

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



Regeneration and Development Panel
Thursday, 12th September, 2024 at 6.00 pm
**in the Council Chamber, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ**

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

1. **Southgates Update – Revised Presentation (Pages 2 - 15)**

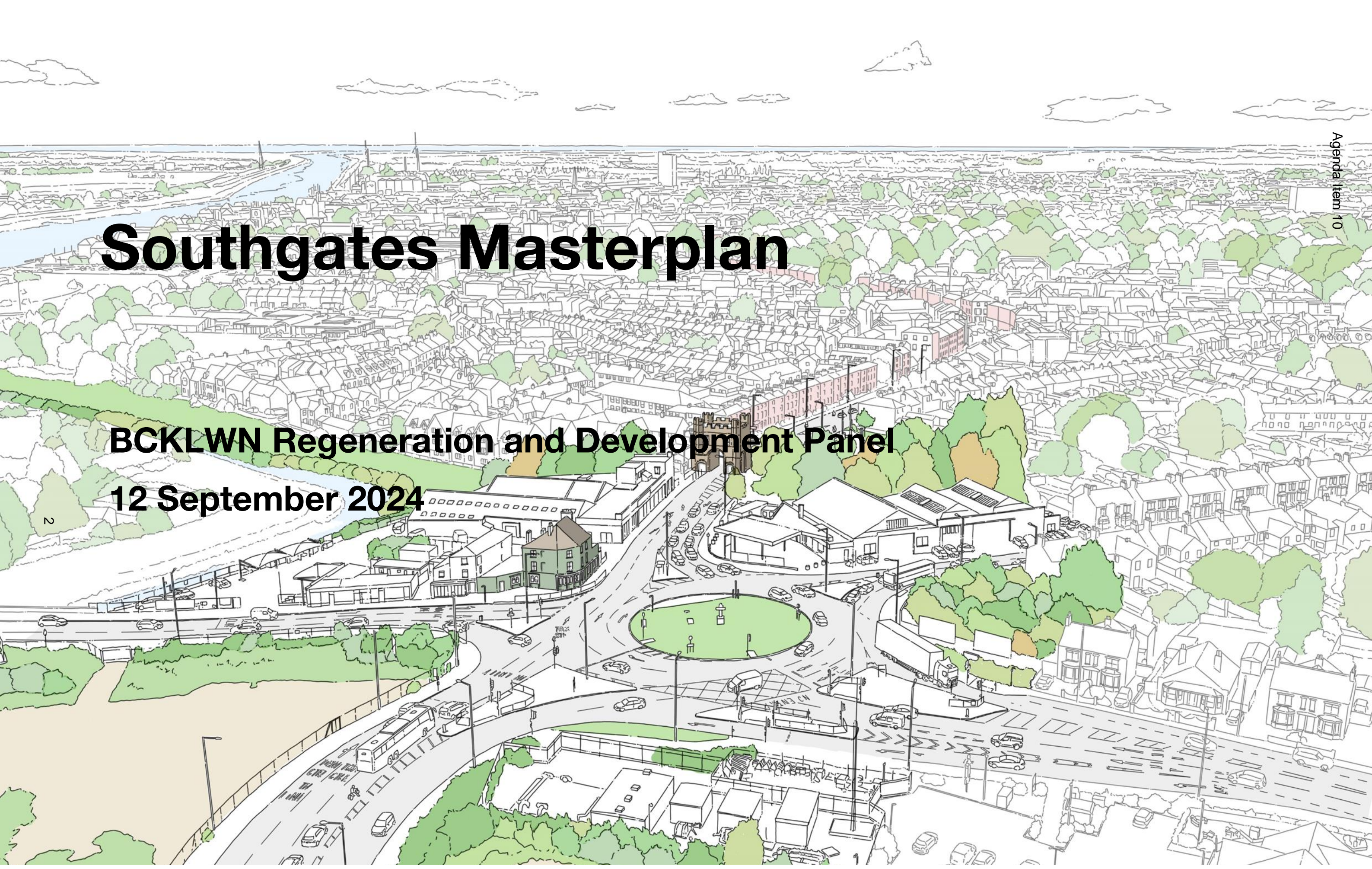
Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

