

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 26th June, 2018 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn

PRESENT: Councillors P Gidney (Chairman), Mrs J Collingham, C J Crofts, M Chenery of Horsbrugh, M Howland, P Kunes, C Manning, T Smith and D Whitby

Portfolio Holders:

Councillor R Blunt – Portfolio Holder for Development
Councillor P Hodson – Portfolio Holder for Systems and Economic Development
Councillor I Devereux – Portfolio Holder for Environment

Officers:

Chris Bamfield – Executive Director
Martin Chisholm – Business Manager
Jemma Curtis – Regeneration Programmes Manager
Alan Gomm – LDF Manager
Ray Harding – Chief Executive
Dave Robson – Environmental Health Manager

By Invitation:

Darren Taylor – Chairman of the Business Improvement District
Ian Parkes – Norfolk County Council

RD15: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Long, A Tyler and Mrs Watson.

RD16: MINUTES

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chairman.

RD17: DECLARATIONS OF INTEREST

Councillor Smith declared an interest in RD25: Derelict Land and Buildings Update.

RD18: URGENT BUSINESS

There was none.

RD19: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There was none.

RD20: CHAIRMAN'S CORRESPONDENCE

The Chairman informed the Panel that he had received correspondence from Borough Councillors and County Councillor Kemp regarding the King's Lynn Transport Study. The correspondence had been copied to Members of the Regeneration and Development Panel and would be passed onto the relevant officers.

RD21: BUSINESS IMPROVEMENT DISTRICT UPDATE

The Business Manager introduced Darren Taylor, Chairman of the Business Improvement District (BID) to the meeting.

Darren Taylor provided Members with information on how the BID was formed and the work that it had been doing (as attached). He also outlined the importance of the BID and the Borough Council working together for the benefit of the town centre.

The Chairman thanked Darren Taylor for his presentation and invited questions and comments from the Panel, as summarised below.

Councillor Crofts commented that he felt that bus trips into the town centre should be promoted more. He provided examples of bus trips to other locations, but commented that there were not many that came into King's Lynn. He asked if this was something that the BID had been looking at. Darren Taylor explained that the BID had not looked into this, but he would ask the BID Manager to carry out some research.

In response to a question from Councillor Smith regarding empty shops and new businesses, Darren Taylor explained that compared to some areas King's Lynn was not doing too badly with regards to the amount of empty units, however it was important to continually encourage new businesses into the area and ensure that the town centre was vibrant and busy in order to retain existing businesses.

Councillor Baron Chenery of Horsbrugh referred to the rail services and Darren Taylor explained that, on behalf of the BID, he was pushing for the more frequent services and longer trains into King's Lynn.

The Panel made comments about the importance of continuing to promote King's Lynn. Darren Taylor agreed that promotion and marketing was very important and this was something that the BID was looking at. He commented that King's Lynn had a lot to offer, had been invested in and held very good events.

RESOLVED: The update was noted.

RD22: **KING'S LYNN TRANSPORT STUDY WORKSHOP SESSION**

The LDF Manager provided the Panel with information on the progress of the King's Lynn Transport Study. He explained that the Borough Council and Norfolk County Council were working together on transport issues.

Ian Parkes from Norfolk County Council was present at the meeting and he explained that the project had been jointly funded by the Borough Council, Norfolk County Council and the Business Rates Pool. He explained that the study would last approximately one year, and the start had been slightly delayed because of the roadworks to the Saddlebow Interchange. Ian Parkes informed the Panel that the study was nearing the end of the evidence gathering stage. A Stakeholders Workshop had been held and at the meeting this evening Members of the Regeneration and Development Panel would be given the opportunity to put their comments and suggestions forward for consideration.

Ian Parkes explained that issues would be broken down into three themes; walking/cycling, public transport and private vehicles. He explained that issues and suggestions raised by the panel would be added to the list of evidence and the next stage would be to assess all proposals and model testing.

The Panel made comments as follows:

(i) Walking/Cycling

- King's Lynn Ferry was important and car parking should be increased and improved on the West Lynn side.
- The King's Lynn side of the Ferry might be better at its old location where better access arrangements could be provided.
- Some difficulties were experienced crossing busy main roads like Extons Road and Tennyson Road.
- Southgates roundabout was not particularly pedestrian friendly.
- Need more pedestrian crossings including signalised ones.
- Issues of HGV using Wisbech Road and damaging verges.
- Requirement for secure cycle parking located near CCTV cameras.
- With regard to the King's Lynn NCC cycle map there needed to be more done to encourage cycling.
- Need cycle parking at the King's Lynn Ferry.
- Need cycle hire scheme. Members were informed that there was a hire company running in Norwich and more information could be provided to Members.

- An underpass under the railway at Tennyson Avenue to provide quick walking and cycling links to Morrisons to reduce car trips.

