 15,840 houses to be built within the plan period (2001-2026). A minimum of 9,725 dwellings are required to be built within the borough over the next 15 years in order to meet the overall target set in the Core Strategy.

<b>Core Strategy Target 2001-2026:</b>	15,840 dwellings
Of which: Completed 2001-2010	6,115 dwellings
Residual target 2010-2026	9,725 dwellings

The SHLAA has identified that a total of 17,477 dwellings could potentially be delivered on identified sites within the remainder of the plan period. This exceeds the residual target set by the Core Strategy to deliver 9,725 dwellings. A surplus of 7,752 dwellings could be provided if required during the plan period, however additional sites would require allocation in the LDF to enable housing delivery. The assessment demonstrates sufficient flexibility in the source of housing supply in the Borough over the next 15 years.

The phasing of sites has been assessed to fall into the following timescales:

### Site Phasing

Years 0-5:	4,434 dwellings
Years 6-10:	8,687 dwellings
Years 11-15:	4,356 dwellings
<b>TOTAL:</b>	<b>17,477 dwellings</b>

# 1. Introduction

The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify all land in the Borough that is potentially developable and deliverable for housing within a 15 year timescale. Local Planning Authorities are recommended to undertake this assessment in order to meet the requirements of Planning Policy Statement 3 Housing (2004) which include;

- identifying specific, deliverable sites for the first five years of the plan period which are able to be developed for housing;
- identifying specific, deliverable sites for years 6-10 and ideally 11-15 in order for the first 5 year supply to be topped up over time; and,
- indicating broad locations for future growth over the longer term (11-15) years where it is not possible to identify specific sites for this period.

The document aims to provide a realistic total capacity of potential sites for housing by assessing each site to determine whether it is suitable, available and achievable for housing. Sites which are considered to meet these three criterion are considered deliverable and developable in the plan period<sup>1</sup>.

It is important to note that the SHLAA is not a policy document. This document does not allocate sites for development and the inclusion of any site within this document provides no guarantee of it being permitted for development. Rather, the SHLAA is a key component of the evidence base which helps to inform policies contained in the West Norfolk Local Development Framework. The relationship between the SHLAA and Development Plan Documents is explained in more detail in the following section.

The SHLAA requires updating regularly in line with PPS3 in order to continually 'top up' the supply of potential housing sites. An indicative

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<sup>1</sup> See Communities and Local Government 'Strategic Housing Land Availability Assessments Practice Guidance' [www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment](http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment)



timescale for future updates is contained in 'Stage 8 – Reviewing the assessment'.

# Relationship between SHLAA and Development Plan Documents

In 2004, the government established a new system of plan-making called the Local Development Framework (LDF). The LDF comprises a suite of planning policy documents which direct growth in the Borough and are used by the authorities' development control team to inform the assessment of planning applications. Each document in the LDF can be produced at different times, and each must go through a number of stages of development which are subject to public consultation before they can be used by the Council as adopted policy documents. The Borough Council are currently producing two Development Plan Documents (DPD's) in the LDF known as the Core Strategy and the Sites Specific Allocations and Policies DPD.

To inform and support the policies contained in Development Plan Documents, the Council must gather a wide range of evidence, and in some cases produce evidence base documents to collate information on specific topics. The SHLAA is one of the key evidence base documents containing information on potential housing land in the Borough over the plan period (2001-2026).

## **Core Strategy**

The Core Strategy sets out the spatial planning framework for the development of the borough up to 2026 and provides guidance on the scale and location of future development in the borough. The document contains policies on a range of topics such as the environment, housing, employment, infrastructure transport, and others. The pre-submission document is at an advanced stage of production, having been through three stages of consultation. It is anticipated that the document will be examined in February

2011 with a view to being an adopted policy document in Summer 2011. The document can be viewed on the Councils website from the link below<sup>2</sup>.

Once the Core Strategy is adopted, all development proposals will be examined to ensure they are consistent with policies in the Core Strategy. Whilst the SHLAA only assesses the 'potential' for sites to be developed for housing it is still important that the study presents realistic results. Therefore, effort has been made to ensure that key parameters of the SHLAA align with the emerging Core Strategy and this is explained, where applicable, in the stages of the methodology in section 2 of this document.

### **Site Specific Allocations and Policies Development Plan Document (DPD)**

The purpose of the Site Specific Allocations and Policies DPD is to identify and allocate land on a Proposals Map for specific uses and to address detailed, area specific development management policies in order to represent the vision, objectives and policies contained in the Core Strategy.

In June 2009, the council published the first stage (regulation 25) Site Specific Allocations and Policies DPD, and as part of this there was a 'call for sites' – a request for people to submit sites to the council for assessment of their development potential. **Each site submitted for consideration in the Site Allocations document is assessed in the SHLAA to determine its potential for housing.**

The SHLAA and Sites Specific Allocations and Policies DPD are closely related documents. The main difference between the two documents is that the Allocations DPD will eventually allocate land for development whereas the SHLAA only assesses the theoretical potential for housing development on each site. The object of the SHLAA is to identify a broad selection of sites

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<sup>2</sup> Accessible from: <http://www.west-norfolk.gov.uk/default.aspx?page=24523>

which have potential for housing. In many cases the SHLAA identifies a much broader range of potential housing sites than would ever be needed, particularly in smaller rural settlements. This provides an element of choice in the Allocations DPD, as any site which is outside the current built environment/settlement boundaries requires allocation before it could be developed.

One other key difference between the two documents is that the SHLAA focuses solely on potential for housing, whereas the allocations DPD allocated land for a variety of uses. Therefore, even when a site is considered unsuitable for housing in the SHLAA, it may still be assessed in the Allocations DPD for its potential for other uses, such as employment land, for example.

The broad selection of 'potential' sites identified in the SHLAA will be presented in the Allocations DPD, enabling the public to examine the potential options for development in the borough along with the results of a second, more detailed assessment of these remaining sites.

In the case that the owner or agent has indicated a preference to develop the site for uses other than housing, this is taken into account in the assessment of the availability and achievability of the site for housing outlined in Stage 7 – Assessing when and whether sites are likely to be developed. Such sites would not be counted towards the final potential housing totals, but they are purposely included to ensure they have undergone the same process in determining the general suitability of the site for development.

The next stage of the Allocations DPD is due to be published in Summer 2011. The document will identify all potential options for allocation in conjunction with a Sustainability Appraisal document providing a comparative assessment of all sites. This document will also outline the initial favoured options for development by the council.

# Background

The first King's Lynn and West Norfolk Strategic Housing Land Availability Assessment (SHLAA) for the borough was produced in 2008 by consultants Tribal Urban Studio. The first SHLAA was undertaken at a very early stage in the formulation of documents in the Local Development Framework. The SHLAA was compatible with the earlier 2006 West Norfolk Urban Capacity Study which was a similar assessment of potential land for development. Many of the parameters in the SHLAA reflected those used in the 2006 study, for example; in the choice of settlements which were surveyed; or in the use of the same design case studies to assess the potential density of sites.

At the time, all plans were required to conform with the Regional Spatial Strategies which set housing targets for each local authority area. The East of England Regional Spatial Strategy (RSS) was formally adopted in 2008 and set a final housing target of 12,000 dwellings to be delivered in the borough over the plan period 2001 to 2021. The previous 2008 SHLAA identified there was sufficient deliverable and developable sites to accommodate 11,209 units from 2008-2030 in addition to the 3,094 units which had already been completed from 2001-2007. This totalled 14,303 units to be delivered between 2001-2030, which exceeded the target set by the RSS. The document demonstrated that there was enough potential land for housing in the borough. This meant that work could progress on developing policies for housing in the Core Strategy.

## Context for change

Since the last SHLAA was produced, documents in the Local Development Framework have advanced significantly. In addition, the first draft of the Localism Bill (published December 13<sup>th</sup> 2010) indicates the intention to abolish Regional Spatial Strategies meaning that all housing targets will eventually be formulated by Local Authorities.

It is crucial that the assessment reflects both current national and emerging local planning policy and that all known sites which have potential for development are included if the SHLAA is to be used as evidence for future policy formulation. For this reason, the 2010 SHLAA departs significantly from the 2008 version as;

- the methodology for the assessment has been updated as outlined in section 2;
- all sites submitted for consideration in the Site Specific Allocations and Policies DPD have been assessed in the SHLAA for their potential for housing.
- many sites identified in the original 2008 SHLAA have not been retained in this update either through lack of accurate ownership information or in some cases, in response to requests from identified landowners.

## Residual housing targets for SHLAA 2010

### **Housing development required in the Core Strategy**

The Core Strategy identifies the requirement of land for a minimum of 15,840 new dwellings across the Borough over the period 2001-2025. Of this overall figure, 6,450 homes will be delivered through new site allocations. The geographical distribution of this allocation across the borough is outlined in policy CS09 of the Core Strategy and is also summarised in Stage 4 of the SHLAA methodology; 'Stage 4 – Determining which sites will be surveyed'.

### **Sites submitted for assessment**

Incorporating sites which were put forward in the 'call for sites' exercise substantially increases the number of sites to be assessed in the review from the number of sites assessed in the 2008 SHLAA. Over 1000 sites were submitted in the 'call for sites' exercise and approximately 100 sites were retained for reassessment from the 2008 SHLAA. The requirement to assess

such a large number of sites necessitates a more efficient approach to determining the suitability of sites. Therefore, a two stage approach has been developed to assess the suitability of sites which is explained in Stage 7a – Assessing suitability for housing.

### **Residual housing targets for SHLAA 2010**

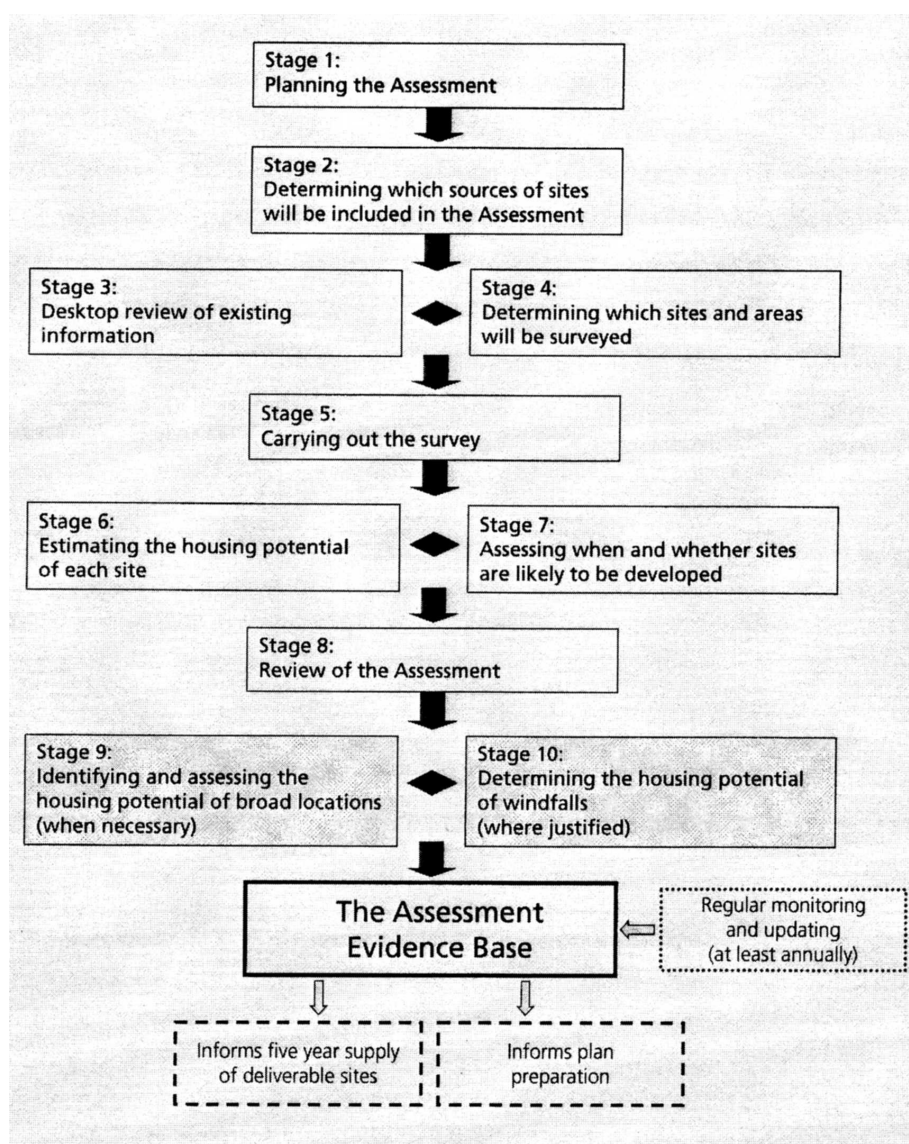
The Core Strategy (policy CS09) identifies a target that a minimum of 15,840 dwellings will be required across the borough over the period 2001-2026. Since the start of the plan period in 2001, 6115 dwellings have already been completed in the borough (2010 Annual Monitoring Report). Therefore, the new requirement for the SHLAA is to identify land which could potentially accommodate a minimum of 9,725 dwellings in the remainder of the plan period (2010 to 2025). This equates to a residual annual target of 648 dwellings a year, making the 5 year housing target approximately 3,242 dwellings from 2010 to 2015.

Target – total number of dwellings required over plan period (2001-2025)	Completions – total number of dwelling completions from 2001-2010)	<b>Residual target – total number of dwellings required 2011-2025</b>
15,840	6,115	<b>9,725</b>

The SHLAA must identify a greater number of potential sites than the target set by the Core Strategy. Without a considerable supply of land for housing over the plan period, there is a danger that sites may not come forward as expected in the assessment, therefore compromising the ability to deliver sufficient housing in the Borough. Identifying a large number of potential sites also ensures that there is considerable choice in the selection of sites to allocate for housing in the Site Specific Allocations and Policies DPD. Therefore the target is to identify sites to accommodate a minimum of 3,500 dwellings to meet the 0-5 year housing supply.

## 2. Methodology

In 2007, the government released the Strategic Housing Land Availability Assessment Practice Guidance<sup>3</sup>. The guidance advocates a ten stage process for completing the SHLAA which is illustrated in the diagram below. The King's Lynn and West Norfolk SHLAA was undertaken in accordance with this methodology. This section outlines how each stage was achieved.



<sup>3</sup> CLG (2007) Strategic Housing Land Availability Assessments: Practice Guide  
<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>



# Stage 1: Planning the assessment

## **Scope of the assessment**

In planning the assessment, the first step was to examine whether there was potential to develop the SHLAA with other partners in the Housing Market Area. Through consultation with officers from partnering authorities, it was decided not to complete the SHLAA as a joint HMA exercise as other authorities were working to different timescales in the production of their LDF which meant that resources could not be efficiently pooled to produce the document.

## **Resources**

The SHLAA was prepared internally by officers in the planning LDF team. This option was considered to be more cost effective than outsourcing work to consultants, and enabled officers to have a greater understanding of all the sites submitted which would aid the production of the Site Specific Allocations and Policies DPD.

## **SHLAA Panel**

The national practice guidance on developing a SHLAA advocates a partnership approach to the assessment, utilising the knowledge and expertise of key stakeholders. In 2009, a Panel was formed consisting of key stakeholders including local builders, developers and planning agents. The Panel was involved in shaping the assessment as it progressed and provided guidance on determining the deliverability and developability of sites, particularly the consideration of market conditions and economic viability.

Meetings were held with the Panel over the period in which the assessment was undertaken (2009-2010). Members of the Panel had the opportunity to be involved in all aspects of the assessment, particularly in formulating the methodology, and considering individual sites. The Panel will continue to be involved in annual updates of the assessment.

## Stage 2: Determining which sources of sites will be included in the SHLAA

The 2008 SHLAA identified sites from a variety of sources, including:

- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use e.g. commercial buildings, car parks
- Additional housing opportunities in established residential areas, such as under used garage blocks and back land development
- Urban extension sites
- Sites in the planning process including unimplemented Local Plan allocations for housing and employment and unimplemented permissions

Two additional sources of sites have been identified for inclusion in the 2010 assessment;

- Sites identified in the Borough Council's Town Centre Strategy for King's Lynn including potential regeneration sites.
- Land submitted for consideration as part of the 'call for sites' in the Sites Specific Allocations and Development Policies Development Plan Document.

## Stage 3: Desktop review of existing information

For the 2008 SHLAA, an extensive desk based review was undertaken examining sites from the Local Plan, previous urban capacity study work and NLUD information. Potential sites were identified through the desk-based review of the mapping, documentation and through the consultation process with interested parties as set out in Task 1 of the 2008 SHLAA. These sites were highlighted on the map base to ensure they were surveyed during the

course of the fieldwork. Other potential housing sites within the urban areas (such as apparent gap sites, backland areas etc.) were also identified. For the 2010 SHLAA, effort was taken to contact landowners of all sites identified in the 2008 SHLAA to determine whether they still had an intention to develop the land. Where the intention to develop was known, these sites were considered available for development and retained in the 2010 SHLAA. A desktop review of sites under consideration in the Town Centre Strategy for King's Lynn were automatically included in the assessment, and efforts were made to contact the landowners of any site included in the study which was not already owned by the Borough Council.

A large quantity of sites were put forward for potential allocation in the Site Specific Allocations and Policies DPD. All of these sites were automatically included in the SHLAA to examine their potential for housing development.

The number of sites identified for consideration which were not already within the planning process totalled 1133 meaning there was a considerable amount of choice of potential housing land in the assessment. For this reason it was considered unnecessary to undertake a further desk top trawl of other sources of sites.

## Stage 4: Determining which sites and areas will be surveyed

DCLG Guidance outlines a number of factors that should be considered when setting the study parameters to survey and identify sites with potential for housing. These factors should be reviewed in determining how comprehensive (in terms of geographic coverage) and intensive (in terms of minimum size of site to be surveyed) the study should be.

### **Nature of the housing challenge**

A Strategic Housing Market Assessment was produced in 2007 for the three districts of Kings Lynn and West Norfolk, North Norfolk and Breckland with a specific Housing Needs Survey which focused on the borough.

