

**KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION****Chapter 16 – Monitoring & Delivery Framework (19 April 2024)**

On Day 12 (19 April 2014), the Inspectors requested that the Council review and revise the Monitoring Framework, to include proposed new and updated policies, indicators for the Strategic Objectives of the Plan, and provide targets for all indicators.

This note is a response to action point 132 of the Inspectors Action List.

The Council previously drafted a response to the Inspectors' Matters, Issues and Questions (MIQs) [G6, Q414; H49, Q414], setting out the following headings:

- Policy
- Indicator
- Target
- Source

In response to the Day 12 discussion, the Council has reviewed the previous [H49, Q414] response, in recognition of new and updated policies, and to provide targets for all stated indicators.

The table below provides an update to the Monitoring Framework prepared in response to H49, Q414, also including providing further analysis and justification for each indicator and target, linked to each (where applicable, updated) Policy.

<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Source, and how information will be collated</b>	<b>Analysis</b>
Section 3 (Strategic Objectives)	Economy – sustainable economic growth	Delivery of LP01/ LP07 employment land allocations	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Outcomes linked to strategic policy targets re employment, housing, or green infrastructure delivery
	Society – housing to meet current needs and that of future generations	Minimum 554 dwellings per year (mean) over Plan period	Reference to planning permissions – system for reporting information already in place (Monitoring team)	

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	Environment – protect and enhance natural and historic environment	Delivery of housing land allocations  0 permissions granted contrary to policy LP16-LP21	Planning decisions (Monitoring team)  Planning decisions (Uniform reporting)/ GIS	Reference to committee reports (re decision making)
LP01 (New) Spatial Strategy and Settlement Hierarchy	Number of dwellings granted planning permission & net residential completions.  Number of residential permissions that have lapsed without implementation.  Percentage of new homes within each settlement hierarchy tier	Minimum 554 dwellings per year (mean) over Plan period  No more than 7% of lapsed permissions (Action 103 Note)  General accordance with % growth for each tier	Reference to planning permissions – system for reporting information already in place (Monitoring team)  Planning permissions - annual reporting (Monitoring team)  % New homes can be achieved by using the GIS.	Review of process may need to be considered and documented.  Historically challenging, due to the lack of clarity of whether a site has been started or not  Hierarchy data will need to be captured as polygon data and a process written up
New Policy – Residential development on windfall sites	Number of permissions granted outside development boundaries that do not fulfil policy criteria	No permissions granted contrary to policy criteria	Planning permissions/ GIS enquiry (Monitoring team)	Resolution through combined planning permissions reporting and GIS filter
New Policy – Neighbourhood Plans	Net Housing Requirements delivered in designated Neighbourhood Areas	Minimum Net Housing Requirements delivered over the Plan Period for	Planning permissions/ GIS enquiry (Monitoring team)	Monitoring framework straightforward, through established Monitoring team processes

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		designated Neighbourhood areas		
LP03 Presumption in Favour of Sustainable Development	No. of permissions granted, in accordance with officer advice	0 decisions overturned on appeal, contrary to officer recommendation(s)	Planning decisions (Uniform reporting)	Straightforward; established processes/ system
LP05 Implementation	Delivery of schemes identified in Infrastructure Delivery Schedule (IDS)  Financial Contributions received/ on site facilities provided for community services and infrastructure through development	Delivery in line with IDS indicative phasing	CIL Monitoring Report	Information via CIL team; also infrastructure providers (Norfolk CC; utilities companies etc)  Information re S106 triggers/ monitoring
LP06 Climate Change	No. of permissions granted in accordance with policy criteria	0 decisions overturned on appeal, contrary to officer recommendation(s)	Planning decisions (Uniform reporting)	
LP07 The Economy	Number of planning permissions granted on allocated employment sites  Amount of employment land lost	Delivery of allocated sites during Plan period (by 2040)  No net loss of employment land	Planning decisions (Uniform reporting) – No. of permissions granted or No. of units/ floorspace granted  Planning decisions (Uniform reporting)	Employment Applications are recorded and processed in the same formats as dwellings  GIS data could also be used to set a base line

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	Number of permissions for tourism accommodation	No specific Borough-wide target	Planning decisions (Uniform reporting) – record as Non-Domestic	Targets may be set for individual Neighbourhood areas with principal residences policies
	Number of permissions for Rural Exception Sites (non-residential/ rural diversification)	No specific target	Planning decisions (Uniform reporting) – record as Non-Domestic	Inappropriate to set targets, as rural exceptions projects are (by their nature) reactive
LP08 Retail Development	Number of permissions for out-of-town retail uses.	No net gain (Class E retail floorspace)	Planning decisions (Uniform reporting) – No. of permissions granted or No. of units/floorspace granted	Need to record (or check) using GIS, with reference to town centre boundaries – King's Lynn; Downham Market; Hunstanton; Gaywood
	Number of permissions for retail use in King's Lynn, Downham Market and Hunstanton	0 permissions granted unless supported by sequential test	Planning decisions (Uniform reporting)	Need to record (or check) using GIS, with reference to town centre boundaries
LP09 Touring and Permanent Holiday Sites	Number of permissions for holiday uses/intensification of holiday uses within AONB & Coastal Hazard Zone	No specific target	Planning decisions (Uniform reporting)/ Spatial query via GIS	Monitor with reference to No. of permissions granted or No. of dwellings granted
LP10 Development associated with National Construction College site, British Sugar Factory and RAF Marham	Number of permissions which seek to improve these businesses/ operations	No specific target	Planning decisions (Uniform reporting)	

