



Regeneration and Development Panel
Tuesday, 8th June, 2021 at 4.30 pm
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. Local Plan (30 minutes) (Pages 2 - 17)

To consider the report and make any appropriate recommendations to Cabinet.

2 Southgates Masterplan (20 minutes) (Pages 18 - 25)

To consider the report and make any appropriate recommendations to Cabinet.

Contact

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REPORT TO CABINET

Open		Would any decisions proposed:			
Any especially affected Wards	Mandatory	Be entirely within Cabinet's powers to decide:		NO	
		Need to be recommendations to Council:		YES	
ALL		Is it a Key Decision?		YES	
Lead Member: Cllr Richard Blunt E-mail: <i>cllr.richard.blunt@west-norfolk.gov.uk</i>			Other Cabinet Members consulted: All		
			Other Members consulted: Local Plan Task Group		
Lead Officer: Alan Gomm E-mail: <i>alan.gomm@west-norfolk.gov.uk</i> Direct Dial:01553 616237			Other Officers consulted: Management Team		
Financial Implications	Policy/ Personnel Implications	Statutory Implications	Equality Impact Assessment	Risk Management Implications	Environmental Considerations
NO	NO	YES	NO	YES	YES

Date of meeting: 15 June 2021

LOCAL PLAN REVIEW DRAFT FOR PRE-SUBMISSION CONSULTATION

Summary

A draft Local Plan has been prepared by a review of the adopted Core Strategy and Site Allocations and Development Management Policies documents. It incorporates the latest housing requirements and other research.

Recommendations that:

1. The Council approves the draft Local Plan Review for pre-submission consultation.
2. Following that consultation the Council agrees to submit the Local Plan Review.
3. The final pre-submission version of the document and methods of public consultation be agreed by the Executive Director Planning and Environment in consultation with the Portfolio Holder for Planning and Development.
4. The Council notes the updated Local Development Scheme timetable.

Reason for Decision

To consult on a draft Local Plan Review, and ensure an efficient process is used to gauge public opinion.

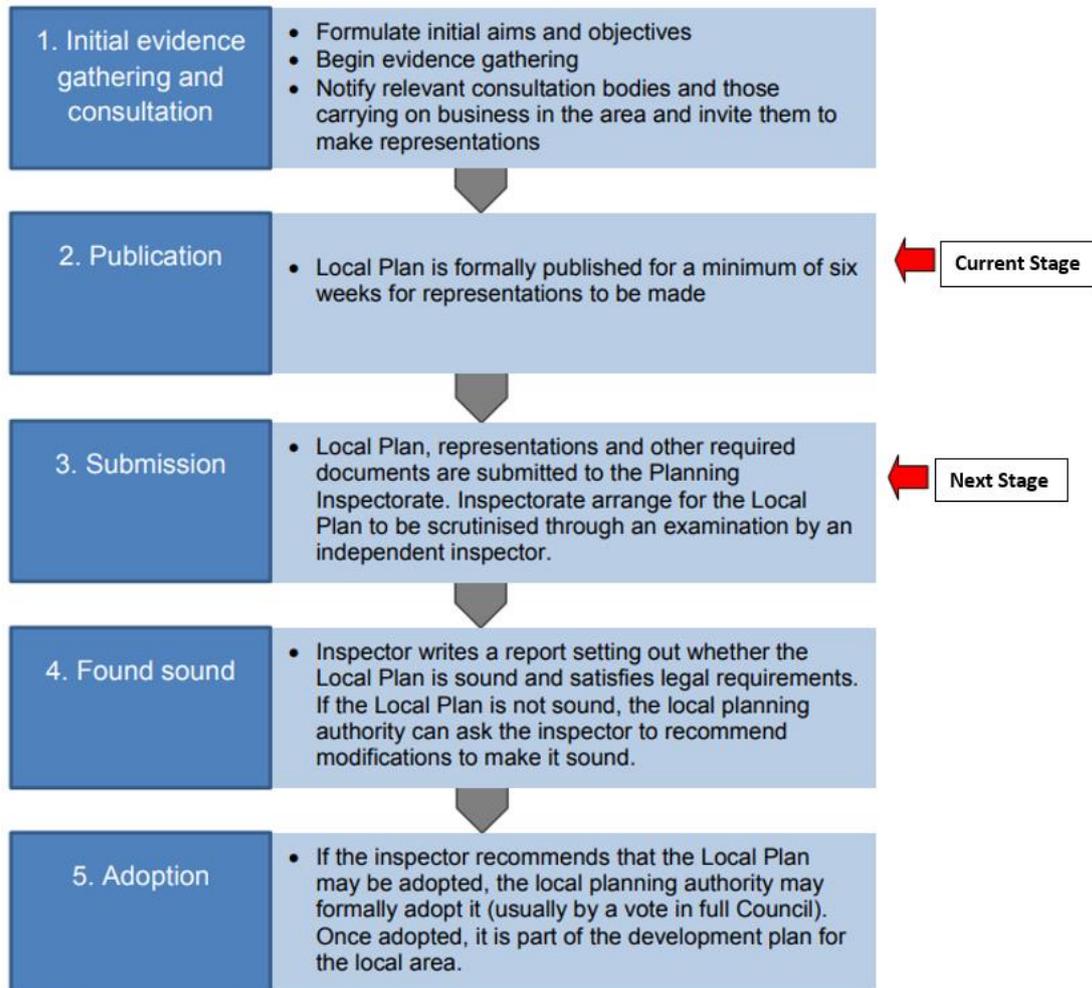
1. Background

1.1 Our current Local Plan consists of two separate documents, the Core Strategy (adopted in 2011) and the Site Allocations and Development Management Policies plan ('SADMP' adopted in 2016). When the Inspector agreed the SADMP document and modifications he added a policy which proposed an early review of the Plan. The document presented to this

meeting is a draft plan which combines and updates the Core Strategy and SADMP taking the end date to 2036.

