

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



Local Plan Task Group

Agenda

Wednesday, 14th June, 2017
at 10.00 am

in the

**Miles Room
Town Hall
Saturday Market Place
King's Lynn**



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King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

7 June 2017

Dear Member

Local Plan Task Group

You are invited to attend a meeting of the above-mentioned Task Group which will be held on **Wednesday, 14th June, 2017 at 10.00 am** in the **Miles Room - Town Hall** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Notes of the Previous Meeting** (Pages 5 - 9)
3. **Matters Arising**
4. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Members should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting.

5. **Urgent Business**

To consider any business which, by reason of special circumstances, the Chairman proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

6. Members Present Pursuant to Standing Order 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chairman.

7. Chairman's Correspondence (if any)

8. Housing Trajectory - Latest update on Land Supply (Pages 10 - 46)

The Task Group will receive a Powerpoint presentation.

9. HELAA Update

The Task Grop will receive a verbal update.

10. Preparation of a 'Brownfield Land Register' (Pages 47 - 51)

11. Neighbourhood Plans

The Task Group will receive a verbal update.

12. Date of Next Meeting

The next meeting of the Task Group will take place on Wednesday 12 July 2017 at 10 am in the Miles Room, Town Hall, Saturday Market Place, King's Lynn.

To:

Local Plan Task Group: R Blunt (Chairman), A Bubb, Mrs S Buck, C J Crofts, J Moriarty, M Peake (Vice-Chairman), Miss S Sandell, D Tyler and Mrs E Watson

Alex Fradley, Planner

Alan Gomm, LDF Manager

Peter Jermany, Principal Planner Policy, Water Management Officer

Felix Beck, Graduate Planner

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

LOCAL PLAN TASK GROUP

**Minutes from the Meeting of the Local Plan Task Group held on
Wednesday, 17th May, 2017 at 10.00 am in the Miles Room - Town Hall**

PRESENT: R Blunt (Chairman)
Councillors A Bubb, J Moriarty, M Peake, Miss S Sandell and Mrs E Watson

Portfolio Holders

Officers:

Alex Fradley
Alan Gomm, LDF Manager
Peter Jermany

1 NOTES OF THE PREVIOUS MEETING

The notes of the meeting held on 12 April 2017 were approved as a correct record.

2 MATTERS ARISING

In response to a question from Councillor Moriarty regarding the fact that not all the names can be read on the maps, it was explained that there was a lot of information contained within the maps, but it had been important to make them available quickly. Consultees had been given electronic files so they could see the area. Ultimately new mapping would be produced for the next stage of the Sustainability Appraisal.

In response to the points raised on page 7 it was confirmed that this had been taken into account. With regard to p8 comment, this had not been taken on board by the Assistant Director S Ashworth.

3 DECLARATIONS OF INTEREST

None

4 URGENT BUSINESS

None

5 MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

None

6 **CHAIRMAN'S CORRESPONDENCE (IF ANY)**

None

7 **HUNSTANTON MASTER PLAN - J CURTIS**

Jemma Curtis, Regeneration Programmes Manager gave a presentation on the Hunstanton Master Plan, its background and its future from a regeneration and economic perspective.

A summary of the presentation was that in 2008 the initial Master Plan was agreed addressing town centre and seafront issues to take the town forward as a year round destination offer. The documentary framework spanned 20 years, of which it was 9 years in.

Seven key sites in the town had been identified, the Council had a strong role to help shape those sites.

What had been done:

External funding had been attracted from RDP, HLF, NCC, Sport England.

Public Realm Schemes of the Spinney and the High Street had been completed and the Sailing Club and Heritage Gardens renovations were still in progress.

What Next:

The current evidence base and the Masterplan needed updating.

In 2015 DCLG launched the Coastal Community Team (CCT) initiative. Hunstanton was given CCT designation with £10,000 funding which was used to complete an Economic Plan and commission a visitor survey to update the Plan. The survey results were available on the website.

The masterplan update, titled "The Prospectus" had been produced by the CCT which brought the policies up to date and set out the priorities for the next 10 years.

Hunstanton CCT – was made up from representatives from the Borough, Town Council, Chamber of Trade/businesses, Tourism Forum. They had set out the priority themes as follows:

- Tourism, Leisure and Events
- Heritage and Environment
- Employment and Services
- Transport and Movement
- Development Sites

The Future showed the One Public Estate working together to co-ordinate public sector services in the town in order to release sites for

redevelopment. It was also planned to try to encourage the visitors to the area to stay overnight or beyond 3pm.

The Task Group discussed the presentation and the MasterPlan. The following issues were raised:

- The disappearance of the sand on the beach.
- The closure of all shops etc at 5pm and the number which were closed after October, compared with the example of places which were open on unexpected days and had large visitor numbers.
- The increase in the resident numbers which would require servicing by the town.
- The changing perception towards the McCarthy and Stone development.
- The access to the town via the A149
- The parking available in the town – there should be no reduction in parking availability
- The fact that the caravan parks were totally self contained so visitors didn't need to leave the site.
- The survey showed that visitors wanted more family based attractions.
- More linkage with other resorts along the coast
- The need for further medical facilities

The Local Plan Manager explained that the item would be considered in the next Core Strategy to ensure it was incorporated into Planning Policy.

8 **CONSIDERATION OF CORE STRATEGY POLICIES AND SADMP DEVELOPMENT MANAGEMENT POLICIES**

The Task Group received a table showing each of the different Policies within the Core Strategy and what the progress was on its review.

In discussing CS03 and the inclusion of the Heritage Action Zone within the document, it was agreed that officers be invited to give an explanation on the HAZ and how it would feed into the process to a future meeting.

CS06 – it was confirmed that the policy would take precedence over the Local Plan allocations if there were no allocations for a settlement.

CS09 – Dialogue was continuing with Norfolk County Council on the provision of housing for the elderly in order to accommodate the elderly population.

CS12 – the Authority was being seen as a trailblazer for this element with £40,000 in funding raised for the environmental issues.

CS14 – CIL had now taken over this element.

SADMP Policy

DM3 – In response to whether a linear approach included back gardens it was noted that in smaller villages and hamlets some boundaries and limits would have to be drawn up, but the housing white paper meant that there could be more.

DM21 – The flood risk plans would be updated, the SFRA would be a reference point. Discussions were being held with the Environment Agency.

New Policies

The list of new policies to be included was discussed

New Policy or considerations for further thought

A list of those for consideration and further thought were included with the papers.

A discussion was held on the Brownfield Register, the contents of which were in the hands of the authority, but further information was awaited on the subject matter. With regard to Planning Permission in Principle, Members felt it gave carte blanche to a planning permission.

Studies

The list of studies, who they would be carried out by, and the progress on the reviews was set out in the papers.

The Task Group noted that the documentation would be kept under review and progress reported upon.

9

RETAIL AND TOWN CENTRE STUDY

Peter Jermany presented a Retail Overview of King's Lynn Town Centre which was required to be reviewed under CS10. In previous years the work had been undertaken by consultants, but the review, by way of a refresh had been carried out by Felix Beck, Graduate Planner, by looking at the retail floor space available, the vacancies etc. The report looked to see if the existing policy approach to the town centre extension was still valid. The outcome of the work showed that there was still a need for an additional 20,000 m² of retail floorspace in the town centre. The provision should be supported by a raft of other policy measures which would support the King's Lynn Town Centre Partnership and BID; aiming for qualitative improvement of the town centre and fighting current deficiencies. It recommended that the redevelopment of vacant units and sites to house new development

along with the re-use of smaller units with strategies for (unused) upper floors should be the focus.

A discussion ensued on out of town and town centre shopping provision, and it was acknowledged that it was still necessary to look at the employment land element, including Enterprise Zones. There were still unimplemented permissions on the out of town area still in force along with the Post Office site still to progress. It was acknowledged that the Government had indicated that councils should not spend too long on such updates and refreshes.

10 **NEIGHBOURHOOD PLANNING - VERBAL UPDATE**

Alex Fradley, Planner, gave an update on the Neighbourhood Planning element as follows:

North Runcton and West Winch – the Examiner had started work and was asking a number of questions, the answers which were provided by officers were published on the web site. It was noted that the Examiner was the same as had carried out the Examination at St Ives, the Plan had undergone many amendments.

Walpole Cross Keys – the examination was due to start this week

16 Further parishes had expressed an interest including: Heacham, the Burnhams, Gayton, Castle Acre and Tilney All Saints.

It was confirmed that the Government had committed to the funding of the process at the present time, although concern was expressed at the amount of officer time having to be spent on the process.

11 **DATE OF NEXT MEETING**

The meeting closed at 12.02 pm

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



**Borough Council of King's Lynn and West
Norfolk 2016/17 Housing Trajectory
Commentary**

June 2017

1. The 2016/17 Housing Trajectory Schedule

- 1.1 The 2016/17 trajectory is provided to show progress against the Core Strategy housing target.
- 1.2 The trajectory graph plots the Borough-wide housing trajectory for the Core Strategy period 2001 to 2026. This is based on the annual completions to date (shown in green) and those dwellings identified completion over the remainder of the plan period (shown in blue). In this graph, the annualised residual requirement (indicated via a yellow line) shows the annual average completion rate which should be sustained to the end of the plan period in order to meet the strategic requirement of housing completions set by the Core Strategy of 16,500 dwellings by 2026.
- 1.3 It can be seen that to date this has remained very close to the original annual target, falling below it in the mid-2000s, when delivery exceeded that planned, and rising above it in the last couple of years reflecting reduced delivery following the 2008 economic crash and subsequent recovery period. It also shows that it is expected to fall rapidly in the near future, anticipating the impact of the adoption (29th of September 2016) of the Site Allocations and Development Management Policies Plan (SADMP) and a recovering economic situation, reaching a residual target of zero by 2023/24 when it is anticipated that whole of the Core Strategy target could be been achieved.
- 1.4 The trajectory illustrates that the majority of existing outstanding permissions will be developed within the next five years (see the housing trajectory schedule for detail). It anticipates that completions will increase to once again exceed target levels in 2018/19, as a result of further recovery of the economy and availability of substantial new allocations upon adoption of the Site Allocations and Development Management Policies Plan. A number of residential housing allocations have already been granted planning permission, and indeed some have contributed towards completion figures already. It should also be noted that the allocations are all expressed as a minimum figure and that we have already seen a large number of sites come forward in excess of the at least number quoted within the relevant policy.

- 1.5 Overall the Trajectory shows that there is sufficient capacity to meet the Core Strategy housing requirement within the plan period.

2. How The Housing Trajectory Has Been Prepared

- 2.1 The 2016/17 Housing Trajectory has been prepared in line with the NPPF (National Planning Policy Framework) and the PPG (Planning Practice Guidance). Of particular relevance is footnote 11 of the NPPF:

'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'

- The site owner, developer, or agent for all of the sites listed within the Trajectory considered to be capable, based upon their planning permission or allocation, of delivering 5 or more units, have been contacted to ascertain the deliverability i.e. is it available now, what are the ownership arrangements, does the owner intend to sell the site or develop it themselves, when is it planned to be developed, what is the likely delivery rate, and are there any constraints or impediments to planning/delivery. This detailed information has been used to predict the delivery of sites over a 15 year period, importantly discounting sites from the first 5 year period and providing a robust, proportionate, up-to-date and evidenced approach.
- A model has also been developed and utilised, this is based upon the Borough Council's monitoring since 2008. This provides the average start time of development from the grant of permission; the start to completion time and overall grant to completion time. This is based upon the type of permission and size in terms of number of dwellings. This provides an average typology model that has been used to check the delivery rate of a similar development when compared to the information provided by the agent/developer/site owner.

- The modelled approach and primary information from developers/agents/landowners enables a judgement to be made as to whether the site is achievable for development. This will inform whether there is a reasonable prospect that the site will be developed at a particular point in time. It is essentially a judgement about the economic viability of the site and the capacity of the developer to complete or sell the development over a certain period.
- This trajectory does not include lapsed permissions.
- It is based upon the type/size of developments that are actually coming forward, including the Local Plan Allocations. Here we are seeing a significant increase in the number of dwellings coming forward.
- It also takes into account information from pre-applications.
- It is important to note that the Borough Council monitors all sites with planning permission. Previously site visits were carried out annually by officers within the planning department. However, this process has been significantly improved by utilising the data collected by monitoring officers from the Borough Council's council tax department. They have a dedicated team of inspection officers who carry out site visits on a daily basis. This takes account of building control returns where possible and ensures that an accurate picture of not only dwellings that have been completed but also those currently under construction (and at what stage) at a given time. This information can also be cross checked with that has been supplied from the site owner/agent/developer. This ensures that the housing trajectory is both accurate and robust.

3. Five Year Housing Land Supply Position

- 3.1 The Borough Council is able to demonstrate, through the 2016/17 Housing Trajectory, in excess of a five years supply of deliverable housing sites. The supply currently is at 5.9 years' worth.
- 3.2 The Borough Council has used the calculation formula that the Inspector employed in his decision letter, in relation to a recent appeal at Heacham. This concluded that at that time the Borough Council was able to demonstrate a 5 year housing land supply of 5.81 years. This was calculated using the FOAN figure of 710 p.a., applying a buffer of 20% for persistent under delivery and a windfall allowance within years 4 and 5, and a lapse rate of 10% to identified housing supply sources, except for the '2015 SADMP emerging allocations' where no lapse rate was applied. The decision is available via the link below:

https://www.west-norfolk.gov.uk/info/20185/planning_policy_research/353/five_year_supply_of_housing

- 3.3 The appellants sought permission from the High Court to challenge the Inspector's decision. This challenge was dismissed by the High Court.
- 3.4 Since the Heacham decision was reached. Some significant new information has emerged:
- The Site Allocations and Development Management Policies Plan was adopted (September 2016) in which all allocations are expressed as minimum dwellings numbers;
 - DCLG and ONS and other such bodies have released later suites of statistics in relation to population and jobs which require a new FOAN to be calculated. A new housing trajectory has clearly been prepared based upon the 2016/17 financial year; and;
 - Following the Inspectors advice further work on the lapse rate of planning permissions within the borough has been carried out. This study concludes that a lapse rate of 8.5% could be used, however; the Borough Council considers

that in line with the Inspector decision and other similar decisions that a 10% lapse rate is appropriate to be applied to housing sources (except for the Allocations and Windfall Allowance).