The reports highlight that there are two distinct housing market areas i.e. the western coastal area, and the rest of the borough. The Western Coastal area shows a more affluent and settled population with a high proportion of second home ownership and retired people, having much larger savings than the average.

The reports also highlights:

- Using the Department of Communities and Local Government 'needs assessment model' that there is a net annual requirement of 797 additional affordable dwellings in the borough.
- A shortage of one and two bedroom owner occupied/private rented properties.
- A shortage of 4+ bedroom properties in private rented and affordable housing sectors.
- A notable demand for intermediate housing in all areas; demand is largest in urban areas.
- A relatively high demand for private rented accommodation in the urban areas, compared to other areas.
- A larger proportion of owner-occupied demand for four bedroom units in urban areas.
- A preference for detached dwellings.

## **Geographic Coverage**

Guidance states that the study should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The appropriate settlements were selected from the Settlement Hierarchy set out in Policy CS02 of the Core Strategy.

The Core Strategy sets a Settlement Hierarchy in Policy CS02 (table below) This orders settlements based on their role and function in the Borough. To align the SHLAA with Policy CS02 from the Core Strategy, only sites in the

higher order settlements in the Core Strategy were assessed in the SHLAA as there is evidence to suggest that these are generally the most sustainable locations for growth. The higher order settlements have the greatest potential to balance new housing with services, employment, facilities and infrastructure, compared to the more remote, smaller rural villages and hamlets and the wider countryside.

Sites which are further than 25m from the Local Plan built environment boundaries of higher order settlements are regarded as less appropriate areas for housing and have therefore been rejected from the assessment. The reasoned justification for this decision is presented in 'Stage 7a – Assessing suitability for housing'.

## Settlement Hierarchy (settlements surveyed in the SHLAA)

<b>Sub-regional centre</b> Policy CS09 allocation: 4,600 new homes		
King's Lynn: including West Lynn and Gaywood		
<b>Main towns</b> Policy CS09 allocation: 350 new homes in Downham Market and 200 new homes in Hunstanton		
Downham Market	Hunstanton	
<b>Settlements adjacent to King's Lynn and the main towns</b> Policy CS09 allocation: 500 new homes distributed between the Emneth and Walsoken parishes. Due to their close proximity to King's Lynn; West Winch, North Wootton and South Wootton are included in the total allocation for the Sub-regional Centre.		
Emneth	North Wootton	
South Wootton	Walsoken	
West Winch		
<b>Key Rural Service Centres</b> Policy CS09 allocation: 600 new homes distributed between the settlements		
Brancaster with Brancaster Staithe/Burnham Deepdale	Feltwell with Hockwold cum Wilton	Stoke Ferry
Burnham Market	Great Massingham	Terrington St Clement
Castle Acre	Grimston/Pott Row with Gayton	Terrington St John with St Johns Highway/Tilney St Lawrence

Clenchwarton	Heacham	Upwell/Outwell	
Dersingham	Marham	Watlington	
Docking	Methwold with Northwold	West Walton/West Walton Highway	
East Rudham	Snettisham		
<b>Rural Villages</b> Policy CS09 allocation: 195 new homes distributed between the villages			
Ashwicken	Harpley	Sedgeford	Walpole Cross Keys
Burnham Overy Staithe	Hilgay	Shouldham	Walpole Highway
Castle Rising	Hillington	Southery	Walpole St Peter/Walpole St Andrew/Walpole Marsh
Denver	Ingoldisthorpe	Syderstone	Welney
East Winch	Marshland St James/St John's Fen End with Tilney Fen End	Ten Mile Bank	West Newton
Fincham	Middleton	Three Holes	Wiggenhall St Germans
Flitcham	Old Hunstanton	Thornham	Wimbotsham
Great Bircham/Bircham Tofts	Runcton Holme	Tilney All Saints	Wormegay

## **Survey Area**

The Borough of King's Lynn and West Norfolk covers approximately 550 square miles making it a considerable area to survey. In order to make the survey manageable, the borough was artificially divided into five different areas:

- King's Lynn (including West Lynn)
- Downham Market
- Hunstanton
- North (all other settlements in the northern area of the borough)
- South (all other settlements in the southern area of the borough)

The 5 different survey areas are illustrated on the map overleaf.

## **Site Thresholds**

In the borough, an element of supply continually comes from small windfall sites, therefore it was deemed appropriate that all sites with housing potential were considered i.e. there was no restriction in the size of site surveyed (site threshold). This will assist in site selection and allocation of the smaller sites required to meet the housing targets for the Rural Villages as set out in policy CS09 Settlement Hierarchy in the Core Strategy in the Site Specific Allocations and Policies DPD.





## Stage 5: Carrying out the survey

All sites were subject to a desktop suitability exercise to identify any significant constraints to development (detailed in Stage 7a, Assessing suitability of housing). Any site which was identified as being wholly constrained in stage 1 of the suitability assessment were not visited so as to concentrate efforts on sites which had a greater potential for housing development.

During May-August 2010 officers undertook an extensive survey of all submitted sites which had progressed to stage 2 of the suitability assessment. Photographs were taken of the sites and key information was recorded on the site form (see blank form in Appendix 1). This information was used to aid the assessment of the suitability and achievability of each site for housing.

Findings from the surveys were entered into a database, which forms the basis for reporting. This database was created to offer a clear, structured and consistent method of assessment for all sites and to limit the application of irregular, subjective assumptions. It was designed as a first-stage tool to inform how the site could be developed, what would need to be done to achieve a successful development and when it might come forward. It can also be used as part of the qualitative consideration of all the available evidence. For instance a site may be acceptable in planning terms but the market or other site-specific constraints may impede delivery.

Sites where Assessment parameters are not met (as detailed in Stage 7), such as falling within constrained locations or in unsustainable locations, have been excluded from the assessment.

## Stage 6: Estimating the housing potential of each site

In order to estimate the housing potential of each site, an assessment of its developable area needs to be made. There are a number of factors which may influence the developable area of a site. Limiting factors considered in assessing the sites suitability are explained in more detail in “Stage 7a” of the SHLAA include topography, irregular shaped plots and site specific constraints such as underground services or flood zones. DCLG guidance suggests that the capacity of a constrained site can be calculated by producing an optimum site layout plan that takes account of all constraints. In each case the optimum site layout would only include the unconstrained area therefore that part of the site which lies within a constrained area has been excluded from the developable area.

Allowance has been made on larger sites for the on-site provision of access roads, along with facilities such as green infrastructure and community uses, to serve the development. The assumptions used in calculating net developable areas are set out below and are based on research undertaken during the preparation of advice set out in government documents such as ‘Tapping the Potential’ and the ‘Housing Land Availability Assessments: Draft Practice Guide’. Whilst this approach is considered robust and appropriate for the purposes of this study, it should be noted that the net developable area is an indicative figure and that the Council will negotiate appropriate non-housing provision on a site-by-site basis when considering future development proposals.

<b>Gross site area</b>	<b>Net developable area</b>
Less than 0.4 ha	100% of developable area
0.4 ha to 2 ha	90% of developable area
Sites over 2 ha	75% of developable area

A range of density multipliers have been applied in order to assess the housing potential of each site. These multipliers are set out in the table below. It should be noted that the densities indicated are expressed as net densities (dwellings per hectare) that a site could deliver. The multiplier applied to each site is that which, in the opinion of the Council, best reflects:

- the character of the area,
- the type or mix of housing that would be appropriate on the site, and;
- the site's proximity to a defined centre and to services,

The density multiplier has been based on the average density of recently approved developments in each settlement identified in Council monitoring information between January 1993 & 2009/2010. These density multipliers were developed for four key types of area Sub regional centre, main town, key rural service centre and rural village. Following the identification of a proposed development density, the yield for each site is calculated by multiplying the net site area by the density.

<b>Location</b>	<b>Density Multiplier (Dwelling per hectare)</b>
King's Lynn (Sub regional centre)	39
Downham Market (Main town)	25 (36)
Hunstanton (Main town)	36
Wisbech fringe	36
Key Rural Service Centres including, settlements adjacent to Kings Lynn and main towns.	24
Rural Villages	24

Clearly, the densities applied to sites are indicative and are provided solely for the purposes of this SHLAA. They should not be taken to be a statement of Council policy on the amount of housing that a given site may accommodate, which will need to be determined through the planning application process.

## Build out rates

Where site-specific evidence of likely build out rates existed this was used to aid estimates of the housing potential. Elsewhere, and following consultation with the panel, the following assumptions were made:

- Up to 25 dwellings – assumed to completed in year 1 number takes in to account of site preparation and start up tasks;
- Assume average build out rate of 40 per annum per developer per site based on historic build out rates from the housing trajectory;
- Assume larger sites (200+ units) will be built out by 2 or more developers and that the average build out rate will not be doubled due to potential site issues but times 1.75 i.e.70 per annum.
- Build out rate for South East Lynn expansion area (1600+ units) assume large an average build out rate of 150 per annum.
- Build out rate for King's Lynn North and King's Lynn North East expansion areas (1000 units each) assume an average build out rate 80 per annum in the first five years rising to 120 per annum in the final five years.

## Delivery & lead-in times

The key outputs of a SHLAA should:

Identify specific sites for the **first five years** of the LDF that are ready and available for development including sites already in the planning process, sites without existing policy constraints and without physical constraints.

Identify specific sites for **years 6 to 10** which, in time, will top up the five year supply including sites that are not currently in the planning process and have some physical and policy constraints.

Identify specific sites for **11 to 15 years** which, in time, will top up the five year supply including broad locations for future growth when it is not possible to

identify specific sites beyond 10 years and any suitable site with complex constraint issues.

Lead-in times will be influenced by planning status and by size of site; the following assumptions are made:

- Site with full planning permission (6 months)
- Small urban potential site or allocation without permission (up to 50 units) (1 year)
- Larger urban potential or extension site allocation without permission (50+ units) (18 months)
- Large urban extension site requiring masterplan with no planning status (5 years)

## Stage 7: Assessing when and whether sites are likely to be developed

The aim of the SHLAA is to identify all potentially deliverable and developable housing sites in the Borough, irrespective of the level of housing provision that is actually needed over the plan period. To be considered:

- **Deliverable** – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time<sup>4</sup>.

(CLG, SHLAA Practice Guidance, 2007)

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<sup>4</sup> CLG, SHLAA Practice Guidance (2007)

The SHLAA identifies deliverable and developable sites by subjecting each site to a thorough assessment process. The assessment process is split into three parts, assessing suitability, availability and achievability for housing. This is explained in the following sections (stage 7a, 7b and 7c).

## Stage 7a: Assessing suitability for housing

“A site is suitable for housing development if it offers a suitable location for housing development and would contribute to the creation of sustainable, mixed communities” (SHLAA Practice Guidance, 2007).

Suitability was assessed by scoring sites against a broad range of sustainability criteria which was further refined through the consideration of responses from key stakeholders and through examining results of the Boroughs Infrastructure Study.

### *Suitability criteria*

Suitability criteria have been adapted from the Regulation 25 Site Specific Allocations and Policies Development Plan Document (DPD) which was subject to public consultation in May 2009. The suitability criteria were developed in conformity with the key sustainability objectives outlined in the boroughs Sustainability Appraisal framework<sup>5</sup>. The original sustainability objectives were developed as a set of measurable criteria which are used to appraise plans and policies in the Local Development Framework to determine whether they promote environmental, economic and social sustainability. The original sustainability objectives are quite broad in scope which necessitated the development of more specific, measurable suitability criteria for the purpose of the allocations DPD and this assessment. The SHLAA Panel also helped to refine the criteria through reviewing a draft of the methodology.

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<sup>5</sup> Sustainability Appraisal Scoping Report (2005) ‘Sustainability Appraisal Objectives’ page 94-104

## *Key Stakeholders*

- Anglian Water
- Environment Agency
- Internal Drainage Board (Ely, King's Lynn, Downham Market, Southery)
- Norfolk County Council
- Neighbouring Local Authorities including neighbouring county councils
- Norfolk Wildlife Trust
- Middle Level Commissioners

A map of all submitted sites was provided to the key stakeholders listed above for their consideration and comment. The consultation enabled key stakeholders to consider all sites from the outset and to enable them to indicate any issues or even initial preferences for sites in the areas surveyed. The level of detail in responses from consultees varied and not all consultees responded at this stage. However, responses were particularly useful in helping to consider certain criteria where officer knowledge was less specialised (for example; in considering the impact of development on highways and roads).

Sites were very rarely excluded solely on the basis of the key stakeholder's response unless the issue raised was critical; however comments were often noted and used to help score sites on certain criteria, where applicable. Responses from key stakeholders will be further utilised in the production of the Sustainability Appraisal which supports the Site Specific Allocations and Policies DPD and key stakeholders will continue to be consulted throughout the production of the DPD.

### *Infrastructure Study (Dec 2010)*

The Infrastructure Study for the Borough was produced internally by the council and was published in December 2010. The Study outlines the infrastructure requirements across the Borough as identified by use of a survey and discussions with infrastructure providers. As the document was

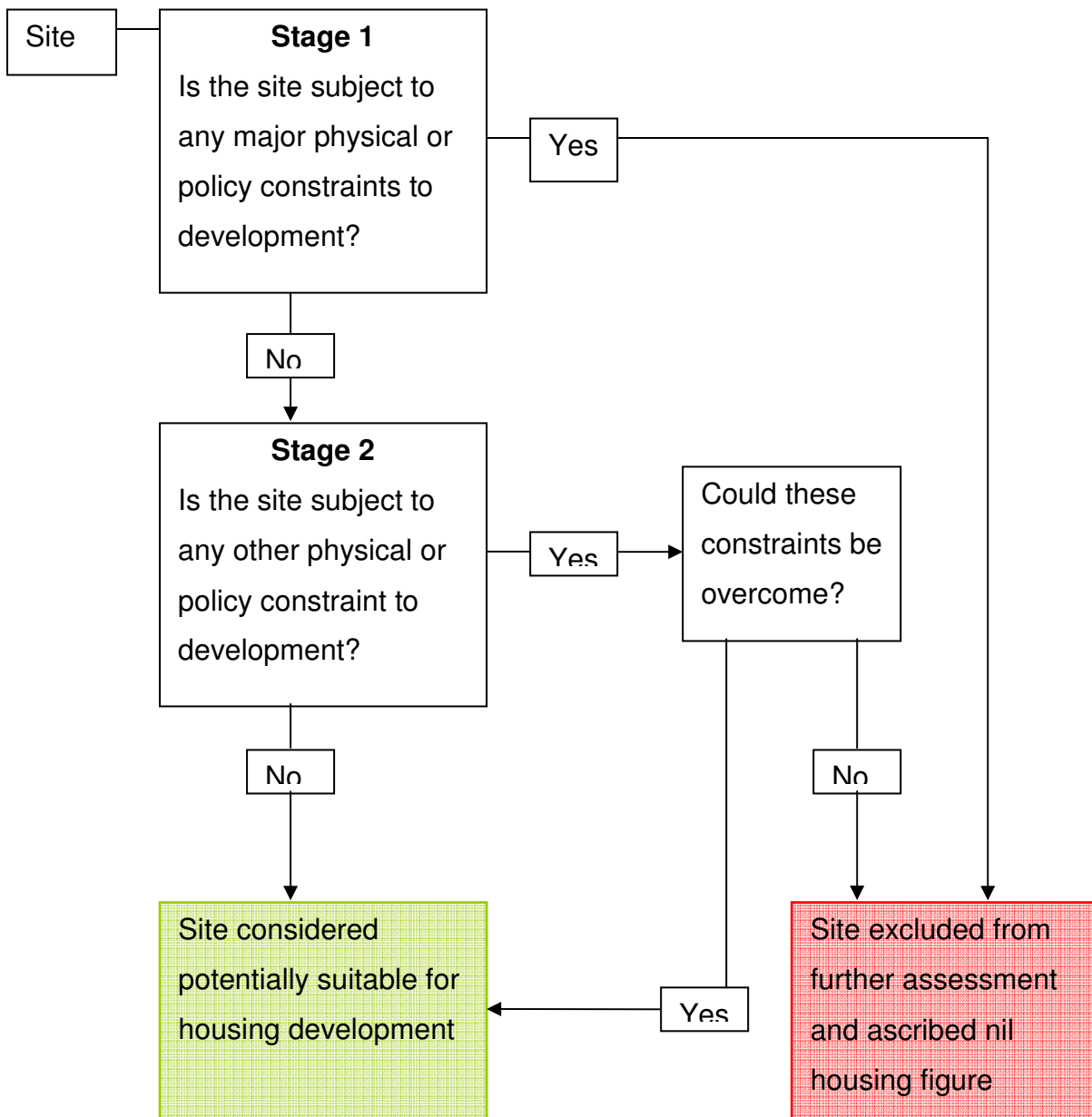


produced internally, it was possible for officers to remain informed of the findings throughout production of the document and therefore apply this to the assessment of suitability.

### **Suitability assessment process**

The majority of sites put forward for consideration in the SHLAA were not already within the planning process, and therefore had not previously been assessed by officers to determine their suitability for development. To examine such a large number of sites efficiently, the assessment of suitability was split into two stages. Sites which were wholly constrained were identified and excluded from the outset at Stage 1. Sites which were not wholly constrained, or where constraints could be mitigated were subject to a more rigorous assessment to determine their potential suitability for housing in Stage 2. The two stage process is illustrated in the diagram below and the methodology is described in detail in the following sections.

## Diagram illustrating the two stage suitability assessment



## Interpreting the assessment matrix

The assessment matrix utilises symbols to illustrate whether a site is affected by any one criterion. The symbols demonstrate whether the site is wholly constrained, partially constrained or not constrained by identified assessment criteria.

+	Site is unconstrained
+/-	Part of the site is constrained
-	The whole site is constrained

Any site identified as being wholly constrained by criterion in Stage 1 (receiving – symbol) was automatically excluded from further assessment and was considered unsuitable for housing development. Any site identified as being wholly constrained by criterion in Stage 2 (receiving – symbol) was not automatically excluded from the assessment. The constraint was further examined to determine whether it could potentially be overcome.

