Joint Meeting of the Regeneration & Development and Environment & Community Panel
Wednesday, 28th October, 2015 at 6.00 pm in the **Committee Suite, King's Court, Chapel Street, King's Lynn**

11. **Riverfront Delivery Plan** (Pages 2 - 9)

The Panel will receive an update on the Riverfront Delivery Plan.

Agenda Item 11

POLICY REVIEW & DEVELOPMENT REPORT

Type of Report: Policy development	**Portfolio(s): Cllr Alistair Beales, Deputy Leader and Portfolio Holder for Regeneration and Industrial Assets**
Will be subject to a future Cabinet Report: NO **Will be need to be recommended to Council: NO**	
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OPEN	

Regeneration, Environment and Community Panel

Date: 28 October 2015
Subject: King's Lynn Riverfront Regeneration Delivery Plan

Summary
The report outlines the rationale and process for preparing a Delivery Plan for the regeneration of King's Lynn riverfront, its key components, expected outcomes and timetable.

Recommendations
It is recommended that the Panel:

1. Endorses the preparation of a Regeneration Delivery Plan for King's Lynn Riverfront area as shown in Appendix 1 (study area red line)

2. Endorses the procurement of an architect-led professional team to prepare the King's Lynn Riverfront Regeneration Delivery Plan.

1.0 Background

Policy context

1.1 In 2013 Cabinet set up the Regeneration & Economic Development Task Group and the Heritage Task Group. Their aim was to review the Borough Council's regeneration and economic development policy.

1.2 Both Task Groups agreed that King's Lynn waterfront regeneration should be a key priority for the Borough Council and one of their main recommendations was that officers assess the feasibility and financial viability of development proposals that could maximise this area's potential.

1.3 The study area, shown in Appendix 1, includes: Outer Purfleet, South Quay public realm, former silos site, Sommerfeld & Thomas site (Grade II listed building and warehouse at the back), Boal Quay, Nar Loop area and land adjacent to the Friars.

Heritage context

1.4 A large proportion of the study area is situated in St Margaret's Conservation Area in close proximity with existing buildings of national and international heritage significance such as the Grade I listed Hanse House (c.1485), the only surviving Hanseatic warehouse in England,

Grade I listed Hampton Court (c.1300-1600), Nelson Street, one of the most architecturally significant streets of any English town[1] that includes medieval and later merchant houses from the 14th century onwards, 12th century Millfleet Bank and the remains of a 16th century arch to name but a few.

Development context

1.5 Physical issues
The sites within the study area face several constraints including flooding risk, ground conditions, siting in conservation areas and proximity to listed buildings.

1.6 Ownership issues
The largest land owner in the study area is the Borough Council. However, several sites are in third party ownership (other public sector or private owners). Early engagement with third party owners is necessary to identify development / commercial aspirations for their sites and establish the appropriate delivery mechanism.

1.7 Key stakeholders
There are several key stakeholders in the area such as the Civic Society, King's Lynn Preservation Trust, resident / ward associations and businesses in the area that need to be considered in the consultation process.

1.8 Site Allocations and Development Management Policies
The Site Allocations and Development Management Policies document makes proposals for part of the Study Area. It will be important to acknowledge these as context for the Delivery Plan.

Economic context

1.9 Given its prominent waterfront position, the study area presents a unique opportunity to implement a transformational plan that will enable the development of long-term unutilised sites into a vibrant and economically active waterfront.

1.10 Recent private investments in the area, such as the Hanse House complex and Marriot's Warehouse, are a good start, but they need to be followed up by a comprehensive and larger scale regeneration scheme capable of sustaining long-term economic activity.

2.0 Options Considered

Market-led delivery

2.1 Several sites and properties within the study area have been empty for a very long time and previous development attempts by the private sector focused on individual sites, rather than considering a comprehensive redevelopment that would enhance the wider riverfront area, however these failed to materialise.

2.2 Given the lack of private investment over a long period of time and the piecemeal approach of previous individual developments proposals that would fail to achieve a comprehensive and sustainable regeneration of the area, it is proposed that this option is not taken forward.

Regeneration Delivery Plan-led delivery

This approach has the potential to:

[1] St Margaret's Conservation Area (2014)

2.3 Achieve a clear, shared vision for the regeneration of King's Lynn riverfront area.

2.4 Ensure the full development potential of this key historic area is realised to provide wider economic benefits, a high quality built environment and mix of uses sympathetic to the important historic town centre area.

2.5 Achieve a comprehensive and holistic approach to the regeneration of the area that can guide public and private investment and mitigate against piecemeal and fragmented redevelopment of these key strategic sites.

