

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**REGENERATION AND DEVELOPMENT PANEL**

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

PRESENT: Councillors Bearshaw (Chair), Blunt, Bubb, Colwell, Crofts, Everett (Vice Chair), Lintern, Osborne and Ratcliffe.

OFFICERS:

Oliver Judges – Executive Director

Duncan Hall – Assistant Director

Matthew Henry – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

James Grant – Principal Project Manager

BY INVITATION:

Tom Rudd – BDP

Ian Parkes – Norfolk County Council

David Cummings – Norfolk County Council

RD28: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Collingham and Ring.

RD29: MINUTES

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

RD30: DECLARATIONS OF INTEREST

There was none.

RD31: URGENT BUSINESS

There was none.

RD32: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

There was none.

RD33: CHAIR'S CORRESPONDENCE

There was none.

RD34: **TRANSPORT INFORMAL WORKING GROUP TERMS OF REFERENCE**

[Click here to view the recording of this item on You Tube.](#)

The Panel considered the amended Terms of Reference for the Transport Informal Working Group, which had been put forward by the Informal Working Group following their first meeting.

RESOLVED: The Panel approved the amended Terms of Reference for the Transport Informal Working Group.

RD35: **UPDATE ON DRAFT ECONOMIC STRATEGY FOR WEST NORFOLK**

[Click here to view the You Tube recording for this item.](#)

Officers presented an update on the Economic Strategy for West Norfolk, as included in the Agenda. It was noted that the Panel had received regular updates on progress with the Strategy and this update provided information on consultation, engagement and next steps.

Officers set out the holistic, inclusive and sustainable approach that would be taken to economic growth which echoed the new Government's approach to Growth Plans. It was also noted that it would be a requirement for Devolution areas to have Growth Plans in place.

Information was provided to the Panel on the levers of growth, challenges, distinctive sectors and strengths.

The presentation also included information on the vision for 2045 against the strategic priorities and development of interventions. The Assistant Director explained it was important to act collaboratively and get a range of organisations to feed into the process to help shape actions and investment opportunities. The Economic Strategy for West Norfolk would be an important document to inform investment opportunities and to lever in private sector investment.

The Regeneration Programmes Manager explained that the document had been through extensive consultation and engagement across the Borough and the Strategy had been developed following feedback and data analysis.

The Panel was informed that the next step was to launch the consultation document on the draft vision and strategy. There would be two consultations running, a high level one which was open to the public and a more detailed one which would be sent to all partners and shareholders and would also ask them for a call for projects including

detail of investment plans and ideas on projects to achieve the outcomes and address the challenges in the draft scheme.

Following the consultation period the Strategy would go through the formal decision making process, likely to come to this Panel in November and Cabinet in December 2024.

The Chair thanked officers for the update and invited questions and comments from the Panel, as summarised below. The Chair was reassured that a lot of work and effort had been put into bringing this strategy forward and thanked all those involved.

Councillor Osborne echoed the Chair's comments and was pleased that a lot of engagement had taken place. He referred to the figures relating to housing growth contained in the report and asked if this would need to be updated following the change in housing needs announced by Government. The Assistant Director explained that work would be carried out to amend and add to the strategy to reflect the changes coming in with the new Government. He also explained that it was important not to conflict or predetermine work carried out as part of the Local Plan process and explained that work would be carried out with the Local Plan Task Group as required.

Councillor Bubb commented that there was currently little incentive for new businesses to invest in the area and asked what would be provided through the Strategy. The Chair commented that infrastructure was important to make the area attractive to new Businesses. He explained that along with improvements in rail links and roads, alternatives to car use needed to be promoted. He suggested a monorail serving Hunstanton, which would take traffic from the A149 and also be a unique tourist attraction. The Assistant Director reminded the Panel that creation of the Economic Strategy had been carried out in tandem with development of a Countywide Economic Strategy which stressed the need for an adequate supply of business land and premises and this would also link back to the importance of ensuring the adequate allocation of business and employment land in the Local Plan.

Councillor Colwell thanked those businesses and organisations that had engaged with the process. He commented that he felt that Brexit had had a detrimental impact on labour and trade. He also referred to the opportunities that a Devolution Deal would bring, and noted that the current Devolution deal had been paused and hoped that this would allow for more exciting opportunities to come forward. He commented that it was important to be bold on what the area wanted to achieve from any Devolution Deal and this strategy was an important document to help achieve this.

Councillor Colwell referred to the vision which mentioned the evening economy and he commented that this was a huge untapped area and

linked into so many other opportunities. He also commented that year round tourism was important along with embracing Heritage.