A summary of constraints is provided for each site after Stage 1 and Stage 2 as well as information detailing how the identified constraints could potentially be overcome. For each site that has been assessed, a final column details whether it is excluded from further assessment (marked by 0), or whether it is potentially suitable (marked 1).

Sites which are excluded from either stage of the suitability assessment may be re-examined in any subsequent annual review of the King’s Lynn and West Norfolk SHLAA provided there is evidence that circumstances have changed.

The suitability assessment of all sites is contained in separate booklets.

### **Suitability Assessment: Stage 1**

The suitability criteria have been developed to address the most significant policy restrictions, physical limitations, potential impacts and environmental conditions which would affect the suitability of the site for housing. Failing any of these criteria would compromise the ability for the site, if developed for housing, to contribute to creating sustainable, mixed communities. Therefore, such sites do not necessitate more detailed assessment.

The Stage 1 criteria are detailed in the table overleaf.

**Site Assessment Criteria – Stage 1**

Site Assessment Criteria		Scoring system			Reasoned explanation
		+	+/-	-	
<b>Policy</b>	Is the site well related to existing settlements?	Yes	N/A	No	Any site that is further than 25m from a settlement boundary (as designated on the Proposals Map in the 1998 Local Plan) of the higher order settlements (listed on page 15-16) is not considered to be well related to an existing settlement. Developing housing in locations further than 25m from a settlement is likely to encourage car use rather than promote use of sustainable forms of transport, could contribute to urban sprawl and is more likely to encounter difficulties when connecting to existing infrastructure.
<b>Flood Risk</b>	Is the site at risk of flooding? (flood zones tidal and fluvial 2 or 3 and hazard zone, predicted scenario 2115)	No	part of site	Yes	In accordance with the sequential test in PPS25, areas which are not at risk of flooding were considered preferentially, over areas with a designated risk of flooding. Any site which is wholly in flood zone 2 or 3 and/or the hazard zone were excluded in stage 1 of the assessment, this ensures that development is directed to the least constrained areas of settlements. In instances where whole settlements are at risk of flooding, all sites in those settlements were excluded from the SHLAA. However, the imperative for development in these settlements will be considered in the Site Specific Allocations and Policies and some sites which have been excluded from the SHLAA may be reconsidered in that document. Exception was taken to sites in King's Lynn, because of the imperative for growth and regeneration in this settlement.

<b>Natural Environment</b>	Is the site within international or national designated protected areas? (National Nature Reserve, Ramsar, Special Protection Areas SPA, Special Areas of Conservation SAC, Sites of Special Scientific Interest SSSI)	No	N/A	Yes	To prevent harm to environmentally protected areas, any site within or partially within designated areas has been excluded from the assessment in Stage 1. In accordance with existing policy on the Breckland SPA (protecting Stone Curlews), sites within Feltwell and Hockwold cum Wilton which are surrounded by built development on all sides have progressed to stage 2 of the suitability assessment.
<b>Historic Environment</b>	Will the development impact upon identified areas of heritage value? (Ancient Monuments, Parks and Gardens of Historic Interest)	No	N/A	Yes	In order to protect areas of historic importance, any site that falls within a designated area of heritage value has been excluded from the assessment at Stage 1.

## **Suitability Assessment: Stage 2**

The purpose of stage 2 is to identify any other constraints which may affect development of housing on the site and to assess what measures (if any) would be necessary to overcome constraints.

Stage 2 criteria were adapted from the Regulation 25 Site Specific Allocations and Policies Development Plan Document (DPD) which was subject to public consultation in May 2009. The criteria have been developed to address all other constraints to development which were not considered in stage 1.

The twenty Stage 2 criteria are detailed in the table below.

**Site Assessment Criteria - Stage 2**

<b>Site Assessment Criteria</b>		<b>Scoring system</b>		
		<b>+</b>	<b>+/-</b>	<b>-</b>
<b>Scale of development</b>	Is the scale of development on the site appropriate to the type of town/village identified in the settlement hierarchy?	yes	No – only part of site appropriate	No
<b>Brownfield/Greenfield</b>	Is the site brownfield land (previously developed land)?	Yes	Part of site	No
<b>Safeguarded areas</b>	Is the site located in a safeguarded area? (airfield safeguarding zone, preferred site for minerals or waste development)	No	yes - part of the site	Yes
<b>Height/Shape</b>	Is the height and shape of the land suitable to develop upon?	Yes	Yes - part of site	No
<b>Historic Environment</b>	Could development of the site potentially have an impact on the historic environment? (Listed Building/Archaeologically Sensitive Area/Conservation Area)	No	Yes - part of site	Yes
<b>Highways</b>	Could development impact negatively on the local highways network?	No	Potentially	Yes
<b>Major Utilities</b>	Is there any major utilities infrastructure on the site which could compromise housing development? (high pressure gas pipelines, electricity pylons, wind turbines)	No	Yes - part of site	Yes

<b>Environmental Designations</b>	Is the site within a designated environmental protection area? (Local Nature Reserve, County Wildlife Site, Roadside Nature Reserve)	No	Part of site	Yes
<b>Tree Preservation Order (TPO)</b>	Is the site subject to a Tree Protection Order (Woodland, Group, Area or individual TPO)	No	Part of site	Yes
<b>Biodiversity</b>	Could development of the site impact negatively on local biodiversity?	No	Potentially	Yes
<b>Landscape/Townscape</b>	Could development of the site impact negatively on the landscape and/or townscape?	No	Potentially	Yes
<b>HSE Hazard</b>	Is the site within a designated 'Health and Safety Executive Hazard Area'	No	Part of site	Yes



<b>Pollution/Contamination</b>	Is the site contaminated and/or within close proximity of an identified source of pollution? (Cordon Sanitaire, Air Quality Management Area, industrial, light, noise, vehicular)	No	Part of site	Yes
<b>Community Facilities/Open Space</b>	Would housing development on the site result in a loss of community facilities and/or publicly accessible open space	No	Part of site	Yes
<b>Amenity</b>	Would development on the site impact negatively upon the amenity of the existing community or future potential residents?	No	Potentially	Yes
<b>Walking/cycling access to facilities</b>	Are services easily accessible by walking/cycling from the site?	Yes	Yes – but access could be improved	No
<b>Access to open space</b>	Is the site within close proximity of publicly accessible open space	Yes	Part of site	No

<b>Public Right of Way (PROW)/Bridle way</b>	Is there a Public Right of Way and/or Public Bridleway on the site?	No	Part of site	Yes
<b>Employment</b>	Would housing development on the site result in a loss of land for employment uses?	No	Part of site	Yes
<b>Agricultural Land</b>	Is the site designated high quality agricultural land (Grade 1 – 3)?	No	Part of site	Yes

## Stage 7b: Assessing availability for housing

The council assumed that a site would be available for development unless there was evidence to the contrary. Evidence was gathered by a section of the Site Proposal Form issued in the Regulation 25 consultation for the Site Specific Allocations and Policies DPD. Respondents were asked to fill in detail of their interest in the land (owner, agent, planning consultant or other) and the likely timescale for development (within next 5 years, 6-10 years, 11-15 years). Further clarity will be sought as part of the Site Specific Allocations and Policies DPD.

Landowners have the opportunity to retract any site in instances where incorrect information on legal ownership has been provided. Landowners will also be consulted where officers have indicated that only part of their site is suitable to verify whether they would still consider developing a reduced portion of their land. The assessment is a live document and will be published annually; therefore there is scope to amend details with receipt of further information, or if they have been falsely provided.

## Stage 7c: Assessing achievability for housing

Achievability is measured by how likely the prospect is that at a particular point in time housing will be developed on that site. Essentially this is a test of the economic viability of the site, and thus can be split into two parts – market assessment and cost assessment.

Sites were generally not excluded based on the assessment of achievability, as it is relative – with unlimited money almost any available and suitable site could be developed. This part of the assessment helped significantly with the estimation of when a site could be developed. Sites with a low market value and a high cost to develop would be put into later time brackets for development, (6-10 years or 11-15 years) providing there was no evidence to the contrary. Only when there was evidence that funding for a redevelopment project had been cut indefinitely would a site be excluded on the basis of the achievability assessment.

The market and cost assessments were given a high, medium or low rating. For the market assessment the optimum outcome was a rating of high, for the cost assessment the optimum outcome was low. Whilst it was possible to view the majority of the sites, we did not inspect those on private restricted land and those where access was difficult.

### **Market Assessment**

The market assessment was based on two main factors: location and surroundings and site specific factors.

Higher values were given in areas where there was significant market demand and generally higher property values in the surrounding area. Higher values were also given if sites had a good outlook and were in close proximity to good quality recreational open space (both formal and informal, such as edge of greenbelt locations). Essentially the judgement of whether a site

achieved a higher rating was based on whether there was likely to be a high market demand for housing at that location, which would encourage landowners to bring forward housing on that site.

Lower values were generally applied in areas where there was a significant amount of lower value housing. Lower values were also given to sites which were far from open green space and in areas where there was little market demand.

Factors affecting the market value of a site also included site specific factors which were judged on site visits and using desk based information and aerial mapping. Lower values were generally given if sites were likely to be subject to any form of pollution; visual, smells, noise and air quality, such as being adjacent to a train track or being close to, or within a large industrial area. Such factors are highly likely to affect the marketability of a site.

## **Cost Assessment**

The cost assessment was based on three main factors: site uses, ownership and site-specific factors.

Higher costs were generally applied where there were heavy, dirty or industrial uses on site, or where there was evidence to suggest there may have been in the past, due to the likely costs involved in remediating such sites to a residential standard.

Medium costs were generally applied to any site with evidence of contamination, for example as fuelling stations or some form of underground storage of chemicals or waste due to higher potential costs for cleaning the site.

Low costs were generally applied to any cleared sites, and those being used for relatively benign uses such as for car parking as well as for undeveloped open/green spaces or allotments.

Higher costs were applied to sites with identified issues concerning ownership of the site, for example where ransom strips had been identified where acquisition of the land is possible but at an elevated cost. Higher costs were given to large areas of land and strategic housing sites with multiple landowners or developer interests. Such sites are likely to require significant cost to come forward through the production of supporting material, master plans, consultation and developer contributions for infrastructure.

Any site specific factor which would affect the ability to develop the site efficiently would trigger a medium to high cost rating. For example: sites with sloping profiles or uneven topography were generally given at least a medium cost rating due to the higher costs involved in either levelling or using construction equipment on uneven sites. Factors which affect construction of the site were also considered: such as the presence of multiple protected trees on a small site or a power line in the case where it would require moving. Sites which had been cleared or land which had been remediated were generally given a low cost rating as the sites were immediately ready for development.

## Stage 7d: Overcoming constraints

Constraints to development were noted when considering the suitability of the site, and actions to overcome constraints were identified. In some cases, identified actions were considered to fundamentally affect the achievability of the site (cost to develop), therefore even where actions to overcome constraints have been identified, this does not necessarily mean that the site is deliverable and developable.

## Stage 8: Review of the assessment

After the initial survey and the assessment of deliverability/developability, information has been collated to produce an indicative housing trajectory (see assessment results section). The trajectory sets out how much housing can be provided and at what point in the future. Essentially, it identifies whether there is a shortfall or oversupply of housing over the plan period. The Practice Guidance states that where there is a housing shortfall, constrained sites need to be reviewed. Sufficient potential housing land has been identified within this assessment to negate the requirement to review constrained sites.

### SHLAA Programme

The original 2008 SHLAA has been reviewed and updated to produce this assessment. In future, the assessment will be updated annually once monitoring data is available each year (in the autumn) and will be published alongside the Annual Monitoring Report each December. The proposed schedule for annual updates to the SHLAA is detailed in the table below. It is anticipated more comprehensive reviews will take place every three years, however this timetable may be subject to change should new guidance emerge or if there are changes in the planning regulations.

<b>Programme for maintaining an up-to-date SHLAA</b>		
<b>Date</b>	<b>Document Produced</b>	<b>Reference</b>
May 2008	Strategic Housing Land Availability Assessment	
March 2011	Strategic Housing Land Availability Assessment 1	SHLAA
Dec 2011	Update Report 1a	UR1a
Dec 2012	Update Report 1b	UR1b
Dec 2013	Update Report 1c	UR1c
Dec 2014	Strategic Housing Land Availability Assessment 2	SHLAA 2
Dec 2015	Update Report 2a	UR2a
Dec 2016	Update Report 2b	UR2b
Dec 2017	Update Report 2c	UR2c

## Stage 9: Identifying and assessing the potential of broad locations (where necessary)

It is appropriate to consider broad locations where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage is that the community will know where growth will be directed and therefore be clear about where major development will be located.

The Pre-submission Core Strategy for King's Lynn and West Norfolk identifies strategic directions of growth for King's Lynn, Downham Market and Hunstanton. Sites within these areas are considered able to accommodate the greatest level of housing. This has been reflected in both the density calculation and in estimating the potential number of houses that sites could provide. No new free standing settlements have been identified in the Core Strategy, therefore it was not considered appropriate or necessary to identify any broad locations for free standing settlements in this assessment.

Three of the strategic directions of growth in the Core Strategy for King's Lynn have been identified as broad locations for housing within the SHLAA. The detailed assessment of all broad locations for development is contained in Appendix 2, which is cross referenced to three maps of the broad locations identifying each site that has been submitted for consideration within the broad boundaries. A brief summary explaining the three broad locations is provided below:

### **Broad locations for development**

Housing Distribution Policy CS09 of the Pre Submission Core Strategy proposes 1,600 houses to be allocated south east of the town of King's Lynn. A specific number of houses in the two other broad locations in King's Lynn have not been identified in the Core Strategy, but in order to meet the required growth set out in policy CS09 a potential target of 1000 houses in the



remaining two broad locations has been used in this document. This provides a broad indication of the amount of growth sought in King's Lynn but the final figures will be identified and consulted on in the Site Specific Allocations and Policies DPD.

The specific location for this housing allocation within the broad area of South East King's Lynn will be determined in the Site Specific Allocations and Policies DPD. For the purpose of the SHLAA, the broad area for this allocation has been identified on a map which also shows all the individually submitted parcels of land which are within this broad area. It is not within the scope of the SHLAA to allocate specific sites for housing development; therefore the net area of submitted land has been identified to determine whether there is sufficient available potential housing land within the broad location for growth. The target 1,600 dwellings has been projected to be phased over 15 years and the total counted towards the final housing trajectory (and is shown in a separate column). A master plan will be produced for the area as part of the evidence for the Site Specific Allocations and Policies DPD.

The two other broad locations for development in King's Lynn have been assessed in the same way as King's Lynn South East, however there is more certainty in the extent of the area to be developed, as all land within the broad area has been submitted for inclusion in the SHLAA. The potential target of 1000 dwellings has been projected to be phased over 15 years and the total has also been counted towards the final housing trajectory (and is shown in a separate column).

## Stage 10: Determining the housing potential of windfall (where justified)

The SHLAA Practice Guidance advises that, in line with PPS3: Housing, the supply of land for housing should be based upon specific sites which have been the subject of a survey. The use of windfall allowances should not usually be used unless there are justifiable local circumstances that prevent specific sites being identified.

In recent years the borough has achieved significant housing completions on unallocated windfall sites. There are likely to be further opportunities from sites that become unexpectedly available in the future. However, in accordance with the SHLAA good practice guidance, no allowance for windfalls has been made in the Assessment.



# 3. Assessment Results

## Introduction

The purpose of the assessment is to identify the total amount of dwellings that could potentially be provided in the borough over the next 15 years on identified sites.

The results of the assessment are based on two sources of sites:

- Sites within the planning process (commitments, allocated sites, contingent sites, informally identified sites)
- Sites not currently in the planning process (submitted for consideration for allocation through the Local Development Framework)

A thorough analysis of both sources of sites reveals the total amount of potential housing land within the borough.

## Sites within the planning process

The list of sites within the planning process, complete with a predicted timescale for development is set in a housing trajectory schedule in the 'Annual Monitoring Report'. This trajectory contains details of all sites within the planning process including:

- Commitments – sites with planning permission for housing (not yet built, or part built)
- Allocations – sites which have been allocated for development in the 1998 Local Plan
- Informally identified sites - Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted, or lapsed)
- Contingent sites – strategic sites described in the RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth

The housing trajectory contains the most deliverable source of housing as most sites already have a planning status and therefore such sites have no planning constraint to development, having gone through a rigorous assessment of their relative suitability at the planning application or allocation stage. Therefore, sites identified in the housing trajectory are the most reliable source of housing delivery in the borough and provide a more accurate prediction of the immediate 5 year housing supply. However, a significant source of housing delivery in the 6-10 and 11-15 year periods is expected to come from new housing allocations. A detailed explanation of this source of sites is provided on page 42.

In general, sites within the planning process have not been mapped, and are not contained within the site assessment tables as the presumption of housing development is already accepted. Associated information including maps of all sites is already publicly accessible from either the borough council's website or other planning policy documents.

Some sites included in the housing trajectory (particularly former allocated sites) have been resubmitted for consideration by the planning policy team with the intention of ensuring the sites continue to be allocated for housing in the Site Specific Allocations and Policies DPD. All sites which have been resubmitted have been mapped and have been reassessed in the 'site assessment tables' along with all other sites not currently in the planning process. Although this leads to duplication, in the twelve years since sites were originally allocated the method of assessing sites for housing has changed, and new information may be available. Some may no longer be suitable for allocation and where this is the case the site is ascribed a nil figure with the reason clearly stated. To avoid counting the same figures twice, the final site capacity figures are counted in the housing trajectory only (this section).

### **Predicting the delivery of sites within the planning process**

The basis for predicting the timescale of development of sites within the housing trajectory has predominantly been based on communication with the site owners or developers. This enables a more specific prediction of the exact number of houses which can be delivered each year rather than in 5 year brackets. Where such information on delivery was not available, predictions took into account consideration of any physical, policy or market constraint to immediate delivery and the timescale was revised accordingly. Further information about the housing trajectory is provided in the boroughs Annual Monitoring Report, which can be obtained from the borough councils' website<sup>6</sup>.