Southgates Masterplan

BCKLWN Regeneration and Development Panel

12 September 2024



Agenda

Introductions

Recap - project background and status

Concept designs

- Development plots
- Landscaping and public realm

Engagement

Planning and delivery

Q&A



Tom Rudd
Associate Director,
Town Planning
BDP

Project Background

2022 Masterplan: strategic vision for reconfiguration of highways junction, public realm improvements and new development

Heritage, placemaking and active travel benefits

80% buy-in at public consultation

Successful NCC LUF bid - £24M funding awarded to highways elements in January 2023



Project status 2024

Highways proposals

STARS developed by NCC for OBC submission (Autumn 2024)

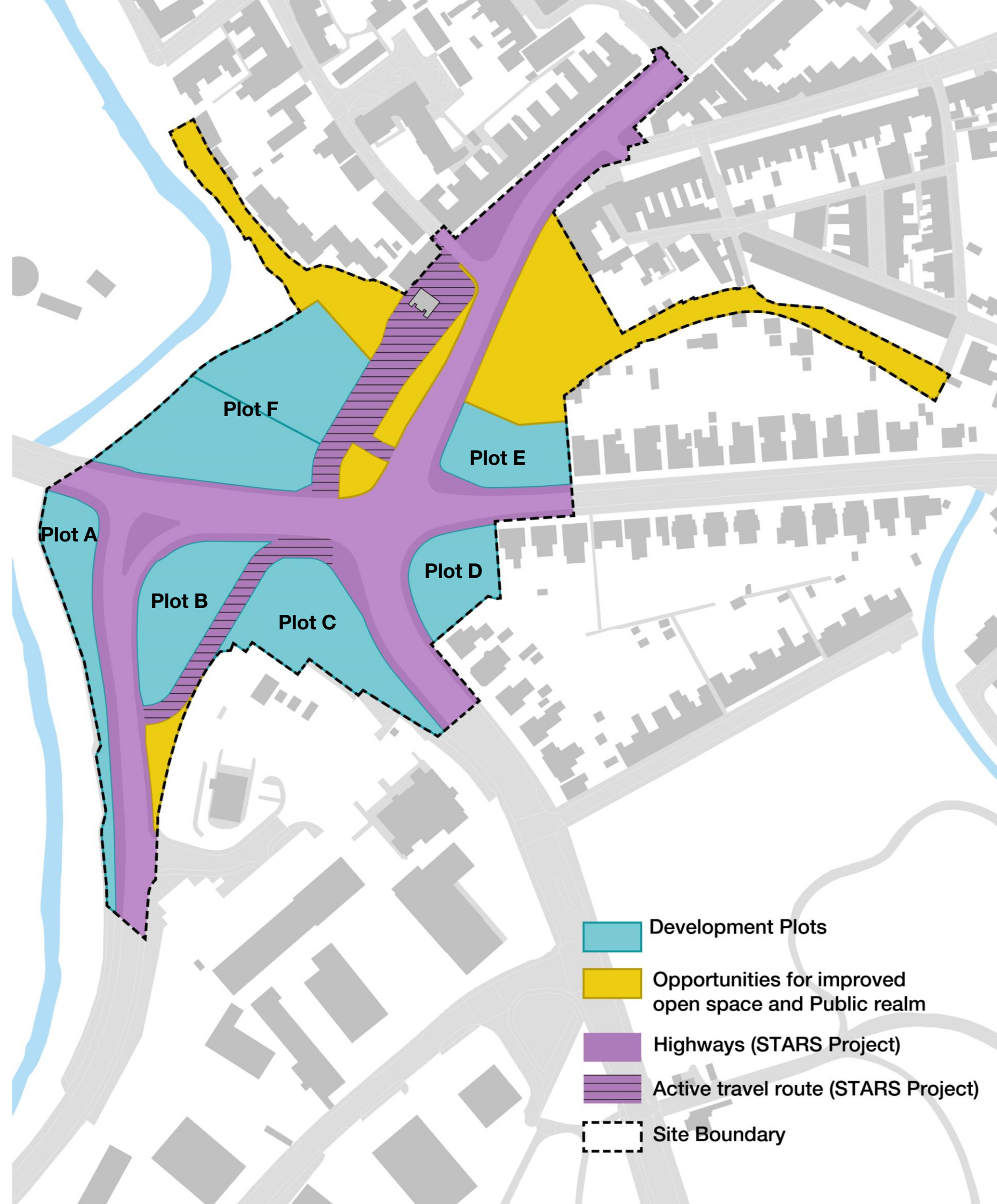
Public realm and development plots

Developed by BCKLWN (May-Sept 2024):