2.6 Provide a document that can be adopted to guide and support the regeneration and redevelopment of this area in line with the Council's vision for the historic riverfront e.g. in planning applications or Compulsory Purchase Orders (CPO), if required.

2.7 Provide a policy and framework to support and underpin future funding applications.

2.8 Demonstrate deliverability of sites included in the Site Allocations and Development Management Policies document.

Do nothing

2.9 The study area includes long term empty sites and buildings, which have a detrimental heritage, social and economic impact on the Conservation Area.

2.10 Given the negative heritage and economic effects of empty sites and buildings in the study area, it is proposed that this option is discounted.

3.0 Preferred option – Regeneration Delivery Plan

3.1 The main objective of the Delivery Plan is to achieve a deliverable and viable scheme that includes the most appropriate uses to ensure the comprehensive regeneration and sustainable economic growth for the King's Lynn historic riverfront area. The Delivery Plan will be divided into a clear programme of work streams.

3.2 The Delivery Plan will provide a holistic approach to the regeneration of these key strategic areas.

3.3 The Delivery Plan will include the following areas:

- Area One – South Quay (including Sommerfeld & Thomas and former Grain Silos Site)
- Area Two – South Quay Public Realm from Boal Quay to Outer Purfleet
- Area Three – Boal Quay (Boal Quay Street, Boal Quay car park, Nar Loop, land at the Friars)

3.4 The Delivery Plan scope is limited to RIBA Work Plan Stages 0-2 and will include:

- Review of existing site information and constraints to develop concept layout and design for the area, considering infrastructure requirements, building design and public realm improvements
- Assessing the feasibility for mixed use development options for developable sites within the red line boundary broken down into distinct areas as described in paragraph 3.3 and illustrated in appendix 1.
- Prepare outline specification and preliminary cost information

- Prepare the delivery plan incorporating land assembly, programme, cost, funding and delivery strategy for the site

3.5 A Borough Council Project Board will be set up to oversee the preparation of the Delivery Plan as well as a Project Team made up of Borough Council officers and the professional team to deliver the project. It is proposed that a key stakeholder forum will also be considered to ensure that key stakeholders understand the project rationale, aspirations, objectives, constraints and deliverables and have an opportunity to provide input into the process at key stages.

3.6 In order to deliver a comprehensive Delivery Plan, a suitably qualified architect-led professional team will need to be appointed through a competitive tender process.

3.7 The professional team will be expected to investigate the commercial & residential options of the sites & produce financial, technical & market assessments as part of the comprehensive site development plan & delivery brief.

4.0 NEXT STEPS

4.1 The indicative outline programme to complete the Delivery Plan is as follows:

December 2015 – February 2015	Tender and appointment of professional team
February 2016 – August 2016	Research, site options appraisal, soft market testing, stakeholder consultation & development of options
September 2016 – October 2016	Riverfront Development Delivery Plan completed

5.0 Policy Implications

5.1 This proposal meets the Corporate Business Plan's strategic objectives of taking a strategic role in co-ordinating future development in King's Lynn and West Norfolk, supporting the preservation and enhancement of our historic and built heritage, leading actions to improve derelict land and buildings in the borough, stimulating business growth and investment and removing physical barriers to growth. The relevance of the emerging Local Plan is acknowledged.

6.0 Financial Implications

6.1 The costs of preparing the Delivery Plan will be covered from the Borough Council's capital programme and external funding from the Norfolk Business Rates Pool.

7.0 Personnel Implications

7.1 There are no personnel implications.

8.0 Statutory Considerations

8.1 There are no statutory considerations.

9. 0 Equality Impact Assessment (EIA)
(Pre screening report template attached)