(ii) Public Transport

- Not enough taxis on the rank at the Railway Station when a train arrives.
- Need for a double track on a railway line and faster and more frequent trains.
- Need a railway line to Hunstanton.
- Need schools and hospitals to alter shift patterns to spread peak periods and possible earlier school start times.
- Consider Park and Ride
- Need later buses to serve the night time economy.
- Improvements to Sunday bus services.
- Better reliability of rail timetable.
- Lines to be marked for cyclists on the busier routes in the Walks.
- Park and Ride which used a heritage railway or tourist attraction.

Private Travel

- Factor in the uptake in electric vehicles as this would help address air quality issues. Look at charging provisions.
- Bottlenecks on the network often give rise to gridlock so need emergency plans.
- Add new roads into the network to reduce the traffic levels at pinch points.
- North Lynn access was improved now because of the new Link Road.
- Concentration of buses around the centre/bus station gave rise to pollution. Tree and shrub planting could help with this.
- Southgates roundabout was congested.
- Hardings Way should be opened up to all traffic.
- Look at reversing the flow on Millfleet so it directed to St James Multi Storey Car Park and divert traffic from the Southgates and London Road to this area.
- Divert traffic from the town centre along the riverfront then onto the Freebridge Bridge. This would divert some traffic away from the Southgates.
- New bridge over the River Ouse.
- New cycleway for Hardings Way.
- Removal of speed bumps along Wisbech Road to improve traffic flow, whilst maintaining the 20mph speed limit.

RESOLVED: (i) Officers to arrange for information to be provided to the Panel on the cycle hire company in Norwich.

(ii) Comments and suggestions made by the Panel to be considered as part of the King's Lynn Transport Study.

(iii) Members of the Panel to email any further comments or suggestions to officers as appropriate.

RD23: **NORA ENTERPRISE ZONE UPDATE**

The Regeneration Programmes Manager provided the Panel with a progress update on the NORA Enterprise Zone (as attached).

The Chairman thanked the Regeneration Programmes Manager for the update and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Smith, the Regeneration Programmes Manager explained that the buildings had been designed to be as flexible as possible, for example they could be extended, floor heights could be modified and mezzanine floors added.

The Vice Chairman, Councillor Kunes asked if the Internal Drainage Board would be moving to the site. The Regeneration Programmes Manager explained that their plot was outside of the Enterprise Zone and they had planning consent. Access would be from Horsleys Field.

In response to a question from Councillor Mrs Collingham, the Regeneration Programmes Manager clarified that the Enterprise Zone was focussed on growing and new businesses and businesses would be required to demonstrate this to be eligible for Business Rates relief.

The Chairman, Councillor Gidney commented on the design of the site. The Regeneration Programmes Manager explained that the density of the site was lower than originally planned and there was a mix of uses. The layout had been designed so that it could be as flexible as possible. The architects used were specialists in this type of design.

The Regeneration Programmes Manager explained that the planning consent would be subject to a travel plan being submitted to demonstrate cycleways, bus routes and access to the site. It was also explained that the layout of the roads had been created by the use of specialist software and would be tested by a safety audit.

The Chairman, Councillor Gidney, requested that landscaping and planting be looked at to ensure that the site, which was close to the town centre, was attractive.

RESOLVED: The update was noted.

RD24: **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of part 1 of schedule 12A to the Act.

RD25: **EXEMPT - DERELICT LAND AND BUILDINGS UPDATE**

The Regeneration Programmes Manager presented the update. She provided information on the work of the Derelict Land and Buildings Group, the processes involved and provided examples of high priority cases.

The Regeneration Programmes Manager encouraged Members to inform her if they were aware of any problem sites within their Ward.

The Chairman thanked the Regeneration Programmes Manager for the update.

RESOLVED: The update was noted.

RETURN TO OPEN SESSION

RD26: **WORK PROGRAMME AND FORWARD DECISION LIST**

The Chairman requested an update on the Railways be added to the Work Programme.

RESOLVED: The Panel's Work Programme was noted.

RD27: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 31st July 2018 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 8.05 pm

King's Lynn Business Improvement District

Regeneration and Development
panel 26th June 2018



King's Lynn Business Improvement District...this evening's agenda

- What is a BID
- Ancient history
- 2017
- 2018 to date / plans
- Next 3 years
- Some thinking for you
- Q & A



So what is a BID?

- *A Business Improvement District (BID) is an area within which local businesses agree, through a legally-binding local ballot, to pay an additional charge on their business rates.*
- *These funds are managed by an independent, business-led company. The directors of this company are directly elected by the businesses who pay the BID levy.*
- *This company seeks to guarantee, improve and enhance services and environmental conditions of this defined geographic area of commercial activity.*



What is a BID (alternative definition)

A BID is an opportunity for everyone who runs a business in King's Lynn town centre to make a positive contribution to the town...and to make more money.

