Borough Council of
King's Lynn &
West Norfolk

Cabinet

Thursday, 23rd July, 2026 at 6.00 pm
in the Town Hall, Saturday Market Place, King's Lynn

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

1. **MATTERS REFERRED TO CABINET FROM OTHER BODIES** (Pages 2 - 12)

   To receive any comments and recommendations from other Council bodies which meet after the dispatch of this agenda.

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Recommendations from the Regeneration and Development Panel held on 2nd June 2026

RD9 **CABINET REPORT - CIL STRATEGIC PROJECT FUNDING**

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The Portfolio Holder for Planning and Licensing presented the report, advising that at the recent Community Infrastructure Levy (CIL) Spending Panel meeting, the Panel had identified and prioritised projects in accordance with CIL regulations. Five applications, due to the level of funding requested, required consideration by Cabinet. These applications were detailed within the report, together with options to address the identified overspend. The options included either reducing the funding allocated to the Hunstanton Sea Wall defences project or applying a proportional reduction (top-slicing) across all five projects.

The Chair thanked the Portfolio Holder for Planning and Licensing and officers for the report and invited questions and comments from Members, as summarised below.

In response to a question from Councillor Crofts, it was confirmed that the next CIL Spending Panel meeting was scheduled for 22 June, at which time applications relating to local projects would be considered.

The Portfolio Holder further clarified that at the recent CIL meeting, the Panel had not reached a view on how the shortfall in funding for strategic projects should be addressed, and that this matter would therefore be determined by Cabinet.

The Planning Control Manager drew attention to the detailed information included within the agenda regarding the potential impact of any reduction in funding for the Hunstanton Sea Wall project. It was noted that there would be further opportunities for the project to seek additional funding through future CIL allocation rounds.

Councillor Collingham referred to the Guildhall application. It was explained that discussions had taken place with the lead officer for the project and that there would be an opportunity for the project to submit a bid for future rounds of CIL funding.

Councillor Bubb referred to the Fire Station project, and it was confirmed that the project met the eligibility criteria for CIL funding.

The Portfolio Holder provided an overview of the CIL application process, explaining that both strategic and local projects were subject to the same application procedure and were assessed against the agreed criteria. It was noted that funding was released only upon completion of the project and submission of appropriate evidence of expenditure. Lead Officers were also invited to present supporting information to the CIL Spending Panel where appropriate.

Councillor Heneghan requested that, in future, more detailed information be provided to the Regeneration and Development Panel, including the potential impact on projects should the level of requested funding be reduced. The Portfolio Holder agreed to liaise with officers to ensure that sufficient information was made available to Members going forward.

Councillor Bone commented on the importance of the Fire Station project, noting that the proposed training centre would deliver significant benefits for public safety in the town.

Councillor Colwell advised that the hyperlinks included within the report were not functioning and requested that more detailed information on individual projects be made available in advance of future meetings.

The Deputy Chief Executive provided clarification in relation to the option of top-slicing funding across all projects, explaining that this would result in an approximate reduction of 7% per project.

Councillor Colwell further commented that the description of the Hunstanton Cliff Top Toilet Refurbishment project was potentially misleading, as it also incorporated the installation of electric vehicle charging points.

Councillor Kemp addressed the Panel under Standing Order 34 and expressed her support for both the West Lynn Ferry and Fire Station projects, highlighting the importance of the ferry service for local residents and future development, and the Fire Station for community safety.

The Portfolio Holder, Councillor de Whalley, advised that discussions regarding the West Lynn Ferry were ongoing with Norfolk County Council.

In response to a question from the Chair, it was confirmed that the Environment Agency would provide match funding for the Hunstanton Sea Wall defences project.

Councillor Heneghan confirmed her support for Option 1 as set out in the report, noting reassurance that the Hunstanton Coastal Defences project would not be adversely affected.

Councillor Ratcliffe also expressed support for Option 1. She additionally spoke in favour of the Hunstanton Cliff Top Toilet Refurbishment project, highlighting the benefits of additional electric vehicle charging infrastructure and the inclusion of a living wall.