1.2 This is the second stage in the preparation of a new plan, producing a plan for publication that the Council wishes to adopt and against which representations can be made.

1.3 A simplified flow chart shows the broad stages:



Our formal Local Development Scheme (the proposed timetable for preparing the document) sets out the more detailed stages and dates. It can be found via the following link:

https://www.west-norfolk.gov.uk/info/20214/emerging_local_plan/500/local_development_scheme

The programme has changed since this was last updated so an amended table is attached to bring this up to date (Appendix).

2. Background work so far

2.1 Following consultation on the initial draft local plan review document in 2019 the Local Plan Task Group has considered large amounts of material as part of the review of the two current local plan documents. This has included:

- Comments made and suggested responses
- Sustainability Appraisal (SA) of sites and policies

- Housing Land supply material (including a Housing and Economic Land Availability Assessment, trajectory, Housing Delivery Action Plan and progress on site completions)
- Brownfield Register content
- Revised National Planning Policy Framework (NPPF) and associated Government advice including housing requirements (various iterations and consultations)
- Annual monitoring material and reports
- Strategic Flood Risk Assessments (SFRA) (Level 1 and Level 2)
- Norfolk Strategic Planning Framework (NSPF) and other duty to co-operate/statement of common ground items across the county (including county wide assessment of recreational pressures on Natura 2000 conservation sites).
- Work by Neighbourhood Plan groups.

2.3 All of this material has been reviewed and informed the Task Group's proposals for the content of the Publication Pre-Submission Review document.

2.4 Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012 cover this next stage in plan preparation as noted in the schematic above. Having had the Task Group consider the material noted above and through them formulated a revised document it is now appropriate to publish it and seek formal representations from the public, businesses and other interested parties. Cabinet is being asked to make this decision having regard to the consultation responses to the SA/Strategic Environmental Assessment (SEA) and with reference to the Habitat Regulations Assessment (HRA).

2.5 The Background Papers section lists the individual documents which will be available as part of the consultation process.

3. Main changes from consultation version

3.1 The Review document builds on policies in the Core Strategy and SADMP and the following are the main or most significant changes made from the consultation version of the LPR/current plans (references are given to chapter/policy numbers as appropriate).

Change from consultation draft policy/clarification or updating for Review	Reference in document
Incorporating the latest local housing need figure into the Plan.	Section 4.1.2 - 4.1.11, and Policy LP01
A new climate change policy	Section 4.6, Policy LP06
A new policy for the AONB	Section 6.2, Policy LP16
Splitting the environmental assets policy into 2 policies for natural	Section 6.5 and 6.6, policies LP19 and 20

environment and historic environment	
New housing policies for elderly people and specialist care accommodation and adaptable and accessible homes	Section 7.3 and 7.4, policies LP29 and 30
Deleting the King's Lynn Town Centre Retail Expansion Area policy	Section 9.1.2
Proposing the allocation of an additional site at Estuary Road for employment use	Section 5.1, Policy LP07, Section 9.1, Policy LP38 and Section 9.1.13, Policy E1.12
Removing sites previously allocated in the Adopted SADMP at Knights Hill and proposed for allocation in the draft LPR document at Watlington, Burnham Market, Clenchwarton, Docking, East Rudham, Emneth, Marshland St James, Middleton, Southery, Stoke Ferry, Tilney St Lawrence (2 sites), Walpole St Andrew and West Walton.	Sections 11.2 and 12
Moving Ashwicken from the Rural Village to the Smaller Villages and Hamlets category	Section 15 and individual maps

3.2 However, whilst these are the more significant changes there are other changes which people may consider significant in a local context, and several policy wordings differ from the earlier version of the document, although the thrust of policy is largely unaltered.

3.3 The full document is available (together with the supporting material) via the following link and a summary is attached as an Appendix:

[Emerging Local Plan review 2016-2036 | Emerging Local Plan review 2016-2036 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

4. Consultation process

4.1 A report on the communication strategy for this stage of the plan process was considered by the Corporate Performance Panel on 6 January 2021 (Minutes CP199). The Panel endorsed the report and the suite of measures proposed to maximise exposure of the Local Plan review with members, town/parish councils, local communities and others. The main elements of the consultation process are intended to be:

Web version of the Local Plan Review document with ability to make	Using our 'Objective' consultation system to enable easy entry of
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representations against particular paragraphs, policies or proposals	representations and later analysis
Updated online interactive map	Easy access, map-based version of the plan
E-mail notification of consultees; parish and town councils; other interested parties	Wide notification of the fact that the LPR is at pre-submission stage and response/clarification opportunities
Virtual briefings for parish and town councils and the KLACC	To enable targeted questioning/explanation on significant subjects.
Media/Press event via Zoom/Teams to be hosted by the Portfolio Holder and Planning Policy Manager and Team Members	To ensure wider awareness in the local area

4.2 In view of the current circumstances relating to the Pandemic briefings will have to be virtual conducted over Zoom. In terms of timescale, we would aim to start the consultation as soon as practical after Council (8 July) to finish by mid-late September (minimum 6 weeks required by the regulations). Given the current context of a Global Pandemic, it is proposed to have a longer period than the minimum for representations to be made and it is felt that 8 weeks would be appropriate. Statutory consultees will be informed of the publication in advance, as will non-statutory consultees. This will include town/parish councils, agents, developers, and those who have indicated they wish to be notified, such as people who have commented at earlier stages or proposed a site for allocation. The Council will also publish a statement of representations, as required by the regulations, which sets out how representations can be made, where documents can be viewed, and what period of time representations will be accepted.