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<sup>6</sup> <http://www.west-norfolk.gov.uk/default.aspx?page=26081>

## LDF new locations for housing

One important source of sites included in the housing trajectory is broad new housing locations within which specific sites will eventually be selected for housing allocation in the Site Specific Allocations and Policies DPD. This source of sites is listed as 'LDF Option - new housing allocation' in the housing trajectory. The level of allocation for each broad location has been outlined in the Proposed Submission Core Strategy. The table below demonstrates the total amount of dwellings that are expected to be provided by new allocations within the plan period.

**Table 1 Projected supply of dwellings from new housing allocations**

	0-5 years	6-10 years	11-15 years	Total supply from new allocations
King's Lynn North East	0	400	600	1000
Kings Lynn North	0	400	600	1000
King's Lynn South East	0	750	850	1,600
Downham Market	0	175	175	350
Hunstanton	0	100	100	200
Wisbech	0	250	250	500
Key Rural Service Centres	0	300	300	600
Rural Villages	0	95	100	195
<b>Total</b>	<b>0</b>	<b>2,470</b>	<b>2,975</b>	<b>5,445</b>

Whilst new housing allocations are not expected to be a source of the five year housing supply, they are expected to be a significant source of housing delivery for the remainder of the plan period. The housing trajectory contained within the Annual Monitoring Report does not identify specific sites which could accommodate any new allocations for 5,445 houses (as it focuses on sites within the planning process). Therefore, the second part of the SHLAA is crucial as the analysis of sites not currently within the planning process is designed to demonstrate that there is a plentiful supply of additional potential sites for housing to deliver the level of allocation set within the Core Strategy and identified within the housing trajectory.

## **Housing Trajectory**

The housing trajectory is contained within Appendix 4 (pages 105 to 119) of this report. The housing trajectory lists all sites identified as within the planning process. The table is a replica of the housing trajectory schedule taken from the 2010 Annual Monitoring Report and includes:

### *Formally Identified Sites*

- Extant planning permissions on allocated sites
- Extant planning permissions on unallocated large sites
- Extant planning permissions on small sites
- Residual allocated sites (currently allocated in Local Plan)

### *Informally Identified Sites*

- Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted, or lapsed).
- 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).
- A justified windfall element (linked to SHLAA evidence of genuine local circumstances)



The table details the amount of housing scheduled to be delivered within the next 15 years. A comments box provides additional details about all sites, and where a site is part completed this is also indicated in the table.

## Summary of sites within the planning process

The housing trajectory projects a total of 11,071 dwellings that could be provided within the remainder of the plan period (2011-2026).

**Table 2 Projected housing supply in the housing trajectory (dwellings)**

0-5 years	6-10 years	11-15 years	total
3,452	3,879	3,740	11,071

Identified sites in the housing trajectory can provide 3,452 dwellings in the first 0-5 year period. This figure derives from identified sites within the planning process and is therefore not dependant on new allocations.

Housing delivery in the remainder of the plan period is dependant upon the development of new housing allocation sites in addition to identified sites within the planning process. It is predicted that these sources will deliver 3,879 dwellings in the 6-10 year period and 3,740 dwellings in the 11-15 year period. The split between the amount of dwellings that can be provided on identified sites and the amount of dwellings that can be provided from new allocations is shown in the table below.

**Table 3 Projected housing supply from new allocations (dwellings)**

	0-5 years	6-10 years	11-15 years	total
Identified sites	3,452	1,409	765	5,626
New allocations	0	2,470	2,975	5,445

Of the 11,071 dwellings that could be provided, a total of 5,626 dwellings can be delivered on identified sites over the plan period but 5,445 dwellings are predicted to come from new allocations for housing (unidentified sites in the trajectory). New housing allocations are of increasing importance in the overall source of housing supply towards the end of the plan period.

The summary of the housing trajectory demonstrates the significance of new allocations as a key source of housing delivery. Identifiable sites which could potentially be suitable for allocation were assessed in greater detail than sites within the planning process. Consequently, they have been kept separate from the housing trajectory.

The next chapter presents a detailed summary of the assessment of new sites (which are not within the planning process and housing trajectory) to determine whether there is sufficient potential land to accommodate the level of proposed new housing allocations.

## Sites not currently in the planning process

Sites not currently in the planning process were identified from sources listed in Stage 2 of the methodology (*page 15*). Just over 1000 sites were submitted in total, however some sites were submitted more than once and some sites overlap. All sites were given a reference number for identification and assessed individually.

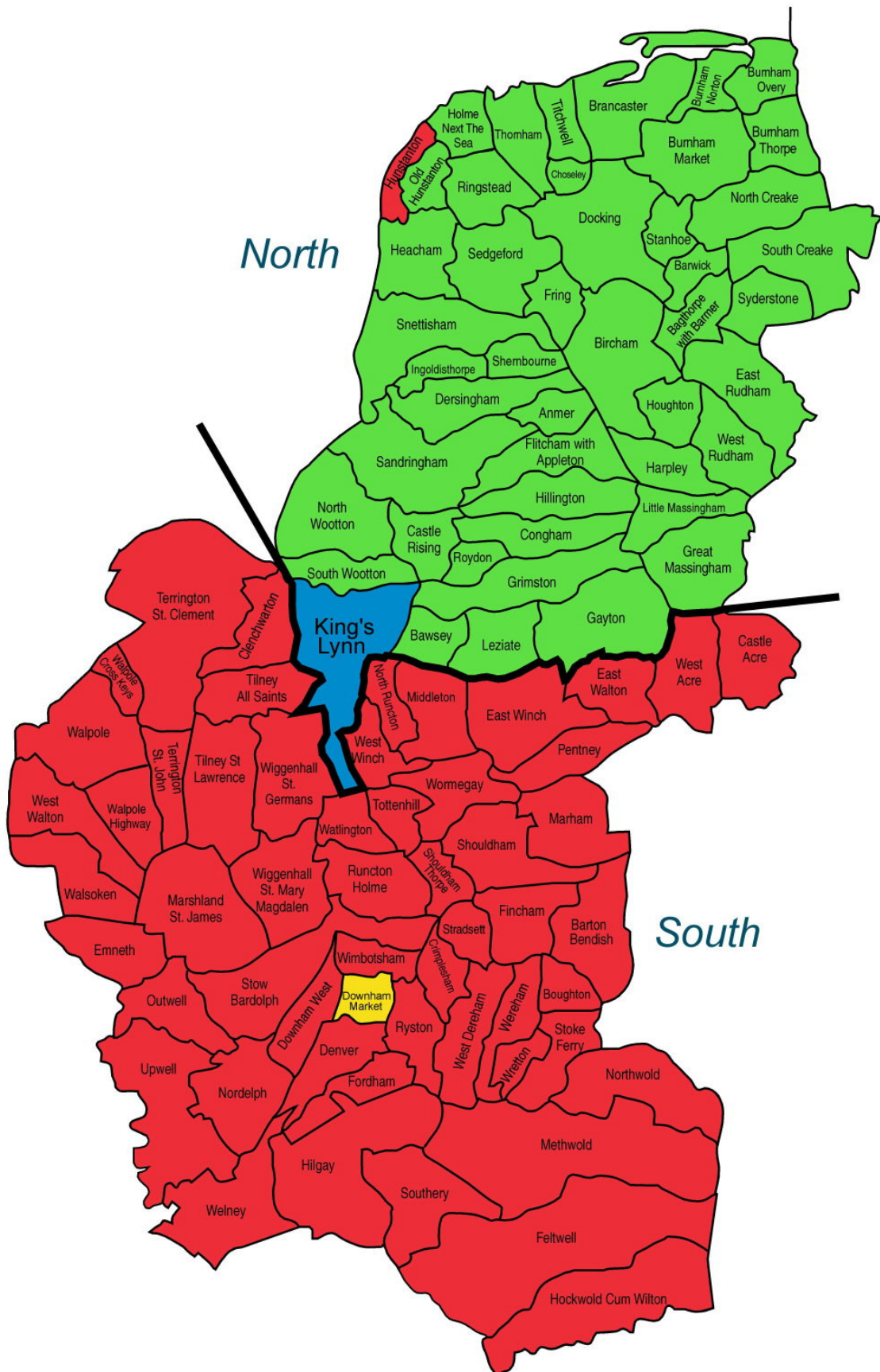
The detailed assessment of all sites is contained in 5 separate booklets labelled:

- King's Lynn (including West Lynn)
- Downham Market
- Hunstanton
- North (all other settlements in the northern area of the borough)
- South (all other settlements in the southern area of the borough)

Each site was plotted on a map (contained in separate attachments). The maps were cross referenced to the site assessment tables which provide a detailed assessment of the suitability, availability and achievability of each site.

The 5 different survey areas are illustrated on the map overleaf.

# West Norfolk Parishes



## **Predicting the delivery of sites not currently in the planning process**

Any site that is not within the planning process can only be predicted to come forward for housing immediately if it conforms to all saved policies from the 1998 Local Plan. Such sites were generally included within the 0-5 year housing supply (in the absence of other constraints).

Any site which does not conform to current saved Local Plan policies (see box overleaf) have only been counted in either the 6-10 year or 11-15 year housing supply as they cannot come forward immediately. However, it is important that these sites are not excluded from the assessment as they all have the potential to be developed for housing, if selected for allocation in a relevant DPD.

Subject to the adoption of the Core Strategy and the Site Specific Allocations and Policies DPD, potential housing figures will be revised in subsequent updates of the SHLAA. The updates will provide a more realistic prediction of the potential housing supply as it will be known which sites have been allocated for housing and how many dwellings they are expected to provide therefore enabling a more accurate prediction of site capacities, delivery and phasing.

## **Sites outside the Local Plan settlement boundaries or within Built Environment Types A or B**

The Built Environment policies introduced in the 1998 Local Plan restrict development outside current settlement boundaries and within the boundaries classified Built Environment Type A and Built Environment Type B. These policies have been saved and are still currently applicable. The majority of sites put forward for allocation in the Site Specific Allocations and Policies DPD are either outside current settlement boundaries or within Built Environment Types A or B and are therefore highly unlikely to gain planning permission for housing without policy change.

It is anticipated that policies formulated in the emerging Sites Specific Allocations and Policies DPD will result in modifications of the Built Environment boundaries and the replacement of the former Local Plan policies. This will enable the allocation of some sites which do not currently conform to the current Local Plan Built Environment policies. It is also anticipated that this document will be adopted well within the next 5 years. Therefore, sites which do not conform to current Local Plan policies have not been automatically classified as unsuitable in the assessment.

The benefit of assessing all sites in the SHLAA, regardless of conformity to saved Local Plan policies is that the SHLAA provides a strong evidence base to help inform the Site Specific Allocations and Policies DPD. The SHLAA involves a detailed assessment of the suitability, availability and achievability of all sites, therefore the SHLAA is useful as a preliminary assessment of sites because it enables an early indication of the sites that have no potential for housing (due to identified constraints). It also identifies the remaining sites which do have potential for housing which can be progressed through to the selection process (sustainability appraisal) in the Site Specific Allocations and Policies DPD. Unlike the SHLAA, the sustainability appraisal will compare sites against each other to determine which is the most appropriate site for

development, and may consider alternative uses such as employment or retail development for example. Subject to extensive consultation both with the public as well as infrastructure and service providers, the most appropriate sites will be chosen for allocation to meet the identified needs of a community.

A secondary benefit of assessing all sites in the SHLAA is, if there is any uncertainty over delivery of sites that have been granted planning status (listed in the housing trajectory), it can be demonstrated that there is additional land that has potential for housing in the Borough. Allocation of new sites for housing reduces pressure on the delivery of sites already identified within the planning process and demonstrates that the level of new allocation set in the Core Strategy can be accommodated on identified sites.

In conclusion, the merit of using the SHLAA to provide a preliminary assessment of each site, regardless of whether they conform to saved policies, is two fold; identifying constraints to development on sites in the SHLAA aids the selection process to determine which sites to include in the Site Specific Allocations and Policies DPD. Additionally, it can be demonstrated that there is sufficient land to allow flexibility in housing delivery and that sites have potential to be allocated for housing where required. Importantly, it also demonstrates an element of choice in housing sites.



## **DISCLAIMER**

### **Sites outside the Local Plan settlement boundaries or within Built Environment Types A or B**

**Any site which is deemed to be ‘accepted’ or ‘partially accepted’ in the SHLAA is not guaranteed to be allocated for housing in the Site Specific Allocation and Policies DPD.**

**If the site owner wishes to apply for planning permission before the Core Strategy and the Site Specific Allocations and Policies DPD is adopted, the site will be assessed against current Local Plan policies including current policy on Built Environment Boundaries which severely restricts development in Built Environment Type A, Built Environment Type B and outside current settlement boundaries.**

**The council does not take responsibility for any site that is deemed potentially ‘acceptable’ or ‘partially acceptable’ in this document but then subsequently fails to gain planning permission or is not chosen as a housing allocation in a policy document (*see ‘Introduction to methodology’ for further information*).**

**Therefore, the summary should not be taken as a prediction of the amount of housing development to be built in each settlement over the next 15 years. The summary merely demonstrates how many potential housing sites there are in each settlement, and how many houses these sites could provide if they were all to be developed.**

## **Determining housing capacity**

Many sites were submitted that were large in size (above 2 hectares) and, if developed, would result in an inappropriately large scale of development in relation to the type of town/village identified in the settlement hierarchy as set out in policy CS02 of the Core Strategy. For the purpose of this assessment, potential site capacities have been capped to present a more realistic representation of the maximum number of houses which will be considered for development on each site. It should be noted this is an estimated figure and the absolute number of houses on any one site will be identified in the Site Specific Allocations and Policies DPD.

The level of development for each category of settlement has been formulated using the minimum figure for the allocation of new homes identified in the Proposed Submission Core Strategy policy for housing (CS09). When the number of dwellings on any site has been capped, the site size has also been reduced to reflect the level of development that is considered appropriate on any one site.

Upon publication of the SHLAA, landowners will be contacted to confirm whether they wish their site to be considered in the Site Specific Allocations and Policies DPD at a reduced site size and for a lower number of dwellings. Consultation will also focus on redrawing the site boundary to indicate the most suitable part of the site, where the site is only 'partially suitable'. In the case that the landowner does not accept a reduction in site size, or dwelling capacity, the site will not be modified from the initial submission and will still be subject to sustainability appraisal in the Site Specific Allocations and Policies DPD.

**Example:**

**Landowner submits agricultural land comprising a total gross site size of 4 hectares in the hope that it will be allocated for housing development of 150 dwellings. The site is on the border of a settlement classified in the Pre Submission Core Strategy Settlement Hierarchy (CSO2) as a 'Rural Village'.**

There are 32 settlements in the settlement hierarchy that are designated 'Rural Villages'. The policy for Housing in the Core Strategy (CS09) states that provision will be made for allocations of 195 homes which will be spread across the 32 settlements designated as 'Rural Villages'. Divided equally this would mean that 6 houses would be allocated in each Rural Village, although allowance has been made for the case that some Rural Villages may not have any suitable, available or achievable sites, so the cap has been set at 9 dwellings in this assessment to allow flexibility.

The amount of housing that the landowner has proposed is inappropriate considering the nature and classification of the settlement. Therefore, the maximum number of dwellings that the site could provide is capped at 9, and the total net area of land required to accommodate 9 houses is capped at 0.4 hectares. If the site is still considered suitable at a reduced size than the total of 9 dwellings is counted in the site assessment tables and the site is colour coded on the map to show that it is only 'partially suitable' (coloured orange).

The landowner will later be contacted to confirm whether they would consider modifying their submission and site boundary to develop 0.4 hectares of their site for 9 dwellings, or whether they would prefer the whole 4 hectare site to still be considered for 150 houses in the Site Specific Allocations and Policies DPD.

The maximum housing capacity and maximum site size for each classification of settlement is outlined in the table below;

<b>Category</b>	<b>CS09 Allocation (new dwellings)</b>	<b>Total number of settlements</b>	<b>Maximum capacity per individual site (dwellings)</b>	<b>Maximum area of individual site (hectares)</b>
Kings Lynn and West Lynn	4,600	-	No cap	No cap
Downham Market	350	-	350	13
Hunstanton	200	-	200	7.4
Wisbech Fringe	500	-	500	18.5
Key Rural Service Centres	600	20	36	2
Rural Villages	195	32	9	0.4

## **Summary of sites not currently in the planning process**

The following table sets out the summary of the site assessment tables in Parish order. The amount of sites submitted in each parish has been noted in addition to how many were rejected from the SHLAA. The summary identifies the potential capacity for housing in each parish, and provides an estimate of the possible phasing of housing delivery, based on criteria set out in Stage 7 of the methodology. For a full assessment of each site, please refer to the site assessment tables (booklets 1-5) accompanying this report.

It is important to stress that the SHLAA is designed to demonstrate that there is enough suitable, available and achievable land which could potentially be used for housing development in the Borough. Therefore, it is desirable to identify more potential housing land than is actually needed in the SHLAA to demonstrate an element of choice in selecting housing land particularly in the Site Specific Allocations and Policies DPD.

In considering the amount of housing that is actually needed in the Borough, evidence such as the Strategic Housing Market Assessment and the policies contained in the borough's Pre-submission Core Strategy are a more useful indication of the amount of housing that will be sought.

Not all the sites identified as suitable, available and achievable will come forward for housing development as this is dependant upon gaining planning permission through the standard planning application process or through allocation of a site for housing in an appropriate planning policy document.