Councillor Colwell proposed an alternative option whereby the Hunstanton Cliff Top Toilet Refurbishment project could be omitted to allow full funding of the remaining projects. However, following further clarification regarding the scope of the project, including the provision of Changing Places facilities, Councillor Colwell indicated his support for the project proceeding.

The Portfolio Holder thanked the officers for their work and the Panel for their comments.

RESOLVED: That Cabinet be informed that the Regeneration and Development Panel recommend option 1, as set out in the report:

<u>Option 1:</u>

Reduce the allocation for the Hunstanton Coastal Defences Capital Works Project from £2,840,000 to £2,500,000 (a reduction of £340,000) allowing the four remaining infrastructure projects to receive the full funding allocation and spending remains within the funding envelope. An allocation of this level would continue to provide funding for immediate emergency works with a contribution towards the main works, the subject of potential grant funding thereafter (once detailed designs are finalised).

Recommendations to Cabinet on 23rd July 2026 from the Corporate Performance Panel held on the 20th July 2026

CP25 **Cabinet Report - Full Year Performance Management Report**

Click here to view the recording of this item on YouTube

The Senior Corporate Governance Officer introduced the full year performance management report, highlighting improved project delivery and key achievements.

The Senior Corporate Governance Officer reported that 78% of current projects were on track, with only 22% experiencing minor issues or delays, marking a 5% improvement over the previous year. Key actions achieved included the implementation of the communications engagement service development plan, a new engagement framework, approval of community infrastructure levy governance, and the launch of new corporate values.

In response to a question from Councillor Bearshaw, the Senior Corporate Governance Officer clarified that three projects were on hold: the devolution programme due to external factors and two within the corporate governance team, which were paused due to resource shortages pending ongoing recruitment efforts.

The Chair, Councillor Blunt, enquired about the car parking strategy, and Portfolio Holder, Councillor Ring explained that the strategy was on hold to align with the evolving master plan, ensuring the car parking strategy was informed by and coordinated with broader development plans.

The Vice – Chair, Councillor Long raised concerns about the delivery pace of affordable homes (KPI 1.10), to which the Leader, Councillor Beales explained that while delivery was impacted due to construction cycles and market conditions, the overall provision of affordable homes was above target, with delays being mitigated by transferring homes to West Norfolk Housing Company and leveraging grant funding. Financial impacts from a slowing market were being managed through rent-to-rent strategies and careful monitoring of cash flow.

Following further questions from the Chair and Vice – Chai r, the Panel discussed future development sites, with West Winch identified as a likely area for new council-led housing, potentially with the council acting as an anchor tenant to support market confidence. The impact of new government funding for social and affordable homes was noted as a positive factor for future delivery.

RESOLVED: The Panel supported the recommendation to Cabinet

Cabinet resolves to:

1. To review the Performance Management Report and comment on the delivery against the Corporate Strategy.

CP28 **Cabinet Report - Revenue Outturn Report 2025/2026**

Click here to view the recording of this item on YouTube

The Assistant Director for Finance and Deputy Section 151 Officer presented the Revenue Outturn Report for 2025/2026. He outlined details of the major differences between actual costs/income compared to the revised estimates for 2025/2026 reported in the January 2026 financial monitoring.

Portfolio Holder Councillor Morley commented on the beneficial result of Quarter 3 but had hoped to have had more reserve however there was additional spend. He added finance staff needed to work further with colleagues to estimate spend.

The Vice – Chair, Councillor Long referred to budget setting and the Internal Drainage Board. He commented the reserves fund had moved in the right direction and needed to be in the best position.

Councillor Bearshaw questioned the forecasting and unexpected spend compared to last year. The Assistant Director for Finance and Deputy Section 151 Officer explained revenue was reported throughout the year and explained there was more detail to estimate on budget such as impact on weather for car parking and enforcement action.

RESOLVED: The Panel supported the recommendations to Cabinet.