RESOLVED: The update was noted.

RD36: **KING'S LYNN ENTERPRISE PARK AND NORA UPDATE**

[Click here to view the recording of this item on You Tube.](#)

The Assistant Director and Regeneration Programmes Manager delivered a presentation providing an overview and update on the progress being made at the Nar Ouse Regeneration Area in King's Lynn.

A copy of the presentation is attached which provided detail of the history of the site, development to date including residential, commercial and the KLIC. Information was also provided on the millennium community and future planned development on the site.

The Assistant Director offered the Panel the opportunity to tour the Speculative Units and light industrial units once contractors had completed on site.

The Chair thanked the Assistant Director for the presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Crofts it was explained that not all of the site had been decontaminated and work was being carried out as required during development. Options were still being considered for the proposed Active Travel Hub site which was still contaminated.

In response to a further question from Councillor Crofts, the Assistant Director explained that contracts had been agreed for some of the speculative units and some expressions of interest had been received for the light industrial units. The site had been marketed and the Council were in the process of carrying out a rebranding exercise and a wider marketing push. The Regeneration Programmes Manager agreed to keep the Panel updated on the marketing of the site.

Councillor Colwell referred to the contamination that remained on site and asked if this area could be used as a car park to reduce the costs of decontamination. The Assistant Director explained that the Council had to meet the requirements of the regulatory body and consultants had been engaged to look at a range of options to deal with the contaminated areas.

Councillor Lintern asked if solar panels would be fitted to the industrial units and the Assistant Director explained that the Council would work with tenants if they wished to install solar panels but the project did not

have the Capital available to install panels, especially as it would be the tenants that would get the benefit from them. He commented that it would be down to the individual tenants if they wanted to install solar panels. Councillor Lintern commented that the Council should be doing more to provide solar panels on industrial units to prevent agricultural land being used for solar farms. The Assistant Director referred the Panel to solar panels that had been installed on Council owned buildings, for example King's Court and Lynnsport.

The Chair asked about the gates proposed for Horsley Fields to prevent it becoming a rat run for traffic. The Assistant Director explained that the barrier would be accessible to the emergency services and there was the option for a plan to be put in place to potentially opening it up as an alternative route if required.

In response to a question from Councillor Colwell, the Assistant Director explained that in terms of residential development, the NORA 5 site was the last development site available. There had been some developer interest in the site and an options appraisal was being worked on.

The Chair commented that it was important that any development on site considered the potential for future rail links, especially surrounding the active travel hub, which was a potential location for the station.

RESOLVED: The update was noted.

RD37: **SOUTHGATES UPDATE**

[Click here to view the recording of this item on You Tube.](#)

The Principal Project Manager and Tom Rudd from BDP consultants presented the update to the Panel.

The presentation provided information on the background of the project, introduced concept designs for development plots, landscaping and public realm. Information was also provided on consultation and engagement going forward.

Tom Rudd from BDP invited comments from the Panel on the design concepts.

The Chair thanked officers for the update and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Crofts it was confirmed that the Savage Statue was outside of the Masterplan area and would not be affected. It was noted that the plan would note impact heritage assets near the site. The Regeneration Programmes Manager

commented that interpretation and signage would be used to showcase and explain the history and heritage of the area.

Councillor Bubb commented that car parking needed to be provided to encourage people to visit Southgates. Tom Rudd explained that active travel to the site would be encouraged and the Regeneration Programmes Manager reminded the Panel that the Active Travel Hub was proposed to be sited just south of the site which could serve the area. It was also noted that work would be carried out to strengthen the route between Boal Quay and Southgates.

The Chair also reminded the Panel of the Local Cycling and Walking Infrastructure Plan and the cycle and bus routes which served the area.

Councillor Colwell suggested that the town wall be rebuilt in innovative ways and promoted as a heritage asset and walking route. Tom Rudd commented that there were many factors, including archaeology which could make this a costly project, however there were innovative opportunities available such as tree planting along the route, recreation and reinterpretation to tell the story of King's Lynn.

The Chair commented that it was important that work did not prevent future opportunities for showcasing heritage and the town wall.

Councillor Colwell commented that it would be good to reconnect the town moat.

The Chair commented that further consideration needed to be given to the proposal for affordable housing in the area and that there were other uses which could be considered to act as a draw to the area.

RESOLVED: The update was noted and the comments from Members would be considered, as appropriate.