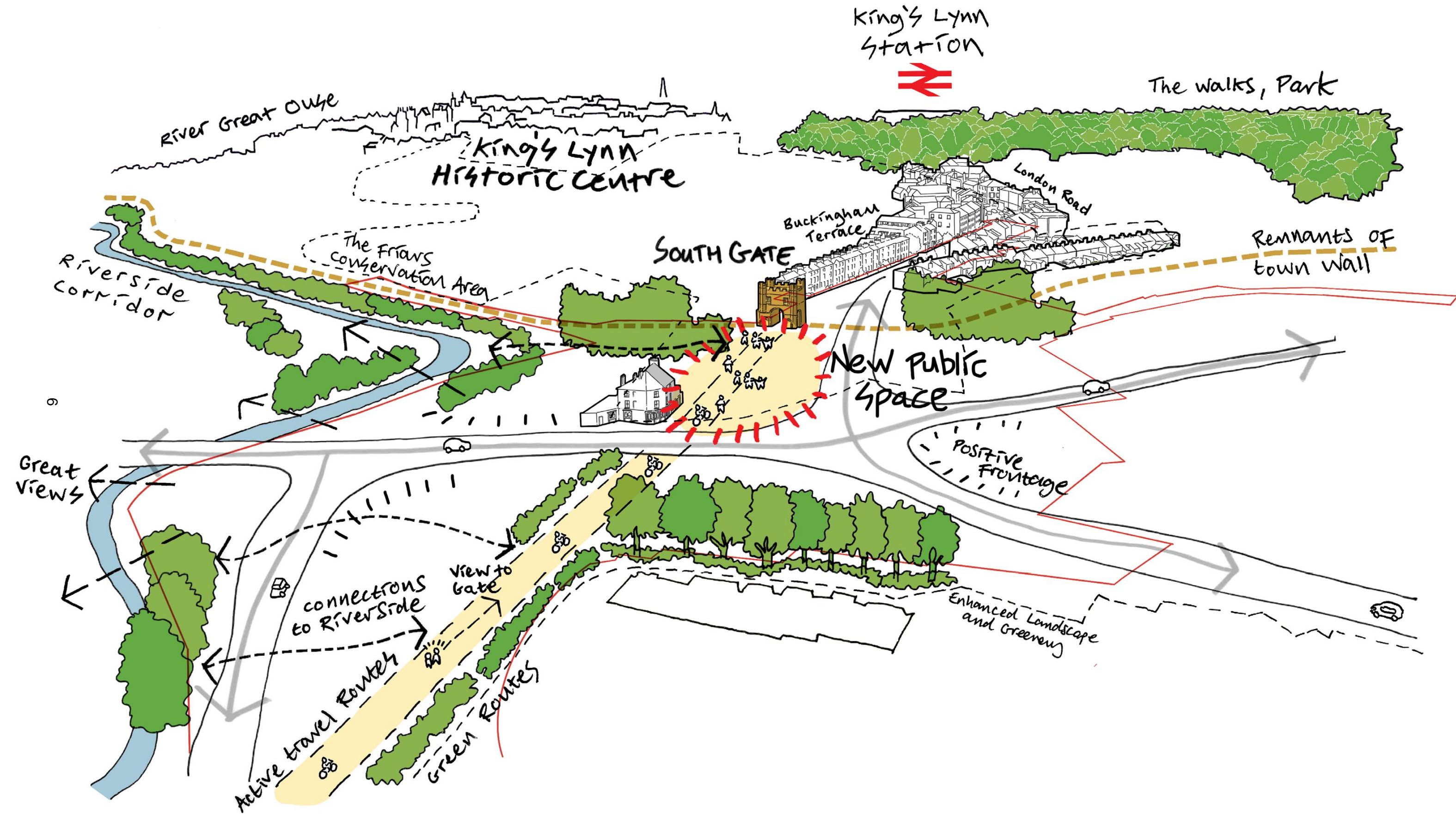
- Public realm and landscaping – to RIBA Stage 3
- Built development – to RIBA Stage 2