Beyond Council agreement to ‘Publish’

4.3 Unlike earlier stages in plan preparation such as the draft consultation on the Local Plan review in 2019, or the issues and options and preferred options consultations for the SADMP, this is not a consultation. As such the Borough Council are not looking to gain as many views as possible which would inform the next stage of plan preparation. This is a publication of the Local Plan review which the Borough Council wishes to adopt.

4.4 Those making a representation will be asked if they consider the Local Plan review is ‘Sound’ or not. The test of soundness for a Local Plan are:

- Is it positively prepared? Meets the local housing need as a minimum, informed by agreements with other authorities, and achieves sustainable development
- Is it justified? Is it an appropriate strategy, which is based upon proportionate evidence?
- Is it effective? Is it deliverable and is there evidence of effective joint working on cross boundary strategic matters?
- Is it consistent with national policy? Does it enable the delivery of sustainable development in accordance with the NPPF?

4.5 Representations are collected by the Borough Council and then alongside the Local Plan review, and the suite of supporting documents, submitted to the Secretary of State (SoS) for examination.

4.6 The SoS will appoint an Independent Inspector from the Planning Inspectorate. From this point onwards we will be in their hands, as they will conduct the formal examination, choose what questions to ask of the Borough Council, holding hearing sessions in public and invite those who made representations to appear, should they wish and at the Inspector's discretion.

4.7 The conclusion of the examination will hopefully be that the Borough Council can adopt the Local Plan review as submitted, albeit it is likely with some recommended modifications from the Inspector arising from the examination process.

5. Options Considered

5.1 The SA considers a series of potential alternative approaches and shows the advantages and disadvantages of these.

6. Policy Implications

6.1 In broad terms the Local Plan Review keeps most of the existing planning policy from the Core Strategy and SADMP. The main changes are outlined above in paragraph 3.1. In summary the more significant changes to policy are around:

- An explicit 'Growth Corridor' is proposed south from (but including) King's Lynn along the A10.
- The overall rate of growth in housing is less than that previously.
- More scope is provided for potential small-scale housing development beyond development boundaries.

These changes are considered to be in line with the revised NPPF and reflect Borough Council aspirations.

7. Financial Implications

7.1 None specifically.

8. Policy/Personnel Implications

8.1 None specifically.

9. Statutory Considerations

9.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 19 and 20 outline the requirements for the consultation, etc. The wider plan preparation process is covered in the Regulations and in practice guidance from Government.

10. Equality Impact Assessment (EIA)

10.1 Attached.

11. Risk Management Implications

11.1 There are two particular issues that result in risks:

1. The Government has significantly increased the potential penalties for not delivering housing growth to the required scale. We have previously been tested against 5-year housing supply targets and the Government has added a test of Housing Delivery.
2. We must keep our Local Plan up to date. There are potential interventions if an authority is looking to rely on older policies and allocations.

12. Environmental Considerations

12.1 The plan review is a statement of the Council's planning policies relating to environmental matters (also economic and social) and is subject to a strategic environmental assessment and sustainability appraisal process.

13. Declarations of Interest/Dispensations Granted

13.1 None.

14. Background Papers

(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. A copy of all background papers must be supplied to Democratic Services with the report for publishing with the agenda)

The Town and Country Planning (Local Planning) (England) Regulations 2012	https://www.legislation.gov.uk/uksi/2012/767/contents/made
Housing and Economic Land Availability Assessment (2019) & Update/appendices (2020)	Proposed pre-submission Local Plan Review documents Proposed pre-submission Local Plan Review documents Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)
Habitat Regulations Assessment (2021)	
Local Plan Review Viability Study (2021)	
Housing Needs Study (HNA) (2020)	
Report for Norfolk Councils - Study of Retirement Housing: Demand and Planning Issues (2020)	
Gypsy & Traveller Needs Assessment (2016) & (2020)	
Green Infrastructure (GI) and Recreational impact Avoidance & Mitigation Strategy (RAMS) (2021)	
Norfolk Strategic Planning Framework Health Protocol - Planning in Health (2019)	
Norfolk and Suffolk Coastal Authorities Statement of Common Ground Coastal Zone Planning	
Strategic Infrastructure Delivery Plan	
Custom and Self-Build Action Plan and Custom and Self-Build Demand Assessment Framework (2018)	