RD38: **WORK PROGRAMME AND FORWARD DECISION LIST**

RESOLVED: The Panel's Work Programme and Cabinet Forward Decision List was noted.

RD39: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 15th October 2024 at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

RD40: **EXCLUSION OF PRESS AND PUBLIC**

[Click here to view the recording of this item on You Tube.](#)

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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2 or 3 of Part 1 of Schedule 12A to the Act.

The Panel adjourned for a comfort break from 7.48pm to 7.55pm.

RD41: **EXEMPT - SOUTHGATES UPDATE FROM NORFOLK COUNTY COUNCIL**

The Panel received information on STARS and the Southgates Masterplan from officers from Norfolk County Council. A copy of the presentation had been included in the Agenda and the presentation covered the options considered, an update on the STARS project, the outline business case and scheme costs. It was noted that the County Council would be considering the proposals at their Cabinet Meeting in November and after that a further update could be provided to the Panel.

The Chair thanked officers from Norfolk County Council for the update and invited questions and comments from the Panel.

Officers from Norfolk County Council responded to questions from the Panel relating to the location of cycleways and it was noted that traffic modelling work was still ongoing and more information could be provided once this had been completed.

The Panel were reminded that the work on STARS related to the Southgates and gyratory system and other work coming forward relating to car parking and transport would be considered as part of the Borough Councils Car Parking Strategy and King's Lynn Area Transport Strategy, both of which would be considered by the Regeneration and Development Panel in due course.

RESOLVED: The update was noted.

RD42: **EXEMPT - CABINET REPORT - STRATEGIC LAND ACQUISITION**

The Assistant Director presented the Cabinet Report which set out a proposed land and property acquisition in King's Lynn. The Panel were informed that the Chair of the Corporate Performance Panel had agreed that, because of the urgent nature of the decision, that it would not be available for call-in.

The Assistant Director responded to questions from the Panel.

RESOLVED: The Panel supported the recommendations to Cabinet as set out below:

The acquisition of the property interests set out within this report is approved by Cabinet, and that Delegated Authority is given to the Assistant Director Property & Projects, in consultation with the Portfolio Holder, to finalise the transaction.

The meeting closed at 8.40 pm

Regeneration & Development Panel

Nar Ouse Regeneration Area & Enterprise Zone - Update

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Matthew Henry MRICS
Assistant Director Property & Projects

Jemma Curtis
Regeneration Programmes Manager

Borough Council of
King's Lynn &
West Norfolk



Nar Ouse Regeneration Area

- History
- Vision
- What has been delivered
- Acquisitions
- Disposals
- Contamination
- Currently being delivered
- Future developments

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What is the Nar Ouse Regeneration Area?

Largest brownfield site in the east of England (120 acres)

Designated Millennium Communities status by the ODPM in 2001

Part designated as an “Enterprise Zone” in 2016

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Aims :

- To regenerate under-utilised/vacant brown field land
- To bring investment into South Lynn
- To integrate the new development with the existing community