Co-ordinated design and overarching planning strategy

Property Consultants – LSH preparing viability appraisals and advising on delivery



Vision

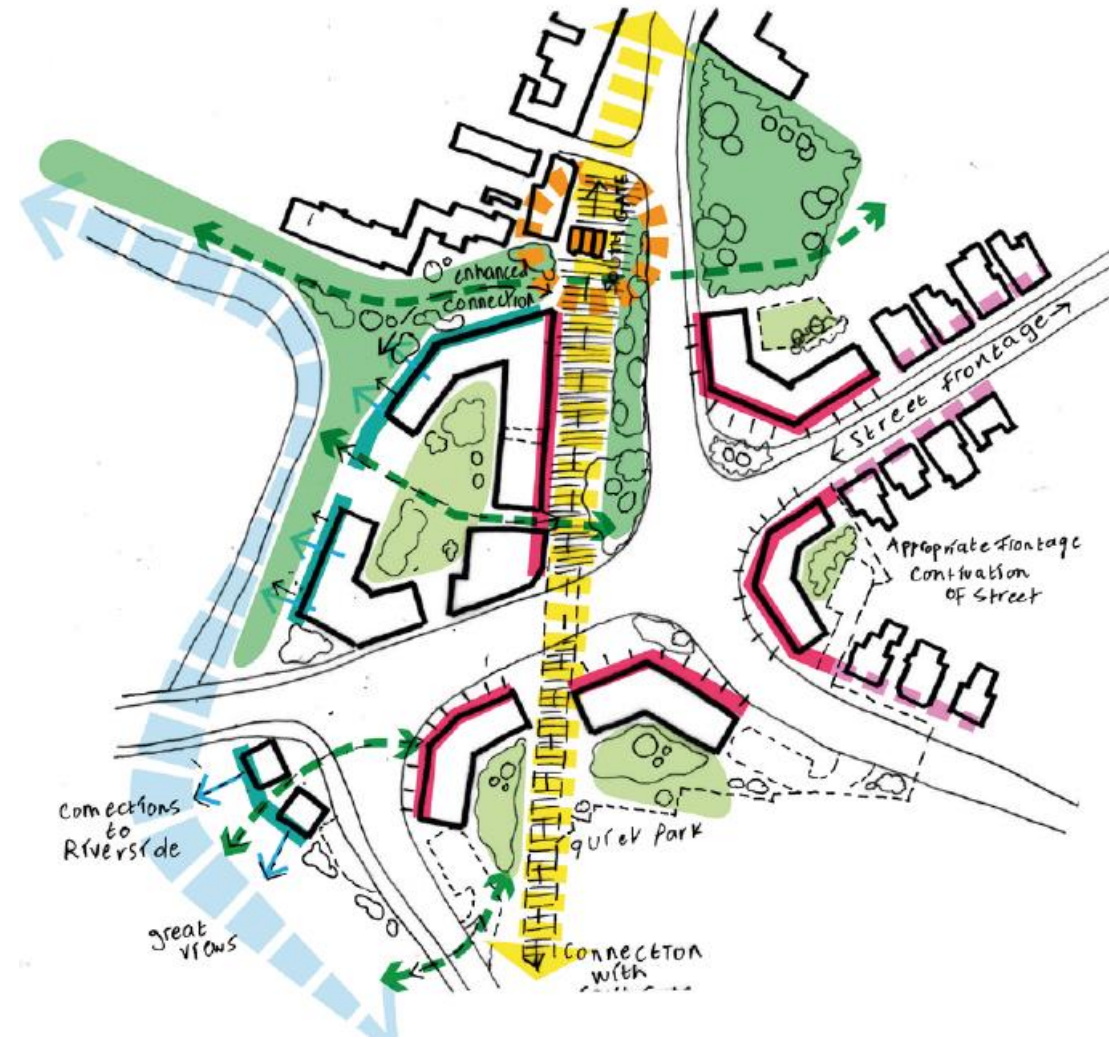


Concept design

Plot layout options



Option 1:
Defined route to South Gate,
open space to east



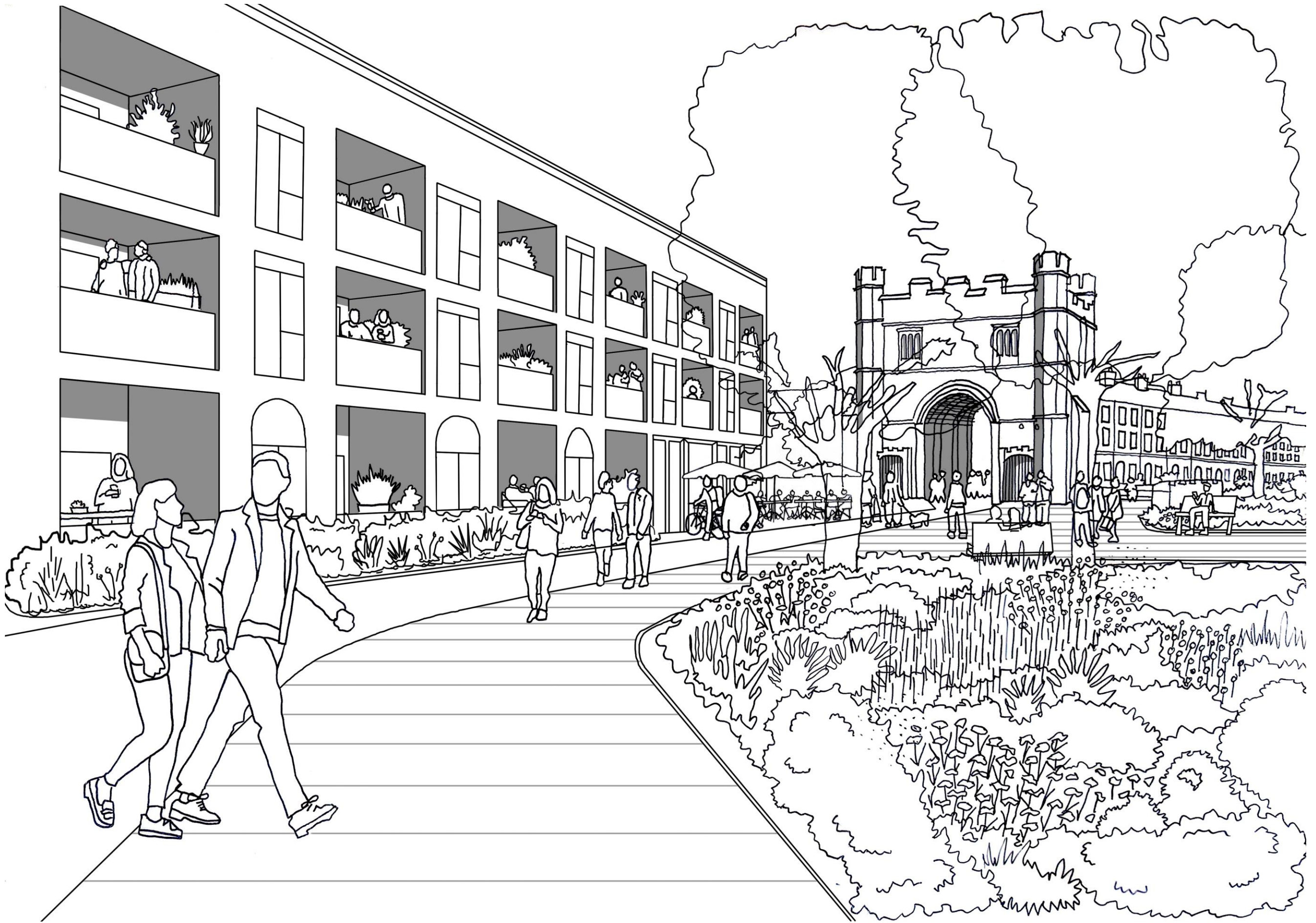
Option 2: (preferred)
Frontages to street edges –
courtyards and amenity spaces,
retains existing park layout



Option 3:
Alignment to South Gate and
London Road

Massing and façade typologies





Landscaping and public realm

Design principles

10



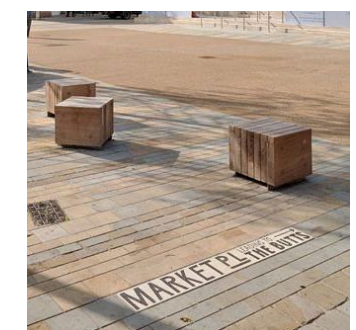
Public realm layout options



Option 1: Linear layout



Option 2: Geometric layout



Option 3: 'Retelling history' (preferred)