Why else would we do it?



November 2016

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK
LOCAL GOVERNMENT ACT 2003
BUSINESS IMPROVEMENT DISTRICTS (ENGLAND) REGULATIONS 2004

NOTICE OF RESULT OF BALLOT

PROPOSED BUSINESS IMPROVEMENT DISTRICT KING'S LYNN TOWN CENTRE

I, being the Deputy Ballot Holder, for the ballot held on the proposal to introduce a Business Improvement District (BID) for King's Lynn do hereby declare that the results of the ballot are as follows:

The Ballot Holder's decision on a Ballot Paper is final.

Number of ballots sent	635
Total number of valid votes cast	251
Ballot Papers Rejected	5
Total Turnout	256
Percentage of turnout ballot	40.31%
Total number of valid votes cast in favour of the BID proposal	53.39%
Aggregate rateable value of hereditaments of valid votes cast	134
Aggregate rateable value of hereditaments of valid votes cast in favour of the BID proposal	£ 8,196,410
	£ 4,498,395
	54.88%

Signed: M. A. [Signature] Dated: Wednesday, 9 November 2016
Deputy Ballot Holder
Person appointed by the Ballot Holder



November 16 to April 17

- Steering group canvassed for levy payers to join a board of directors for new BID company
- Spoke to consultants
- Ruled out consultants as too expensive
- Board formed, company articles agreed, paperwork submitted, King's Lynn BID limited formed
- BID invoices sent out



Board members

- Darren Taylor, KL.FM (Chair)
- Abbie Panks, Vancouver Quarter (Vice Chair, Marketing & Communications Sub-Committee Head)
- Sharon Edwards, Mapus-Smith & Lemmon (Finance & Governance Sub-Committee head)
- Tom Harwood, M & S (Business Development Sub-Committee head)
- Janette Crawford (Wilkinsons)
- Sarah Haynes (Boots)
- Alan Bedwell (Sainsbury's)
- Cllr Peter Hodson (Borough Council)
- Veronica Sekules (Groundwork Gallery)
- Ian Cunliffe (Seventh Heaven)
- Amanda Davies (Kenneth Bush)
- Bridget Nurse (Bridget's Flowers)
- Liz Harrison (DIY Centre)
- John Harrison (Youngster's World)
- Jeannette Goodrich (Bank House)



2017 Strategy

- Agreed not to appoint any salaried staff in Year 1
- 3 executive sub-committees formed
- Finance / Marketing / Business Development
- Concentrate on small number of projects and work alongside existing town centre initiatives
- Hold back some budget for future



2017/18 Initiatives

- Business training seminars
- Newsletters
- Advertising campaigns
- Christmas market
- Parking promotion
- Cocktail week
- Launch of farmers market



2018/19

- BID Manager appointed
- Farmers and Craft markets
- Grant scheme
- Advertising campaigns
- Training seminars
- Radios
- Business Week (October)
- Christmas



Into the future

- Marketing
- Training
- Access & parking
- Security
- Town centre as destination



Thoughts for BCKLWN

- **Support for the BID has been invaluable. Thank you.**
- **Town centre events are good. Very good.**
- **Can you do more to incentive and support town centre businesses?**

- **Loughborough BID** – Business Start Up package worth up to £5,000 includes business advice, training, mentoring, grants for premises, information about empty properties, footfall figures etc.
- **Barrow BID & Council and partners** – Love Barrow Town Centre Pledge...High profile local campaign that 4 partners have signed up to in order to improve Barrow TC and get it to the point of entering the 2018 High Street Awards actions include environmental improvements and an empty shops strategy.
- **Stockton -on-Tees** Business Rates Discount Scheme & Enterprise Retail Support – Up to £10,000 for new businesses to take up empty premises in Stockton including capital improvement grants, mentoring, business start up advice and business rates discount.
- **NW Leicestershire** Enterprising Town Centre grants £500-£25,000 plus business advice and training
- **Slough** currently undertaking a consultation offering business rates discounts