Sustainability Appraisal (SA) (inc. SEA) Scoping Report (2019); SA (inc. SEA) 2020 Scoping Report; local plan review SA (inc. SEA); statutory responses to SA scoping report update 2020; SA/SEA responses to 2019 Draft SA/SEA documents	
Housing Trajectory 2019/20 & 5-Year Housing Land Supply; Housing Delivery Test Action Plan (August 2019 and April 2020)	
Authority Monitoring Reports (AMR) published annually.	
Reviews of employment and retail research – 2017	
Strategic Flood Risk Assessments (Level 1 and Level 2)	
Norfolk Strategic Planning Framework and other duty to co-operate/statement of common ground items across the county.	
Countywide assessment of recreational pressures on Natura 2000 conservation sites	
Statement of Community Involvement (SCI)	
Duty to Cooperate (DTC) document (2021)	
Statement of Community Engagement (2021)	<i>Document can only be concluded at submission</i>
Natura 2000 (Habitat) Sites Monitoring & Mitigation Strategy	Developer contributions documents Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)
Work by Neighbourhood Plan groups (draft and 'made' neighbourhood plans).	https://www.west-norfolk.gov.uk/info/20127/neighbourhood_plans
Local Development Scheme (LDS) (2021)	Local Development Scheme Local Development Scheme Borough Council of King's Lynn & West Norfolk (west-norfolk.gov.uk)
Brownfield Register	https://www.west-norfolk.gov.uk/info/20079/planning_policy/617/brownfield_register
NPPF and associated Government advice including housing requirements (various iterations and consultations)	https://www.gov.uk/government/publications/national-planning-policy-framework--2

Pre-Screening Equality Impact Assessment	Borough Council King's Lynn West Norfolk				
Name of policy/service/function	Local Plan Review				
Is this a new or existing policy/ service/function?	Existing				
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	Policies to deal with new development in the Borough to 2036. Housing; employment; heritage; environment and infrastructure are covered.				
Question	Answer				
<p>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?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Gender			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
Other (e.g., low income)			x		
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	Policies relate to efficient land use and not specific policies about different communities. For example, housing deals with scale and location, but does supply facility for affordable housing.			
3. Could this policy/service be perceived as impacting on communities differently?	Yes / No	As above			
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	Yes / No	Although within the limits of legislation and practice certain aspects such as affordable housing are covered.			
<p>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</p>	Yes / No	Actions: None			
		Actions agreed by EWG member: Claire Dorgan			
Assessment completed by: Name: Alan Gomm					
Job title: Planning Policy Manager	Date 20 May 2021				

Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.

Local Plan review Programme 2021-2023 (May 2021 Revision)

Local Plan Documents	2021				2022				2023			
	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Local Plan review	D	D	E/F	G	G	G	G	H	I/J			
South East King's Lynn SPD	1/2	3/4										

Key Stages of Local Plan Preparation		Regulation
A	Sustainability Appraisal Scoping Report Consultation (2016)	
B	Development of options – on-going engagement on issues and emerging options	
C	Publish and Consult on draft Local Plan	Regulation 18
D	Pre-Submission plan development	
E	Pre-Submission publication	Regulation 19 & 20
F	Submission of document to Secretary of State	Regulation 22
G	Examination (Including Hearing Sessions)	Regulation 24
H	Receipt of Inspector's Fact Check Report	
I	Receipt of final Inspector's Report	Regulation 25
J	Adoption	Regulation 26

Key Stages of the South East Kings Lynn SPD		Anticipated time
1	Preparation of initial draft	March – May 2021
2	Agreement by BC to consultation	May – June 2021
3	Consultation process	June – August 2021
4	Redrafting and Agreement by the BC	August – September 2021

King's Lynn & West Norfolk Local Plan Review (2016 – 2036) - Summary

1. Local Plan explanation

1.1 England runs a plan-led system for land use planning. A Local Plan is the key document which planning authorities use to make land use planning decisions. It is a statutory requirement for the starting point for decisions to be the Local Plan unless material circumstances say otherwise. Planning regulations require local plans to be reviewed every five years.

1.2 Local plans provide a sustainable framework for development in terms of both housing numbers and location. As a minimum the Local Housing Need (LHN) must be met. The starting point for this is provided by Government through a standard method, as outlined in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). This will usually be met through allocations of sites for housing and by policies allowing small-scale development within settlement development boundaries, defined by the plan. The plan will also have development management policies that guide development in terms of acceptable locations, design, and protection of the natural and historic environment. It will also have policies to guide and support the local economy.

2. Current Local Plan

2.1 The Borough Council (BC) already has an adopted Local Plan in place. This includes two documents - the Core Strategy (CS) (2011) and the Site Allocations and Development Management Policies Plan (SADMP) (2016). It is in two parts as this was the process at that time. It covers the period from 2001 to 2026. The CS gives the overall strategic approach and the SADMP gives further detail to ensure this can take place.

3. The Need for an up-to-date Local Plan

3.1 During the last examination process the BC agreed to update its Local Plan at once and look over the longer term from 2016 to 2036. This would ensure that planning policies are up to date, based upon the latest evidence, and provide all with a degree of certainty in relation to planning decisions.

3.2 The Government has a policy ambition for 300,000 new homes to be built each year by the mid 2020's. This is driving changes to the planning system and means that the BC must play their part in ensuring the housing need is at least met locally through an up-to-date Local Plan. Alongside requiring an up-to-date Local Plan to be in place by the end of 2023, local planning authorities must also pass two further tests to keep making planning decisions locally. The first is to be able to show a 5-year housing land supply (i.e., is there enough housing land within the local planning system for at least 5 years' worth of building). The second, introduced more recently, is having to 'pass' the Housing Delivery Test (has there been enough housing completed within the area). Failure in any of these elements can result in the policies within the Local Plan carrying less/limited/no weight in the planning decision-making process. This could lead to development taking place in less desirable locations or in a much higher amount than needed.

4. High Level Overview of the Local Plan review

4.1 The Local Plan review is exactly that, it is a review, so does not start from scratch. Many of the existing policies are proposed to be carried forward, albeit updated where appropriate. This includes most of the housing allocations made in the 2016 Plan.