- 3.5 A comprehensive assessment of the Borough's Full, Objectively Assessed Needs for housing (market and affordable) (FOAN) has been prepared to inform the Local Plan review (2016 -2036) process and five year housing land supply calculations. This study concludes that the Full Objectively Assessed Housing Needs (FOAN) of King's Lynn and West Norfolk Borough is 13,400 homes over the period 2016-2036, an average of 670 homes a year.
- 3.6 This study, '*Assessing King's Lynn and West Norfolk's Housing Requirement*' (Neil McDonald, October 2016), has been fully endorsed by the Borough Council's Cabinet. It has been published and is available to view via the Borough Council's website, link below:
- https://www.west-norfolk.gov.uk/info/20185/planning_policy_research/578/housing_need_update
- 3.7 There are two conventional calculation methods that Local Planning Authorities can use in a five year housing land supply calculation. The Liverpool and Sedgefield methods. The Liverpool method looks to address any potential backlog over the plan period, whilst the Sedgefield method addresses this within the five year period. Since the introduction of the NPPF, there seems to be favour with inspectors that the Sedgefield method be used commonly and that the Liverpool method is used only in specific circumstances. Consequently, and given the Borough Council's aim in line with the NPPF the Sedgefield method is employed. This requires the making up of backlog between the FOAN and the actual completions since the base date of the FOAN, which is ONS (Office of National Statistics) figures published in 2016 which related to 2014 data, this is measured against actual completions over the same time period.
- 3.8 The NPPF requires an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, the buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market. In relation to whether a 5% or 20% buffer should be applied, the Borough Council recognises, albeit due to factors beyond the Borough Council's direct control but never the

less, a 20% buffer is appropriate. It should also be noted that this buffer is applied to the backlog for completeness.

- 3.9 Within the Trajectory, allowances are made for windfall from large (10+ dwellings) and small (1-9 dwellings) sites. This is based on evidence that such sites have consistently become available and will continue to provide a reliable source of supply. The allowances are realistic, taking account of historic windfall delivery rates and avoiding the inclusion of residential gardens. To avoid double-counting of windfalls the Borough Council suggests that it would be reasonable for the windfall allowance only to be applied from year 4 onwards. This means that in the 5 year period, the windfall allowance is not considered within years 1, 2 or 3, but is for years 4 and 5. The rate is also discounted by 25% recognising that land is a finite resource. However, it is also important to understand that with the exception of King's Lynn Town all of the Local Plan allocations are made outside of the current development boundaries, therefore still enabling land within the development boundaries to come forward for development. This would be classed as windfall.

3.10 Below is a schedule of the housing supply sources taken from the 2016/17 housing trajectory, with the lapse rate factored in at the appropriate point:

Housing Supply Source	Dwellings
Extant consents on unallocated sites (10+)	1,326
Extant unallocated sites (5-9) units	344
Extant consents for small sites (1-4 units)	907
Permissions granted subject to S106	50
Sub Total	2,627
10% Lapse Rate	2364
SAMP 2016 Allocations	3045
Windfall - large sites 10+ (139 p.a. years 4 & 5 only)	262
Windfall - small sites (99 p.a. years 4 and 5 only)	184
Total Identified Supply	5,855

3.11 Backlog calculation:

Financial Year	Completions	FOAN	Backlog
14/15	313	670	357
15/16	520	670	150
16/17	395	670	275
Total	1,228	2,010	782

3.12 Five year housing land supply calculation:

FOAN (670) x 5 (Years)	3,350
FOAN x 5 (Years) + Backlog (782)	4,132
FOAN x 5 (Years) + Backlog + 20% (NPPF Buffer)	4,958
Identified Supply (5,855) / FOAN x 5 + Backlog + 20%	1.18
Above x 5 (Years)	5.90

Borough Council of King's Lynn and West Norfolk - Housing Trajectory as of April 2017

Line No.	Planning application ref/DPO policy ref	Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site									Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply	Comments	Line No.																
					Available	Suitable	Achievable	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	2016/17	2017/18 Current year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32																				
Extant Planning Permissions on Unallocated Large Sites (10+ dwellings)																																															
1																																															
2	13/01571/FM	FM	Bircham	Long Meadow, Fring Road, Great Bircham	B	W	✓	✓	✓	10	0	10	10	0	5	5													10	The Developer intends to start on site in June 2017 and will build and sell each plot. They estimate that the site will be complete in 18 months from the start. 08/05/2017	2																
3	13/01123/OM	OM	Clenchwarton	Fosters Sports Ground, Clenchwarton	B	W	✓	✓	✓	40	0	40	40	0	5	15	15	5											40	The agent confirms that they will submit a reserved matters application soon, and that a start on site is anticipated mid 2018. 18/05/2017	3																
4	12/01567/OM, 14/01329/F & 16/00654/FM	FM	Docking	Docking - Station Road	B	W	✓	✓	✓	77	0	77	77		17	20	20	20											77	Full planning has been granted for 77 dwellings on the site. The agent confirms that the site is in single ownership, and they intend on developing the site themselves, with a start within the next 6 months. Delivery is anticipated to be in the region of 20 dwellings per year. Some of the pre-commencement conditions may become pre-occupation conditions which will overcome any timely delays related to this. The developer is positive in relation to developing the site. Research date: 25/04/2017	4																
5	05/01857/RMM	RMM	Downham Market	Downham Mkt - Short Drove (Phase 2)	B	W	✓	✓	✓	21	9	12	12	0		6	6												12	The Site has planning permission. The site is partially complete with 9 units completed. The remainder of the site is now on the market for sale with William h Brown. 28/04/2017.	5																
6	13/01164/FM	FM	Downham Market	Railway Road & Richmond Road, Downham Market	B	W	✓	✓	✓	97	55	42	42	24	21	21													42	H C Moss, the developers, state 55 dwellings have completed in total, with 24 of these in the financial year. They are currently completing between 2 and 4 dwellings a month and are planning on finishing the site within the next 18 months. Phase 1 was for 11 units these are complete, Phase 2 was for 29 units and this is complete. Phase 3 is for 35 units of which 15 are complete. Phase 4 is for the remaining 22 units. All completed units are sold. Research date: 28/04/2017	6																
7	13/01855/FM	FM	Downham Market	Jim Russell Garage, Downham Market	B	W	✓	✓	✓	15	4	11	11	4	5	6													11	4 properties have completed and the remainder of the site is under construction. 9 properties are on the market with William h Brown, 4 of which have sold. 28/04/2017	7																
8	14/01461/FM	FM	Downham Market	Land North of Stowfields, Downham Market (Phase 5)	G	W	✓	✓	✓	14	0	14	14		7	7													14	The site has full planning permission. The site has commenced, however the developer/builder can not proceed with the site. The site is in receivership however the agent dealing with this has several interested parties and is also considering allowing the previous developers to complete the site. Therefore projected completion timeframe for the site has been pushed back slightly 27/04/2017	8																
9	14/01652/OM	OM	Downham Market	Land at Railway Road, Downham Market	G		✓	✓	✓	32		32	32			10	12	10											32	The agent confirms that the site will be built within the five year period, in years 3, 4 and 5 and that the build out rate will be between 10-12 units per year. Information date: 18/04/2016. The agent states that site has now been sold to developers who will bring the site forward, 18/05/2017	9																
10	2/01/1281/F	F	Downham Market	Downham Mkt - N W Bennett Site	G		✓	✓	✓	210	210	0	0	14															0	14 dwellings completed 16/17 the development is now classed as Completed 16/17	10																

Borough Council of King's Lynn and West Norfolk - Housing Trajectory as of April 2017

Line No.	Planning application ref/DPO policy ref	Perm. Type (Alloc. (A), Outline (O), Res. Matters (RM), Full (F), Lapsed (L))	Parish/Ward	Name and address of site	Greenfield/Brownfield	Windfall (W)	Available	Suitable	Achievable	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply	Comments	Line No.	
11	11/01609/FM	FM	Downham Market	Downham Mkt - South Railway Road, Adj Brickfields	B		✓	✓	✓	110	110	0	0	11																		The final 11 dwellings have completed 16/17. This means the entire site Completed 16/17	11
12	15/01454/OM & 16/01021/RMM	RMM	Downham Market	Land rear of Bexwell Road	G/B	W	✓	✓	✓	18	0	18	18			18																Within the development boundary. The agent confirms that the site is jointly owned and they will be developing the site themselves. They expect to start on site later this year and deliver all dwellings 18 by the end of next year. Survey date: 19/04/2016.	12
13	15/01532/OM	OM	Emneth	Land adjacent to the Playing field at Hungate Road, Emneth	G	W	✓	✓	✓	44	0	44	44			11	11	11	11													The agent confirms they have a meeting with their clients within the coming weeks to prepare a reserved matters application. Research date: 25/04/2017	13
14	14/01714/OM	OM	Emneth	Land off Elm High Road, Emneth	G		✓	✓	✓	117	0	117	63				21	21	21	21	21	21	12									The agent confirms that they anticipate the development being delivered within the five year period, in years 3,4 and 5 with a delivery rate of between 35-40 units per year. Information date: 18/04/2016. The site is currently being marketed by Maxey Grounds & Co. Research date 05/04/16. The agent confirms no further progress. date: 08/05/17. The agent marketing the site for sale confirms that a sale has been agreed in principle and that solicitors should be instructed in the coming weeks. 17/05/2017	14
15	12/00514/FM	F	Feltwell	Feltwell - Hall Farm, Bell Street	B	W	✓	✓	✓	18	12	6	6		6																	One unit to be demolished + 19 new. 11 have completed leaving 6 remaining.	15
16	14/00325/OM	OM	Gayton	Former works adj Gayton Mill, Gayton	B	W	✓	✓	✓	33	0	33	12					5	7	7	7	7										The agent confirms that the site is in single ownership, a portion of the whole site does not have planning permission, they intend on applying for allocation through the Local Plan process and selling the entire site. They are also in the process of submitting a reserved matters application Survey date: 08/05/2017	16
17	16/00947/FM	FM	Gayton	Church View Lane, Gayton	G	W	✓	✓	✓	17	0	17	17		8	9																The Site is currently under construction. Charlcroft builders are currently on site. 12/05/2017. The agent confirms that construction is indeed underway and that the whole site should be completed by January 2018. 18/05/2017	17
18	15/01776/OM	OM	Gayton	Allens Garage, Lynn Road	B		✓	✓	✓	29	0	29	29					10	10	9												The agent confirms that a reserved matters application will be submitted in the next couple of months. It will be a phased development, Phase 1 will consist of ten dwellings are will commence next year. 12/05/17	18
19	15/01946/OM	OM	Gayton	Land to the rear of Rampant Horse, Lynn Road	G		✓	✓	✓	24	0	24	24			4	10	10														The agent states that the site is jointly owned, one of the owners is Freebridge who own the land to the rear and intend on building out the site. Building should commence within 18 months to 2 years, the development will be built out at once, and not be phased. Freebridge are keen to develop the site. Survey date: 19/04/2016.	19
20	15/01838/OM	OM	Grimston & Pott Row	White House Farm, Chapel Road, Pott Row	G		✓	✓	✓	18	0	18	18					6	6	6													
21	04/00874/F	F	Hunstanton	Manor Road	B	W	✓	✓	✓	39	0	39	0								13	13	13									Building Control have confirmed that the permission has started/ been implemented. The owner has attempted to market the site for sale. However, at this time it is difficult to suggest that the site will come forward within the next 5 year period Date: 26/04/2017	21
22	Blank																																
23	07/00649/FM	FM	King's Lynn	King's Lynn - John Kennedy Road (Old Chapel)	B	W	✓	✓	✓	13	0	13	13					5	8													The agent states that the site has started so the permission has been implemented, however no further works have taken place. Date: 10/05/2017	23

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24	12/00546/FM	FM	King's Lynn	King's Lynn - Hillington Square	B	W	✓	✓	✓	-18	0	-18	-18																	-18	Freebridge confirm that there will be a net loss of 18 units once the re-development of Hillington Square is complete. Anticipated completion is early 2019. Research date: 05/04/2016	24
25	13/01088/FM & 14/00589/F	F	King's Lynn	King's Lynn - Blackfriars Post Office	B	W	✓	✓	✓	27	0	27	0																	0	The site is currently on the market for sale via Bidwells. Research date 15/04/2016. Local Press quotes the site owners as saying the project is on hold in the medium to long term until market conditions improve. Information date: 29/04/2016. There is a potential purchaser for the site although a deal has not been agreed as yet, the potential purchaser is unlikely to implement the existing permission. Therefore at this moment in time no dwellings are anticipated for the site. 26/04/2017.	25
26	14/01820/LDE & 07/01985/FM	FM	King's Lynn	Land At Paradise Road King's Lynn Norfolk, King's Lynn	G	W	✓	✓	✓	12	0	12	12			12													12	The agent states that they are trying to sell the site through an estate agent. Information date: 03/05/2017	26	
27	14/01679/OM	OM	King's Lynn	Land North West of St Nicholas Business Park Edward Benefer Way King's Lynn Norfolk	B	W	✓	✓	✓	98	0	98	85			10	25	25	25	13									98	Reserved matters application is currently pending. They will review the situation next year, they may develop the site themselves or look to sell. Date: 10/05/2017	27	
28	15/01423/RMM	RMM	King's Lynn	Alderman Jackson School, King's Lynn	B	W	✓	✓	✓	24	12	12	12	12	12														12	12 completed 16/17. The agent confirms that the remainder of the development is currently under construction and they have started on the next 10 units. 12/05/17	28	
29	15/01432/RMM	RMM	King's Lynn	Marsh House, King's Lynn	B	W	✓	✓	✓	14	14	0	0	14															0	Completed 16/17	29	
30	15/01709/FM	FM	King's Lynn	Limes House, Purfleet Street, King's Lynn	B	W	✓	✓	✓	17	0	17	0	0							17								17	The agent states that the tenant had indicated they were moving on , however they are still in occupation . This means that works are likely to be delayed. However a developer is on board and engaged. Date: 10/05/2017	30	
31	15/01234/OM	OM	King's Lynn	Plaxtole House 70 Goodwins Road King's Lynn Norfolk PE30 5PD	B	W	✓	✓	✓	17	0	17	17	0				17											17	The planning permission is for the creation of apartments and is a Free Bridge site. They will either sell the site in which case it will most likely be open market housing or develop it themselves as affordable housing.	31	
32	16/01114/OM	OM	King's Lynn	Land East of Air Training Corps HutLoke RoadKing's LynnNorfolk, King's Lynn	G	W	✓	✓	✓	10	0	10	10				2	5	3										10	Agent believes that development will take place sometime in 2018. 08/05/2017	32	
33	NORA	RMM	King's Lynn	King's Lynn - NORA	B		✓	✓	✓	874	252	622	320	68	64	64	64	64	64										320	In total 874 dwellings have been given permission. 252 dwellings have been completed. 168 have Reserved Matters planning permission and have yet to be built. These 168 dwellings are split: 126 on Morston Land and 42 on BCKLWN land, the 42 are going to be superseded by a new Reserved Matters application detailing 50 dwellings, by the end of May, starting on site in June 2017 and being built out over a 12 month period. The 126 land once purchased by the BCKLWN will be superseded by a new Reserved Matters application for 100 dwellings expected within 18 months. This leaves 454 dwellings, in reality there will only be another 170 dwellings built, due to a lower density being built out by the BCKLWN than anticipated back in 2005, and some land now been reserved as an enterprise zone and the remaining land being used to increase the capacity of the existing school. The remaining 170 dwellings are split across 4 sites, two currently owned by the HCA totalling 75 dwellings, 2 sites owned by BCKLWN. The HCA are in negotiations to sell their two sites to the BCKLWN, and these should complete by 30/08/2017. Information date: 25/05/2017	33	