Site History

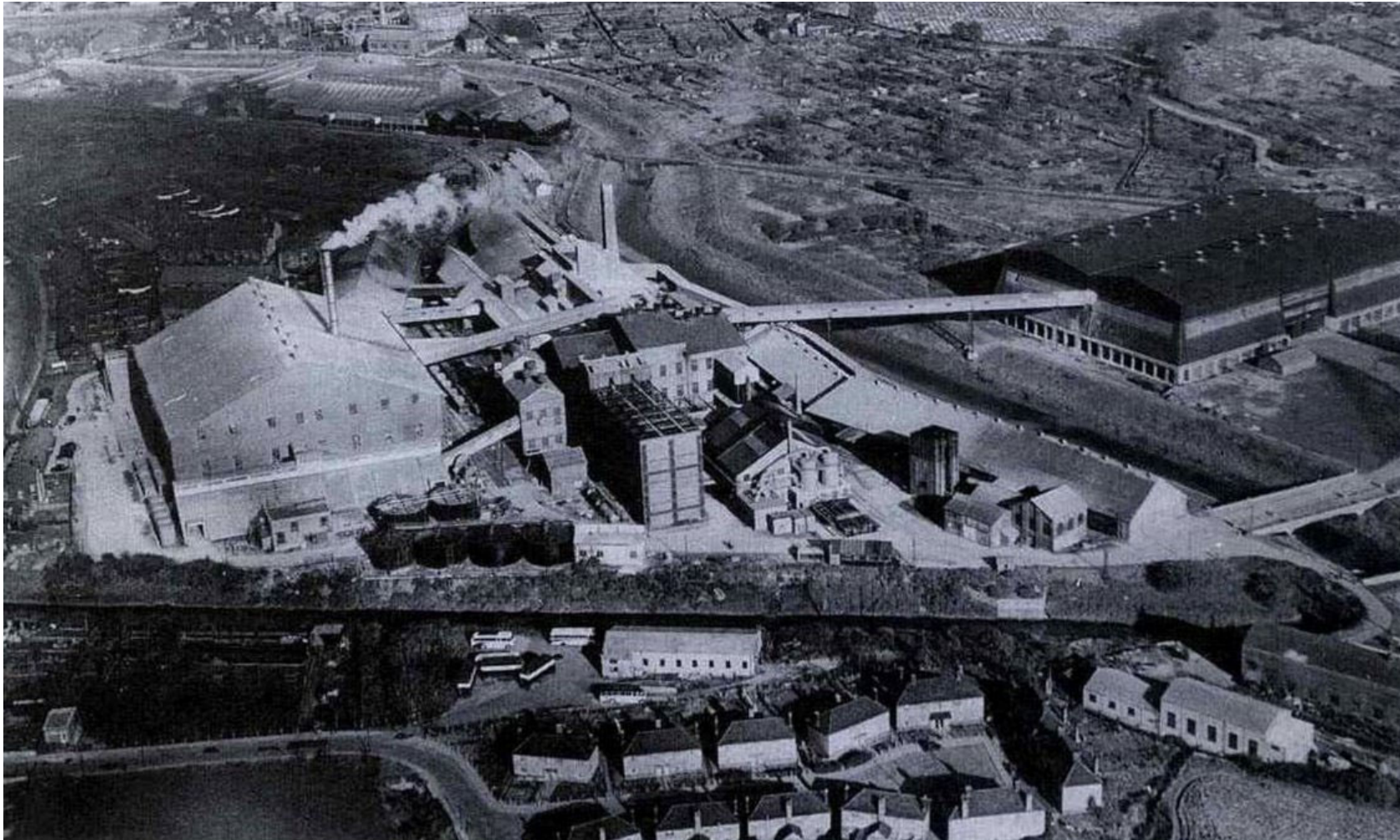
- Refuse tip
- Gas Works
- fertilizer works
- Railway sidings
- allotments
- Heavily contaminated in parts