4.2 The housing need was in the region of 700 new homes being needed each year in the Borough in 2016. The 2016 Plan supported this. Today the housing need has reduced to 539 new homes per year (10,780 2016-2036). This is a significant reduction, especially over a 20-year plan period. The need was higher at the point when the draft version of the Local Plan review was consulted upon in 2019, this meant several new draft allocations were proposed. The housing need has dropped, and these are no longer needed. This is not surprising as the need has fallen, and the 2016 Plan adopted four years ago catered for a much higher need. This has resulted in an unusual situation with no absolute requirement to make any further housing allocations to meet the Local Housing Need.

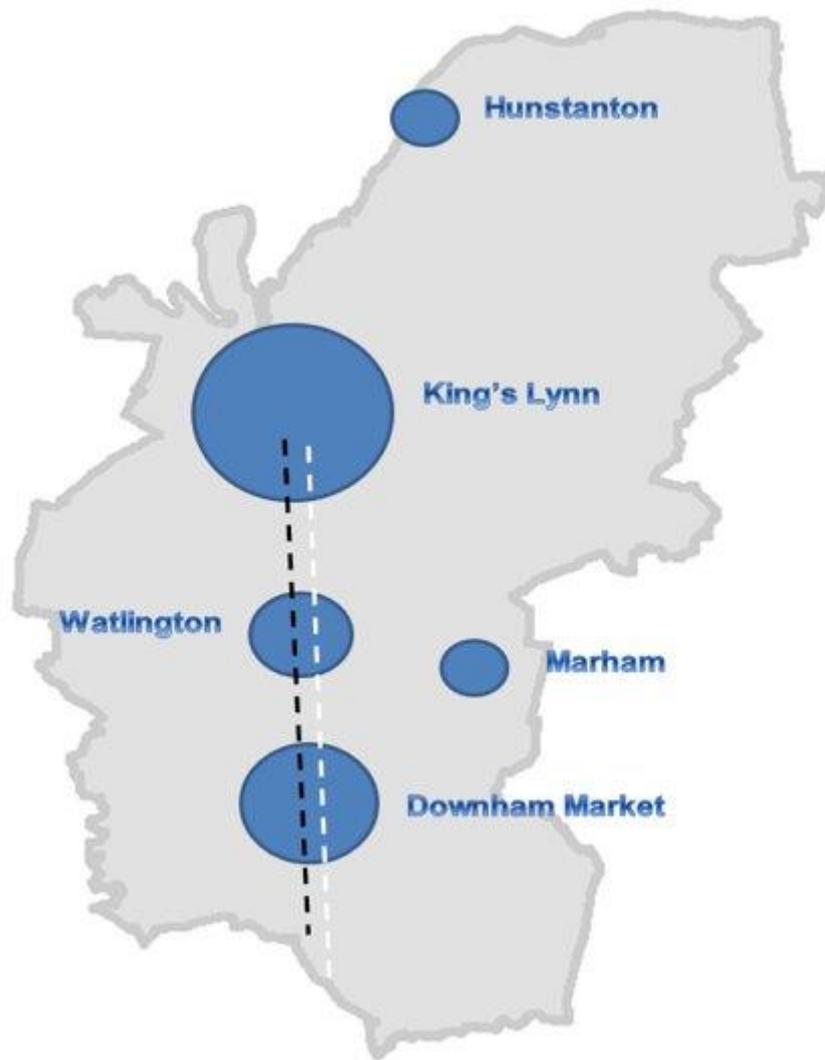
4.3 The Plan's **Vision** for King's Lynn and West Norfolk to 2036 is that:

- People want to be part of the success story that is West Norfolk, drawn here to live, work, invest, and visit.
- West Norfolk enjoys an unparalleled balance between quality of life and quality of opportunity with people drawn to the area to take advantage of this.

The overall Vision is supported by a Vision for Places together with 16 Objectives spanning the areas of Economy, Society and Environment. Visions and Objectives are also set for King's Lynn, Downham Market, Hunstanton, the Wisbech fringe area, and the rural and coastal areas.

4.4 Other key elements of the Local Plan review are:

- A Strategic Direction of Growth following the Settlement Hierarchy: King's Lynn Sub-Regional Centre (including South Wootton and West Winch), Downham Market, Hunstanton, Wisbech Fringe and Key Rural Service Centres.
- A Strategic Growth Corridor along the A10 road/main railway line - 70% of growth is to take place in this corridor.



- 2,500 new homes in the West Winch Growth Area (4,000 in the fullness of time).
- Deletion of the adopted plan's Knights Hill allocation for 600 homes (note that the bulk of this allocation was granted outline planning permission on appeal in July 2020. The rest has outline permission for 55 houses).
- A new Riverside Regeneration Area in King's Lynn stretching from South Quay to Southgates, including four existing individual allocations supporting up to 170 houses in total.
- Two new Growth Key Rural Service Centres at Marham and Watlington near the A10/main railway line Strategic Growth Corridor.

- A new policy on climate change – requiring developers to illustrate how what they are proposing is sustainable development and supports the mitigation of and adaptation to climate change.
- A new policy for the Area of Outstanding Natural Beauty (AONB).
- A framework to allow ‘windfall’ development (i.e., that not specifically allocated in the Plan), such as re-development within development boundaries and sensitive infilling and rounding off outside of them.
- Settlement boundaries defined for all smaller villages and hamlets to help with the implementation of the infilling and rounding off policy.
- Policies to provide affordable housing, housing for elderly people and those who need specialist care, accessible and adaptable homes and to support people to build their own homes (custom and self-build housing).
- Separate policies for the protection and enhancement of the natural and historic environment, previously combined into one policy.