## King's Lynn

Parish	Settlement	Designation	Spreadsheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
(Kings Lynn: unparished) and West Lynn	Kings Lynn and West Lynn	Sub-regional centre	Kings Lynn	86	32	465	440	136	1,025

## King's Lynn – Broad Locations for growth

Parish	Settlement	Designation	Spreadsheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
West Winch/North Runcton	Kings Lynn (South)	Settlement adjacent to King's Lynn and the Main towns	Appendix 2	33	0	0	750	850	1,600
South Wootton	Kings Lynn (North)	Settlement adjacent to King's Lynn and the Main towns	Appendix 2	4	0	0	400	600	1000
South Wootton	Kings Lynn (North East)	Settlement adjacent to King's Lynn and the Main towns	Appendix 2	5	0	0	400	600	1000

## Main Towns

Parish	Settlement	Designation	Spreadsheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Downham Market	Downham Market	Main Town	Downham Market	44	14	62	927	740	1729

Parish	Settlement	Designation	Spreadsheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Hunstanton	Hunstanton	Main Town	Hunstanton	26	10	98	375	154	627

## Northern Parishes

Key – Core Strategy settlement designation

KRSC – Key Rural Service Centre

RV – Rural Village

SAKLMT – Settlements adjacent to King's Lynn or the main towns

SVAH – Smaller Villages and Hamlet

Parish	Settlement	Designation	Spread sheet	Page number	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Amner	Amner	SVAH	North	1-3	1	1	0	0	0	0
Bawsey	Bawsey	SVAH	North	1-3	1	1	0	0	0	0
Bircham	Great Bircham/Bircham Tofts	RV	North	1-6	13	7	0	32	0	32
Bircham	Bircham Newton	SVAH	North	7-9	1	1	0	0	0	0
Brancaster	Brancaster	KRSC	North	7-9	4	2	9	9	0	18



Parish	Settlement	Designation	Spread sheet	Page number	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Brancaster	Brancaster Staithe/Burnham Deedale	KRSC	North	7-12	4	0	9	27	0	36
Burnham Market	Burnham Market	KRSC	North	10-21	13	5	23	40	0	63
Burnham Norton	Burnham Norton	SVAH	North	19-21	1	1	0	0	0	0
Burnham Overy	Burnham Overy Staithe	RV	North	19-21	4	0	9	9	0	18
Burnham Overy	Burnham Overy Town	SVAH	North	22-24	2	2	0	0	0	0
Burnham Thorpe	Burnham Thorpe	SVAH	North	22-24	3	3	0	0	0	0
Congham	Congham	SVAH	North	22-24	2	2	0	0	0	0
Congham	(adj. Grimston)	KRSC	North	25-27	2	2	0	0	0	0
Dersingham	Dersingham	KRSC	North	25-30	6	1	24	36	5	65
Docking	Docking	KRSC	North	28-30	5	0	0	136	0	136
East Rudham	East Rudham	KRSC	North	31-33	1	1	0	0	0	0
Gayton	Gayton	KRSC	North	31-39	15	10	51	35	0	86
Great Massingham	Great Massingham	KRSC	North	37-42	4	2	0	72	0	72
Grimston	Grimston/Pott Row	KRSC	North	40-48	16	4	21	160	0	181
Harpley	Harpley	RV	North	46-54	11	3	0	62	0	62

Parish	Settlement	Designation	Spread sheet	Page number	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Heacham	Heacham	KRSC	North	52-63	28	19	7	117	0	124
Hillington	Hillington	RV	North	61-66	6	0	9	27	0	36
Ingoldisthorpe	Ingoldisthorpe	RV	North	64-66	4	3	0	9	0	9
Leziate	Ashwicken	RV	North	64-66	4	4	0	0	0	0
North Creake	North Creake	SVAH	North	64-69	2	2	0	0	0	0
North Wootton	North Wootton	SAKLMT	North	67-69	2	1	5	0	0	5
Roydon	Roydon	SVAH	North	67-72	7	7	0	0	0	0
Sedgeford	Sedgeford	RV	North	70-75	6	3	0	18	0	18
Snettisham	Snettisham	KRSC	North	73-84	14	7	9	61	0	70
South Wootton	South Wootton	SAKLMT	North	82-90	17	2	28	74	0	102
Stanhoe	Stanhoe	SVAH	North	88-90	1	1	0	0	0	0
Syderstone	Syderstone	RV	North	88-96	13	5	0	39	0	39
Thornham	Thornham	RV	North	94-99	5	1	0	17	0	17
Titchwell	Titchwell	SVAH	North	97-99	6	6	0	0	0	0
West Rudham	West Rudham	SVAH	North	97-99	2	2	0	0	0	0

Total - parishes in the North of the borough					226	111	204	980	5	1189
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## Southern Parishes

Key – Core Strategy settlement designation

KRSC – Key Rural Service Centre

RV – Rural Village

SAKLMT – Settlements adjacent to King's Lynn or the main towns

SVAH – Smaller Villages and Hamlet

Parish	Settlement	Designation	Spread sheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Barton Bendish	Barton Bendish	SVAH	South	1	1	0	0	0	0
Boughton	Boughton	SVAH	South	12	12	0	0	0	0
Castle Acre	Castle Acre	KRSC	South	7	4	14	39	0	53
Clenchwarton	Clenchwarton	KRSC	South	46	46	0	0	0	0
Denver	Denver	RV	South	11	1	0	65	0	65
Downham West	Salters Lode	SVAH	South	5	5	0	0	0	0
East Winch	East Winch	RV	South	6	1	0	41	0	41
Emneth	Emneth	SAKLMT	South	52	31	34	954	275	1263
Feltwell	Feltwell	KRSC	South	12	10	7	24	0	31

Parish	Settlement	Designation	Spread sheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Fincham	Fincham	RV	South	5	4	0	9	0	9
Hilgay	Hilgay	RV	South	7	1	0	52	0	52
Hilgay	Ten Mile Bank	RV	South	1	1	0	0	0	0
Hockwold Cum Wilton	Hockwold Cum Wilton	KRSC	South	12	12	0	0	0	0
Marham	Marham	KRSC	South	2	1	0	22	0	22
Marshland St. James	Marshland St. James	RV	South	15	15	0	0	0	0
Methwold	Brookeville	SVAH	South	7	7	0	0	0	0
Methwold	Methwold	KRSC	South	12	4	29	163	0	192
Methwold	Methwold Hythe	SVAH	South	3	3	0	0	0	0
Middleton	Blackborough End	Countryside	South	4	4	0	0	0	0
Middleton	Middleton	RV	South	1	0	0	9	0	9
Nordelph	Nordelph	SVAH	South	6	6	0	0	0	0
Northwold	Northwold	KRSC	South	6	4	0	48	0	48
Northwold	Whittington	SVAH	South	5	5	0	0	0	0
Outwell	Outwell	KRSC	South	44	38	7	101	0	108
Pentney	Pentney	SVAH	South	5	5	0	0	0	0

Parish	Settlement	Designation	Spread sheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Runcton Holme	Runcton Holme	RV	South	4	1	0	27	0	27
Shouldham	Shouldham	RV	South	5	0	0	39	0	39
Shouldham Thorpe	Shouldham Thorpe	SVAH	South	3	3	0	0	0	0
Southery	Southery	RV	South	11	3	9	63	0	72
Stoke Ferry	Stoke Ferry	KRSC	South	27	18	0	266	0	338
Stow Bardolph	Barroway Drove	SVAH	South	15	15	0	0	0	0
Stow Bardolph	Stow Bridge	SVAH	South	7	7	0	0	0	0
Terrington St Clement	Hay Green	SVAH	South	2	2	0	0	0	0
Terrington St Clement	Terrington St Clement	KRSC	South	43	39	29	26	0	55
Terrington St John	St John's Fen End	RV	South	3	3	0	0	0	0
Terrington St John	Terrington St John	KRSC	South	12	12	0	0	0	0
Tilney All Saints	Tilney All Saints	RV	South	10	10	0	0	0	0
Tilney St Lawrence	Tilney Cum Islington	SVAH	South	1	1	0	0	0	0
Tilney St Lawrence	Tilney St Lawrence	KRSC	South	16	16	0	0	0	0
Tottenhill	Tottenhill	SVAH	South	4	4	0	0	0	0

Parish	Settlement	Designation	Spread sheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Upwell	Upwell	KRSC	South	51	41	0	200	36	250
Upwell	Three Holes	SVAH	South	6	6	0	0	0	0
Walpole	Walpole Marsh	RV	South	4	4	0	0	0	0
Walpole	Walpole St Andrew	RV	South	8	8	0	0	0	0
Walpole	Walpole St Peter	RV	South	23	14	0	81	0	81
Walpole Cross Keys	Walpole Cross Keys	RV	South	5	5	0	0	0	0
Walpole Highway	Walpole Highway	RV	South	17	15	0	14	0	14
Walsoken	Walsoken	SAKLAMT	South	23	19	0	607	195	802
Watlington	Watlington	KRSC	South	20	16	24	86	0	110
Welney	Welney	RV	South	11	11	0	0	0	0
Wereham	Wereham	SVAH	South	14	14	0	0	0	0
West Dereham	West Dereham	SVAH	South	3	3	0	0	0	0
West Walton	Walton Highway	KRSC	South	8	8	0	0	0	0
West Walton	West Walton	KRSC	South	16	16	0	0	0	0

Parish	Settlement	Designation	Spread sheet	Sites submitted	Sites rejected	Number of dwellings 0-5 years	Number of dwellings 6-10 years	Number of dwellings 11-15 years	Total
Wiggenhall St. Germans	Saddle Bow	SVAH	South	2	2	0	0	0	0
Wiggenhall St. Germans	Wiggenhall St. Germans	RV	South	10	10	0	0	0	0
Wiggenhall St. Germans	Wiggenhall St Mary the Virgin	SVAH	South	4	4	0	0	0	0
Wiggenhall St Mary Magdalen	Wiggenhall St Mary Magdalen	SVAH	South	8	8	0	0	0	0
Wimbotsham	Wimbotsham	RV	South	13	8	0	41	0	41
Wormegay	Wormegay	RV	South	4	0	0	29	0	29
Wretton	Wretton	SVAH	South	6	6	0	0	0	0

Parishes in the South of the Borough	<b>706</b>	<b>573</b>	<b>153</b>	<b>3006</b>	<b>506</b>	<b>3665</b>
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**Table 4 Summary of all sites not currently in the planning process**

Area	Sites submitted	Sites rejected	Number of dwellings			<b>Total</b>
			0-5 years	6-10 years	11-15 years	
<i>King's Lynn</i>	86	32	465	440	136	<b>1041</b>
<i>King's Lynn – Broad locations for development</i>	42	0	0	1550	2050	<b>3600</b>
<i>Downham Market</i>	44	14	62	927	740	<b>1729</b>
<i>Hunstanton</i>	26	10	98	375	154	<b>627</b>
<i>Northern parishes</i>	226	111	204	980	5	<b>1189</b>
<i>Southern Parishes</i>	706	573	153	3006	506	<b>3665</b>
<b>Total</b>	<b>1130</b>	<b>740</b>	<b>982</b>	<b>7278</b>	<b>3591</b>	<b>11,851</b>

Table 4 summarises the results of all the separate site assessment tables (including King's Lynn – broad locations for development, which are contained in appendix 2). The results demonstrate that a possible 11,851 dwellings could be provided on sites which are not within the planning process and are therefore additional to sites identified in the housing trajectory.

Only sites which conform to current planning policy and do not require to be allocated were counted in the first 0-5 year period. In the first 5 years (2011-2016) a potential 982 dwellings could be provided on identified sites.

The remainder of the potential housing supply from sites not within the planning process is almost entirely dependant upon sites which do not currently conform to saved Local Plan policy (outside the Built Environment Boundary or are within protected Built Environment Types). These sites would require to be selected for allocation in the Local Development Framework to come forward for housing, therefore the remaining figures do not accurately



demonstrate the amount of dwellings which will be built (as it is highly unlikely that every site will be allocated).

In 6-10 years a total of 7,278 dwellings could be provided on identified sites, if they were all to be allocated. In 11-15 years a total of 3,591 dwellings could be provided on identified sites, if they were all to be allocated.

**Table 5 Identified potential supply in comparison to target housing allocation**

Area designated for new housing allocation as set in the Core Strategy Housing Policy CS09	0-5 years target allocation	0-5 years identified potential supply	6-10 years target allocation	6-10 years identified potential supply	11-15 years target allocation	11-15 years identified potential supply	Total target for new allocations	Total identified potential supply
King's Lynn (including North Wootton and South Wootton)	N/A	498	N/A	514	N/A	136	<b>1000</b>	<b>1148</b>
King's Lynn North East	0	0	400	>400	600	>600	<b>1000</b>	<b>&gt;1000</b>
Kings Lynn North	0	0	400	>400	600	>600	<b>1000</b>	<b>&gt;1000</b>
King's Lynn South East	0	0	750	>750	850	>850	<b>1,600</b>	<b>&gt;1600</b>
Downham Market	0	62	175	927	175	740	<b>350</b>	<b>1729</b>
Hunstanton	0	98	100	375	100	154	<b>200</b>	<b>627</b>
Wisbech fringe	0	34	250	1561	250	470	<b>500</b>	<b>2065</b>
Key Rural Service Centres	0	263	300	1668	300	41	<b>600</b>	<b>1972</b>
Rural Villages	0	27	95	683	100	0	<b>195</b>	<b>710</b>
<b>Total</b>	<b>0</b>	<b>982</b>	<b>2,470</b>	<b>7278</b>	<b>2,975</b>	<b>3591</b>	<b>5,445</b>	<b>11,851</b>

Table 5 compares the target housing allocation required set in the Core Strategy with the identified supply from potential sites. The figures demonstrate there is a much greater potential supply than is actually required to meet the level of new housing allocation projected in the housing trajectory. The total amount of dwellings required to be allocated for construction between years 2016 and 2026 amounts to 5,445 dwellings. The total amount of dwellings that could be provided on identified sites amounts to 11,851 dwellings. Therefore, there is more than enough housing land to enable the allocations targets to be met. A surplus of 6,396 dwellings could be delivered

meaning there is an element of choice in selecting which sites are the most appropriate for allocation in the Site Specific Allocations and Policies DPD. The surplus also means that there is sufficient flexibility to ensure that if housing delivery on identified sites within the planning process don't get developed, (see housing trajectory), then additional housing allocations can be made.

It is evident that some settlements within the borough have had no new sites submitted for consideration in the Site Specific Allocations and Policies DPD. Additionally, in some settlements, all sites may have been rejected meaning there are no accepted sites remaining for consideration. It is anticipated that further sites will be submitted or sought for consideration through the consultation process undertaken throughout the set stages of production of the Site Specific Allocations and Policies DPD.

# Summary of assessment results

## Summary of requirement

The Core Strategy (policy CS09) identifies a target that a minimum of 15,840 dwellings will be required across the borough over the period 2001-2026. Since the start of the plan period in 2001, 6,115 dwellings have already been completed in the borough (2010 Annual Monitoring Report). Therefore, the new requirement for the SHLAA is to identify land which could potentially accommodate a minimum of 9,725 dwellings in the remainder of the plan period (2011 to 2026). This equates to a residual annual target of 648 dwellings a year, making the 5 year housing target approximately 3,242 dwellings from 2011 to 2016.

Target – total number of dwellings required over plan period (2001-2025)	Completions – total number of dwelling completions from 2001-2010)	<b>Residual target – total number of dwellings required 2011-2025</b>
15,840	6,115	<b>9,725</b>

## The total potential

The SHLAA has assessed all possible sources of housing delivery. This assessment has divided the source of housing into two main types;

- **Sites within the planning process:** identified sites with planning status - listed within the housing trajectory in the Annual Monitoring Report (AMR),
- **Sites not currently within the planning process:** sites submitted for assessment in the LDF process including sites put forward during the consultation for the Site Specific Allocations and Policies DPD. These sites have no formal planning status but have been assessed to determine their suitability, availability and achievability for housing in the SHLAA.

	0-5 years	6-10 years	11-15 years	total
Identified sites within the planning process (sites listed in the AMR housing trajectory, excluding potential new allocations)	3,452	1,409	765	5,626
Identified sites not currently within the planning process (sites submitted for consideration for housing allocation)	982	7,278	3,591	11,851
Total	4,434	8,687	4,356	17,477

The assessment has identified that there is potential for 17,477 dwellings to be built on identified suitable, available and achievable sites over the final 15 years of the plan period.

## **Identified sites within the planning process**

5,626 dwellings are predicted to be built on identified sites with planning status (commitments, allocated sites, contingent sites, informally identified sites). The housing trajectory predicts that more housing will be delivered in the next 5 years with smaller amounts being delivered in years 6-10 and 11-15. However, housing delivery in the later part of the plan period is expected to be supplemented by the delivery of new housing allocations and this is shown in the figures in the Annual Monitoring Report. New housing allocations have not been included in this summary table for the SHLAA as the specific sites for new housing allocations have not yet been identified.

## **Identified sites not currently within the planning process**

Over 1000 sites were submitted for consideration in the LDF process; the majority of sites have been identified following the consultation on the Site Specific Allocation and Policies DPD in summer 2009. The SHLAA has assessed each site individually to determine their suitability, availability and achievability for housing. The assessment has identified that approximately 11,851 dwellings could potentially be delivered on sites determined to be potentially suitable, available and achievable but which currently have no planning status.

## **Flexibility**

In the case of 'sites which are not currently within the planning process', it is highly unlikely that all eligible sites will be granted planning permission or be selected for housing allocation. However, by counting this figure it can be demonstrated that there is sufficient flexibility in the source of housing delivery in the borough. In the case that there is slow delivery on identified sites (already with planning permission) it may be possible to allocate more houses on new sites to compensate for a lull in house building. Annual monitoring can determine how many sites have been granted planning permission and the

rate that each site is being built out. This information is recorded in the housing trajectory published in the Annual Monitoring Report each December.

The residual housebuilding target required to be built over the remainder of the plan period is identified as 9,725 dwellings. This assessment has identified that potentially 17,477 dwellings could be provided on identified sites in the most extreme scenario (every identified suitable, available, achievable site is granted planning status and built out). The total surplus amount of dwellings above the level required is 7,752 dwellings. This demonstrates sufficient flexibility in housing delivery over the plan period.