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34	14/01690/OM & 17/00648/RMM	RMM	King's Lynn	Land south of Russett Close	G	W	✓	✓	✓	61	0	61	61			10	16	20	15										61	The site has outline planning for 81 dwellings, however a reserved matters application has been submitted detailing 61 dwellings, hence the lower figure. 26/04/2017	34	
34a	11/01945/FM	FM	King's Lynn	A J Coggles London Road, King's Lynn	B	W	✓	✓	✓	11	0	11	11			5	6												11	The land owner is in the process of having the site valued with view to marketing the site for sale. 26/04/2017	34a	
34b	14/01250/FM	FM	King's Lynn	Greyfriars House, Birch Tree Close, King's Lynn	B	W	✓	✓	✓	24	0	24	24			24													24	The agent confirms that they have been instructed to proceed with building regulation details to enable the main contractor to progress the development as soon as possible. They envisage the development to be completed by the summer/autumn of 2018. Date: 10/05/2017	34b	
35	16/00122/OM	OM	Marshland St James	Land north of Walton Road	G	W	✓	✓	✓	15	0	15	15			3	6	6											15	The agent states that they are currently preparing a reserved matters application and will submit this next month. A start on site is expected in 2018. Date 10/05/2017	35	
36	16/001957/OM	OM	Methwold	Off Hythe Road	G	W	✓	✓	✓	24	0	24	24				4	10	10										24	The agent states that a reserved matters application will be submitted shortly. They will then review the situation and will either develop the site themselves or look to sell. Date: 10/05/2017	36	
37	15/00286/RMM	RMM	Outwell	Doug Clark Produce Ltd Basin Road Outwell Wisbech Norfolk PE14 8TJ	G	W	✓	✓	✓	15	0	15	15			5	10												15	The agent states that they expect to start on site in September 2017 and have the development completed 15 months after this. 12/05/2017	37	
38	15/01950/OM	OM	Outwell	Land southeast of Hall Road	G	W	✓	✓	✓	20	0	20	20			5	10	5											20	the site is to be developed by Dene Homes builders, a reserved matter application is expected within the month. Date: 10/05/2017	38	
39	14/01299/FM	FM	Snettisham	Tapping House, 38 Common Road, Snettisham	B	W	✓	✓	✓	11	11	0	0	3															0	8 Completed 2015/16, 3 Completed 2016/17. The agent confirms this to be case. Completed 16/17	39	
40	15/00812/RMM	RMM	Snettisham	Snettisham -Old Station Yard, Station Road	B	W	✓	✓	✓	17	6	11	11	6	11														11	The builder confirms that 6 dwellings are complete, 2 are almost complete. The two outstanding units along with the 9 flats will be completed within the month. Survey date: 10/05/2017	40	
41	16/00064/OM	OM	Southery	9 Ugate Street	G/B	W	✓	✓	✓	24	0	24	0							6	10	8							24	The agent confirms there is an issue with ownership. The situation will be reviewed in 2018. 12/05/2017.	41	
42	15/01622/OM	OM	Stoke Ferry	13 Wretton Road, Stoke Ferry	G		✓	✓	✓	15	0	15	15				5	5	5										15	The agent confirms that the landowner will be looking to sell the site and that it is currently on the market for sale, and therefore it is likely to come forward within the five year time frame, with completion 2021. Information date: 09/05/2017.	42	
43	90/1881	F	Syderstone	Syderstone - The Broadlands	G	W	✓	✓	✓	34	1	33	0									11	11	11					33	Site commenced 1 built. However, due to the date that the permission was granted and the lack of activity on the site since there is little evidence to suggest that it will be completed any time soon. The site is therefore not counted within the five year period	43	
44	12/01899/OM, 16/00471/RMM & 16/00467/FM	RMM & F	Terrington St Clement	Terrington St Clement - The Saltings - The Salters	B	W	✓	✓	✓	41	0	41	41		11	15	15												41	Persimmon Homes are developing the site, the site is currently under construction and homes are for sale via their website. The current build out rate is 22 units by the end of June 2018, and the remaining 29 units are scheduled to be completed by June 2019. Date: 08/05/2017	44	

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45	15/01499/OM	OM	Terrington St John	Northwest of Old Church Road	G		✓	✓	✓	46	0	46	46																	46	The agent confirms that the site is currently on the market for sale. 10/05/2017 The site is now Sold Subject To Contract through William h Brown. 18/05/2017	45
46	14/00404/FM	FM	Tilney St Lawrence	27 Magdalen Road Tilney St Lawrence King's Lynn Norfolk PE34 4QX	B	W	✓	✓	✓	14	0	14	14			2	6	6												14	The agent confirms that the site is currently in single ownership, they are in advanced negotiations to sell the site to a developer. The developer is keen to develop the site. Survey date: 15/04/2016 The site is now sold subject to contract through William h Brown estate agents: information date: 04/05/2016. The agent confirms that the site has indeed been sold to a developer who wish to develop the site. Date: 08/05/2017	46
47	15/01306/OM	OM	Watlington	Storage land at Station Road	B		✓	✓	✓	9	0	9	9				4	5												9	The agent states that they will submit a reserved matters application this year, they may sell the site or develop it themselves, they will review this during 2018. Date: 10/05/2017	47
48	06/00145/FM	FM	Watlington	Land On The North Side Of Fen Road Watlington Norfolk, Watlington	G	W	✓	✓	✓	15	15	0	0	15																0	Completed 16/17	48
49	12/00294/RMM	RMM	West Walton	West Walton - Salts Road	B	W	✓	✓	✓	26	0	26	26			6	12	8												26	The owners of the site will develop the site they already have planning permission in place. 1 unit is currently under construction. They are concerned with the affordable housing elements of the site and the impact this has on the viability of the scheme. To enable them to complete the site the BCKLWN have commenced engagement with the developer to enable the site to come forward. 11/05/2017	49
	Blank																															
51	15/01428/OM	OM	West Walton	Land adjoining The Poplars, Lynn Road, Walton Highway	B	W	✓	✓	✓	35	0	35	35			5	10	15	5											35	The landowner is looking to sell the land, the site will be ready when the poultry season finishes at the end of next month , the site will then be cleared. The agent states that they believe the site will be sold before the end of the year and built out within the next five year time period. Survey date: 15/04/2016. The agent confirms that the site is for sale and will not be built out by the current land owner, 11/05/17. The site is currently on the market for sale via Maxey Grounds & Co. 17/05/2017.	51
52	11/00694/FM	FM	West Winch	West Winch - Chapel Lane	G	W	✓	✓	✓	13	12	1	1	12	1														1	The builders state that 12 units have completed and the final one is almost complete. 10/05/2017	52	
53	15/01053/FM	FM	West Winch	70 Main Road, West Winch	G	W	✓	✓	✓	17	0	17	17			5	7	5												17	The agent representing the site states that they will submit discharge of conditions application next week. They have had some issues with drainage. May develop the site themselves or may sell to a developer. 18/05/2017	53
54	2/02/1752/CU	CU	Whittington	Whittington Mill, Whittington Hill, Whittington,	B	W	✓	✓	✓	21	0	21	21		5	10	6												21	The site has commenced. It has been sold to a developer who is currently building the site out. 18/05/2017	54	
55	Blank																															
56				TOTALS for UNALLOCATED SITES						2,579	723	1,856	1,326	183	149	271	339	336	231	54	64	42	19	11	11	0	0	0	0	1,527		56
57																																57

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58	Extant Planning Permissions on Unallocated Sites for 5 - 9 (inclusive) dwellings - (Completed sites are on separate tab)																	58														
59	2/02/1620/F	F	Boughton	Bell Farm, Oxborough Road	B	W	✓	✓	✓	5	5	0	0	5																Completed 16/17 - Developer confirms that all 5 dwellings are complete and have indeed been sold. Research date: 25/04/2017	59	
60	14/00207/F	F	Burnham Overy	The Hero Wells Road, Burnham Overy Staithe	B	W	✓	✓	✓	5	5	0	0	5																Completed 16/17	60	
61	16/00381/F	F	Burnham Thorpe	Creake Road, Burnham Thorpe	G	W	✓	✓	✓	6	0	6	6				3	3												The agent confirms that the site is not currently under construction, however completion is anticipated in 2020. 09/05/2017	61	
62	07/02615/F	F	Denver	Denver Barns, Ryston Road	B	W	✓	✓	✓	9	3	6	6			2	2	2												The site is under construction, the agent confirms that the development will be completed 2019. 09/05/2017	62	
63	14/01310/F	F	Docking	North Farm Cottages, Station Road, Docking	B	W	✓	✓	✓	9	7	2	2	6	2															6 Complete. 2 under construction. Some of the dwellings are sold, some are under offer and others are for sale via Sowerbys Estate Agents. 22/05/2017	63	
25	15/01941/O	O	Docking	Norfolk Reclaim, Norfolk Barn, Brancaster Road	G	W	✓	✓	✓	7	0	7	7				3	4												The agent states that the landowner has yet to decide if they will develop the site themselves or sell it on. The agent also stated that as the development is for a relatively small number of dwellings that it will be delivered within the five year period. Information date: 19/04/2016. The agent now states that the development is likely to be sold, just awaiting the completion of the variation of the S106 agreement in relation to the affordable housing element of the site. Research date: 28/04/2017 This information has been confirmed by the land owner. 10/05/2017. The site is indeed being marketed by Arnolds Keys Estate Agents.	64	
65	15/00997/F	F	Downham Market	The Stables, Bexwell Road, Downham Market	B	W	✓	✓	✓	6	6	0	0	3																4 complete. 2 under construction. The agent confirms that the site is in single ownership. 3 units have already been built, which is inline with our monitoring, there is a developer involved and the site should be completed this year. There are considered to be no viability issues or constraints that would prevent this. Survey date: 20/04/2016. The agent confirms that all units are now completed and rented out. Research date: 25/04/2017. Completed 2016/17	65	
66	16/01723/F	F	Downham Market	47 - 49 Bridge Street, Downham Market	G	W	✓	✓	✓	7	0	7	7			3	4													The agent confirms that the development has started and will be available / complete in the very near future. 26/04/2017	66	
67	13/00514/F	F	East Rudham	Broomsthorpe Hall, Rudham Road	B	W	✓	✓	✓	6	0	6	6			3	3													Under construction. The agent states that the site has been sold and that developers started almost a year ago on site, this is the conversion of barns. 26/04/2017	67	
68	16/00070/O & 16/01654/RM	RM	East Winch	Land North of Braemore Lynn Road, East Winch	G	W	✓	✓	✓	6	0	6	6			6														The agent confirms that these dwellings are currently under construction and should be complete by the end of 2017. Date: 10/05/2017	68	
69	16/01703/O & 16/00086/O & 16/02187/RM	RM & O	Emneth	Land To North of 86 Hollycroft Road, Emneth	G	W	✓	✓	✓	5	0	5	5			1	2	1	1											Outline application for 5 plots. Reserved matters for plot 3 granted. Reserved matters for plots 1 & 2 (16/00680/RM) and reserved matters for plot 5 (16/01667/RM). Currently pending consideration. Agent confirms that 1 is to be built and 3 will be sold off, all to be self builds. 08/05/2017.	69	
70	Blank																															70
71	14/01362/RM	RM	Fincham	Talbot Manor Gardens, Lynn Road	B	W	✓	✓	✓	7	0	7	7				7													They intend to develop the site themselves, they are awaiting an archaeology report, the archaeologist is currently onsite. They project to start next month with completion in June 2018. Research date: 24/04/2017	71	
72	Blank																															72

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73	15/00499/F	F	Gayton	Robert Hill Row, Lynn Road, Gayton	B	W	✓	✓	✓	6	0	6	6		6															5 under construction according to our records. The agent confirms that 1 is nearly completed and another three are underway, they also state that the road is going in at the moment. Research date: 24/04/2017. The dwellings are for sale via Russen & Turner Estate Agents and all 6 are sold subject to contract. 18/05/2017	73	
74	16/00612/F	F	Grimston	Lynn Road, Grimston	B	W	✓	✓	✓	7	0	7	7		3	4														7	Site has full planning permission	74
75	08/02268/F	F	Heacham	15 Hunstanton Road	B	W	✓	✓	✓	7	1	6	6		6															6	This site has been sold subject to contract. The agent is Brown & Co. Research date 29/03/2016. The site has been sold to a developer and they will complete the development in the next 2 months. Research date: 25/04/2017	75
76	12/01789/F	F	Heacham	Heacham Manor, Hunstanton Road	B	W	✓	✓	✓	7	7	0	0	2																0	Completed 16/17	76
77	15/01991/F	F	Heacham	Land to the rear of 30-32 Church Lane	G	W	✓	✓	✓	8	0	8	8		8															8	They have reached wall plate level, and state that all of the new builds (6 units) will be completed by August 2017 and the 2 refurbis will be completed by September 2017. research date:24/04/2017	77
78	15/02011/O	O	Heacham	Land east of Hunstanton Road, Heacham	G		✓	✓	✓	9	0	9	9				4	5												9	The site is currently on the market for sale. If it does not sell soon the developer will develop the site themselves with a reserved matters application submitted before the outline expires, most likely this will be in 2018. Research date: 24/04/2017.	78
79	13/00324/O & 16/01691/RM	RM	Hillington	Former Highways Depot, Station Road	B	W	✓	✓	✓	6	0	6	6				2	4												6	The agent states that the site is available now and within single ownership. They expect the development to start in 2 years time, with a delivery rate of between 2 to 5 dwellings per year. Survey date 19/04/2016. The reserved matters application has been approved. They will submit a discharge application in 2018, and it is likely that work on site will commence in 2019. research date: 25/04/2017	79
80	08/01815/F	F	Hockwold	Wilton Farm, Main Street	B	W	✓	✓	✓	6	0	6	0	0							2	2	2							6	1 under construction. Agent states they are not likely to complete the development as is, they plan to re-submit planning in the future for 2 plots at a time. So not included within the first 5 year time frame. Research date: 26/04/2017	80
81	16/02184/F	F	Hunstanton	18 - 22 Le Strange Terrace, Hunstanton	B	W	✓	✓	✓	5	0	5	5	0		5														5	They state the development hasn't started yet, it is however being priced up and proposals are also being considered, they anticipate that the development will start in October or November (during the winter as it is above their amusement arcade business and the project will take 6 months to complete. 26/04/2017	81
82	15/02040/F	F	Hunstanton	CHS Amusements LTD, Beach Terrace Road	B	W	✓	✓	✓	7	0	7	7	0			7													7	The site is in single ownership and is available now. They will develop the site themselves. Building Regs are currently being drawn up. They are likely to start in 12 months time, with completion within 12-18 months of starting. They are very keen to develop, and state there are no viability or constraint issues. Survey date: 15/04/2016. They have gone out to tender for a structural engineer - this process will conclude in June 2017, with a start possible in October 2017, or at least before the permission expires in February 2018. 26/04/2017	82
83	09/01199/F	F	King's Lynn	11 Valingers Road	B	W	✓	✓	✓	5	0	5	0							5										5	The agent states that he believes that the development has started but that owner isn't keen to progress the site at this moment in time. Therefore we have not scheduled development to take place in the first 5 year period. 22/05/2017	83
84	13/01429/F	F	King's Lynn	Fred White House Flats, St Edmundsbury Road	G	W	✓	✓	✓	6	0	6	6		6															6	Freebridge Housing development. They are planning to start the development this year. Information date: 28/04/2017	84
	Blank																															