REPORT TO CABINET

Open/Exempt		Would any decisions proposed :			
Any especially affected Wards	Mandatory/	Be entirely within Cabinet's powers to decide		YES/NO	
	Discretionary /	Need to be recommendations to Council		YES/NO	
	Operational	Is it a Key Decision		YES/NO	
Lead Member: Cllr Richard Blunt E-mail: <i>cllr.richard.blunt@west-norfolk.gov.uk</i>		Other Cabinet Members consulted:			
		Other Members consulted:			
Lead Officer: Jemma Curtis E-mail: <i>jemma.curtis@west-norfolk.gov.uk</i> Direct Dial:		Other Officers consulted: Duncan Hall, Matthew Henry, Stuart Ashworth, Alan Gomm, Steven King, Dave Robson			
Financial Implications YES/NO	Policy/ Personnel Implications YES/NO	Statutory Implications YES/NO	Equal Impact Assessment YES/NO If YES: Pre-screening/ Full Assessment	Risk Management Implications YES/NO	Environmental Considerations YES/NO

Date of meeting: 15 June 2021

SOUTHGATES REGENERATION AREA

Summary

This report details the proposed masterplanning and initial site clearance of land and buildings at the Southgate Regeneration area, as part of the King's Lynn Heritage Action Zone programme. The purpose of the masterplan is to develop a clear vision and design principles, setting out the potential built form and uses for sites at the prominent and important gateway to the town centre around the South Gate. Using funding secured through the Norfolk Business Rates Pool, the masterplan will build on work completed to date as part of the Heritage Action Zone to establish a framework and strategy to secure investment and funding for the future redevelopment of the brownfield sites, while maximising the valuable historic assets of the area.

The scope of this project comprises two elements;

1. Masterplanning – including any further site investigations and surveys to further assess the preferred site masterplan, viability and delivery mechanism for the scheme.
2. Site clearance of key sites that have a detrimental impact on the gateway to the town centre prior to any future redevelopment.

Recommendation

1. Delegate authority to Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio holder for Development and Regeneration to commission a masterplan for the Southgate Regeneration Area as set out in section 2 of the report.
2. Delegate authority to Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio holder Development and Regeneration to complete the necessary procurement, permissions and legal requirements for the works detailed in section 2 & 3 of the report

Reason for Decision

To guide the future regeneration of this gateway site to King's Lynn's town centre in line with the aims and objectives the Heritage Action Zone and the corporate business plan objective to 'promote the borough as a vibrant place in which to live, to do business and as a leading visitor and cultural destination.'

1 Background

- 1.1 Heritage Action Zones (HAZ) is a national programme lead by Historic England to work with places of historic importance and assets to boost economic growth using the historic environment as a catalyst. The King's Lynn HAZ Delivery Plan sets out a vision for King's Lynn aimed at strengthening its role as a regional centre by using the major heritage assets of the town as a positive feature for encouraging sustainable growth. The five year programme (2017-2022) has identified a number of regeneration actions, one of which is focused around using brownfield sites to reinstate the urban structure and historic grain to improve the first impressions of the town for visitors, potential employers, employees and investors and will strengthen the town's regional position.
- 1.2 The Southgates Regeneration Area is a key element of the HAZ programme which the HAZ Partnership Board has agreed a set of actions to help progress taking this important site forward. Following extensive research commissioned by Historic England in partnership with the Council as part of the early stages of the HAZ programme, funding was secured through the Norfolk Business Rates Pool to commission the next stage of detailed masterplanning and any necessary site investigations and surveys required to define the strategic vision for future redevelopment of the area. The site offers the potential to create a high quality gateway to King's Lynn to change the perception and first impression of the town and strengthen the identity of King's Lynn as a sub-regional economic centre and visitor destination.
- 1.3 Over the last 15 years, the Council has progressed with strategic land acquisitions in the area to facilitate comprehensive redevelopment of the site and complement the existing regeneration well under way on the Nar Ouse Regeneration Area to the south. The site areas contains a combination of vacant, derelict or properties in poor condition around the Southgate roundabout, the under-utilised Southgate Park and hoardings site to the east. The most significant feature of the area is the South Gate SAM and its striking central location as the key southern access into King's Lynn is paramount.
- 1.4 A number of studies and feasibility work focusing on different aspects of this area has progressed over a number of years that requires the development of a comprehensive and holistic masterplan to define the vision and establish the principles and options for redevelopment of this area to brings these strands of existing activity together. These include;
 - **Unlocking Brownfield Sites Study (2019)** AR Urbanism and the consultant team were appointed by the Council in conjunction with Historic England to assess seven strategic brownfield sites within King's Lynn town centre in the context of the Council's regeneration plans and the Heritage Action Zone Delivery plan. The study was focussed on 'unlocking' the potential of these sites to provide viable and high-quality development, particularly residential development, which enhances the town centre's heritage context and supports the future prosperity of the town centre and wider King's Lynn area.