Residual target – total number of dwellings required 2011-2025	total number of potential dwellings that could be provided on identified sites 2011-2025	Total surplus dwellings
9,725	17,477	7,752

### **Predicted level of housing delivery**

The following table is a more focused prediction of the amount of dwellings which will be built within the plan period. The table calculates the amount of dwellings predicted to be delivered on identified sites with planning status (from housing trajectory), the amount of dwellings predicted to be delivered on new sites which do not require allocation, and the amount of dwellings sought to be delivered through new site allocations.

	0-5 years	6-10 years	11-15 years	total
Amount of dwellings predicted to be delivered on identified sites with planning status (from housing trajectory)	3,452	1,409	765	5,626
Amount of dwellings predicted to be	982	0	0	982

delivered on new sites which do not require allocation				
Amount of dwellings proposed to be allocated on new housing sites	0	2,470	2,975	5,445
Total (dwellings)	4,434	3,879	3,740	12,053

The total amount of dwellings predicted to be built over the remainder of plan period equates to 12,053 dwellings in total. This is divided into the delivery of;

- 4,434 dwellings in the first 5 year period from 2011-2016,
- 3,879 dwellings in the 6-10 year period from 2016-2021,
- 3,740 dwellings in 11-15 year period from 2021-2026.

The final table compares the predicted level of housing delivery to the housing requirement set in the Core Strategy

	0-5 years	6-10 years	11-15 years	total
Amount of dwellings required to be delivered in the remainder of the plan period	3,242	3,242	3,242	9,725
Total amount of dwellings predicted to be delivered on identified sites	4,434	3,879	3,740	12,053

The final table demonstrates that the total amount of dwellings which are predicted to be delivered on sites identified in the SHLAA (12,053 dwellings) exceeds the level of housing requirement set in housing policy CS09 of the Core Strategy (9,725 dwellings). Therefore there is flexibility in housing delivery as it is predicted that approximately 2,300 more houses will be delivered than is actually required. In addition, should housing delivery be stifled for any reason, there is potential to allocate more houses than the minimum set in the Core Strategy.

# Risk Assessment

The main risks to delivery of housing development within the plan period are the potential for significant change to the planning system or a failure to adopt key DPD's in the Local Development Framework. In any case, these risk factors would only affect sites which are not already within the planning process. Annually updating the SHLAA will enable these risk factors to be reviewed each year and figures will be adjusted accordingly in light of the situation at the time.

## **Delay in adopting documents in the Local Development Framework**

The council is currently in the process of producing two key Development Plan Documents (DPD's) as part of the Local Development Framework: the Core Strategy and the Site Specific Allocations and Policies DPD (please see Chapter 1 of the methodology for more information). It is predicted that the Core Strategy will be adopted by summer 2011 and the Site Specific Allocations and Policies DPD will be adopted by 2013.

If either of the Development Plan Documents were not adopted within this timescale for any reason, this would delay the predicted delivery of houses on any site which does not conform to current planning policy (not already within the planning process), significantly affecting the delivery of sites within areas identified as 'broad locations for development'. However, a delay in adoption of either of these two documents will not affect the timescale of the development of sites identified within the planning process (identified sites in the housing trajectory).



## **Significant change to the planning system**

The conservative government released a document prior to their election in June 2010 indicating their potential approach to reform the planning system<sup>7</sup>. The Open Source Planning green paper signals a potential end to the current Local Development Framework system but at the time of formulating the SHLAA, no significant changes to local planning policy had been announced. In the absence of any policy change the SHLAA was produced in accordance with current guidance and national planning policy.

As of the 13<sup>th</sup> December 2010 the first draft of the new Localism Bill<sup>8</sup> was published. The bill would introduce some changes to the planning system if it were to be enacted, however, the draft bill indicates that there will still be a requirement for Local Authorities to produce Local Development Frameworks. Housing delivery could potentially be increased through new mechanisms outlined in the Localism Bill. Subsequent revisions of the SHLAA will take into account any published guidance and policy, therefore may differ from this version.

## **Instability in the economy**

Whilst attempt has been made to tailor the assessment to current economic conditions for sites predicted to be developed in the first 5 years, market recovery could be slower or quicker than expected. Inaccurate predictions of housing delivery is even more likely in the timeframes 6-10 and 11-15 years as it is impossible to predict how the housing market will recover, despite available information and the use of forecasting models. However, by updating the SHLAA annually, delivery timescales can be revised according to change in the market. It is only possible to use the best information available at the time.

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<sup>7</sup> Open Source Planning, February 2010

<http://www.conservatives.com/~media/Files/Green%20Papers/planning-green-paper.ashx>

<sup>8</sup>Localism Bill 2010-2011, December 13<sup>th</sup> 2010

<http://services.parliament.uk/bills/2010-11/localism/documents.html>

# Conclusion

The Proposed Submission Core Strategy sets an overall target of 15,840 houses to be built within the plan period (2001-2026). A minimum of 9,725 dwellings are required to be built within the borough over the next 15 years in order to meet the overall target set in the Core Strategy.

The SHLAA was developed to determine the potential housing supply from identifiable land within the Borough of King's Lynn and West Norfolk over the remainder of the plan period (2011-2026).

The SHLAA assessed two main sources of potential housing supply:

- Sites within the planning process (commitments, allocated sites, contingent sites, informally identified sites)
- Sites not currently in the planning process (submitted for consideration for allocation through the Local Development Framework)

All sites which were not within the planning process were subject to a detailed assessment to determine their potential suitability, availability and achievability to be developed for housing land. Estimated housing capacities and delivery timescales were provided for all sites which were identified as having potential to be developed for housing land.

The SHLAA has identified that a total of 17,477 dwellings could potentially be delivered on identified sites within the remainder of the plan period.

	0-5 years	6-10 years	11-15 years	total
Amount of dwellings required to be delivered in the remainder of the plan period	3,242	3,242	3,242	9,725
Amount of dwellings which could be delivered on identified sites in the SHLAA	4,434	8,687	4,356	17,477

The assessment has identified that there is more potentially developable and deliverable housing land in the borough than is required to accommodate the level of housing development proposed in the Core Strategy Proposed Submission Document within the plan period (2001-2026). There is sufficient flexibility in the source of housing land to suggest that the target for housing delivery should be met within the plan period.

Three main risk factors have been identified which could negatively affect the predicted rate of housing delivery in the assessment:

- delay in adopting documents in the Local Development Framework;
- significant change to the planning system;
- instability in the economy.

No one factor has been identified that would prevent housing delivery altogether. The requirement to update the assessment annually means that delivery timescales can be revised according to current conditions and knowledge.

# Appendix 1 Site Survey Form

## Site Survey form

<b>Date of Survey</b>	
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<b>Site Information</b>	
Site Id	
Parish/Ward	
Photo Numbers	

<b>Address/Site Description</b>

<b>Current use (i.e. residential, agricultural, retail etc.)</b>
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<b>Policies</b>
Is the site on brown-field or green-field land?
<b>Landform &amp; Heritage</b>
Describe the topography - Is the height and shape of the land suitable to develop upon? (e.g. flat, sloping, undulating, irregular)
Would development on the site have an impact on the townscape character? (historic or otherwise) Could this be mitigated?
Would development on the site result in a loss of significant public viewpoints?

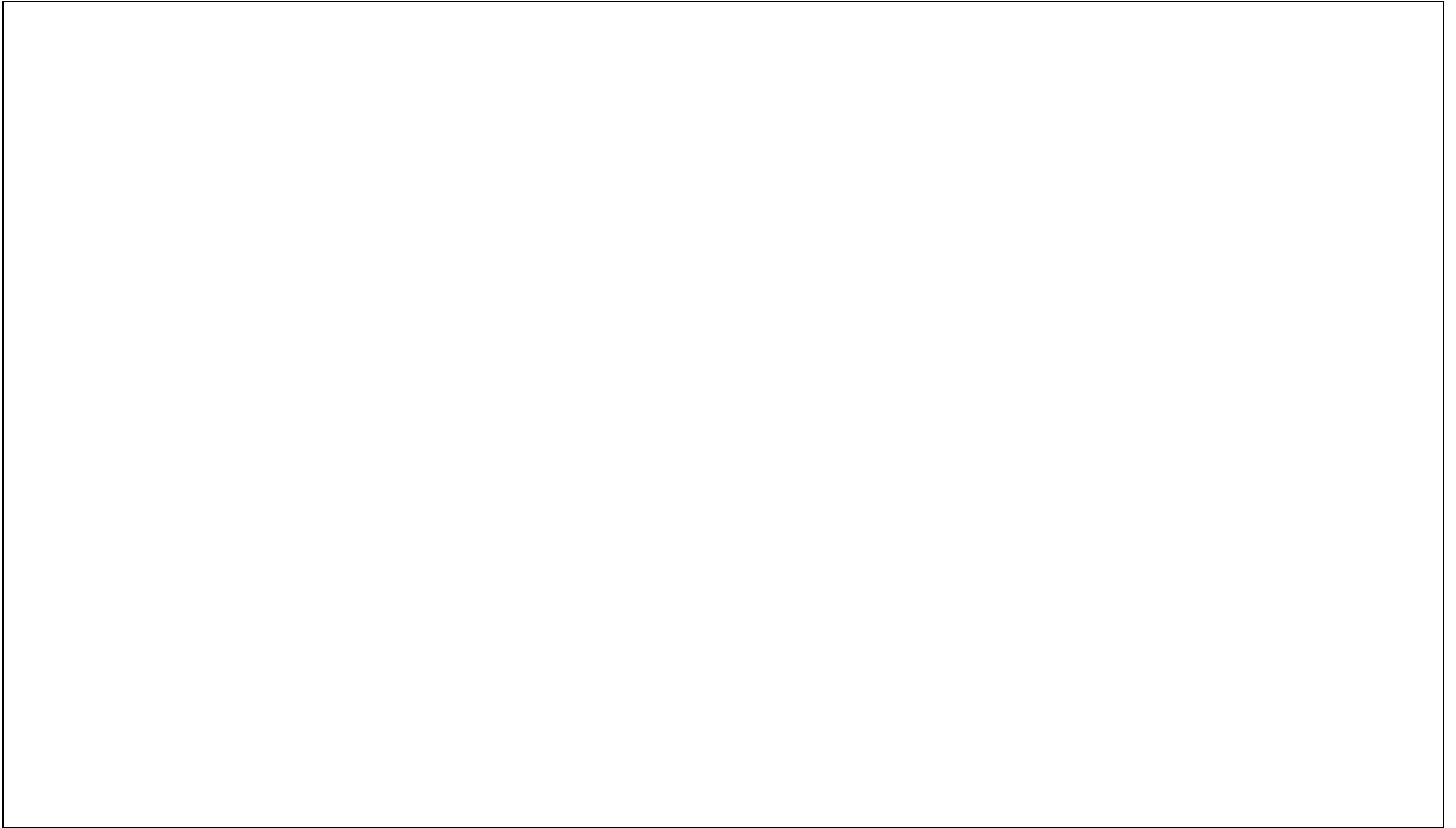
<b>Infrastructure</b>
Could development on the site impact (neg or pos) upon the local highways network? (traffic, access, safety etc.)
Are there any sustainable transport links (footpaths, cycle links etc.)? Is there potential for improving other sustainable transport links? (walking, cycling etc.)
<b>Quality of Life</b>
Describe the neighbouring/surrounding uses.
Will development have an impact (neg or pos) on amenity? (e.g. overlooking, noise and light pollution).

Is the site in a location which has easy access to services (eg. Bus routes, shops, open space etc.)
Would development result in a loss of accessible open space? (e.g. playing fields, play areas, amenity green space, allotments)
Would development on the site impact (neg or pos) upon a public right of way or bridleway?
<b>Economy</b>
Would development on the site impact (neg or pos) upon the viability and vitality of the town/village centre?

Would development on the site result in a loss of employment land?	
Will the development impact (neg or pos) upon the viability of agricultural activity?	
<b>Issues to Check</b>	
Are there any community facilities? e.g. meeting hall on the site?	
Is there any historic structures/archaeological/geological features?	
Are there any mature trees on site or close to the boundaries?	
Are there any visible contamination issues? (Has the site been checked by EH?)	



Are there any streams, ditches or dykes?	
Are there any overhead cables/pylons	
Obvious low/wet ground?	
Any signs of access across the site/informal recreational use?	
Any obvious signs of wildlife?	
Would development have an impact (neg or pos) on the landscape character (Check against landscape character assessment)?	
<b>Any Other Issues/Initial Comments on Suitability</b>	



<b>What is the potential and appropriate capacity of the site for housing? (no of dwellings)</b>		
Potential?	Appropriate?	
<b>What market value would the site have? (high/medium/low) Why?</b>		
<b>What is the estimated cost to develop the site? (high/medium/low) Why?</b>		

## Appendix 2 Broad Locations for Development

- A) King's Lynn South East
- B) King's Lynn North
- C) King's Lynn North East

<b>Site Name</b>	<b>King's Lynn South East</b>	<b>Site Ref</b>	KLSE
<b>Gross area</b>	339 hectares of available land within broad area of 702 hectares	<b>Net area</b>	Minimum 55 hectares required for 1600 dwellings
<b>Parish</b>	West Winch Parish/ North Runcton Parish	<b>Allocation</b>	1,600 dwellings
<b>Current land use</b>	Greenfield land: agricultural and open space adjacent to residential areas and the A10 road		
<b>Suitability</b>	<p><u>Consultation</u> In July 2010 a preliminary consultation event was undertaken by the Prince's Foundation as a starting point for identifying issues and constraints to growth in South East King's Lynn. The stakeholder workshop identified the following issues to growth:</p> <ul style="list-style-type: none"> <li>• reduce the volume of traffic using the A10 (to alleviate resulting noise, congestion, pollution and safety issues) and design more pedestrian friendly development;</li> <li>• community cohesion between old and new;</li> <li>• the need to preserve/enhance the distinctive village setting through harmonious design in keeping with local vernacular</li> <li>• provision of affordable housing that is designed and integrated well with the village;</li> <li>• improving quality and diversity of locally provided education services.</li> </ul> <p><u>Infrastructure</u> (response from infrastructure providers to growth options detailed in BCKLWN Infrastructure Study, Dec 2010)</p> <p>Education – All growth options require expansion of schools. Development of 2000 houses in King's Lynn South East = 1 new 420 place primary school</p> <p>Health – Growth option King's Lynn South East preferable in healthcare terms. A new primary care facility would be required for King's Lynn to provide GP and dental care for an expanded population (to accommodate all new growth areas).</p> <p>Transport – no specific comments for infrastructure study however ongoing consultation is being undertaken with NCC Highways Authority to understand transport infrastructure requirements.</p> <p>Water – Least favourable growth location, within catchment area but outside King's Lynn Internal Drainage Board area. Major work required in this area for drainage.</p> <p>Gas – Transmission pipe crossing through the area. Sufficient capacity for 1337 properties. Further development would need reinforcement of the medium pressure system</p> <p>Electricity – Very limited capacity throughout King's Lynn. Major development will require substantial reinforcement of the network. Only capacity increase in next 5 years is establishment of new primary sub station at King's Lynn South and re equippinf of</p>		

Gaywood Bridge.

Other –

Library -May require new library in King's Lynn South East.

Police - New custody provision in South Lynn is to be constructed by 2011; a new police station is required in 2011 in an out of town location for response and road policing functions. There would be a need for a town centre safer neighbourhood team office and public enquiry desk, assuming the existing police station on St James Street closes.

Fire – need for a 2<sup>nd</sup> delivery point to King's Lynn South East. Identified (£2m).

Green Infrastructure.

#### Additional constraints

A significant physical constraint affecting the area is the presence of two underground high pressure gas pipelines which run east-west through part of the identified broad area. Development is restricted within close proximity to the pipeline.

The majority of land is high agricultural quality (grade 2 and 3) therefore consultation with DEFRA may be required. Any development would have an impact on the existing landscape, but the area has no landscape designations. Development could potentially impact on biodiversity, therefore an ecology report may be required.

The sites are within Marham airfield safeguarding area therefore development over a substantial height is restricted.

The majority of the broad area is in flood zone 1 therefore there is no risk of flooding. However, the northern most part of the broad area for growth (site reference 1005) is partially within fluvial flood zone 3 (predicted 2115 scenario with climate change). In meeting the sequential test, there is sufficient land to develop for 1,600 houses without needing to develop the area at risk. However, the broad location for growth does include the area at flood risk as it may be necessary to accommodate associated infrastructure such as roads and transport infrastructure.

#### Can constraints be overcome?

Work is currently being undertaken to develop solutions to identified constraints with key infrastructure providers and through a meeting with majority landowners. Upon adoption of the Core Strategy, further public consultation events will be planned including an enquiry by design workshop with the Princes Trust which will aim to involve the public in exploring identified solutions and creating potential design scenarios.

The gas pipeline will restrict but not prevent development in the immediate area of the gas pipeline (80m either side), but could be incorporated into the design of development, for example enhancing the area for a green link rather than housing.