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LP11 Strategic Road and Major Road Network	Number of planning permissions granted that reference policy in decision	No specific target	Planning decisions (Uniform reporting)/ GIS	Also reference to committee reports (re decision making) re whether proposal(s) would result in a significant adverse effect on the network
LP12 Disused Railway Trackways	Number of planning permissions granted that would prejudice potential future use of disused railway tracks	0 permissions that would prejudice potential future use of disused railway tracks	Planning decisions (Uniform reporting)/ GIS	With some criteria, reporting could be done via spatial query in GIS
LP13 Transportation	Delivery of transport/ bus schemes identified in IDS	Delivery in line with IDS indicative phasing	CIL Monitoring Report	Information via CIL team; also transport bodies (Norfolk CC; National Highways etc)
LP14 Parking Provision in New Development	Percentage of new developments granted planning permission with policy-compliant car parking provision	0 permissions granted that do not include policy compliant car parking	Planning decisions (Uniform reporting)	Proposals unlikely to gain planning consent if not compliant unless officer recommendation to refuse is overturned.
	Percentage of new developments granted planning permission with policy-compliant cycle parking provision	0 permissions granted that do not include policy compliant cycle parking	Planning decisions (Uniform reporting)	Proposals unlikely to gain planning consent if not compliant unless officer recommendation to refuse is overturned.
LP15 Coastal Areas Policy	Number of planning permissions granted for replacement/ extensive alterations/ relaxation of	No specific target	Planning decisions (Uniform reporting)  Spatial query via GIS – AONB/ National	Specific spatial areas - could therefore monitor applications granted in that area/ check to see if the permission relates to

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	occupancy limitations		Landscape area	occupancy limitation
LP16 Norfolk Coast AONB	Number of planning permissions granted contrary to policy in the National Landscape area (AONB)	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ spatial query via GIS	
LP17 Coastal Change Management Area (Hunstanton to Dersingham)	Number of new dwellings/new or additional park homes/caravans granted planning permissions within the Coastal Change Management Area	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ spatial query via GIS	
	Planning permissions granted for replacement dwellings in the Coastal Change Management Zone either directly or as a result of a breach in coastal defences	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ spatial query via GIS	
	Planning permissions granted for additional habitable rooms in the Coastal Change Management Area	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ spatial query via GIS	
	Planning permissions granted for seasonal occupancy outside of 1 April and 30 September	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ spatial query via GIS	

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LP18 Design & Sustainable Development	Number of permissions refused on design grounds (i.e. poor/ inadequate quality design)	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ GIS	Reference to committee reports (re decision making) re whether proposal(s) would result in inadequate design – condition should be clear and therefore reportable
LP19 Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity	Gains and losses to the areas of designated green infrastructure	No net loss of designated green infrastructure areas	Planning decisions (Uniform reporting)/ GIS	GIS data required – County Wildlife Sites; Ancient Woodlands/ County Geodiversity Sites
LP20 Environmental Assets- Historic Environment	Development proposals that would adversely affect Listed Buildings (designated heritage assets)	0 planning permissions granted where a significant adverse impact upon a listed building is identified	Planning decisions (Uniform reporting)/ reference to Planning Committee reports.  Conservation team to advise/ provide necessary data/ information	Previous suggested monitoring indicator: “Demolition of Listed Buildings” is an extremely rare occurrence and would need to be approved by the Secretary of State. Therefore, a more appropriate approach could be developed through monitoring LB consents
	Development proposals that would adversely affect Listed Buildings (designated heritage assets)	0 planning permissions granted where a significant adverse impact upon a listed	Planning decisions (Uniform reporting)/ reference to Planning Committee reports.	Non-designated heritage assets within Conservation Areas have statutory protection.

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	Number of Listed Buildings at Risk	building is identified  No increase to number of buildings on Building at Risk (BAR) Register	Conservation team to advise/ provide necessary data/ information  Conservation team to advise/ provide necessary data/ information re BAR Register	
LP21 Environment, Design and Amenity	Number of permissions refused on design grounds (i.e. poor/ inadequate quality design)	0 permissions granted contrary to policy criteria	Planning decisions (Uniform reporting)/ GIS	Reference to committee reports (re decision making) re whether proposal(s) would result in inadequate design – condition should be clear and therefore reportable
LP22 Provision of Recreational Open Space for Residential Developments	Delivery of public open spaces to serve new developments in association with policy criteria	New open space delivered in accordance with policy requirements	S106 agreements	Previous indicator (gains and losses to the areas of open space) proposed to be replaced by reference to delivery of open space to serve new developments
LP23 Green Infrastructure	Gains and losses to the areas of green infrastructure	No net loss of designated green infrastructure sites	Planning decisions (Uniform reporting)/ GIS	Specific green infrastructure sites proposed to be shown on the Policies Map, in line with Inspectors' recommendations
LP24 Renewable Energy	No of schemes for renewable energy projects delivered	No specific target	Planning decisions (Uniform reporting)	Some questions as to how far these could be monitored; e.g. single/ small wind turbines.