- **The King's Lynn Transport Strategy** identifies the Southgate and London Road as a priority area to improve vehicle flow, reduce congestion and improve the Air Quality Management Area. Norfolk County Council secured funding from the Business Rates Pool to complete a feasibility study to consider options to improve this area from a transport perspective. The Feasibility study completed by NCC also considered improvements to the roundabout itself and presented a preferred option to enlarge and signalise the roundabout.
- **Southgate Gateway:** as part of the Future High Street Fund (FHSF) submission by the Borough Council of King's Lynn & West Norfolk (BCKLWN), work was carried out with NCC in conjunction with the Feasibility Study for London Road and Southgate Roundabout to consider diverting London Road route east of the South Gate scheduled monument and then to landscape the area around the South Gate that is no longer highway. The existing Southgate roundabout was proposed to be adjusted to accommodate the new road layout. Unfortunately the scheme submitted to FHSF was unsuccessful but has developed a project to business case stage to submit for future funding opportunities when they arise. As part of the scheme development, consultation was undertaken with statutory consultees, including Historic England. Statutory advice has been received since the FHSF submission that will require amendment to the design and consideration in the wider masterplan.

2 Masterplan Brief

The proposed study area for the masterplan to be commissioned extends to 1.81Ha as identified in appendix 1. The initial scope of the masterplan commission is limited to RIBA Work Plan Stages 1-3 and includes;

Assessing the feasibility, development potential and viability for mixed use redevelopment options for the public realm, vacant sites and derelict properties within the site area broken down into three key land uses to consider;

1. Buildings and Build Form
2. The Street Network
3. Open Spaces and Landscaped Areas

The scope of the commission will specifically;

- Review of existing known site information, constraints and previous work to develop a vision, design principles, concept layout and design code for the area, considering infrastructure requirements (including but not limited to; highway road and pedestrian/cycling network and public realm improvements and landscaping).
- Assess the feasibility, market demand and viable uses for potential development within the site area.
- Understand and establish the correct quantum of development, where appropriate, following past reports and studies and engagement with key stakeholders.
- Prepare outline specification and preliminary cost information for the masterplan
- Prepare project delivery plan incorporating land assembly, programme, cost and funding strategy for the site.
- Public consultation on the options and preferred masterplan.
- Commission further surveys and site investigations if required to inform viability and delivery strategy for the area.

A number of other strategies and studies are being progressed alongside the proposed masterplan. The masterplan should be cognisant of these and consider these carefully in the development of the masterplan;

- Local Cycling and Walking Infrastructure Plan, NCC (in preparation)
- [Air Quality Management Area Action Plan](#)
- [Local Plan \(2016-2036\)](#)
- [Town Investment Plan, 2021](#)

3.Site Clearance

3.1 The second element of the project scope is the preparation for a separate contract to complete site clearance and demolition of sites that have a detrimental impact to the gateway setting and those that would not have a negative revenue implication to the Council until such time the sites are redeveloped. Agreement on sites to be cleared will be undertaken in consultation with key stakeholders including Historic England, Norfolk County Council and local stakeholder groups. Cleared site(s) will enhance town centre gateway and prepare the area for redevelopment. Consideration to interim measures to ensure the cleared sites remain presentable and tidy for this town centre gateway will need to be given.

4 Policy Implications

A King's Lynn Town Investment Plan (TIP) was prepared and submitted to government in 2020 and sets out the vision, strategy and investment priorities for King's Lynn over the next ten years. During 2020, residents, businesses and a range of local institutions have worked together, through Vision King's Lynn and the Town Deal Board, to set clear priorities and a vision for King's Lynn that delivers:

1. New opportunities for skills and jobs for our young people and all those affected by Covid-19
2. Growing innovative businesses
3. A repurposed town centre with new experiences and enterprise
4. A high-quality residential and leisure offer in the historic town core and riverfront
5. A sustainably connected town

The outcome of this work has resulted in an agreed set of priorities with the Town Deal Board;

- Creating a town where people want to come to live and stay
- Developing a local skills pipeline for local opportunities responding to Covid-19
- Improving digital and sustainable connectivity
- Repurposing the town centre and historic assets for visitors and residents

The Southgates Regeneration Area is a key strategic site identified in the TIP. While there is no current funding ask for the Southgates area in the Town Deal, the completed masterplan will provide the detailed strategic framework required to inform the future funding opportunities, building on the previous work to date to ensure the strategic case, objectives and desired outcomes for this regeneration area are clearly defined.

5 Financial Implications

Funding was secured in 2018 from the Norfolk Business Rates Pool of £315,000, match funded by the Council making a total available budget of £630,000 for the commissioning of masterplanning, site investigations, surveys and site clearance. The funding package is contained in the Council's approved capital programme 2021/22.

6 Personnel Implications

The masterplanning forms part of the Heritage Action Zone programme and will be led by the Regeneration & Economic Development section with wider specialism and expertise from across the Council departments.

7 Environmental Considerations

The site has a number of environmental considerations that will need to be taken into consideration through the masterplanning process including;

- Part of Friars Conservation Area is within the study area
- Part of the site area is within the designated Air Quality Management Area for the town centre one way system and London Road
- The masterplanning should consider opportunities to promote clean growth and support objectives set out in the Council's Climate Change Policy.

8 Statutory Considerations

The study and any site clearance work will consider latest planning, conservation and environmental policies and guidance in consultation with statutory consultees.

Necessary consents and permissions will be obtained where appropriate for the site clearance element of the project.