Cabinet resolves to:

1. Approve the draft revenue outturn position for 2025/2026 (section 2).

2. Review and agree the new transfers to the Change Management Reserve as stated in para 2.3.

3. Review and agree the amendments to the Earmarked Reserves Policy (Section 4).

CP29 **Cabinet Report - Capital Outturn Report 2025/2026**

Click here to view the recording of this item on YouTube

The Assistant Director for Finance and Deputy Section 151 Officer presented the report on the Capital Outturn for 2025/2026 and outlined amendments and rephasing of budgets to the programme for 2025/2030. The capital programme outturn for 2025/2026 totalled £39,560,687 against a revised budget of £42,280,070. Following determination of the outturn for 2025/2026, a total of £3,386,370 was rephased to future years. Useable capital receipts generated in the year from housing, land and property sales totalled £6,696,916.

The Vice – Chair, Councillor Long referred to page 87 and questioned the need for consideration of leasing vehicles to reduce risk or replacement of vehicles.

The Portfolio Holder, Councillor Morley commented on the vehicle replacement strategy and the need for optimising the fleet. He commented this was an action point for Councillor de Whalley as Portfolio Holder.

Councillor Bearshaw thanked Officers for the report and questioned the risk of projects. The Portfolio Holder, Councillor Morley explained the risk was shown in the receipts. The Assistant Director for Finance and Deputy Section 151 Officer highlighted the purpose of the Member Major Projects Board which looked at risk, challenge and assurance of the projects.

The Panel agreed to add an additional recommendation for Cabinet to consider exploring the option of funding the acquisition or leasing of vehicles for the Council over the next two years.

RESOLVED: The Panel supported the recommendations to Cabinet and added the following additional recommendation:

Cabinet to consider exploring the option of funding the acquisition or leasing of vehicles for the Council over the next two years.

Cabinet resolves to:

1. Note the outturn of the capital programme for 2025/2026 of £39,560,687 including Exempt Schemes;

2. Note the revised capital programme for future years

3. Note the financing arrangements for the 2025/2026 capital programme;

4. Note the commencement of spend by moving projects from tier 3 to tier 2 (section 10)

RECOMMENDATIONS TO CABINET ON 23 JUNE 2026 FROM THE ENVIRONMENT AND COMMUNITY PANEL HELD ON 21 JULY 2026

EC89: **Cabinet Report – West Norfolk Racket and Community Sports Hub**

The Interim Assistant Director for Leisure and Culture introduced report and explained that the proposal was fo the development of a West Norfolk Racket and Community Hub at Lynnsport, comprising three covered padel courts, weatherproofed tennis courts and a multi-use games area (MUGA) to increase capacity, widen community access and create new opportunities for active wellbeing across the Borough.

It was noted that the hub should not be viewed solely as a sports facility, but as a long-term investment in healthier residents, stronger communities and improved life opportunities across West Norfolk. Located to serve some of the Borough's most deprived communities, the development would help to remove barriers to activities and facilities that had traditionally been unavailable or inaccessible to many residents.

It was explained that the Lawn Tennis Association (LTA) had prioritised the scheme nationally as a pilot for a new, broader funding model supporting multi-activity community provision, placing West Norfolk at the forefront of the approach.

The total cost of the project was circa £2,200,000 including contingency. The scheme addressed high demand, limited covered provision and indoor facilities operating at over 93% capacity.

It was explained that funding would be met through the most appropriate mix of the LTA low-interest loan option and PWLB borrowing to be determined by the Section 151 Officer in consultation with the Portfolio Holder for Finance.

Overall, the proposal secured approximately 45% external funding (£1,000,000) and represented an opportunity to secure external investment, make better use of existing council assets, strengthen the long-term sustainability of the leisure portfolio, increase opportunities for residents to be physically active and support the Council's wider ambitions around prevention, health inequalities, community wellbeing and economic growth.

The Chair thanked the Interim Assistant Director for Leisure and Culture for the report and invited questions and comments from the Panel, as summarised below.

Councillor Moore referred to an email sent to the Panel which questioned the evidence supporting claims that the hub would benefit underrepresented groups and reduce health inequalities.

The Interim Assistant Director for Leisure and Culture asked Councillor Moore to send her the email, which she would respond to and referenced the Polinski report, strategic leisure analysis, and community outreach data, confirming that programming would ensure accessibility and targeted provision for deprived areas, with ongoing monitoring of key performance indicators.