	There is no evidence at this stage which suggests that growth cannot be achieved, however success is dependant upon solutions to identified constraints.		
<b>Availability</b>	The land is in multiple ownership and several agencies are involved in promoting sites. All sites identifiable on the map are considered available as the owners are known and they have indicated an intention to develop (see appendix 3) Within the 0-5 year period further areas of land are likely to be sought in order to ensure that comprehensive development can take place in the most suitable location, to enable effective master planning of the entire area including networks of open space, local centres with a potential retail and service function in addition to housing. Enabling different landowners to co operate to bringing forward a comprehensive development is essential.		
<b>Achievability</b>	The cost to develop is thought to be achievable as given the potential capacity of the area this would yield significant contributions for associated infrastructure (even when discounting the area of the gas pipeline buffer zone). The land does not require remediation and is not at risk of flooding. However, transport infrastructure is an identified issue and the potential solution of a by-pass would markedly affect the viability of development. The exact cost to develop is dependant on solutions to identified constraints, which will be concluded over the following year (2011). Development could achieve a medium to high market value with some affordable housing to address the identified need. Development could enhance the existing service provision which would make the area more accessible and attractive to potential buyers.		
<b>Can constraints be overcome?</b>	Master planning could alleviate some issues through effective stakeholder and community consultation. The amount of development within the gas pipeline buffer zone will be restricted and transport infrastructure will need to be upgraded. Further areas of land are likely to be sought to ensure the area is planned comprehensively although in total more land has been identified than is required to meet the allocation within the plan period. The Site Specific Allocations and Policies DPD will provide more certainty and clarity regarding the growth plan for this broad development location.		
<b>Conclusion</b>	A key strategic growth location which has the potential to enable the most significant housing growth in the Borough, subject to continued and future extensive consultation, negotiation and neighbourhood planning.		
<b>Delivery</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	Lead in time: masterplanning/ community consultation and planning	750	850

<b>Site Name</b>	<b>King's Lynn North</b>	<b>Site Ref</b>	KLN
<b>Gross area</b>	40 hectares	<b>Net area</b>	30-35 hectares
<b>Parish</b>	South Wootton Parish	<b>Allocation</b>	Approx 1000 dwellings
<b>Current land use</b>	Greenfield land: agricultural land adjacent to residential areas (South Wootton) and employment areas (North Lynn industrial estate) with sustainable transport links to King's Lynn town centre.		
<b>Suitability</b>	<p><u>Infrastructure constraints</u> (response from infrastructure providers to growth options detailed in BCKLWN Infrastructure Study, Dec 2010)</p> <p>Education – All growth options require expansion of schools. Possible need for extension to South Wootton Junior School to becoming a primary, closing South Wootton 1<sup>st</sup> school.</p> <p>Health – Woottons Surgery would need expanding. A new primary care facility would be required for King's Lynn to provide GP and dental care for an expanded population (to accommodate all new growth areas).</p> <p>Transport – Early concerns were expressed about the size of growth being too small and the site too remote from the town centre. Subsequent consultation on the broad area has resulted in NCC Highways Authority stating that this would be a preferred growth area for the settlement with good transport links and that no objection would be made.</p> <p>Water – This area would need new pumped main across the river. Water Management Alliance suggest spare capacity at North Lynn Pumping Station, but significant work required to connect to system. May still need some attenuation.</p> <p>Gas – May require reinforcement from the medium pressure system.</p> <p>Electricity – Very limited capacity throughout King's Lynn. Major development will require substantial reinforcement of the network. Only capacity increase in next 5 years is establishment of new primary sub station at King's Lynn South and re equipping of Gaywood Bridge.</p> <p>Other –  Police - - (general comment) New custody provision in South Lynn is to be constructed by 2011; a new police station is required in 2011 in an out of town location for response and road policing functions. There would be a need for a town centre safer neighbourhood team office and public enquiry desk, assuming the existing police station on St James Street closes.  Green Infrastructure.</p>		



	<p><u>Additional constraints</u></p> <p>The western half of the site is wholly within tidal flood zone 2 (predicted scenario in 2115 with climate change<sup>9</sup>), therefore planning development on the site will involve joint working with the Environment Agency and additional consideration of design, safety, access and emergency planning.</p> <p>Access points need to be configured although Norfolk County Council Highways support this location for growth in principle at this early stage on transport grounds.</p> <p>Development will result in a loss of grade 3 agricultural land and will have an impact on the current landscape. A landscape impact assessment may be required. Development could potentially impact on biodiversity, therefore an ecology report may be required</p> <p>Development at this scale is likely to have a cumulative impact on the existing services and infrastructure of South Wootton therefore the upgrade and expansion of existing infrastructure and service provision will continue to be discussed with stakeholders throughout the production of the Core Strategy and Site Specific Allocations and Policies Development Plan Document.</p> <p>Most significantly more specific community and stakeholder consultation will need to be undertaken to identify any further issues or constraints which may affect development of the site and to fully involve the community in the planning and design process.</p>
<b>Availability</b>	<p>All landowners have been identified and have demonstrated an initial intention to develop, some are represented by planning agents. There are relatively few landowners therefore there are likely to be fewer complications to creating a comprehensive masterplan for the broad area (see Site Assessment Table: North, page 82-87). All the land within the broad location for development is considered to be available.</p>
<b>Achievability</b>	<p>The cost of addressing the flood risk constraint (with potential for a site specific flood risk assessment) and any resulting impact on the development (such as the requirement for flood defences or engineering solutions) is unknown at this point in time and may affect the viability of the development. The Infrastructure Study (produced by the Council) has indicated some capacity issues to infrastructure – health centres and schools in the area adjacent to the site.</p> <p>However, development is likely to achieve a high market value due to its desirable location near South Wootton and the proximity to good quality infrastructure (particularly schools). This will maximise attainable developer contributions to improve infrastructure, but will not solve major deficiencies. The potential for major improvement to infrastructure would have to be considered by Norfolk County Council, but the case is improved by the plan of a second broad location for growth for approximately 1000 houses 1.4 miles south</p>

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<sup>9</sup> Borough Council of King's Lynn & West Norfolk, Strategic Flood Risk Assessment: Annex to Level 1, April 2010

	<p>east of the site which will further the need for improved or additional infrastructure.</p> <p>The cost to develop is considered potentially achievable as key stakeholders and infrastructure providers have been involved in the plan for this broad location for growth as part of the development of the Core Strategy for the borough, and have not indicated any absolute financial constraint to development. The Infrastructure Study has enabled the identification of constraints and early negotiation to determine solutions.</p>		
<b>Can constraints be overcome?</b>	<p>Master planning will develop the plan for growth at this location through effective stakeholder and community consultation. A site specific flood risk assessment is likely to be required to determine what actions are needed to reduce the risk of flooding, either through increased flood defence or engineering solutions. Improvements/expansion to existing services and infrastructure has been identified as necessary through consultation with infrastructure providers. Further negotiation with both landowners and infrastructure providers is important to determine precise solutions to issues, financial implications and implementation timescales. There is no evidence to suggest that constraints cannot be overcome, but financial constraints may delay housing delivery of this site, particularly if the resources of infrastructure providers are reduced.</p>		
<b>Conclusion</b>	<p>A highly significant strategic housing location which is well located to services and King's Lynn town centre but requires public consultation, discussion with landowners and agents as well as continuing work with key stakeholders and public bodies to enable development on the site. The flood risk on part of the site (tidal zone 2, climate change scenario for 2115) is an issue that must be further considered through joint working with the Environment Agency. Expansion/connection to existing physical and social infrastructure is required to bring this site forward for development.</p>		
<b>Delivery</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	Lead in time: masterplanning/ community consultation and planning	400	600

<b>Site Name</b>	<b>King's Lynn North East</b>	<b>Site Ref</b>	KLNE
<b>Gross area</b>	36 hectares	<b>Net area</b>	30-35 hectares
<b>Parish</b>	Castle Rising Parish/ South Wootton Parish/ unparished area of King's Lynn	<b>Allocation</b>	Approx 1000 dwellings
<b>Current land use</b>	Greenfield land: agricultural land (some fallow) adjacent to residential areas and Reffley Wood (County Wildlife Site)		
<b>Suitability</b>	<p><u>Infrastructure constraints</u> (response from infrastructure providers to growth options detailed in BCKLWN Infrastructure Study, Dec 2010)</p> <p>Education - All growth options require expansion of schools. Possible need for extension to South Wootton Junior School to becoming a primary, closing South Wootton 1<sup>st</sup> school.</p> <p>Health – New facility planned for Fairstead which could help. A new primary care facility would be required for King's Lynn to provide GP and dental care for an expanded population (to accommodate all new growth areas).</p> <p>Transport - Early concerns were expressed about the size of growth being too small and the site too remote from the town centre. Subsequent consultation on the broad area has resulted in NCC Highways Authority stating that this area has good transport links and as long as safe access can be provided, no objection would be made.</p> <p>Water – The site could link in to new pumped main (provided for King's Lynn North. The Water Management Alliance is outside King's Lynn Internal Drainage Board area, but surface water flows in to the Board's district. Would need some attenuation.</p> <p>Gas - May require reinforcement from the medium pressure system.</p> <p>Electricity - Very limited capacity throughout King's Lynn. Major development will require substantial reinforcement of the network. Only capacity increase in next 5 years is establishment of new primary sub station at King's Lynn South and re equipping of Gaywood Bridge.</p> <p>Other – Police – (general comment) New custody provision in South Lynn is to be constructed by 2011; a new police station is required in 2011 in an out of town location for response and road policing functions. There would be a need for a town centre safer neighbourhood team office and public enquiry desk, assuming the existing police station on St James Street closes. Green Infrastructure.</p> <p><u>Additonal constraints</u></p>		

	<p>This broad location for growth consists of greenfield agricultural land with a sloping gradient from north to south. The northern part of the site is adjacent to the AONB and is the highest part of the site. This part of the site is immediately adjacent to existing development to the east and west.</p> <p>The site is adjacent to the A149 a major road link to the north of the borough. There is a gas pipeline underneath the A149, therefore the utilities company would need to be consulted to determine whether development near the eastern edge of the site would be restricted. In any case a buffer may be preferable to separate development from vehicular traffic and associated noise from the A149.</p> <p>Development on the site will impact on the existing landscape, but the site is not subject to any landscape designations. The site is immediately adjacent to Reffley Wood which is protected woodland accessible to the public. An ecological assessment would be required and mitigation strategies developed. Part of the site is within the Gaywood Valley project area and will be considered as part of the overall strategy to enhance/provide green links or corridors (this is yet to be explored through the project). The site is gently sloping which could make development more visually prominent therefore some form of screening is likely to be desirable. A landscape impact assessment may be required.</p> <p>Effective community consultation is required to identify any further constraints, to involve the community in the planning and design process and to promote community integration.</p> <p>At present vehicular access is not established within the site although there is potential to link the site to Grimston Road with transport links to King's Lynn town centre</p> <p>The site is fairly distant from local service centres therefore service provision would need to be addressed in a masterplan for the area. Like the planned expansion at King's Lynn North, development at this scale is likely to have a cumulative impact on the existing services and infrastructure of South Wootton. Therefore, the upgrade and expansion of existing infrastructure and service provision will continue to be discussed with stakeholders throughout the production of the Core Strategy and Site Specific Allocations and Policies Development Plan Document.</p>
<b>Availability</b>	<p>There are relatively few landowners and they have all indicated an intention to develop (see Site Assessment Table: North, page 82-87). One landowner owns the majority of the site and has employed planning agents to promote the site for development, indicating they would be keen to develop within the first five years. Therefore, the majority of the broad location could see development earlier than anticipated and could accommodate 700-800 houses alone. However, if it determined to be preferable to develop the broad area for 1000 houses, it would be preferable to work with the 3 landowners to create a masterplan to achieve a</p>

	comprehensive development of the whole site.		
<b>Achievability</b>	<p>The site is greenfield, not at risk of flooding, is adjacent to good access roads and is in a majority land ownership. There is willingness on behalf of the majority landowner to progress planning and development as soon as possible, therefore the delivery of this site is considered to be achievable, subject to overcoming any environmental, landscape and infrastructure constraints.</p> <p>Community and stakeholder consultation will need to be undertaken to fully involve the community in the planning and design process.</p> <p>Ongoing work on the Site Specific Allocations and Policies DPD and the finalised infrastructure study should indicate potential issues and solutions in respect of infrastructure.</p> <p>Once built, housing could achieve a medium to high market value with some affordable housing to address the identified need.</p>		
<b>Can constraints be overcome?</b>	<p>Master planning could alleviate some issues through effective stakeholder and community consultation. Development may be restricted on the eastern edge of the site, but this would also reduce the impact of vehicular noise from the A149. Appropriate access points would need to be established and service provision and transport infrastructure addressed in the development. Any application for development would need to demonstrate that it could mitigate the ecological and environmental impact on Reffley Wood.</p>		
<b>Conclusion</b>	<p>This site has the least identified constraints to delivery of all the broad locations when considering the suitability and availability of the site. There is potential for this site to be developed within the 0-5 year timescale subject to progress on the Local Development Framework and effective community and stakeholder consultation in line with a planning application.</p>		
<b>Delivery</b>	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>
	Lead in time: masterplanning/ community consultation and planning	400	600

## Appendix 3 Individual sites in King's Lynn South

NORTH RUNCTON								
Site ref.	Parish	Settlement	CS Designation	Current use	brownfield/ greenfield	Site name	Site submitted by:	Constraints
68	North Runcton	North Runcton	SVAH	Vacant Field	G	Land curtlidge rear of Ardees New Road	Clients of David Taylor Associates Ltd	TPO's
465	North Runcton	North Runcton	SVAH	Vacant Field	G	Land west of Meadow Grove, (Grid Ref. TF6425157)	Clients of Adrian Parker Planning	Partially within gas buffer zone
661	North Runcton	North Runcton	SVAH	Vacant Field	G	Land to the rear of Stud Farm,	Mr Robert Goddel	Partially within gas buffer zone

1005	North Runcton	King's Lynn	SRC	Arable Farmland, small section of woodland	G	Land to the South East of A149 Queen Elizabeth Way and North East of A47 Constitution Hill,	Client of January's	Partially within flood zones 2 & 3 fluvial, Partially within gas buffer zone
1095	North Runcton	North Runcton	SVAH	Agricultural	G	Land next to the A47 opposite Toll House	Leonard Towler & Co	Partially within gas buffer zone, mix of grade 2 and grade 3 agricultural land
1096	North Runcton	North Runcton	SVAH	Agricultural	G	Land next to Brook Farm, Rectory Lane	Mr M G Morris	Partially within gas buffer zone, mix of grade 2 and grade 3 agricultural land
569	North Runcton	North Runcton	SVAH	Agricultural	G	Land adjacent Main Road	Clients of Parsons & Whitley	Partially within gas buffer zone, grade 2 agricultural land

683	North Runcton	North Runcton	SVAH	Agricultural	G	Land At South East, (Land between the A10 & A47)	Hopkins Homes Ltd	Partially within gas buffer zone, mix of grade 2 and grade 3 agricultural land
1108	North Runcton	North Runcton	SVAH	Agricultural	G	Lynn (South East)	B.C.K.L.W.N	Partially within gas buffer zone, mix of grade 2 and grade 3 agricultural land
KWW 01	North Runcton	North Runcton	SVAH		G	Constitution Hill	Robert Eburne, Hopkins Homes	Partially within gas buffer zone, mix of grade 2 and grade 3 agricultural land
<b>WEST WINCH</b>								
Site ref.	Parish	Settlement	CS Designation	Current use	brownfield/ greenfield	Site name	Site submitted by:	Constraints
196	West Winch	Setchey	RV		G	Land adjacent A10/Willow Drive,	Clients 8 of Cruso & Wilkin	Adjacent to County Wildlife Site



479	West Winch	Setchey	RV			Land off Garage Lane/A10,	Clients of Ian H Bix & Associates	Flood zones 2 & 3 fluvial.
659	West Winch	Setchey	RV		G	Land to south and east of Willow Bend,	Mrs Weller	Partially within flood zones 2 & 3 fluvial and hazard zone.
KWW 06	West Winch	West Winch	SAKLOTMT		B	North of Coronation Avenue	Freebridge Community Housing	N/A
987	West Winch	West Winch	SAKLOTMT		G	Land to the East of the A10,	Client of NPS Group Property Consultants	Gas buffer zone, grade 2 agricultural land
135	West Winch	West Winch	SAKLOTMT		B	Land off Back Lane West Winch between nos. 24a and 26 (Rose Farm)	Mr C. S. Fuller	Garden land
177	West Winch	West Winch	SAKLOTMT		G	Land adjoining the A10	Clients 8 of Cruso & Wilkin	National Grid electricity line across site
361	West Winch	West Winch	SAKLOTMT		G	Land at 94 Main Road,	Mr Ian Symington	Partially within gas buffer zone
485	West Winch	West Winch	SAKLOTMT		B	Brooks Close Rectory Lane	Clients of Ian H Bix & Associates	Garden land
657	West Winch	West Winch	SAKLOTMT		B	Land in front of 159 Main Road West Winch Mill	Mr & Mrs B Pennington	Gas buffer zone

926	West Winch	West Winch	SAKLOTMT	Overgrown grassland	B	Brook Meadow, 159 Main Road	B.A & T.J. Pennington	Gas buffer zone
973	West Winch	West Winch	SAKLOTMT	Paddock	G	Land adjacent to 139 Main Road, West Winch	Mr Richard Powles M.R.I.C.S	Gas buffer zone
979	West Winch	West Winch	SAKLOTMT		G	Land at Main Road, opposite Chapel Lane junction,	Client of Woolley	Grade 2 agricultural land
980	West Winch	West Winch	SAKLOTMT		G	Land at Rectory Lane close to Ivy House,	Client of Woolley	Grade 2 agricultural land
981	West Winch	West Winch	SAKLOTMT		G	Land at Watering Lane, opposite Manor Farm,	Client of Woolley	Partially within gas buffer zone, grade 2 agricultural land

982	West Winch	West Winch	SAKLOTMT		G	Land at Long Lane,	Client of Woolley	Gas buffer zone, mix of grade 2 and grade 3 agricultural land
983	West Winch	West Winch	SAKLOTMT		G	Land at Hall Lane,	Client of Woolley	Gas pipeline buffer zone, within county wildlife site (ecology report required before allocation)
984	West Winch	West Winch	SAKLOTMT		G	Land at West Winch Common, Hall Lane,	Client of Woolley	Adjacent to a county wildlife site (ecology report required before allocation). The site has a national grid line and tower on the site. Partially in flood zone 2.
1034	West Winch	West Winch	SAKLOTMT		G	Land at West Winch (Manor Farm & Fern Farm)	Client of Bidwells	Partially or completely within gas buffer zone
1045	West Winch	West Winch	SAKLOTMT		G	Land to the West of Main Road,	Client of Parsons & Whittley	Gas pipeline buffer zone, adjacent county wildlife site (ecology report required before allocation)
1046	West Winch	West Winch	SAKLOTMT		G	Land North of Chapel Lane,	Client of Parsons & Whittley	Gas buffer zone, grade 2 agricultural land