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86	14/01823/F	F	King's Lynn	Fair Rest, Cresswell Street, King's Lynn	B	W	✓	✓	✓	6	0	6	6					3	3											The agent confirms that the site has not yet started. 26/04/2017. The site is currently for sale via William H Brown estate agents. Information date: 6/18/05/2017.	86	
87	Blank																															87
88	15/00445/F	F	King's Lynn	North of 19 Gaywood Road	B	W	✓	✓	✓	6	6	0	0	6																0 Completed 16/17	88	
89	15/00508/F	F	King's Lynn	9-11 St James Street, King's Lynn	B	W	✓	✓	✓	6	0	6	6		6															All 6 units are under construction. The owner confirms that all 6 will complete at the same time, currently they are 1/3 of the way through the build process. Completion anticipated in the next 8 -10 months. Research date: 28/04/2017	89	
90	15/00613/F	F	King's Lynn	33-39 Tower Street	B	W	✓	✓	✓	6	0	6	0							6										The agent states that the site is not currently available, The British Legion have a lease which expires in 4 years. The development is expected to start once the lease expires. Survey date: 6/20/04/2016.	90	
91	11/01072/F	F	King's Lynn	29 St Edmundsbury Road, King's Lynn	B	W	✓	✓	✓	5	0	5	5		5															The agent confirms that completion of the development is anticipated June 2017. Date: 5/09/05/2017	91	
92	16/00450/F	F	King's Lynn	Tower Place, King's Lynn	B	W	✓	✓	✓	5	0	5	5				5													The agent states that they believe the site will be sold to a developer. Date: 10/05/2017	92	
93	Blank																															93
94	Blank																															94
95	Blank																															95
96	16/01586/F	F	King's Lynn	Glendevon Hotel Railway Road, King's Lynn	B	W	✓	✓	✓	6	0	6	6																	Planning on commencing work on site In 6/2018/2019. Research date: 27/04/2017	96	
97	16/00342/F	F	King's Lynn	Waverly Warehouse, Oslers Yard, Norfolk Street, King's Lynn	B	W	✓	✓	✓	7	0	7	7			3	4													They have started the development yet and don't plan to start during 2017. Research date: 7/27/04/2017	97	
98	15/01342/F	F	King's Lynn	Victoria Terrace, Bankside, West Lynn	G	W	✓	✓	✓	7	0	7	7		7															The agent on behalf of the developers states that are going to start on site in the next 6-8 weeks with a forecast completion by the end of 2017. Research date: 7/27/04/2017	98	
99	15/01699/F	F	King's Lynn	18-20 Railway Road, King's Lynn	B	W	✓	✓	✓	8	0	8	8		8															Free Bridge, the developer state they are scheduled to start on site in June 2017 with an anticipated completion of the site by March 2018. Research date: 8/28/04/2017. The agent also confirmed this to be the case with a 1 year build contract. 09/05/2017	99	
100	15/01913/F	F	King's Lynn	The Wennis Hotel, King's Lynn	B	W	✓	✓	✓	8	0	8	8		8															The agent confirms that the development is underway to carry out the works in accordance with the approved consent. It is envisaged that the project will be completed by the end of 2017. Date: 8/10/05/2017	100	
101	15/02031/O	O	King's Lynn	Rear of 85 Gayton Road, King's Lynn	G	W	✓	✓	✓	6	0	6	6					3	3											The agent states that site is in single ownership and is available now. The owner is likely to sell on. Whilst it is considered that there are no viability issues or constraints to delivery, it is not a development that will take place imminently. 6/08/05/2017	101	
102	15/02089/F	F	King's Lynn	6 Norfolk Street, King's Lynn	B	W	✓	✓	✓	8	0	8	8			8														They have submitted a Non-Material Amendment Application, they intend to start the project at the end of May and it should be a 12 month project. 8/Survey date: 05/05/2017	102	
103	15/01293/O & 16/01156/RM	RM	Marshland St James	Smeeth Road, Marshland St James	G	W	✓	✓	✓	7	0	7	7			1	2	2	2											Reserved Matters granted Reserved matters pending decision for plots 1 to 6, 17/00300/RM. 7/02/05/2017.	103	
104	15/01822/O	O	Marshland St James	Land north of 46 Smeeth Road	G		✓	✓	✓	6	0	6	6				2	2	2											The agent states that each plot will be a self build. 6/Survey date: 03/05/2017	104	

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105	15/01736/O	O	Methwold	1 Scotts Lane, Brookville	G	W	✓	✓	✓	6	0	6	6			2	2	2												Agent confirms that are waiting confirmation from the landowner with regard to working-up a Reserved Matters Application. Survey date: 03/05/2017	105	
106	08/02313/F	F	Middleton	Forecourt off School Road,	B	W	✓	✓	✓	8	4	4	0							2	2									These proposed properties are to the rear of those already built. The agent is unsure of what is happening with the remainder of the site going forward although they confirm that the site has been sold. Survey date: 12/05/2016.	106	
107	16/00987/F	F	North Wootton	Land Off Priory Road, North Wootton	B	W	✓	✓	✓	5	0	5	5		2	3														The permission is for the demolition of 4 dwellings and the construction of 9, leading to a net gain of 5 dwellings. The developer states that they have instructed a contractor and work will start in 2017 and complete in 2018. Survey date: 08/05/2017	107	
107 a	15/01042/F	F	North Wootton	Land Off Priory Road, North Wootton	B	W	✓	✓	✓	5	0	5	5		2	3														Demolition of 4 existing residential properties and development of the site to provide 9 residential units. Please note that this is a different site to one listed above, they are almost opposite each other on the same road	107a	
108	15/00667/F	F	Outwell	Outwell - Red Lion PH, Wisbech Rd	B	W	✓	✓	✓	6	6	0	0	6																0 Complete 16/17	108	
109	16/00325/O	O	Pentney	Land at Narborough Road	G	W	✓	✓	✓	8	0	8	8			1	2	3	2											The agent states that the site is going to be sold plot by plot. So far 1 plot has been sold. Date: 10/05/2017	109	
110	13/01127/F	F	Sedgeford	Glovers Farm Fring Road, Sedgeford	G	W	✓	✓	✓	7	0	7	7			2	3	2												The site has full planning permission for the conversion of a range of barns	110	
111	06/01243/F	F	Shouldham Thorpe	Woodlands Farm, Mill Road	B	W	✓	✓	✓	5	0	5	5	0		1	1	2	1											The agent confirms that the site is underway and that the development should be complete by 2021. 09/05/2017	111	
112	15/01425/O	O	Stow Bardolph (Barroway Drove)	The Drove, Barroway Drove	G	W	✓	✓	✓	5	0	5	5				2	3												The site has been sold subject to contract through William h Brown. 09/05/2017. The agent confirms this. Date 10/05/2017.	112	
113	16/00439/O	O	Stow Bardolph (Barroway Drove)	The Sycamores The Drove, Barroway Drove	G	W	✓	✓	✓	5	0	5	5				2	3												The agent confirms that the site is currently on the market for sale. 09/05/2017	113	
114	16/00263/F	F	Snettisham	Rosan Motors Common Road, Snettisham	B	W	✓	✓	✓	8	0	8	8			4	4													The agents states that the site is likely to be sold to a builder. However it is linked to a further application for the relocation of the existing business who currently rent the land. Date: 10/05/2017	114	
115	Blank																															115
116	15/01757/O & 16/01370/RM	RM	Stoke Ferry	Land at Oxborough Road, Stoke Ferry	G	W	✓	✓	✓	8	2	6	6		6															The agent states that the site is under construction and that 5 dwellings are nearing completion. The entire site will be complete by December 2017. 12/05/2017	116	
117	Blank																															117
118	Blank																															118
119	15/01660/O & 17/00969/RM	RM	Terrington St John	Cowslip Barn, west of Marcroft, School Road	G	W	✓	✓	✓	5	0	5	5		5															The agent states a reserved matters application will be submitted in the next months, and that a builder is on board who wants to start as soon as the reserved matters is granted. They state that completion of the site if forecast for 2017/2018. 12/05/17. A reserved matters application has been received 22/05/2017 - 17/00969/RM.	119	
120	16/00215/F	F	Terrington St John	Mill House Mill Road, Terrington St John	B	W	✓	✓	✓	5	0	5	5		5															The agent confirms that the roof is on two of the dwellings and they will be finished by mid July. The entire site should be completed by the end of July 2017. 12/05/2017	120	
121	14/00401/F	F	Thornham	Ship Lane, Thornham	G	W	✓	✓	✓	9	0	9	9			4	5													The agent confirms that the site is in single ownership and available now. They will develop the site themselves. They have already started on the development and will complete the 9 dwellings over the next two years. Survey date: 20/04/2016	121	
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123	15/01216/O	O	Walpole Cross Keys	Land west of junction Station Road and Little Holme Road	G	W	✓	✓	✓	5	0	5	5			2	3														The agent states that a reserved matters application is imminent. The development is out to offer currently. The developer will make an offer shortly. Research date: 25/04/2017. This is out to offer through William h Brown 18/05/2017	123	
124	16/02166/OM	OM	Walpole Cross Keys	The Orchards Sutton Road, Walpole Cross Keys	B	W	✓	✓	✓	10	0	10	10		5	5															A reserved matters application is anticipated by the agent to be submitted in the next 6-8 weeks. 12/05/2017	124	
125	15/01443/O & 16/00656/RM	RM	Walpole	Land north of Hawthorn lodge, Police Road, Walpole St Andrew	G	W	✓	✓	✓	8	0	8	8		1	1	2	2	2												The agent states that the site is being sold on an individual site plot basis, plot 7 has been sold, a reserved matter application will be submitted shortly. and a plot 1 will complete in the next 6 months. 12/05/2017	125	
126	16/001110/O	O	Walpole Highway	Land east Beech House, Main Road	G	W	✓	✓	✓	6	0	6	6				3	3													The agent confirms that the site is going to be marketed for sale shortly, however if it doesn't sell they will look to apply for further planning permission and build it out themselves. 15/05/2017	126	
127	16/00206/O	O	Walpole Highway	Land west of Hall Road, Walpole Highway	G	W	✓	✓	✓	7	0	7	7				3	4													Agent confirms that the landowner may look to sell the site. Survey date 14/04/2016	127	
128	16/00363/O	O	Walpole St Peter	South of Old Police House, West Drove North	G	W	✓	✓	✓	5	0	5	5		2	3															The agent confirms that a reserved matter application is currently pending consideration (17/00769/RM). Providing approval of this they intend to develop the site starting in 2017 and completion of the whole site within two years, 2019. Information date: 18/05/2017	128	
129	14/00200/O	O	West Walton	Trafford Estate, West Walton	G	W	✓	✓	✓	8	0	8	8			4	4														BCKLWN site. The site has been sold subject to contract to a developer who intends to submit a reserved matter application as soon as they can once the sale is completed and they will then build the site out themselves. 26/04/2017	129	
130	16/00143/O & 16/01159/RM	RM	Whittington	Methwold Road, Whittington	G	W	✓	✓	✓	5	0	5	5				2	3													The landowner states that they will put in the road and may well develop the rest of the site themselves, if not they will sell to a developer. Either way they believe that the site will come forward within the next five years. 18/05/2017	130	
131	13/00951/F	F	Wiggenhall St Mary Magdalen	Barns adjacent Holley House, Stow Road	B	W	✓	✓	✓	5	2	3	0	2								1	1	1							The agent confirms that the two barn conversions are complete, however the remaining three dwellings will not be built at this time. 12/05/2017	131	
131a	16/00158/O	O	Wiggenhall St Mary Magdalen	Former EA site, Stow Road	B	W	✓	✓	✓	9	0	9	9				4	5													The agent confirms that the landowner is most likely to sell the site and it will be marketed shortly, and therefore could be included within the five year period. Information date 09/05/2017.	131a	
132	14/01122/LDE	LDE	Wretton	Church Farm, Low Road, Wretton	B	W	✓	✓	✓	5	0	5	5				2	3													1 under construction. The agent confirms that the landowner is now looking to sell the site. 12/05/17	132	
133				TOTALS FOR 5 - 9 EXTANT UNALLOCATED SITES						422	54	368	344	35	111	86	78	55	14	15	2	3	1	3	0	0	0	0	0	368		133	
134																																	
135				Extant Planning Permissions Small Sites 1 - 4 dwellings																													
136			King's Lynn		G/B	W	✓	✓	✓	84	16	68	68	16	19	13	12	12	12													111 units have planning permission, 109 are not superseded, 25 units are to be lost resulting in a net gain of 84 units. The net completions for 16/17 is 16 units. This leaves a net gain of 68 units of which 19 of these units are currently under construction	136
137			Downham Market		G/B	W	✓	✓	✓	52	6	46	46	6	19	7	7	7	6													65 units have planning permission, 13 of these will be lost, leaving a net gain of 52 units. The net completions for 16/17 is 6 units. This leaves a net gain of 46 units of which 19 are currently under construction	137