Organic forms mirror existing mounds and water bodies

Reconnect town moat from east to west

Materials, details and play elements to reflect site history and culture

Engagement

RESIDENTS AND INTEREST GROUPS

1-1 discussions and workshops (2022 and 2024)

Civic Society, St N. & St M. Ward Forum, Discover KL BID, Town Guides, Bicycle Users Group,

GENERAL PUBLIC

6 week consultation in 2022 – 80% agreement with ambition

Consultation on STARS and wider Masterplan in early 2025

12

PLANNING OFFICERS (NCC/BCKLWN)

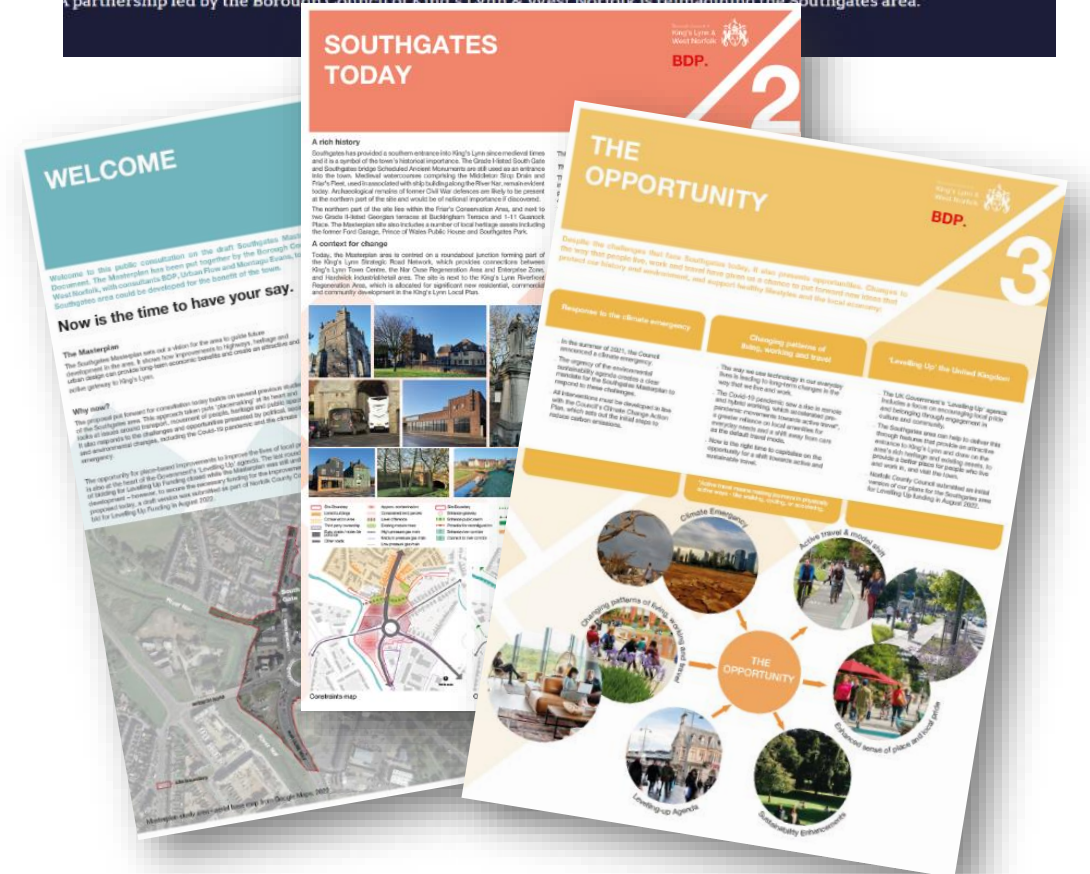
Ongoing workshops
Formal pre-app early Oct 2024

HISTORIC ENGLAND

Regular engagement 2022
Attend LPA pre-apps 2024

TECHNICAL CONSULTEES (2024)