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Site history

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5 masterplan

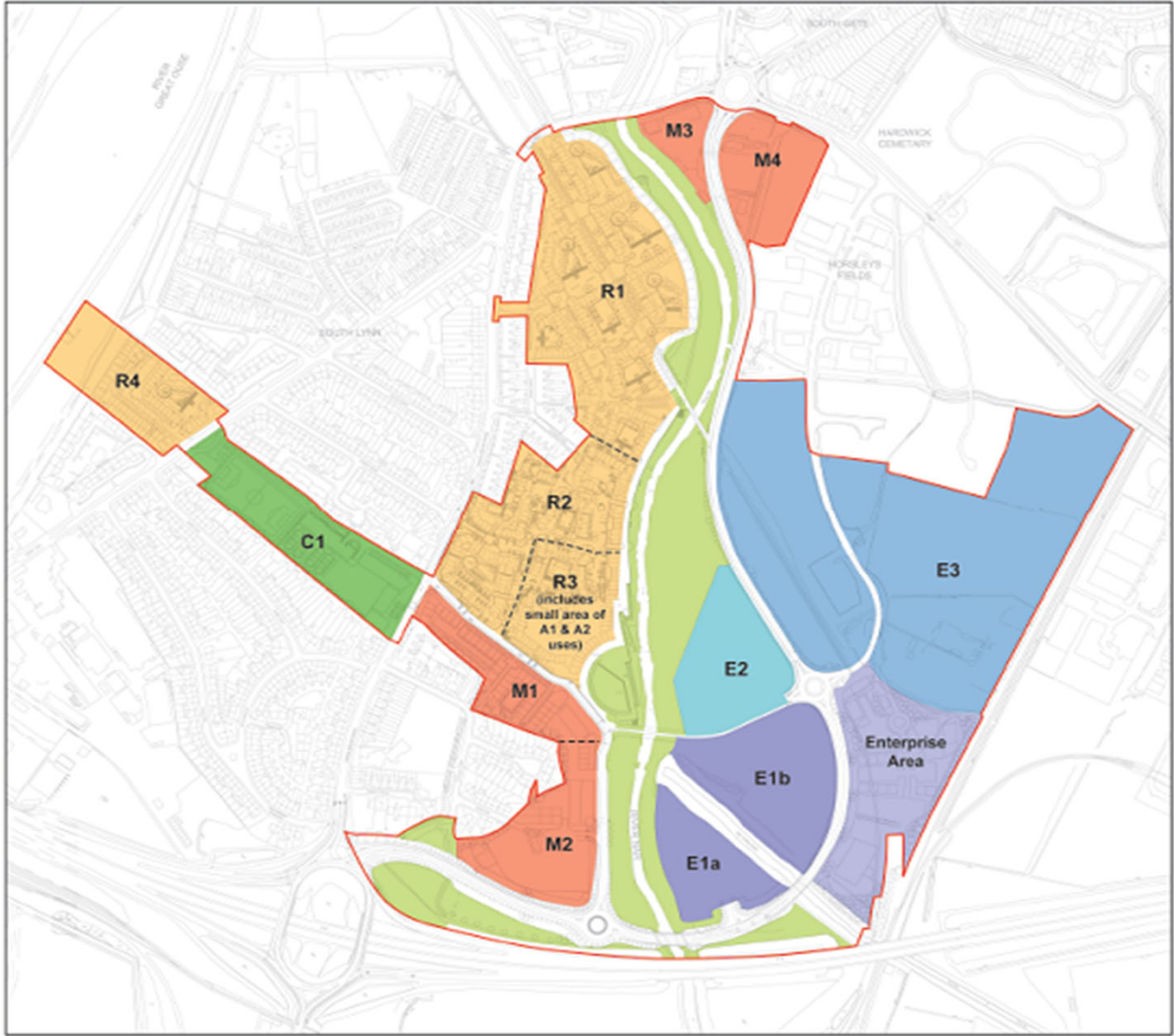
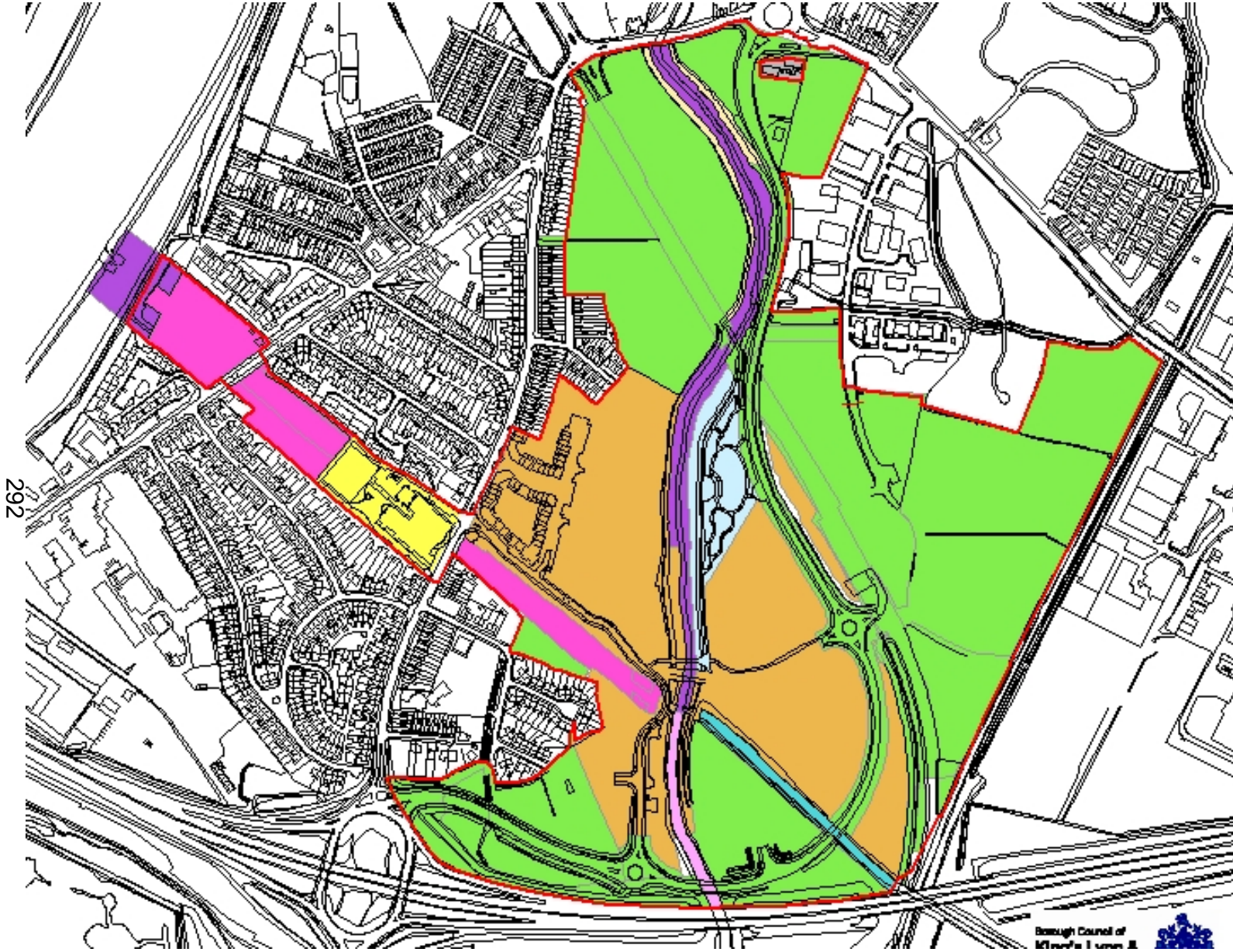