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138		Hunstanton		G/B	W	✓	✓	✓	20	3	17	17	3	6	3	3	3	2										17	33 units have planning permission, 13 of these will be lost. This leaves a net gain of 20 units. 3 of these completed in 16/17 which leaves 17 units of which 6 are currently under construction	138								
139		Others		G/B	W	✓	✓	✓	894	118	776	776	118	167	153	152	152	152										776	1065 units have planning permission, 1041 of these are not superseded. 147 units will be lost. This leaves a net gain of 894 dwellings. The net completions for 16/17 is 118 dwellings. This leaves 776 units of which 167 units are currently under construction.	139								
140			TOTALS FOR EXTANT CONSENTS FOR SMALL SITES						1,050	143	907	907	143	211	176	174	174	172	0	0	0	0	0	0	0	0	0	907		140								
141																																						
142	Local Plan Allocations (Site Allocations and Development Management Policies Plan) Adopted Sept 2016																																					
143	15/00828/FM	A	King's Lynn	E1.4: Marsh Lane	G	✓	✓	✓	130	130	130	130		50	50	30												130	The development has commenced. Dwellings will be available in Spring 2017, dwellings are currently being advertised for sale - several have been reserved already. Plots 46 - 50 which are affordable will be complete by March 2018. All of the affordable dwellings will be completed by 6th of August 2018. This site is using a contractor model, the site is within BCKLWN ownership site and the site has to be complete by the end of 2020	143								
144	16/00097/FM, 16/01327/FM & 16/02227/FM	A	King's Lynn	E1.7: Land at Lynnsport	G	✓	✓	✓	225	225	225	225		45	45	45	45	45										225	Lynn Sport is split across 4 sites known as Lynn Sport 1, Lynn Sport 3, Lynn Sport 4 & Lynn Sport 5. Lynn Sport 3 - PP for 54 dwellings, 16/00097/FM, is programmed for an official start on site in March 2017, with a 1 year build period, to May 2018. Lynn Sport 4 & 5 - application for 89 dwellings, 16/01327/FM, anticipated a start on site date of March 2018, complete October 2020. Lynn Sport 1 - 16/02227/FM, full planning permission for 82 dwellings, start on site March 2018 built out by the end of 2021. This Site owned by the BCKLWN the access road has been completed. The site is using a contractor model and so has an agreed completion timeframe for the whole development.26/04/2017	144								
145		A	King's Lynn	E1.5: Boal Quay	B	✓	✓	✓	350	350	0	0							60	60	60	60	60	50			350	BCKLWN Site. The BCKLWN have commissioned the specialist development and regeneration consultancy Urban Delivery to prepare a delivery plan to maximise the potential of the riverfront area in King's Lynn. The site being looked at consists of three distinct areas, one which incorporates the Purfleet and King's Staithe Square, one which incorporates the riverfront parking area, pontoons and former grain silos site; and a third which takes in the Nar Loop area. Urban Delivery are leading a multi-disciplinary team for the project which comprises of: Levitate architecture practice, BWB; and Trident. They have prepared ideas and suggestions for how the riverfront could be developed to make it a vibrant and well-used space. This was consulted upon in 2016 and the final preferred option and final Master Plan is due shortly (summer 2017) this covers the area of this allocation and is based upon the adopted Local Plan allocations. 27/04/2017.	145									

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146	A	King's Lynn	E1.6: South of Park Way	G		✓	✓	✓	260	260	260	100	2016/17	2017/18 Current year				50	50	50	50	50	10						260	A planning agent has been appointed. Land owner very keen to pursue. The site is no longer linked to re-investment in college projects. Land adjacent to the site is owned by the BCKLWN and that along with this site is likely to developed together, although they are not dependant upon each, conversion with NCC highways taking place to identify the optimal access arrangements for the BCKLWN site before a planning application is prepared. This allocation is therefore available and can be delivered, we have been cautious with projections with only an element of the site include ding within the first 5 years. Research date: 18/03/16.	146
147	A	King's Lynn	E1.8: South Quay	B		✓	✓	✓	50	0	50	50					25	25											50	BCKLWN Site - purchased last year or so with view to develop in line with the adopted Local Plan. The BCKLWN have commissioned the specialist development and regeneration consultancy Urban Delivery to prepare a delivery plan to maximise the potential of the riverfront area in King's Lynn. The site being looked at consists of three distinct areas, one which incorporates the Purfleet and King's Staithe Square, one which incorporates the riverfront parking area, pontoons and former grain silos site; and a third which takes in the Nar Loop area. Urban Delivery are leading a multi-disciplinary team for the project which comprises of: Levitate architecture practice, BWB; and Trident. They have prepared ideas and suggestions for how the riverfront could be developed to make it a vibrant and well-used space. This was consulted upon in 2016 and the final preferred option and final Master Plan is due shortly (summer 2017) this covers the area of this allocation and is based upon the adopted Local Plan allocations. 27/04/2017.	147
148	A	King's Lynn	E1.9: Land west of Columbia Way	G		✓	✓	✓	100	100	100	100			25	30	30	15											100	BCKLWN Site. Full planning permission programed to be submitted this year. With a Start date of 2018 and completion of the site by the end of 2021.	148
149	A	King's Lynn	E1.10: North of Wisbech Road	G		✓	✓	✓	50	50	50	0								10	20	20							50	BCKLWN owns part of the site. The BCKLWN have commissioned the specialist development and regeneration consultancy Urban Delivery to prepare a delivery plan to maximise the potential of the riverfront area in King's Lynn. The site being looked at consists of three distinct areas, one which incorporates the Purfleet and King's Staithe Square, one which incorporates the riverfront parking area, pontoons and former grain silos site; and a third which takes in the Nar Loop area. Urban Delivery are leading a multi-disciplinary team for the project which comprises of: Levitate architecture practice, BWB; and Trident. They have prepared ideas and suggestions for how the riverfront could be developed to make it a vibrant and well-used space. This was consulted upon in 2016 and the final preferred option and final Master Plan is due shortly (summer 2017) this covers the area of this allocation and is based upon the adopted Local Plan allocations. 27/04/2017.	149
150	A	King's Lynn	E1.11: Southgates	B		✓	✓	✓	20	20	20	0								4	8	8							20	No response from land owner, so not put within the next 5 year time frame.	150
151	16/01105/OM	West Lynn (King's Lynn)	E1.14: West of St Peter's Road	G		✓	✓	✓	50	50	50	44			11	11	11	11		6									50	Outline planning permission has been granted on the majority of the site for 44 dwellings, the allocation is for 50. The agent confirms that the site is currently being marketed by the landowner. 15/05/2017 The remainder of the site could come forward independent for the remaining 6 dwellings	151

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152	A	West Lynn (King's Lynn)	E1.15: Land at Bankside	B	✓	✓	✓	120	120	120	120		2016/17	2017/18 Current year														120	The site is available now, it is vacant and will be developed. Landowner confirms that they want to bring the site to market.	152	
153	A	West Winch and North Runcton	Growth Area - West Winch Growth Area - excluding the northern portion	G	✓	✓	✓	1,400	1,400	100							50	50	120	120	120	120	120	140	140	140	140	140	1,400	ZAL have engaged and promoted the land through the 'Princes Trust' building exercise and through the local plan process. The strategic element of this site has long since been established through the adopted BCKLWN 2011 Core Strategy. The Infrastructure Delivery Plan (IDP) will be completed by July 2017 (both Maddox and Hopkins are fully engaged with this process) at which point the Hopkins Homes application can be determined, and Maddox Associates (who represent ZAL) have stated they will bring forward a planning application for the central part of the allocation detailing at least 500 dwellings. The BCKLWN have put together a delivery team to ensure that the infrastructure requirements of the site are delivered as soon as possible and therefore delivery will be accelerated. Gerald Eve and Mott McDonald are producing the IDP. 26/04/2017. Maddox Associates confirm that the land is available now and free of any legal or land ownership problems. Phase 1 of the site is in single ownership (ZAL) and Phase 2 includes a number of land owners. They anticipate a planning application within the next four weeks, with a reserved matters application to follow within 12 months of the granting of outline planning. The land would be sold off for development and they anticipate that the land would begin to be built upon 6 months after the granting of reserved matters, with a delivery rate of 70 dwellings per annum.	153
154	A	West Winch and North Runcton	Growth Area - West Winch Growth Area - Northern Portion	G	✓	✓	✓	1,100	1,100	250							50	50	50	100	100	100	100	100	100	100	50	1,100	The strategic element of this site has long since been established through the adopted BCKLWN 2011 Core Strategy. The Infrastructure Delivery Plan (IDP) which the agents, landowner, develops and the BCKLWN are all fully engaged with, will be completed by July 2017 at which point the Hopkins Homes application can be determined. The agent representing Hopkins Homes who is engaged in the IDP process and who represented Hopkins Homes throughout the Local Plan process leading to the allocation of sites states that their is an option agreement with the landowners which has been agreed so all the land is controlled by Hopkins Homes. Hopkins Homes intend to develop the early and later phases themselves, and will look to sell the other portions. Hopkins are looking to start on site in 2018 assuming the relevant planning permission. With 50 dwellings for the first phase (first 3 years), and 100 dwellings per year in years 4 to 10 (as two developers on site). Agreement of the IDP will address highways impact and any viability/deliverability issues. Research date: 27/04/2017. This information accords with that from Hopkins Homes in April 2016 who states that the site would deliver between 80 -100 dwellings per year from 2019 onwards. The BCKLWN have put together a delivery team to ensure that the infrastructure requirements of the site are delivered as soon as possible and therefore delivery is accelerated. Gerald Eve and Mott McDonald are producing the IDP.	154	

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155	33	A	South Wootton	E3.1: Hall Lane	G	✓	✓	✓	595	595	150	2016/17	2017/18 Current year	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	595	Allocation for 300. 595 dwellings are likely to come forward. Lark Fleet Homes are on-board to build out the majority of the site; consultations held with local community through public exhibitions. They have submitted a pre-application which has been determined as likely to approve, this details 450 dwellings (16/00172/PREAPP). An outline planning application is due to be submitted in a few weeks in line with the pre-app, they intend on building out the site themselves. The agent who promoted the site through the Local Plan process confirms this (17/05/2017). The remainder of the site is represented by Bowbridge Land and Norfolk County Council. The Bowbridge land element is the northern section and this has come forward with a pre-app for 145 dwellings (16/00147/PREAPP) and has been determined as likely to approve, their agent confirms that will be submitting an outline planning application in June 2017. The site is likely to be sold through a land promoter. The agent states that development is likely to commence within 18 months to two years of the grant of outline planning permission following further applications, and considers that the delivery rate on the site would be 50 dwellings per year. 02/05/2017. The NCC element has not come forward as yet, this is land around the existing school which will cater for the expansion of the school and has the capacity to deliver further dwellings. NCC's agent NPS confirmed this on the 18/11/2016.	155		
156		A	Knights Hill (Castle Rising, South Wootton, King's Lynn)	E4.1: Knights Hill	G	✓	✓	✓	700	700	150				40	50	60		65	65	65	65	65	65	65	65	65	65	30	700	The Local Plan Allocation is for at least 650 dwellings. The Site is in two parts, 15/01782/OM detailing 65 dwellings, and the second part, 16/02231/OM, has come forward for 635 dwellings, the agent anticipated delivery rate of 75 dwellings per year. Camland Development are promoting the land, this is in three ownerships. A promotion agreement has been signed between Camland Development and the three separate landowners and that a development agreement has been signed by all parties. The land is greenfield and is available for development now. Camland Developments will sell land parcels to house builders on receipt of an outline planning approval. They consider constraints to be known and understood as the site has been recently allocated, and that mitigation measures have been incorporated within the masterplan. It is not anticipated at this time that there will be any constraints that will limit the future delivery of housing on the site. Information date: 02/05/2016.	156
157	16/000610/OM	A	Downham Market	F1.3: Land east of Lynn Road, in vicinity of Bridle Lane (16/00610/OM)	G	✓	✓	✓	285	285	100				30	30	40	45	40	40	30	30							285	The site is likely to come forward in two parts. 1. Albanwise are the majority land owner and are represented by Amec Foster Wheeler: 15/00104/PREAPP – likely to approve. 16/00610/OM has been submitted for consideration for 285 dwellings. They state that the site will be marketed once the permission has been granted. The site is due to go the planning committee in June, they will start a proactive marketing campaign once planning is granted, they consider the site straight forward to deliver. they have had positive discussions with developers on an informal basis and expect a reserved matter application in early 2018. Research date: 25/04/2017. 2. The second portion has come forward with a pre-application, 14/00045/PREAPP– likely to approve. Detailing 150 dwellings.	157	

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158		A	Downham Market	F1.3: Land east of Lynn Road, in vicinity of Bridle Lane (remaining portion)	G		✓	✓	✓	150	150	0	2016/17	2017/18 Current year							25	40	45	40					150	The site is likely to come forward in two parts. 1. Albanwise are the majority land owner and are represented by Amec Foster Wheeler. 15/00104/PREAPP – likely to approve. 16/00610/OM has been submitted for consideration for 285 dwellings. They state that the site will be marketed once the permission has been granted. They anticipate that the development will commence in 2017/18 and would be completed by 2021/22, this based upon the construction of 70 dwellings per year. Information date 31/03/2016. 2. The second portion has come forward with a pre-application, 14/00045/PREAPP– likely to approve. Detailing 150 dwellings.	158
159	15/00135/OM	A	Downham Market	F1.4: Land north of southern bypass in vicinity of Nightingale Lane	G		✓	✓	✓	170	170	90				30	30	30	30	30	20								170	Allocation for 140 dwellings. Application has been granted for 170 dwellings, 15/00135/OM. There is a developer in place and they anticipate a delivery rate of up to 50 dwellings per year. Research date: 31/03/16. The agent states that a reserved matters application will be submitted for consideration in the next 12 months, they will then look to sell the site with an anticipated start date on site at the end of 2018. Date : 18/05/2017	159
160	15/01022/FM	A	Hunstanton	F2.4: Land north of Hunstanton Road	G		✓	✓	✓	166	166	166		37	48	26	26	29											166	Hopkins Homes are the developers. They state that they are on-site and currently constructing the show house. They currently are forecasting 37 completions by April 2018, a further 48 by April 2019, a further 26 respectively by April 2020 and 2021 and the balance by April 2022. Research date: 27/04/2017	160
161	16/00082/OM	A	Hunstanton	F2.2: Land to the east of Cromer Road	G		✓	✓	✓	120	120	120			20	35	35	30											120	Pre-application discussions took place in 2015. Outline planning application for 120 dwellings (Ref 16/00082/OM) granted 2016, The SADMP Adopted 2016. The site has been sold by Pigeon Investment Management to a Bennett Homes, a house builder who will develop/build out the site themselves. They confirm that the site is in single ownership, they have assembled a project team to start work on a reserved matter planning application which will be submitted within the next 5 months. Development will start as soon as the relevant pre-commencement conditions and engineering designs have been approved. They are not aware of any constraints etc. which will delay the development building built out. They anticipate an average build out rate of 30 dwellings per year. Survey date: 03/05/2017	161
162	16/00084/OM	A	Hunstanton	F2.3: Land south of Hunstanton Commercial Park	G		✓	✓	✓	60	60	60				15	30	15											60	Pre-application discussions took place in 2015. Outline planning application for care home (approx. 60 beds), up to 60 housing with care units and approx. 60 new homes granted. Similar to the site above Pigeon Investment Management intend to sell the site, the marketing will commence shortly, 2017, they are working with the current landowner to identify an end user for the scheme. Survey date: 05/05/2017	162
163		A	Wisbech Fringe (Walsoken)	F3.1: Land east of Wisbech (West of Burrowgate Road)	G		✓	✓	✓	550	550	0								30	60	60	60	60	60	60	50	50	550	A joint strategic allocation between BCKLWN and Fenland District Council. It is within Fenland District Council's adopted Local Plan. ATLAS are involved in ensuring that plans are in place to bring forward the site. The 'Duty to Cooperate' in force, including the engagement of statutory organisations /bodies. The Broad Concept Plan has been pushed back till late 2017. with this in mind we have been cautious and not forecast any completions within the next five years.	163