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				May be better to consider other possibilities where data is available; e.g. generating capacity.
LP25 Sites in Areas of Flood Risk	Planning permissions granted contrary to Environment Agency advice on flooding	0 permissions granted contrary to Environment Agency advice	Planning decisions (Uniform reporting)/ reference to Planning Committee reports	Questions raised as to source – reference officer reports in individual cases
LP26 Protection of Local Open Space	Gains and losses to areas of open space	No net loss to public or designated areas of open space	Planning decisions (Uniform reporting)/ reference to Planning Committee reports	Use of GIS data to collate information
LP27 Habitats Regulation	Number of planning permissions with GI-RAMS contributions  Number of developments permitted within 1500m of the Breckland SPA not related to the re-use of existing building	All permissions judged to create net increase to recreational pressure  0 permissions granted within 1500m of Breckland SPA	Planning decisions (Uniform reporting)  Planning decisions (Uniform reporting)/ Use of GIS data to collate information	Income for GIRAMS is recorded in Uniform. No. of planning permission granted or No. of dwellings
LP28 Affordable Housing	Percentage of new residential units that are classed as affordable housing	15% Kings Lynn  20% all other areas  On all sites that meet threshold	Planning decisions (Uniform reporting)	Developments over a certain size will be required to provide affordable housing or a contribution to be policy compliant. Affordable housing contributions

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				normally secured through S106 agreements.
LP29 Housing for the elderly & Specialist Care	Number of specialist care and supported living bed spaces completed	No net loss	Strategic Housing team	Need to set in place new monitoring process going forward
LP30 Adaptable & Accessible Homes	Percentage of affordable housing on major development that are M4(3) – Building Regulations	5% of new units to M4(3) standard on major developments	Planning decisions (Uniform reporting)/ Strategic Housing team	
New “Custom and Self-Build Housing” Policy	No of permissions granted for Custom and Self-Build Housing	Meeting identified need – Custom and Self-Build (C&SB) Register	Planning decisions (Uniform reporting)/ Strategic Housing team	
New “Gypsies, Travellers and Travelling Showpeople” policies	[Targets to be set separately, through Gypsies, Travellers and Travelling Showpeople Main Modifications]			
LP32 Houses in Multiple Occupation	No. of conversions of existing dwellings/new development for HMOs	No specific target	Planning decisions (Uniform reporting)/ Housing Services team	Need to put in place process/ system for monitoring, going forward
LP33 Enlargement or Replacement of Dwellings in the Countryside	Number of planning applications refused on design grounds in the Countryside	No specific target	Planning decisions (Uniform reporting)/ officer reports	Inappropriate to set target, as policy is solely reactive, relating to matters of development management
LP34 Housing Needs of Rural Workers	Number of permanent occupational dwellings	No specific target	Planning decisions (Uniform reporting)/ officer reports	Inappropriate to set target, as policy is solely reactive.
	Number of temporary	No specific target	Planning decisions	Inappropriate to set target, as

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	occupational dwellings		(Uniform reporting)/ officer reports	policy is solely reactive.
LP35 Residential Annexes	Number of permissions granted for residential annexes	No specific target	Planning decisions (Uniform reporting)/ officer reports (conditions)	Inappropriate to set target, as policy is solely reactive, relating to matters of development management
LP36 Community and Culture	Number of new community facilities  Gains and losses of community facilities	Delivery of new community facilities in accordance with IDP  No net loss to facilities	Planning decisions (Uniform reporting)/ CIL reporting  Planning decisions (Uniform reporting)/ officer reports	New facilities recorded as non-residential uses  May be able to reference GIS spatial data to establish existing range of services/facilities. Also reference 2023 services survey data [F47a]
LP37 Community Facilities	Number of new community facilities  Gains and losses of community facilities	No specific target  No net loss to facilities	Planning decisions (Uniform reporting)/ CIL reporting  Planning decisions (Uniform reporting)/ officer reports	New facilities recorded as non-residential uses  May be able to reference GIS spatial data to establish existing range of services/facilities. Also reference 2023 services survey data [F47a]
LP38 King's Lynn Area	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)

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LP39-Downham Market	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)
LP40-Hunstanton Policy	Housing Nos. and employment land areas (ha)/ non-residential floorspace	Delivery of allocated housing and employment land (in accordance with Policy LP01)	Reference to planning permissions – system for reporting information already in place (Monitoring team)	Targets linked to overall strategic targets (LP01)

The monitoring framework, as previously submitted [H49], has been reviewed with reference to the revised and updated suite of policies that have been put forward through the [additional evidence base](#) consultation (September/ October 2023) and (subsequently) through the week 3 and 4 hearing sessions (March/ April 2024).

The range of indicators, targets and how these would be collated have been analysed (above), to ensure that a realistic and achievable monitoring framework can be applied, once the Plan is adopted.