1047	West Winch	West Winch	SAKLOTMT		G	Land to the East of Main Road,	Client of Parsons & Whitley	Partially within gas buffer zone, grade 2 agricultural land
1048	West Winch	West Winch	SAKLOTMT		G	Land to the West of Coronation Avenue,	Client of Parsons & Whitley	Grade 2 agricultural land

# Appendix 4 Housing Trajectory

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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
<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			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			25	
08/02646/FM	F	King's Lynn	45/61 EDF Energy Site, Wootton Road, KL	B	√	√	√	0	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	
06/02139/RMM	RM	King's Lynn	King's Lynn - South Fairstead Ph 2 45/14b	G	√	√	√	124	64	188	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		10	140			140	
2/02/1225/F	A	King's Lynn	King's Lynn - North End (URA) 45/24	B				30	0	30						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	

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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
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	395	80	791	
05/01101/RM	A	King's Lynn	King's Lynn - NORA 45/33 Phase I	B				109	0	109						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	
2/02/2201/F	A	South Wootton	South Wootton -Gap Farm 72/3	G				142	7	149	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	
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	
2/01/1126/F	A	Downham Market	Downham Mkt - N W 22/12 Abbey Site	G				160	0	160						0	

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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
2/01/1281/F 09/02046/FM	A	Downham Market	Downham Mkt - N W 22/12 Bennett Site	G				6	220	226	18	20	140	42		182	
06/00484/OM 07/01464/RMM	A	Downham Market	Downham Mkt - N W 22/12 Windmill Chase (Williams Site)	G B				10	92	102	38	20	34			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	20		202	
2/00/1231/F	A	Downham Market	Downham Mkt - Victory Road 22/17	G				10	0	10						0	
09/00558/FM	F	Downham Market	22/31 Land off Lancaster Crescent, DM	G	√	√	√		11	11		11				0	
2/99/1607/F	A	Hunstanton	Hunstanton - Downs Rd (North) 43/3	G				83	0	83						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	
04/01908/FM	F	Burnham Market	Villages N - Burn. Mkt Bellamys Ln 9/2	G				14	0	14						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	□
04/02493/F	F	Dersingham	Dersingham - 2 Hunstanton Road 20/7	B				10	0	10						0	
04/02577/F	F	Dersingham	Dersingham - 22 Station Road 20/6	B				13	0	13						0	

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87/2203 88/1414 2/02/2170/F 89/4134	F	Dersingham	Dersingham - Gelham Court 20/1	G				5	0	5						0	
04/01275/F	F	Dersingham	Dersingham - Hall Hotel 20/5	B				18	0	18						0	
2/02/0548/CU 2/02/2126/F	F	Docking	Villages N - Docking Hare Pub Hse 21/1	B				11	0	11						0	
06/1814/OM	O	Docking	Villages N - The Granaries, Docking Stn Rd 21/2	B	√	√	√	0	25	25			25			25	
08/01604/FM	F	Downham Market	Downham Mkt - The Cottage & Factory, Fairfield Rd 22/30	B	√	√	√	0	12	12			12			12	
2/02/0162/F	F	Downham Market	Downham Mkt - 14 Bridge St 22/11	B				17	0	17						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	
2/01/0693/CU 2/02/1536/D	D	Downham Market	Downham Mkt - Breckland House 22/18	B				19	0	19						0	
2/02/1000/F	F	Downham Market	Downham Mkt - Crow Hall 22/21	G				43	0	43						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	
2/04/0323/F	F	Downham Market	Downham Mkt - Howdale Road 22/23	B				30	0	30						0	
07/02069/FM	F	Downham Market	Downham Mkt - Russell Gge Site, London Road	B	√	√	√	0	31	31			31			31	



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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
			22/29														
2/03/1617/F	F	Downham Market	Downham Mkt - Short Drove Ph1 22/19	B	√	√	√	11	0	11						0	
05/01857/RMM	RM	Downham Market	Downham Mkt - Short Drove Ph2 22/19	B	√	√	√	9	13	22			12			12	
06/00404/FM 08/02295/FM	F	Downham Market	Downham Mkt - Priory Road 22/27	B	√	√	√	0	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			202	□
2/01/0150/F	F	Emneth	Emneth - Hungate Road 27/2	G				32	0	32						0	
05/2318/FM	F	Feltwell	Villages S - Feltwell Old Brand. Rd 28/4	G				12	0	12						0	
08/02234/FM	F	Feltwell	Villages S - Feltwell RAF Base 28/5	B	√	√	√	0	76	76			76			76	
06/00212/RMM	R	Feltwell	Villages S - Feltwell The Beck 28/3	G				12	0	12						0	
06/01770/OM 08/01444/OM	O	Gayton	Villages C - Gayton Hall Farm Ph2 33/2	B	√	√	√	0	11	11			11			11	
09/01561/RMM	RM	Gayton	Villages C - Gayton Hall Farm Ph1 33/2	B	√	√	√	0	18	18		18				0	
08/00932/OM	O	Gayton	Villages C - Gayton Mill, Lynn Rd 33/3	B	√	√	√	0	33	33			33			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	√	√	√	16	8	24			8			8	

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09/01970/FM	F	Gt Massingham	Villages N - Gt Mass 34/3 land west 11-12 Charles Dewar Close, Gt Massingham	G	√	√	√	12				12				0	<input type="checkbox"/>
2/03/2260/F	F	Gt Massingham	Villages N - Gt Mass Surgery 34/4	G				12	0	12						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	√	√	√	24	6	30		1	5			5	<input type="checkbox"/>
06/01053/FM	F	Heacham	Heacham - Lamsey Lane 37/9	G	√	√	√	24	0	24	5					0	
05/02122/OM 06/02217/FM	F	Heacham	Heacham - Malthouse Crescent 37/8	B	√	√	√	22	3	25	1	3				0	
2/99/0394/O	O	Heacham	Heacham - Pound Lane 37/6	B				13	0	13						0	
2/99/1408/F	F	Heacham	Heacham - Station Road 37/7	B				10	0	10						0	
06/1910/RMM	R	Hunstanton	Hunstanton - 44 Cliff Parade 43/10	B				10	0	10						0	
2/99/1531/CU	C	Hunstanton	Hunstanton - 8 Hamilton Rd West 43/7	B				14	0	14						0	
04/00874/F	F	Hunstanton	Hunstanton - Manor Rd 43/9	B	√	√	√	0	49	49		1	49			49	
07/01935/FM	F	Hunstanton	Hunstanton - Old Hunstanton Holiday Park 43/12	B	√	√	√	0	20	20		20				0	<input type="checkbox"/>
2/02/0355/CU	C	Hunstanton	Hunstanton - Silfield House 43/8	B				11	0	11						0	

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07/00174/FM	F	Hunstanton	Hunstanton - Westgate 43/11	B				10	0	10						0	
04/01609/F 08/01277/FM	F	King's Lynn	King's Lynn - 18 Gaywood Road 45/29	B	√	√	√	0	23	23		23				0	
05/0189/O 08/02037/RMM	R	King's Lynn	King's Lynn - 21 Gaywood Road 45/59	B				0	11	11		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	
2/02/1613/F	F	King's Lynn	King's Lynn - All Saints Street 45/38	B	√	√	√	0	17	17			17			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	
06/01453/FM	F	King's Lynn	King's Lynn - Blackfriars Road 45/48	B				12	0	12						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	
08/01758/OM	O	King's Lynn	King's Lynn - COWA Tennyson Ave 45/57	B		√		0	220	220						0	
2/01/1130/F 07/02084/FM	F	King's Lynn	King's Lynn - East Anglian Hotel 45/22	B	√	√	√	0	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	
05/00884/FM	F	King's Lynn	King's Lynn - Central Tyres, Friar St/Ethel Terrace 45/31	B				12	0	12			12			12	

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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
2/02/1278/F	F	King's Lynn	King's Lynn - Former North Star PH45/26	B				17	0	17						0	
2/04/0351/F	F	King's Lynn	King's Lynn - John Kennedy Road (opp. Lidl) 45/46	B	√	√	√	0	24	24			24			24	
07/00649/FM	F	King's Lynn	King's Lynn - John Kennedy Road (Old Chapel) 45/52	B	√	√	√	0	13	13		1	12			12	
07/01422/FM	F	King's Lynn	King's Lynn - Littleport Street 45/54	B	√	√	√	0	17	17			17			17	
2/02/1630/F	F	King's Lynn	King's Lynn - Mill Lane 45/6	G				22	0	22						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	8					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				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	
06/00416/FM	F	King's Lynn	King's Lynn - Park View Hotel 45/45	B				39	0	39						0	
08/01782/OM	O	King's Lynn	King's Lynn - Plaxtole House, Goodwins Rd 45/58	B		√		0	24	24						0	
2/98/1593/F	F	King's Lynn	King's Lynn - Queen Mary Hostel 45/35	B				34	0	34						0	
07/00685/FM	F	King's Lynn	King's Lynn - Railway Rd/Albion St 45/53	B	√	√	√	0	15	15			15			15	

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	2009/10 Previous Year	2010/11 current year	0-5 years	6-10 years	11-15 years	Total Identified Supply	Developer Estimate
05/00680/FM	F	King's Lynn	King's Lynn - Regis House 45/47	B				27	0	27						0	
04/01720/F	F	King's Lynn	King's Lynn - Southgate Street 45/41	B				30	0	30						0	
2/03/2126/F	F	King's Lynn	King's Lynn - Stonegate Street 45/39	B				26	0	26						0	
2/02/0989/O 06/02684/FM	F	King's Lynn	King's Lynn - The Friars 45/37	B	√	√	√	0	20	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	
2/04/0311/D 06/00838/RMM	R	King's Lynn	King's Lynn - West Lynn 45/40	B				136	0	136						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			49	□
06/02260/FM	F	King's Lynn	King's Lynn - West Lynn - St Peters Rd 45/51	B				0	149	149				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	
09/02076/FM	F	King's Lynn	King's Lynn - Garage site, 51 Wisbech Road 45/62	B	√	√	√	0	0	0			19			19	
07/00833/OM	O	King's Lynn	King's Lynn - Wootton Road 45/4 (northern site)	B	√	√	√	0	65	65			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	38		98	
06/01193/O 09/02156/RM	R	King's Lynn	Site of the Fairstead PH, Fernlea Road	B	√	√	√	0	0	12			12			12	

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06/01020/RMM	R	Marham	Villages S - Marham, Old Bell Inn, The Street 48/1	B	√	√	√	0	14	14		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	
2/00/0779/F 04/01157/F	F	North Wootton	North Wootton - The Howards 56/2	G				48	0	48						0	
2/02/1752/CU 09/00801/F	F	Northwold	Villages S - Northwold Whittington Mill 55/2	B	√	√	√	0	22	22			22			22	
2/01/0105/F 04/01590/F 06/00287/F	F	Outwell	Villages S - Outwell Equestre 58/3	B				66	0	66						0	
2/92/0096/F	F	Outwell	Villages S - Outwell Isle Rd Dairy 58/1	B				24	0	24						0	
08/01225/FM	F	Sedgeford	Villages N - Sedgeford Jarvie Close	G				10	0	10						0	
05/00006/F	F	Snettisham	Villages C - Snettisham Pk Farm 69/4	B	√	√	√	0	14	14			14			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	
2/02/0028/F 09/01482/F	F	Snettisham	Villages C - Snettisham Stn Rd 69/3	B	√	√	√	14	9	23	1	8				0	
09/00033/FM	F	Snettisham	Snettisham W of Cherry Tree Road (AH)	G	√	√	√	0	15	15		15				0	□
06/02373/FM 08/2799/FM	F	South Wootton	South Wootton - 27 Grimston Road 72/4	B	√	√	√	10	4	14	10	4				0	
04/01954/RMM	R	South Wootton	South Wootton -Priory Lane 72/4	B				12	0	12						0	
04/00902/F	F	Southery	Villages S - Southery	B				23	0	23						0	

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			Feltwell Rd 71/1														
2/99/0021/F 2/95/0741/F	F	Stoke Ferry	Villages S - Stoke Ferry S Fairfield 74/1	G				44	0	44						0	
90/1881	F	Syderstone	Villages N - Syderstone The Broadlands 77/1	G		√	√	1	33	34				33		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	
2/00/1355/F	F	Terrington St Clement	Terrington St Clement - The Saltings 78/6	G				10	0	10						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		13	
05/02486/RMM	R	Upwell	Villages S - Upwell Barhale Dpt 85/5	B				25	0	25						0	
05/00347/CU 05/00522/F	F	Upwell	Villages S - Upwell The Old Mill 85/4	B				17	0	17						0	
88/1722 99/0020/F 2/00/0846/F	F	Upwell	Villages S - Upwell The Russets 85/1	G				60	0	60						0	
05/00107/F	F	Walpole	Villages S - Walpole (St Peter) Townsend Farm 87/1	B	√	√	√	0	15	15	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			10	□

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2/97/0284/F 06/00145/FM	F	Watlington	Watlington - Fen Road/Row 89/6	G	√	√	√	0	15	15			15			15	
2/03/2088/D	D	Watlington	Watlington - The Meadows Extn Martingales 89/3	G	√	√	√	150	46	196	14	2	30			30	
2/00/1455/O 06/01324/O 07/01416/RMM	R	Watlington	Watlington - Thieves Bridge Rd 89/7	B	√	√	√	0	20	20			20			20	
06/01007/OM	O	West Walton	Villages S - West Walton English Bros Salts Road 95/1	B		√		0	30	30			30			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	
DM6042	F	Wimbotsham	Villages S - Wimbotsham Honey Hill 100/1	G				37	0	37	3					0	
06/01110/OM	O	Wormegay	Villages - Wormegay Middle Farm, Castle Road	B		√		0	20	20			10	10		20	
<b>Extant Planning Permissions Small Sites</b>																	
		King's Lynn		G/B	√	√	√		190	190		47	143			143	
		Downham Market		G/B	√	√	√		50	50		12	38			38	
		Hunstanton		G/B	√	√	√		47	47		11	36			36	
		Others		G/B	√	√	√		887	887		221	666			666	



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<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			153	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH 45/42	G	x	x	x	0	924	924						0	
NONE	A	King's Lynn	King's Lynn - LYNN SOUTH EAST 45/43	G	√	√	√	0	717	0						0	
NONE	A	King's Lynn	King's Lynn - BOAL QUAY Planning Brief 1 4.1 ha	B	√	√	√	0	350	350				150	200	350	
NONE	A	King's Lynn	King's Lynn - HARDINGS PITS Planning Brief 3 Hardings Pits 7.8 ha	B	√	√	√	0	50	50			50			50	
NONE	A	King's Lynn	King's Lynn - South Fairstead Planning Brief 8A Rem. 10.3 ha	G	√	√	√	0	304	304			150	154		304	
NONE	A	Downham Market	Downham Mkt - Maltings Ln W 22/14 (Planning Brief 16C)	B	√	√		0	12	12			12			12	
NONE	A	Downham Market	Downham Mkt - Prince Henry Pl 22/15 (Planning Brief 15)	G		√		0	21	21			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	
NONE	A	Downham Market	Downham Mkt - Downham North West Planning Brief 13 (remainder with no pl. permission - 2.72ha)	B		√		0	82	82						0	

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NONE	A	Downham Market	Planning Brief 14B Rabbit La. E. (remainder with no pl. permission - 0.24ha)	B		√		0	7	7						0	
NONE	A	Downham Market	Planning Brief 16A Adj. Brickfields (remainder with no pl. permission - 0.09ha)	B		√		0	3	3						0	
NONE	A	Downham Market	Planning Brief 16B Downham SW (remainder with no pl. permission - 0.69ha)	B		√		0	21	21						0	
NONE	A	Downham Market	Planning Brief 16D Victory Rd (S) (remainder with no pl. permission - 0.04ha)	B		√		0	1	1						0	
NONE	A	Hunstanton	Planning Brief 18 - Southend Road - 1.1 ha pt of URA	G	√	√	√	0	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			43	
Permission lapsed	L	Downham Market	Downham Mkt - Old Cinema 22/22	B	√	√	√	0	20	20			20			20	
05/02641/OM	L	Downham Market	Downham Mkt - Railway Road 22/16	B	√	√	√	0	100	100			60	45		105	
05/02641/OM	L	Downham Market	Downham Mkt - Railway Road E. Pt. Planning Brief 12 22/16	B	√	√	√	72	134	206			50	84		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	

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06/02428/FM	L	King's Lynn	King's Lynn - 15 Austin Street 45/49	B		√		0	13	13			15			15	
05/02611/FM	L	King's Lynn	King's Lynn - Adrian Lodge 45/44	B		√		0	10	10			10			10	
05/02590/FM	L	Stoke Ferry	Villages S - Stoke Ferry Bridge Rd 74/2	B		√		0	12	12				12		12	
LDF Option		King's Lynn	King's Lynn NE Sector	G				0	1000	1,000				400	600	1,000	
LDF Option		King's Lynn	King's Lynn North Sector	G				0	1000	1,000				400	600	1,000	
LDF Option		King's Lynn	King's Lynn SE Sector	G				0	1600	1600				740	860	1600	
LDF Option		Downham Market	New allocation	G				0	350	350				175	175	350	
LDF Option		Hunstanton	New allocation	G				0	200	200				100	100	200	
LDF Option		Wisbech	New allocation	G				0	500	500				250	250	500	
LDF Option		Key Rural Service Centres	New allocation	G				0	600	600				300	300	600	
LDF Option		Rural Villages	New allocation	G				0	185	185				95	100	195	
<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	
SHLAA		King's Lynn	King's Lynn Lynnsport	B	√	√	√	0	437	437				217	220	437	

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SHLAA		King's Lynn	King's Lynn Hillington Square Redevelopment	B	√	√	√	0		0						0	
SHLAA		King's Lynn	King's Lynn Town Centre Redevelopment	B	√	√	√	0	285	285				30	255	285	
<b>A justified windfall element (linked to SHLAA evidence of genuine local circumstances)</b>																	
										0						0	
<b>Total</b>										17,150	142	499	3,452	3,879	3,740	11,071	