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164		A	Brancaster	G13.1: Land east of Mill Road	G		✓	✓	✓	5	5	5																			A pre application (15/00187/PREAPP) has already been determined as 'likely to approve' for 12 dwellings, the allocation is for 5 dwellings. The developer confirms that the site is likely to come forward for 12 dwellings, in line with the pre-app. They are waiting for contracts to be signed and the purchase to complete which is subject to planning. Planning will be submitted within two months, architects have already been employed. They will build out the site immediately once planning permission is in place, and they believe that it will take 2 years to complete with 6 dwellings each year. Information date: 22/05/2017	164
165	16/02140/FM	A	Burnham Deepdale (Brancaster Staithe)	G13.2: Land off The Close	G		✓	✓	✓	12	12	12				6	6														The allocation is for 10 dwellings, the application details 12 dwellings. The agent and developer state that the application is currently being determined. They will build the site out as soon as they can. They anticipate a build time of 18 months to two years with completion in 2019. The case officer states that the application will go to planning committee in June/July. Survey date: 10/05/2017	165
166	13/01810/FM	A	Burnham Market	G17.1: Land at Foundry Field	B		✓	✓	✓	33	33	0	13																0	Completed 16/17	166	
167	15/00942/OM - Hybrid Application: Full Planning Application for the demolition of existing buildings and the erection of four dwellings (Class C3) with associated access, landscaping and infrastructure and Outline Planning Application (including Access) erection of up to 11 dwellings (Class C3)	A	Castle Acre	G22.1: Land west of Massingham Road	G/B		✓	✓	✓	12	12	4			2	2				4	4										Allocation and planning application is for 15 new dwellings and the removal of 3 buildings which were in a dilapidated state. The site is going to be developed by two developers Grange Developments and Holkham Estates. Both landowners intend to develop the site themselves, which can happen as both elements have independent access. Grange intend to develop four properties at a rate of 2 per year, starting in 2017 - 2 are currently under construction and will be completed by Christmas and March. The remaining 2 dwellings they aim to complete early 2018. The Holkham Estate intends to start on site late 2017 following the submission of Reserved Matters Application or Full Planning Application in respect of the 'Outline' portion of the site. They consider that all 11 of these dwellings will be delivered within 18 months. Research dates: Grange - 25/04/2017, Holkham Estate - 02/05/2017.	167
168	15/01315/OM	A	Clenchwarton	G25.1: Land between Wildfields Road and Hall Lane	G		✓	✓	✓	10	10	10					5	5													The site has outline planning permission and has been sold through Brown & Co agents subject to contract. 17/05/2017. The agent confirms this information to be correct and believes that ultimately this development will go ahead. 05/06/2017	168
169	15/01269/OM	A	Clenchwarton	G25.2: Land north of Main Road	G		✓	✓	✓	20	20	20					10	10													The site has outline planning permission and is currently for sale through William h Brown estate agents. 17/05/2017. The agent confirms the above to be the case and ultimately believes the project will go ahead. 05/05/2017	169
170	15/02008/O & 16/00305/O	A	Clenchwarton	G25.3: Land south of Main Road	G		✓	✓	✓	20	20	20					10	10													Two planning applications have been granted 15/02008/O and 16/00305/OM both by the same agent, detailing a total of 20 dwellings. The site is in multiple ownership hence two separate permissions, however they are both keen to develop the site and can do independently. Survey date: 30/03/2016	170
171		A	Denver	G28.1 Land to the south of Sluice Road, Denver	G		✓	✓	✓	8	8	8																			The site is in single family ownership, a planning agent has been appointed. Waiting to secure planning permission on an adjacent site which has expired, they will sell this, then apply for planning permission for the allocation and look to sell it. Access arrangements are now in place, as was the case for the Local Plan examination to satisfy the Inspector that the allocation was 'Sound'. Survey date: 10/05/2017. The application on the adjacent site has been submitted 12/05/2017	171

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172		A	Dersingham	G29.1: Land north of Doddshill Road	G		✓	✓	✓	20	20	20					10	10											20	Pre-application, 15/00129/PREAPP, likely to approve. Application was for 30 dwellings, the allocation details 20 dwellings. The application timing is in line with, and would fit with the anticipated delivery rate and information provided as part of the 2014 deliverability form. This also stated that the site is in single ownership, vacant and available now, with no identified constraints to development.	172	
173		A	Dersingham	G29.2: land at Manor Road	G		✓	✓	✓	10	10	10					2	4	4										10	Pre-application for 10 dwellings, 15/00128/PREAPP, likely to approve. The application timing is in line with, and would fit with the anticipated delivery rate and information provided as part of the 2014 deliverability form. This also stated that the site is in single ownership, vacant and available now. Further pre-app submitted, 16/00144/PREAPP, this details 10 dwellings and was determined as likely to approve	173	
174	16/00866/OM	A	Docking	G30.1: Land situated off Pound Lane (Manor Pasture)	G		✓	✓	✓	33	33	33			5	16	12												33	The site has outline planning permission for 33 dwellings, the allocation was for 20. The site is for on the market for sale via Mathher Jamie and Curso Wilkin who state the site is currently under offer. The agent confirms that a developer has been selected, subject to contract. Things are moving rapidly and they have a reserved matters scheme ready for submission. 10/05/1017.	174	
175		A	East Rudham	G31.1: Land off Fakenham Road	G		✓	✓	✓	10	10	10					2	4	4										10	The site is in single ownership. The owner has instructed an agent to work up a full planning application. Survey date: 25/04/2016	175	
176	15/01793/OM	A	East Winch	G33.1: Land south of Gayton Road	G		✓	✓	✓	10	10	10					2	4	4										10	The site has outline planning permission and is currently on the market for sale via Cruso Wilkin agents. 17/05/2017	176	
177		A	Emneth	G34.1 Land south of The Wroe	G		✓	✓	✓	35	35	0							10	15	10								35	Planning application, 15/01693/OM, stalled /withdrawn. The land owner intends to sell. The allocation was for 36 dwellings, the application details 50. The agent is waiting further instructions from his client. Survey date: 26/04/2017	177	
178		A	Feltwell	G35.1: Land rear of Chocolate Cottage, 24 Oak Street	G		✓	✓	✓	50	50	50				5	15	15	15										50	A pre-application has been submitted for the entire site. 16/00125/PREAPP. The agent confirms that they intend to submit a full planning application at the earliest opportunity, there are no known issues or concerns, they will develop the site themselves on a continues programme. 12/05/2017	178	
179		A	Feltwell	G35.2: Land north of Munson's Lane	G		✓	✓	✓	40	40	35					5	15	15	5									40	The agent confirms there are two owners who are unrelated but are in discussions, both parties are prepared to consider development. An application is anticipated within the next 18 months. They intend to sell the site and the agent will assist them with this process. 15/05/2017	179	
180		A	Feltwell	G35.3: Land at 40 Lodge Lane / Skye Gardens	G		✓	✓	✓	10	10	10				5	5												10	Agent confirms that the site is available now for development. The current landowners are looking to build out the site, a pre-app has already been submitted, 16/0125/PREAPP, following a positive outcome of this they will submit a planning application. As soon as this is granted they will start on site within 4 months and complete on all 10 dwellings within a further 18 months. They have delivered developments locally recently and do not land bank, they will build the site out. Date 11/05/2017	180	
181	16/017470/O	A	Fincham	G36.1: Land east of Marham Road	G		✓	✓	✓	5	5	5						5											5	Outline planning permission granted, they are looking to submit a S73 application this year, if approved, they will market the site in 2018. research date: 26/04/2017	181	

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182	15/01888/OM	A	Gayton	G41.1: land north of Back Street	G		✓	✓	✓	40	40	40	2016/17	2017/18 Current year			10	20	10										40	The allocation is for 23 dwellings, outline planning permission (16/00444/OM) has been granted for 40 dwellings. The landowner confirms that the site is available, controlled by a single owner, they have an agent instructed to act on their behalf. They will most likely build out the site themselves, with an anticipated start within 3 years of the grant of the permission. They consider this site to undoubtedly be viable and have a positive attitude towards the development of the site and are looking to proceed. They state that there are no obvious planning impediments or environment constraints to permission as these have been quantified and conditioned within the outline planning permission. Should obstacles arise they will be dealt with in a professional manner in discussions with the relevant parties. They also highlight that the site is linked to an application for a new primary school in Gayton, in that the school needs to deliver a new public footpath which cross the road frontage of this site. The landowner of both sites is the Gayton Estate and they are working with Norfolk county Council to deliver the footpath to public benefit whilst satisfying existing planning conditions and ideally achieving a mutual cost saving and logistical advantage to both parties. Information date: 18/05/201	182	
183		A	Great Bircham	G42.1: Land adjacent to 16 Lynn Road	G		✓	✓	✓	10	10	10			5	5													10	The landowner confirms that the site will be built out by themselves, an outline planning application has already been submitted for consideration. 16/00888/0.	183	
184	16/01634/OM	A	Great Massingham	G43.1: Land south of Walcup's Lane	G		✓	✓	✓	16	16	16			6	5	5												16	Planning agent confirms that a planning application is expected by 30/04/2016, and that a builder has an option on the land. The builder confirms that they are keen to build the site with a delivery rate of between 6-10 per year. Survey date 18/03/2016. The site now has outline planning permission 16/01634/OM for 16 dwellings, the allocation is for 12 dwellings. The agent confirms that the builder intends to develop the site. 12/05/2017	184	
185	15/01786/OM	A	Grimston & Pott Row	G41.2: Land adjacent Stave Farm, west of Ashwicken Road	G		✓	✓	✓	27	27	27					7	10	10										27	Allocation for 23 dwellings, planning permission granted for 27 dwellings. The timing of the application is inline with information submitted in 2014 as part of the site's deliverability form. This states that the site is in single ownership, that there are no further constraints to delivery, and it is available now. The agent confirms that the site has a sale agreed to a developer and as such a reserved matter application will be prepared by a different agent. 05/05/2017	185	
186		A	Harpley	G45.1: Land at Nethergate Street / School Lane	G		✓	✓	✓	5	5	5			5														5	Planning agent acting on behalf of the land owner confirms that a planning application is anticipated and that the land owner is keen to develop the site themselves. Survey date 25/03/2016	186	

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187	15/00352/OM	A	Heacham	G47.1 Land off Cheney Hill	G		✓	✓	✓	133	133	90	2016/17	2017/18 Current year			30	30	30	30	13								133	Allocation was for 60 dwellings, the permission details 69 dwellings on approx. 50% of the site. The timing of the application accords with the information provided as part of the site's deliverability form in 2014. This also states that the site is in single ownership, available (although parts were leased on an 11 month basis) no further constraints were highlighted. The agent has since stated that the site is still available and in single ownership, a further planning application is being prepared to cover the entire site and is due to be submitted in Summer 2016, with development to start immediately after the grant of permission. They also state that there are no impediments or constraints to permission or delivery. Information date 06/05/2016. Indeed a second application for consideration 16/01385/OM this details a further 64 dwellings, taking the total to 133 dwellings. 18/05/2017. The landowner confirms that they are in discussion with builders and considering a number of offers. 31/05/2017	187	
188	16/00245/O	A	Heacham	G47.2: Land to the south of St Mary's Close	G		✓	✓	✓	8	8	8				4	4												8	Agent anticipates a planning application by 30/04/2016 for 8 dwellings. They also confirmed that the landowner is keen to develop the land. Planning permission has been granted for 8 dwellings. The allocation was originally for 6 dwellings. 18/05/2017	188	
189	16/00718/OM	A	Hilgay	G48.1: Land south of Foresters Avenue	G		✓	✓	✓	17	17	17					5	6	6										17	Land owner confirms they have appointed a planning agent and that an application is expected by 30/04/2016. They intend to sell the land. Survey date: 31/03/2016. Planning has been granted for 17 dwellings, the originally allocation detailed 12 dwellings. The planning agent states that the land is available, there are no constraints to development and the land owner does indeed intend to sell the site. 12/06/2017 the site is on the market for sale via Cruso Wilkin Estate Agents.	189	
190		A	Hillington	G49.1: Land to the south of Pasture Close	G		✓	✓	✓	5	5	0										2	3						5	Land owner confirms that it is unlikely that they will bring an application forward with the next 5 year time frame. Survey date: 18/03/2016.	190	
191	15/01472/F	A	Hockwold-cum-Wilton	G35.4: Land south of South Street	B		✓	✓	✓	3	3	3		3															3	The agent confirms that the landowner is keen to develop the site. Survey date: 21/03/2016. The agent states that development is currently underway. 12/05/2017	191	
192	15/02135/OM	A	Ingoldisthorpe	G52.1: Land opposite 143 - 161 Lynn Road	G		✓	✓	✓	15	15	15				5	5	5											15	Allocation for 10 dwellings, has come forward for 15 dwellings. Planning agent confirms that a builder has an option on the site and is keen to develop. Survey date: 23/03/2016. Indeed a Reserved Matters Application has been submitted on behalf of a local builder, who has built out a number of sites locally in recent years and indeed this trajectory. 17/00088/RMM.	192	
193		A	Marham	G56.1: Land at The Street	G		✓	✓	✓	50	50	30						10	20	20									50	The agent who promoted the site through the Local Plan process has stated that the site is currently being marketed by Brown & Co. Land Agents for sale. They consider that given the sale, planning permission and start times that the development is likely to start in 3 years time, with a build out time of a further 3 years. 19/05/2017	193	
194	15/01826/OM & 17/00866/RMM	A	Marshland St James	G57.1: Land adjacent Marshland St James Primary School	G		✓	✓	✓	17	17	17				5	6	6											17	The site has outline planning permission for 17 dwellings, the allocation was for 15 dwellings. A Reserved Matters Application has been submitted for consideration. The agent confirms that the landowner will be developing the site themselves and will start as soon as planning permission is granted. Survey date: 15/05/2017	194	