NCC Highways
BCKLWN Open Spaces Team,
Waste & Recycling, Cultural Officer



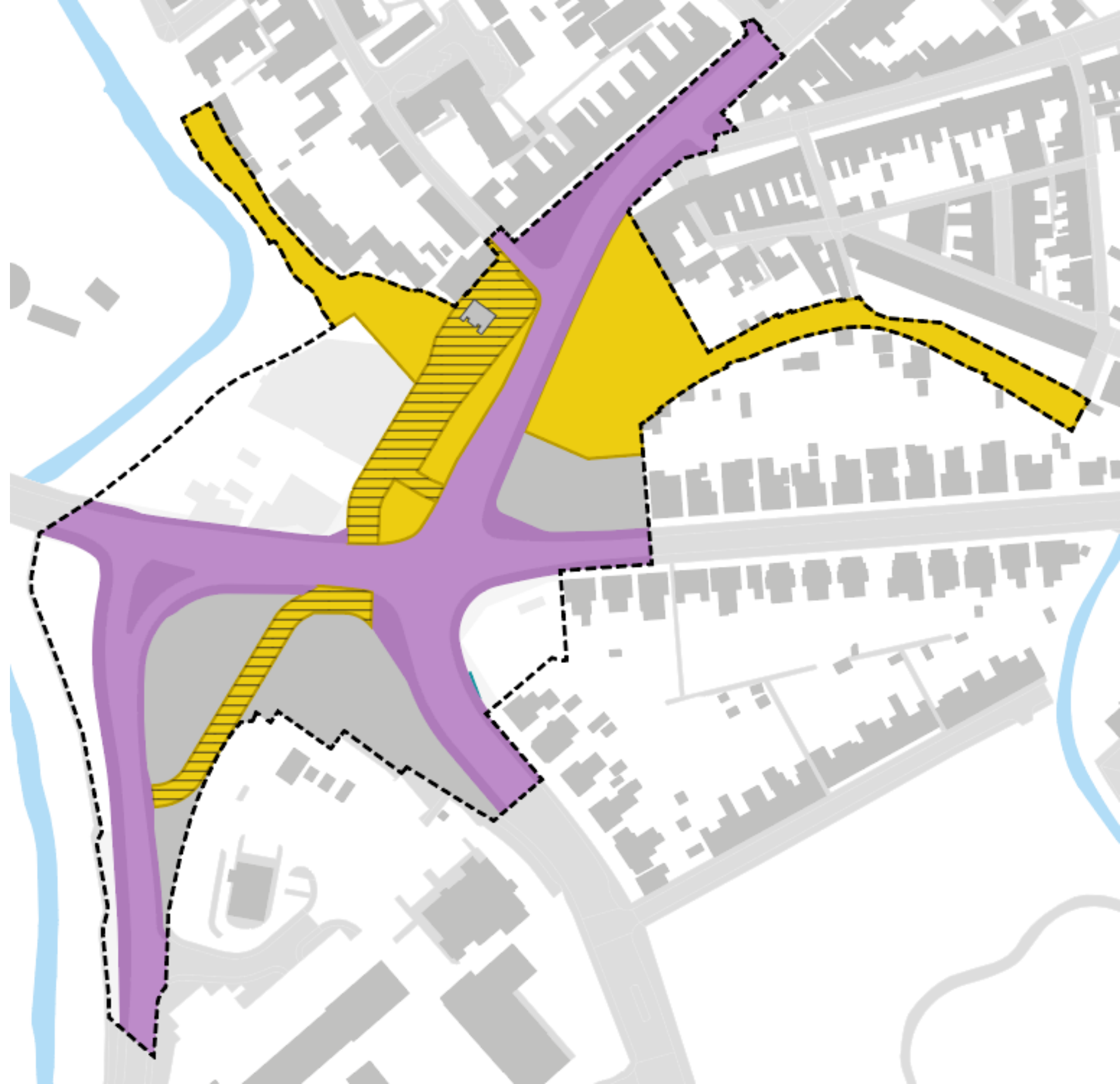
Town planning

Planning applications phased according to funding opportunities/developer involvement

STARS planning submission anticipated 2025

Could include additional public realm along active travel route/adjacent to South Gate (subject to additional funding) – benefits from planning and funding perspective

Key issues: balance between placemaking/heritage priorities and junction capacity



 STARS proposals

 Clearance

 Additional enhancement to public realm

Delivery

Public realm

Funding opportunities – Brownfield Land Fund, National Lottery Parks/Community Funds