9 Equality Impact Assessment (EIA)

(Pre screening report template attached)

10 Risk Management Implications

Risk Register

11 Declarations of Interest / Dispensations Granted

None

12 Background Papers

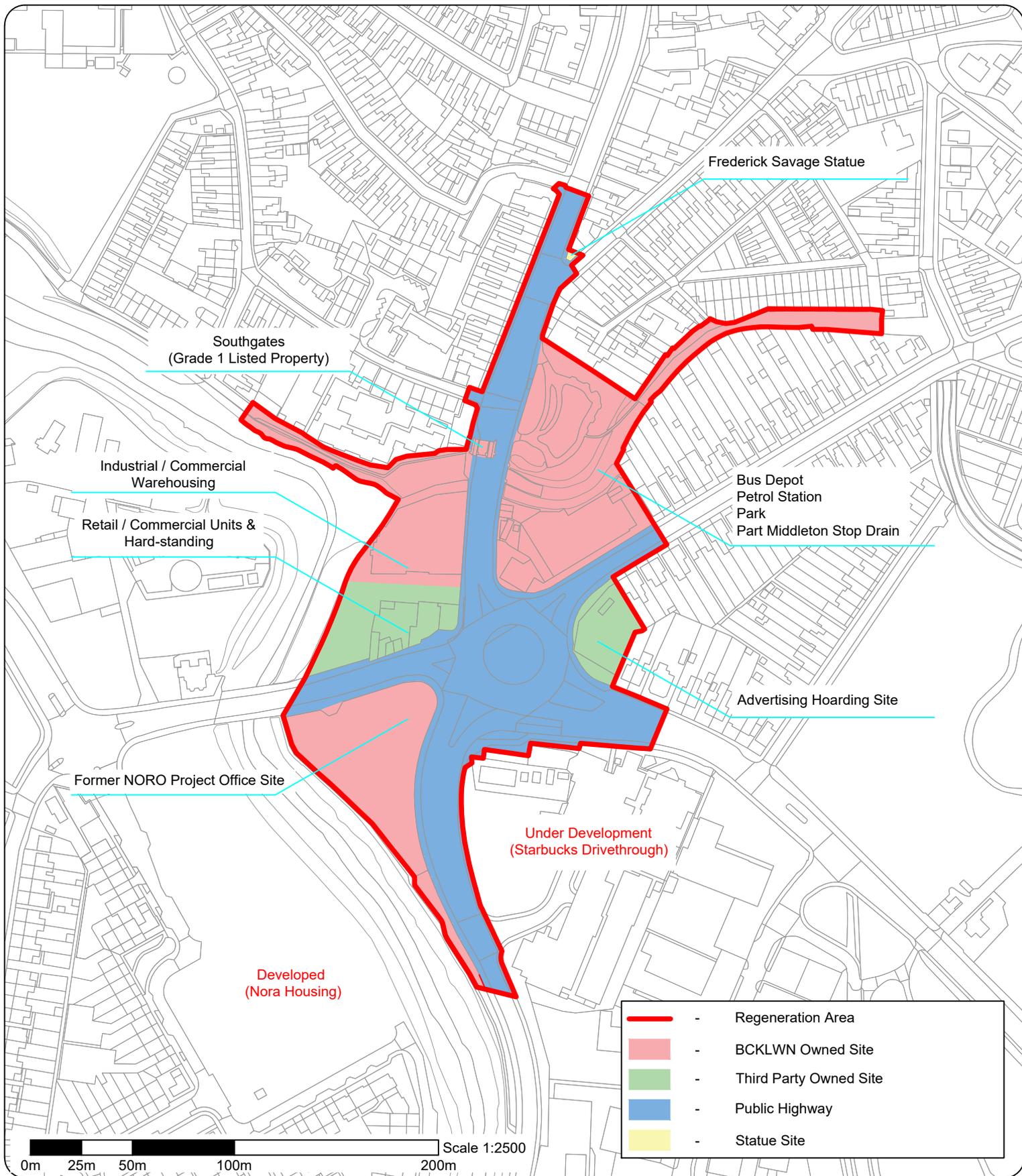
1. [King's Lynn Transport Strategy, WSP, 2019](#)
2. Local Cycling and Walking Infrastructure Plan, NCC (in preparation)
3. [Air Quality Management Area Action Plan](#)
4. [Local Plan \(2016-2036\)](#)
5. King's Lynn [Town Investment Plan, 2021](#)
6. Heritage Action Zone Delivery Plan
7. Southgate Roundabout and London Road Feasibility Study, WSP, 2020

Pre-Screening Equality Impact Assessment

Borough Council of
King's Lynn & West Norfolk



Name of policy/service/function	Regeneration & Economic Development				
Is this a new or existing policy/service/function?	New / Existing (delete as appropriate)				
<p>Brief summary/description of the main aims of the policy/service/function being screened.</p> <p>Please state if this policy/service is rigidly constrained by statutory obligations</p>	Development of a new masterplan policy for the regeneration of the Southgates area in King's Lynn.				
Question	Answer				
<p>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?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			X	
	Disability			X	
	Gender			X	
	Gender Re-assignment			X	
	Marriage/civil partnership			X	
	Pregnancy & maternity			X	
	Race			X	
	Religion or belief			X	
	Sexual orientation			X	
	Other (eg low income)				



- - Regeneration Area
- - BCKLWN Owned Site
- - Third Party Owned Site
- - Public Highway
- - Statue Site

Borough Council of King's Lynn & West Norfolk



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Title Masterplanning Brief		Scale 1/2500 @ A4
Project / Details Southgate Regeneration Area Plan		Date 10/11/2020
		Drawn by JG
		Drawing / Reference Number N/A