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195		A	Marshland St James	G57.2: Land adjacent 145 Smeeth Road	G		✓	✓	✓	10	10	10	2016/17	2017/18 Current year			2	4	4	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	10	The landowner is engaged with the BCKLWN in pre-application discussion with regard to developing part of the site themselves and selling the rest. There are looking to instruct a planning agent in the near future. 15/05/2017	195
196	15/01683/FM	A	Methwold	G59.1: Land at Crown Street	G		✓	✓	✓	30	30	30				5	15	10												30	Allocation was for 5 dwellings, the permission details 30 dwellings. The agent confirms that the site is being actively marketed and there is significant interest, and is likely to move forward and be implemented in accordance with the planning permission. 15/05/2017	196
197	15/02125/OM	A	Methwold	G59.2: Land at Herbert Drive	G		✓	✓	✓	44	44	44			14	15	15													44	The allocation is for 25 dwellings. Planning permission granted for 44 dwellings. The timing of the application accords with the earlier information submitted by the same agent representing the site and landowner as part of the 2014 deliverability form. This states that the land is in single ownership, vacant, available now, no constraints to delivery are apparent and that the landowner is keen to progress the site as soon as possible. The site is currently on the market for sale with Cruso & Wilkin. 17/10/2017. The agent for site confirms that the site is owned by a family, they have all agreed to sell the site, and it is on the market for sale currently. 18/05/2017	197
198	15/02122/OM	A	Methwold	G59.3: Land at Hythe Road	G		✓	✓	✓	12	12	12					4	4	4											12	The agents states that the site is currently for sale, it is single ownership, there are no viability issues. The site is on the market with Morris Armitage estate Agents. 12/06/17	198
199	16/00611/F	A	Methwold	G59.4: Land off Globe Street / St George's Court	B		✓	✓	✓	5	5	5				2	3													5	Full Planning Permission granted for 5 dwellings as per the allocation. This represents phase two of the existing development.	199
200		A	Middleton	G60.1: Land south of Walter Howes Crescent	G		✓	✓	✓	15	15	15						5	10											15	The agent who promoted the site through the local plan process has stated that the site is currently being marketed by Cruso Wilkin Land Agents for sale. They consider that given the sale, planning permission and start times that the development is likely to start in 3 years time and a further 2 to build out. 19/05/17	200
201	16/00248/OM	A	Outwell	G104.5: Land at Wisbech Road	G		✓	✓	✓	40	40	40					10	15	15											40	Planning permission has been granted for 40 dwellings, the allocation is for 5 dwellings, 16/00248/OM. The landowner confirms that they would like to develop the site themselves in which a reserved matters application is anticipated soon (this year). 22/05/2017	201
202		A	Outwell	G104.6: Land surrounding Isle Bridge	G		✓	✓	✓	35	35	35						11	12	12										35	The agent confirms that the site is in two different ownerships, however they have an informal agreement in place and are using the same planning agent to bring the site forward. It is anticipated at this time that a planning application will be submitted within the next 3 to 6 months. The intention is to secure planning permission and sell the site to a developer, the application will most likely detail around 50 dwellings. Information date: 16/05/2017	202
203	16/01186/OM	A	Runcton Holme	G72.1: Land at School Road	G		✓	✓	✓	10	10	10				5	5													10	The agent states that the site is in the process of being sold, with solicitors, the purchasers are developers and will look to build the site out. The agent believes that at reserved matters application will be submitted as soon as the sale completes, once granted the development will commence 12 months in total, and will most likely be built out within a couple years. Survey date: 10/05/2017	203

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204	16/01414/O	A	Sedgeford	G78.1: Land off Jarvie Close	G		✓	✓	✓	9	9	9	9			4	5													BCKLWN Site. Full planning permission anticipated to be submitted soon. The site should be complete at the latest by the end of 2020.	204	
205		A	Shouldham	G81.1: Land south of 1 New Road	G		✓	✓	✓	5	5	0								2	3									Agent confirms that an application may be a little while in coming forward, therefore the site is not included within the five year supply, but still within the current plan period. Research date: 25/04/2017.	205	
206		A	Shouldham	G81.2: Land accessed from Rye's Close	G		✓	✓	✓	5	5	5				2	3													A planning application has been submitted on the site for consideration (16/01515/0) This details 8 dwellings. The allocation is currently for at least 5 dwellings. They have also put forward the site as part of the Local Plan review process. The agent confirms that they will look to sell the site as soon as a planning permission is granted. 12/05/2017	206	
207	14/00944/FM	A	Snettisham	G83.1: Land south of Common Road and behind Teal Close	G		✓	✓	✓	24	21	3	3	21	3															Hopkins Homes are developing the site. They state that all bar 3 dwellings are complete and that these will be completed by April 2018. Research date: 27/04/2017	207	
208	15/02006/OM	A	Snettisham	G83.1: Land south of Common Road and behind Teal Close	G		✓	✓	✓	9	9	9				4	5													The site has outline planning permission for 9 dwellings and currently on the market for sale via Brown & Co. The case officer at the BCKLWN who dealt with the application has had multiple enquiries regarding the site from prospective purchasers, the site is within a highly desirable coastal village where the property market is buoyant. 11/05/2017. The site is now sold subject to contract 30/05/2017	208	
209	16/00658/FM	A	Southery	G85.1: Land off Lions Close	G		✓	✓	✓	19	19	19				5	7	7												The site has full planning permission for 19 dwellings, The allocation is for 15. The site is currently on the market for sale via William h Brown estate agents. 17/05/2017. The agent confirms that initial historical environment investigation have been carried out, and that a developer is currently interested in purchasing the site. 05/06/2017	209	
210	15/01931/OM	A	Stoke Ferry	G88.1: Land south of Lark Road / Wretton Road	B		✓	✓	✓	5	5	5			2	3														The Allocation details at least 5 dwellings, the agent states that they are awaiting designs to come back in and then a reserved matters application will be submitted detailing 12 dwellings. The landowner is very keen to develop the site, would like to be on site in October 2017. The agent considers the site very deliverable. Research date: 25/04/2017.	210	
211	16/00168/OM	A	Stoke Ferry	G88.2: Land at Bradfield Place	G		✓	✓	✓	20	20	20			5	10	5													BCKLWN Site. Submitted outline planning permission. 16/00168/OM, this details 20 dwellings. Reserved Matters to be submitted in 2017, with the development complete by 2020.	211	
212	16/00493/FM	A	Stoke Ferry	G88.3: Land at Indigo Road / Lynn Road	B		✓	✓	✓	29	29	29		5	10	14														The allocation details 12 dwellings. The site has full planning consent for 29 dwellings, pre-commencement conditions are in the process of being discharged. The landowners are conducting a joint venture with Chalcraft Construction. 12/05/2017/	212	
213		A	Syderstone	G91.1: Land west of 26 The Street	G		✓	✓	✓	5	5	5					5													The agent who represented the site through local plan process confirms that the land will sell the land to a developer to bring forward.	213	
214	15/00222/O	A	Ten Mile Bank (Hilgay)	G92.1 Land off Church Road	B		✓	✓	✓	3	3	3				3														Site has planning permission for 3 dwellings. The agent confirms the ownership details of the site and that they re in the process of selling the site which should complete in the next couple of weeks. Date 15/05/2017	214	

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215		A	Terrington St Clement	G93.1: Land at Church Bank, Chapel Road	G/B		✓	✓	✓	10	10	10	10					5	5										10	The agent states that the site is in single ownership, plans and 3D modelling for the site are complete, a planning application is expected within the next 2 weeks. The land owners may sell the site or look to do a joint venture. Early discussions with developers/builders have taken place. The development is likely to start as soon as planning permission is granted. In total they believe this will be 12-24 months from now. Information date: 18/05/2017	215	
216	08/01416/F, 15/01856/OM & 15/01856/FM	A	Terrington St Clement	G93.2: Land adjacent King William Close	G		✓	✓	✓	17	17	17			2	5	5	5											17	Allocation is for 17 the planning application, 15/01856/FM is for 17 dwellings. The agent confirms that the landowner is keen to develop the site themselves and completions expected to start coming forward in early 2019. Estimated delivery rate is 0-5 dwellings per year. Survey date: 25/04/2017.	216	
217	41	A	Terrington St Clement	G93.3: Land west of Benn's Lane	G		✓	✓	✓	39	39	39			7	25	7												39	The allocation is for 35 dwellings. 16/02230/OM planning permission pending consideration. Details 39 dwellings. The agent for the site confirms that the site is available, within single ownership. That a further planning application is expected in July 2017. The landowner intends to sell the site to a house builder. development is expected to start in early 2018 with a delivery rate of 30 dwellings per annum. information date 19/05/2017	217	
218	15/00438/OM	A	Terrington St John, St John's Highway & Tilney St Lawrence	G94.1: Land east of School Road	G		✓	✓	✓	35	35	35			11	12	12												35	The agent states that the landowner has agreed to sell the land to a developing contractor and that this is currently in the closing stages of completion. The developer will then bring forward a full application using the same agent later this summer, with a view to commencing work on site early 2018, subject it planning permission. Information Date: 17/05/2017	218	
219		A	Terrington St John, St John's Highway & Tilney St Lawrence	G94.2 Land North of St John's Road, Terrington St John	B		✓	✓	✓	40	40	0								10	10	10	10					40	Agent states that they will apply for planning permission once the Local Plan SADMP document has been adopted, as the site is proposed through a Main Modification. The site is not immediately available as it currently hosts KGB transport. They would need to relocate and as yet they have not sourced an appropriate site. Survey date: 22/03/2016. Part of the site has planning permission for 22 dwellings, 11/01923/OM.	219		
220	15/01399/O & 15/01402/O	A	Three Holes (Upwell)	G96.1: Land adjacent to "The Bungalow", Main Road	G		✓	✓	✓	4	4	4					2	2										4	The agents confirms that a sale has been agreed on the site and is going through currently. It is therefore likely that the site will gain full planning permission following a reserved matters application, once the sale has concluded. Build time is likely a couple of years. Survey date 10/05/2016.	220		
221		A	Tilney All Saints	G97.1: Land between School Road and Lynn Road	G		✓	✓	✓	5	5	5					5											5	Outline planning application has been submitted for consideration. 17/00027/O	221		
222		A	Upwell	G104.1 Land north / west of Townley Close	G		✓	✓	✓	4	4	4			4													4	The agent confirms that a full planning application (17/00580/F) has been submitted for consideration. The land owner intends to develop the site themselves and sell the houses off once built. They are looking to start as soon as planning permission has been granted. Survey date: 15/05/2017	222		
223	16/01480/O	A	Upwell	G104.2: Land south / east of Townley Close	G		✓	✓	✓	5	5	5				2	3											5	Agent states that the land owner intends to sell the site and that they are in discussions with a potential purchaser. 28/04/2017	223		

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224		A	Upwell	G104.3: Land at Low Side	G		✓	✓	✓	5	5	0	2016/17	2017/18 Current year						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32		Upwell Parish Council are the Landowners, land is currently tenanted. Based on this information the site is not included within the next 5 year time frame. The landowner confirms that there is a two year fixed lease on the land which currently rented out as allotment land. The site is likely to be available for development during 2017/18. The site is in single ownership. The owners intend to sell the site once planning permission is obtained. Information date: 10/05/2016.	224
225	15/01496/OM, 16/01753/RM	A	Upwell	G104.4: Land off St Peter's Road	G		✓	✓	✓	25	25	25				6	7	6	6												Allocation for 15, has come forward for 25 dwellings. The site is intended to be sold to as self build serviced plots, with the landowner delivering roads and services. They intend to move towards a reserved matters application and implementation as soon as possible. So far they have sold four plots, they will build two plots themselves, some conditions have been discharged, the current reserved matters application is for the affordable housing element, the road and services and 2 dwellings should start in June 2017. Information date: 15/05/2017. They have secured a provider for the affordable housing element of the site. A reserved matter application has been submitted for plot 9 for a self build house (17/00811/RM)	225
226	16/00113/O & 15/01412/O	A	Walpole Highway	G106.1: Land east of Hall Road	G		✓	✓	✓	8	8	8					4	4													The agent confirms that the landowners intend to sell both sites and are currently in negotiations to do so. Research date: 23/03/16	226
227	42	A	Walpole St Peter / Walpole St Andrew / Walpole Marsh	G109.1: Land south of Walnut Road	G		✓	✓	✓	10	10	10					2	4	4												Two applications have been submitted 16/01867/O & 16/01705/O both are currently pending consideration. This would total 8 dwellings, but is not the whole site. The planning agent confirms that the site is in single ownership and that a further application potentially detailing 18 dwellings. The site will be sold. 16/05/17	227
228	15/01520/OM	A	Walpole St Peter / Walpole St Andrew / Walpole Marsh	G109.2: Land south of Church Road	G		✓	✓	✓	10	10	10					5	5													The landowner states they are in the advanced stages of selling the site to a developer who will build out the site. The transaction started late last year. 16/05/2017	228
229	16/00023/OM	A	Walton Highway / West Walton	G120.1: Land adjacent Common Road	G		✓	✓	✓	12	12	12					2	5	5												Allocation for 10, has come forward for 12 dwellings. The agent confirms that the landowner intends on selling (and is keen to do so) the land as individual serviced plots, and anticipates that development will start in 2017/18 with a delivery rate of between 1 and 5 units per year. Survey date 23/03/2016.	229
230	16/00482/OM	A	Walton Highway / West Walton	G120.2: Land north of School Road	G		✓	✓	✓	10	10	10					2	4	4												The agent confirms that the site is currently on the market for sale. Date 10/05/2017	230
231		A	Wattlington	G112.1: Land south of Thieves Road	G		✓	✓	✓	32	32	16						6	10	10	6										The agent states that the site owned by two brothers equally who are working together to bring the land forward, they are in discussions with the agent to prepare a planning application, this may be full or outline, as the site is allocated in the local plan they do not intend to submit a pre-app. The owners will look to sell the site to a developer - early discussions surrounding this have taken place. The other possibility is a joint venture. As soon as a planning is in place the development will start. The owners are positive and pro-active. It is anticipated that an application will be submitted within the next 2 years. Information date: 17/05/2017. Meeting with the Landowner at the BCKLWN offices - he confirmed the information from his agent. 18/05/2017.	231