- **We would love to work with you on this but it needs to be lead by you**



Questions

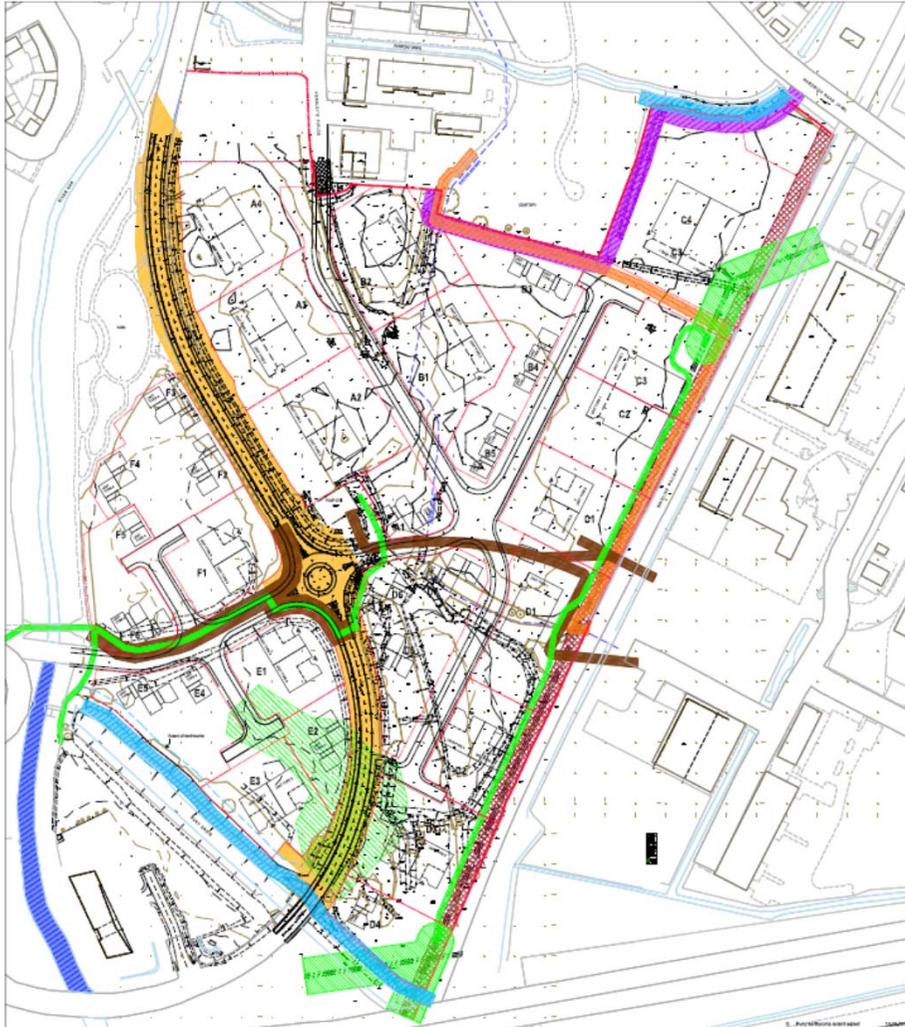


Nar Ouse Business Park Enterprise Zone

Jemma Curtis
Regeneration Programmes Manager

Borough Council of
King's Lynn &
West Norfolk





Constraints Plan

- High Pressure Gas Main
- UKPN HV Lines
- AWA Foul Rising Main
- IDB Easement
- Known contamination
- Network Rail
- Highways





Master Plan

- Total floorspace
35,563m² /
382,800sq ft
- Total number of
units 56
- + KLIC



Building Image



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Massing Model

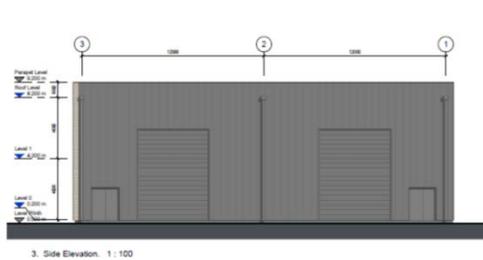
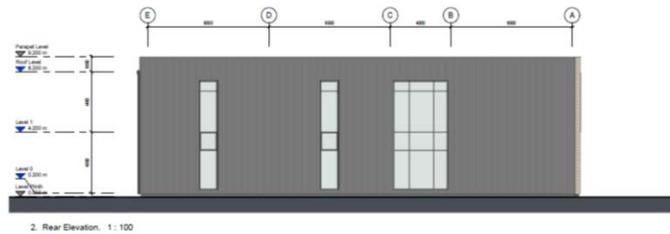
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Programme

- Gas main diversion Jun – Oct
- Phase 1 Reserved Matters Application July – Oct
- ‘Launch Event’
- KLIC Move On Feasibility Study July - Sept
- Remaining Reserved Matters application Sept – Dec
- Site infrastructure & Phase 1 premises construction 2019 - 2020

Phase 1 Speculative Units



- Light Industrial 20,000 sq.ft
- Light Industrial 10,000 sq.ft
- Office 10,000 sq.ft
- 5 Years Business Rate Relief available until 31st March 2021



Phase 1 Speculative Units



1. South Elevation. 1 : 100



2. North Elevation. 1 : 100



3. East Elevation. 1 : 100



4. West Elevation. 1 : 100

- Office
10,000 sq.ft
- 5 Years Business Rate Relief available until 31st March 2021

Any Questions?