10.0 Risk Management Implications
10.1There are no risk management implications

11.0 Declarations of Interest / Dispensations Granted

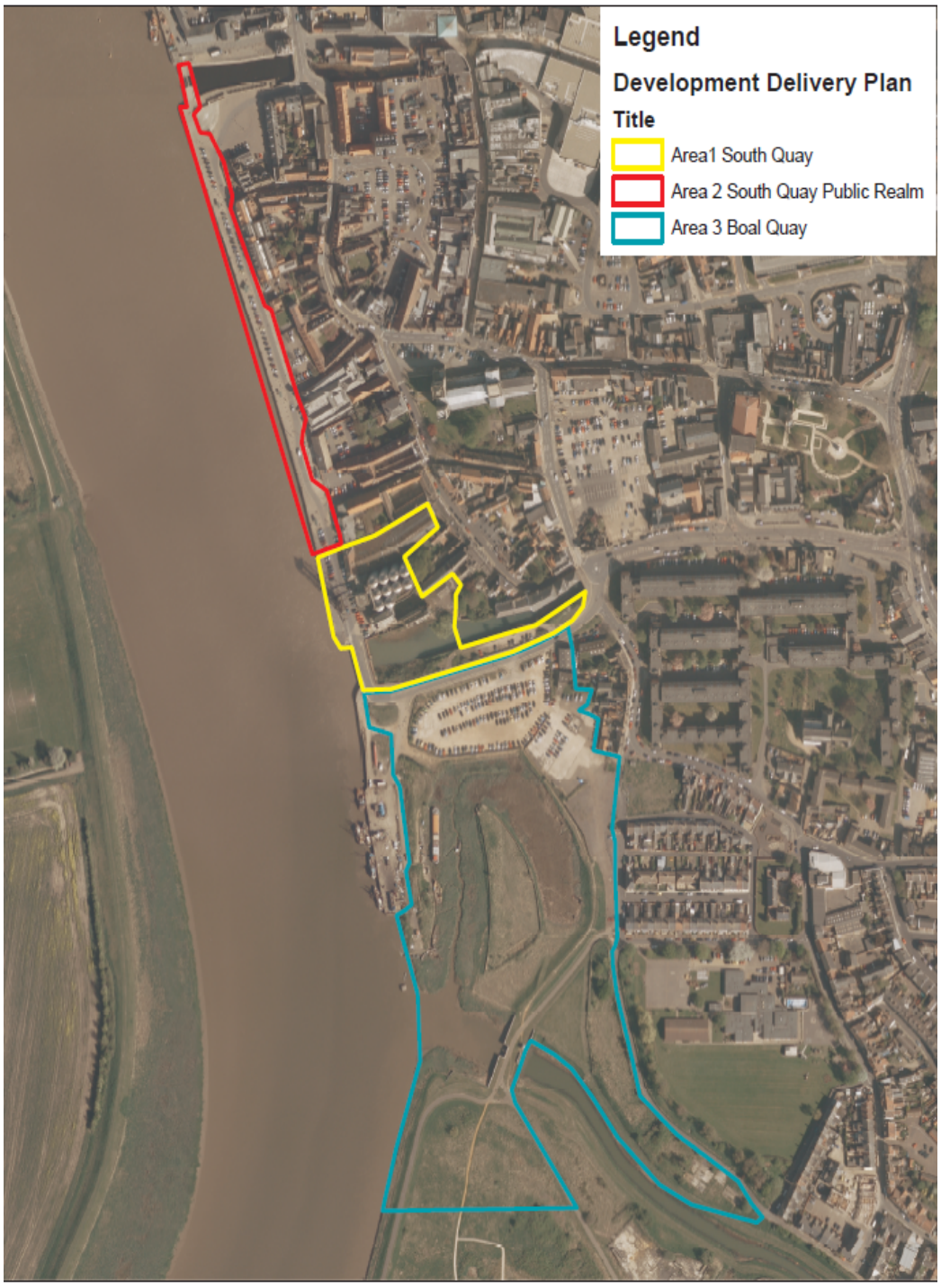
12.0 Background Papers

12.1 Regeneration and Economic Development Member Task Group Report, 5th February 2014

12.2 The Royal Institution of Chartered Surveyors, *Delivery Strategies for Masterplans and Area Action plans*, (July, 2008)

12.3 St Margaret's Conservation Area (2014)

(Definition: Unpublished work relied on to a material extent in preparing the report that disclose facts or matters on which the report or an important part of the report is based.


Legend
Development Delivery Plan
Title
Area1 South Quay
Area 2 South Quay Public Realm
Area 3 Boal Quay

Pre-Screening Equality Impact Assessment

Name of policy/service/function	Regeneration
Is this a new or existing policy/ service/function?	New
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations	Prepare a deliverable and viable scheme that includes the most appropriate uses to ensure a sustainable economic growth for the King's Lynn historic riverfront area.

Question	**Answer**				
1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups **according to their different protected characteristic**, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service? Please tick the relevant box for each group. NB. Equality neutral means no negative impact on any group.		Positive	Negative	Neutral	Unsure
	Age			√	
	Disability			√	
	Gender			√	
	Gender Re-assignment			√	
	Marriage/civil partnership			√	
	Pregnancy & maternity			√	
	Race			√	
	Religion or belief			√	
	Sexual orientation			√	
	Other (eg low income)			√	

Question	**Answer**	**Comments**
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	Yes / No	No
3. Could this policy/service be perceived as impacting on communities differently?	Yes / No	No
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	Yes / No	No
5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section	Yes / No	**Actions:** **Actions agreed by EWG member:** ……
Assessment completed by: **Name Ostap Paparega**		
Job title Regeneration and Economic Development Manager	**Date 19 October 2015**	