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Line No.	Planning application ref/DPO policy ref	Parish/Ward	Name and address of site	Greenfield/Brownfield	Windfall (W)	Available	Suitable	Achievable	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	Yr 0 2016/17	Yr 1 2017/18 Current year	Yr 2 2018/19	Yr 3 2019/20	Yr 4 2020/21	Yr 5 2021/22	Yr 6 2022/23	Yr 7 2023/24	Yr 8 2024/25	Yr 9 2025/26	Yr 10 2026/27	Yr 11 2027/28	Yr 12 2028/29	Yr 13 2029/30	Yr 14 2030/31	Yr 15 2031/32	Total Identified Supply	Comments	Line No.								
232	A	Welney	G113.1: Former Three Tuns / Village Hall	B		✓	✓	✓	7	7	7	7					3	4											7	The agents states that the site is in two ownerships Elgoods and the EA. Both elements can come forward independently. The EA portion was rented to the Parish Council and hosted the village hall. This is now vacant as new village hall has been sought. The EA are using the site for maintenance and this should be finished within the next couple of years. Both elements are likely to come forward using the same agent and be sold with outline planning permissions. The agent reiterated that this site will happen and come forward. 17/05/2017	232								
233	A	Welney	G113.2: Land off Back Drove	G		✓	✓	✓	13	13	13					2	7	4											13	The agent confirms that the site is within single ownership. The intention is to submit an outline planning application this year. Has a meeting scheduled this month with the landowner to take things forward. They will look to sell the site through the agent. The agent confirms that this site will come forward and possibly for an increased number of dwellings as the policy allows for. 17/05/2017	233								
234	16/01378/FM	A	Wereham	B		✓	✓	✓	8	8	8					8													8	Bennet Homes confirm they own the site , full planning permission has been submitted for consideration, 16/01378/FM. They have resolution to grant subject to S106 agreement completion, which they are working on at the moment. They want to start on site as soon as possible, and will develop the site themselves. They state that they will be on site following the discharge of conditions, approximately a year from now, and the site will take 2 years to complete. 25/04/17	234								
235	16/01424/O	A	Wiggenhall St Germans	G		✓	✓	✓	4	4	4					4													4	The landowner confirms they intend to sell the site, they have given notice to agricultural tenant, and the site will be on the market in the coming months. Research date: 16/05/2016.	235								
236	A	Wiggenhall St Mary Magdalen	G124.1: Land on Mill Road	G		✓	✓	✓	10	10	0															5	5	10	Land owner confirms that the site is not likely to come forward in the 5 year time frame. 23/05/2017	236									
237			TOTAL FOR RESIDUAL ALLOCATED SITES						7,987	54	7,933	3,045	34	164	396	774	883	828	618	709	673	558	505	475	425	395	310	220	7,933		237								
238																																	238						
239	Permissions Granted Subject to S106																																						239
240	16/00813/OM	W	West Walton	B		✓	✓	✓	50	0	50	50	0	0	12	13	13	12											50	The agent confirms that the site will be developed in at least 3 phases by local builders with a potential build out rate between 20-30 dwellings per year. It is anticipated that a further planning application will be submitted shortly. With this in mind highways works could start early next year and the housing element start to be built out. The agent is having ongoing positive discussions with all parties to ensure that the site confirms forward in a timely fashion. The existing business is moving to a new larger site which it has secured and has the relevant planning consent. 22/05/2017	240								

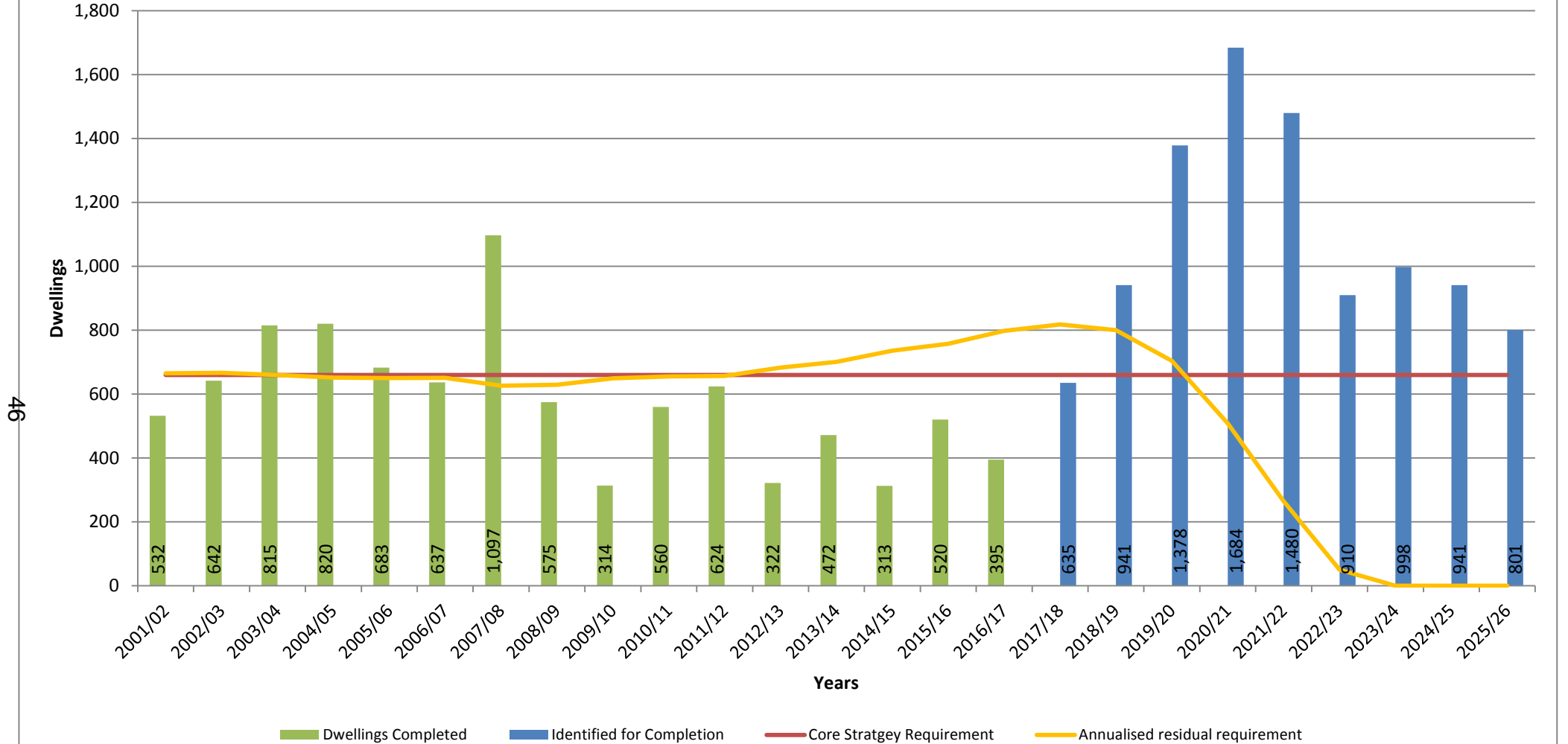
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Line No.	Planning application ref/DPO policy ref	Parish/Ward	Name and address of site	Greenfield/Brownfield	Windfall (W)	Available	Suitable	Achievable	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	Yr 0 2016/17	Yr 1 2017/18 Current year	Yr 2 2018/19	Yr 3 2019/20	Yr 4 2020/21	Yr 5 2021/22	Yr 6 2022/23	Yr 7 2023/24	Yr 8 2024/25	Yr 9 2025/26	Yr 10 2026/27	Yr 11 2027/28	Yr 12 2028/29	Yr 13 2029/30	Yr 14 2030/31	Yr 15 2031/32	Total Identified Supply	Comments	Line No.
241			TOTAL S106						50	0	50	50	0	0	12	13	13	12	0	0	0	0	0	0	0	0	0	0	50		241
242																											242				
243	Windfall Allowance																													243	
244	Large	W		G/B	W		√	√	1,560	0	1,560	262		0	0	0	131	131	131	131	131	131	131	131	131	131	131	131	1,572		244
245	Small	W		B	W		√	√	1,092	0	1,092	184		0	0	0	92	92	92	92	92	92	92	92	92	92	92	92	1,104		245
246	TOTALS FOR WINDFALL ALLOWANCE								2,652	0	2,652	446		0	0	0	223	223	223	223	223	223	223	223	223	223	223	223	2,676		246
247																											247				
248	Totals for each section above																													248	
249			EXTANT UNALLOCATED SITES 10 OR MORE						2,579	723	1,856	1,326	183	149	271	339	336	231	54	64	42	19	11	11	0	0	0	0	1,527		249
250			EXTANT UNALLOCATED SITES 5 - 9						422	54	368	344	35	111	86	78	55	14	15	2	3	1	3	0	0	0	0	0	368		250
251			EXTANT UNALLOCATED SMALL SITES (1-4)						1,050	143	907	907	143	211	176	174	174	172	0	0	0	0	0	0	0	0	0	0	907		251
252			SADMP ALLOCATIONS (adopted 2016)						7,987	54	7,933	3,045	34	164	396	774	883	828	618	709	673	558	505	475	425	395	310	220	7,933		252
253			PERMISSIONS GRANTED SUBJECT TO S106						50	0	50	50	0	0	12	13	13	12	0	0	0	0	0	0	0	0	0	0	50		253
254	WINDFALL ALLOWANCE								2,652	0	2,652	446	0	0	0	0	223	223	223	223	223	223	223	223	223	223	223	2,676		254	

Borough Council of King's Lynn and West Norfolk - Housing Trajectory as of April 2017

Line No.	Planning application ref/DPD policy ref	Parish/Ward	Name and address of site	Achievable	Suitable	Available	Windfall (W)	Greenfield/Brownfield	ORIGINAL SITE CAPACITY INCL SITES WITH NO CONSENT	Running Total number of dwellings built on site including Year 0	Total remaining to be built - under construction, permitted/allocated	Number of residual which are expected to be completed in 5 yrs	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total Identified Supply	Comments	Line No.
255	GRAND TOTALS								14,740	974	13,766	6,118	395	635	941	1,378	1,684	1,480	910	998	941	801	742	709	648	618	533	443	13,461		255

2016/17 Housing Trajectory



Local Plan Task Group 14 June 2017

Report back from POS Workshop on Brownfield Land Registers & Permission in Principle (PiP)

The workshop in London on 23 May received presentations from the DCLG, Planning Officers Society (POS) and two of the 73 pilot authorities (Colchester and Sheffield) followed by discussions on ‘what you need to have in place to deliver your brownfield register by December 2017’ and ‘how can your authority maximise the benefit from PiP and Brownfield Registers’.

Brownfield Land Register - Introduction

- Both ‘*The Town and Country Planning (Brownfield Land Register) Regulations 2017*’ and ‘*The Town and Country Planning (Permission in Principle) Order 2017*’ came into force in April 2017. The Housing and Planning Act 2016 is the overarching legislation.
- The deadline to have a brownfield land register in place is 31 December 2017. DCLG clarified that this deadline is for Part 1 of the register.
- Further guidance in a similar format to the PPG and further technical guidance is anticipated to be published this summer.
- The Register has to be reviewed at least once a year.

Permission in Principle (PiP) - Introduction

- PiP at the moment only applies to the Brownfield Register. It is the intention that in the future (very soon) that it will apply to sites allocated in Local Plans and Neighbourhood Plans – this will lead to a longer process and further work.
- The grant of PiP is at the LPA’s discretion – there is no appeal procedure (note that the process could however be subject to Judicial Review). The cost of the work involved in granting PiP would be borne by the LPA.
- PiP + Technical Details Consent (TDC) = Permission to build.
- In relation to fees a TDC can command the same Fee as a Full Planning Application or Reserved Matters Application.
- The grant of PiP lasts for 5 years.

Brownfield Land Register and PiP

- The Brownfield Register contains two Parts. Part 1 is a list of brownfield sites. Part 2 is a list of those sites which are given PiP.
- You can have sites on Part 1 that do not go on to Part 2.
- Sites must meet the definition within the NPPF of previously developed land; have to be at least 0.25ha in size, or capable of delivering 5 dwellings; suitable, available and achievable.
- Part 1 Sites, should be those with existing planning permission, those which are allocated within the Local Plan.
- They could also include pre-application enquires; those from a recent 'call for sites'; emerging allocations; or from a specific 'call for sites'; or you could go out and identify sites.
- Available and Achievable is based upon existing information and the responses from the consultation process. Achievable also means it is developable within 15 years.
- Once a site is built out it is removed from the Register.
- Moving a site from Part 1 to Part 2 is at the LPA's discretion, although there has to be a clear, transparent and consistent approach – what is our density approach/policy?
- The Publication of the Part 2 Register is what gives the site PiP.
- EIA development and development that would be prohibited under habitats protection legislation is exempt.
- In certain instances an SEA of the register may be required.
- PiP has Mandatory Statutory Consultation - same as planning applications.
- PiP has Mandatory Publicity Requirements – Site Notice and Planning Register, no press notice required.
- The PiP must provide a description of the development and state the number of dwellings, which could be expressed as a range or 'at least', although the DCLG advise a range.
- Knowledge is needed that the site owner intends to sell or develop the land and that the LPA knows of no legal or ownership impediments.

- The requirement for our Habitats Mitigation and Monitoring Payment should be attached as an informative.
- PiP should be for a housing-led scheme, but can be mixed used – however it is not clear at present exactly how this is defined.
- Gardens can now be classed as greenfield, so what does this mean for the regeneration of an existing or cleared housing site?
- How are mixed use sites which contain elements of both brownfield and greenfield such as former school sites to be treated?

Technical Details Consent (TDC)

- The number of dwellings and development has to be in line with the PiP.
- Consultation takes place only with those statutory consultees who said they want to be consulted at the PiP stage.
- The timescales for determination are 5 weeks and 10 weeks dependant on the application being a Minor or Major (there is the ability for Extensions of Time).
- There are publicity requirements.
- You can attach conditions and planning obligations.
- There is no right of appeal
- Sites given TDC must go on the general Planning Register.

Conclusions/Questions

- Who within the Borough Council should undertake the work? It seems to be suggested that it should be a hybrid approach: i.e. Policy Team carry out Part 1 and Development Management carry out Part 2.
- Who would make the decision on sites moving to Part 2? Should it be under delegated authority i.e. with the Executive Director/Portfolio Holder or should it go to the Planning Committee or Cabinet?
- Consultation on sites that are included in Part 1 is discretionary– should we do this given that our initial Part 1 Register will be based on existing brownfield sites with permission from our Housing Trajectory and brownfield sites from our recent Call for Sites/HELAA process which have already been subject to consultation and publicity?

- Some LPA's are looking at providing Planning Briefs to go alongside the sites given PiP through Part 2 of the Register.
- Given the timescale, most LPAs are not looking at conducting a call for sites specifically for this but would carry one out for the 1st review. For us given we have recently concluded a general call for sites it would make sense not to do a specific call for sites for the initial Part 1 Register.
- Currently there appears to be no set timescale for moving sites onto Part 2 of the Register.
- The guidance(s) will be useful and is due to be published in the Summer.



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