Councillor Ring, Portfolio Holder added that evidence was always important. He added that this would not just be padel courts as the LTA had accepted that the courts could be used for other things.

Councillor Long asked for assurances that the proposal would deliver a return for taxpayers.

In response, it was explained that the proposal included a positive business case with a projected payback period of eight years and eight months, supported by a 45% funding contribution from the LTA and DCMS. Conservative financial assumptions were used, with a 13% contingency built in to mitigate risks. The project was expected to be self-funding and not impact wider sports provision budgets.

The Interim Assistant Director advised that the facility would include three covered tennis courts, three paddle courts, and a multi-use games area, all under a single canopy. The courts would be bookable, with a blend of chargeable and free sessions targeting specific groups. Technical concerns about drainage, structural integrity, and weatherproofing were addressed, with assurances that proven designs and upgraded drainage systems were in place.

Councillor Bullen added that this was an impressive scheme but hoped that it would not be at the expense of other facilities in the Borough such as Downham Market.

The Interim Assistant Director advised that there were wider plans being considered, but the Racket and Community Sports Hub under consideration was a self-funded model.

Councillor Devulapalli asked for the Panel to receive a copy of the response to Councillor Moore from the Interim Director.

It was explained that if approved the LTA funding was expected in August, with construction estimated to take six to nine months following planning approval.

RESOLVED: That the Environment and Community Panel support the recommendations to Cabinet and full Council, as set out below:

<u>Cabinet resolves:</u>

1. That the West Norfolk Racket and Community Sports Hub at Lynnsport be approved at a cost of £2.2m.

2. That subject to approval for the funding by full Council, the project be progressed from Tier 3 to Tier 1 of the Capital Programme for delivery and progress to be reported and monitored by the Member Major Project Board.

Recommendation to full Council:

1. That an increase to the Council's contribution from £866,000 to £1,200,000 to fund the scheme be approved, an increase of £334,000.

2. That delegated authority be granted to the Section 151 Officer in consultation with the Portfolio Holder for Finance, to determine the most appropriate financing mix for the Council's £1,200,000 funding of the project.

Recommendations from the Regeneration and Development Panel held on 22nd July 2026

RD21 **CABINET REPORT - LOCAL PLAN SCOPING CONSULTATION**

Click here to view the recording of this item on YouTube

The Planning Policy Manager presented the report on the Local Plan Scoping Consultation and outlined the new legislative framework and consultation process.

Members were advised that the new local plan system, introduced through the Levelling Up and Regeneration Act 2023 and Local Plan Regulations 2026, required plans to be prepared within a 30-month period. This process incorporated three stages of consultation (scoping, draft plan, and submission) alongside three gateway assessments to ensure progress remained on track. It was noted that the Council had published its Notice of Intention and timetable, formally commencing the four-month plan preparation period.

The Chair thanked the Planning Policy Manager for the report and invited questions and comments from Members, as summarised below.

Members of the Panel highlighted the importance of providing member briefings to ensure all councillors were fully informed and able to support the consultation process.

Councillor Blunt also emphasised the need for strong engagement with parish councils.

In response to questions from Councillor Bone, the Planning Policy Manager highlighted that particular emphasis was being placed on engaging groups that had historically been underrepresented in planning consultations, including young people, economically active residents and those experiencing deprivation. The Planning Policy Manager explained officers had worked with colleagues in Communications to develop a programme of engagement activities including events at educational establishments, food banks and community venues, to maximise participation. The Planning Policy Manager confirmed they would be engaging with community organisations as well.

In response to comments from the Chair, the Planning Policy Manager confirmed that officers were continuing to engage with Anglian Water regarding water infrastructure requirements, that a local housing needs assessment had been commissioned, and that the Council would continue to respond to emerging national planning policy and legislative changes as the Local Plan progressed.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet, as set out below.

Cabinet resolves to:

1) Agree that the Local Plan Scoping Consultation takes place for 4 weeks, from 1 to 29 September 2026 (inclusive), to comply with the legislation, Government direction, and the Borough Council's Local Plan Timetable.

2) The final Scoping Consultation material be agreed by the Assistant Director for Planning under delegated powers in consultation with the Portfolio Holder for Planning and Licensing.