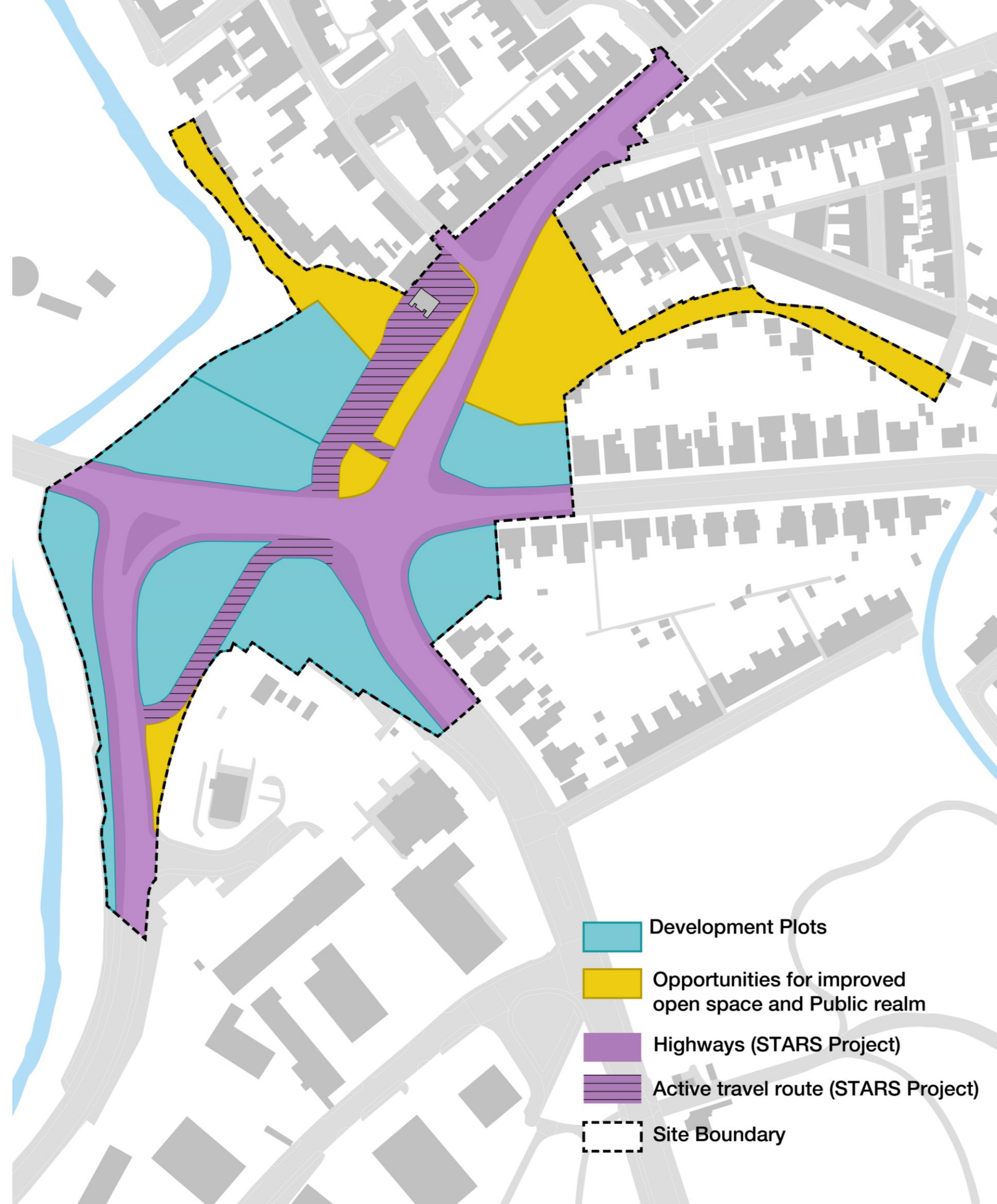
Potential tie in to Hardings Pits Doorstep Green

Development plots

Challenging land values

Interest from several private developers and registered providers subject to viability

14



-  Development Plots
-  Opportunities for improved open space and Public realm
-  Highways (STARS Project)
-  Active travel route (STARS Project)
-  Site Boundary