Fig 5.1.1: Development Capacity Plan.



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What has been delivered?

- £100m + investment
- Land acquisition
- Remediation
- Primary Utilities and Infrastructure
- Surface Water Drainage
- 203 • Outline planning permission (overall site)
- Reserved Matters planning permission (Business Park/Enterprise Zone)
- New arterial road (Nar Ouse Way)
- New primary school & community facility
- Central Park
- Housing development [267 units delivered by BCKLWN (contract with Lovells)]
- Hotel
- Pub Restaurant
- Starbucks Drive Through
- King's Lynn Innovation Centre [KLIC]

Hotel/Pub Restaurant/Drive Through

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AERIAL VIEW FROM SOUTH

King's Lynn Innovation Centre [KLIC]



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Housing

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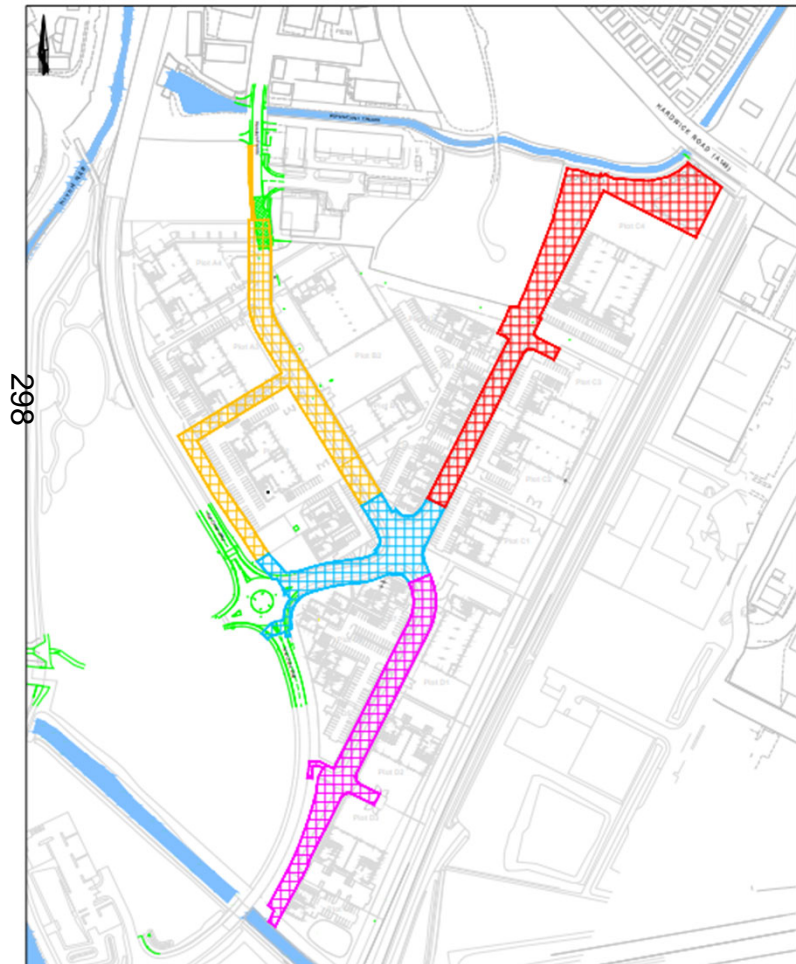


Currently being delivered

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Nar Ouse Business Park Infrastructure









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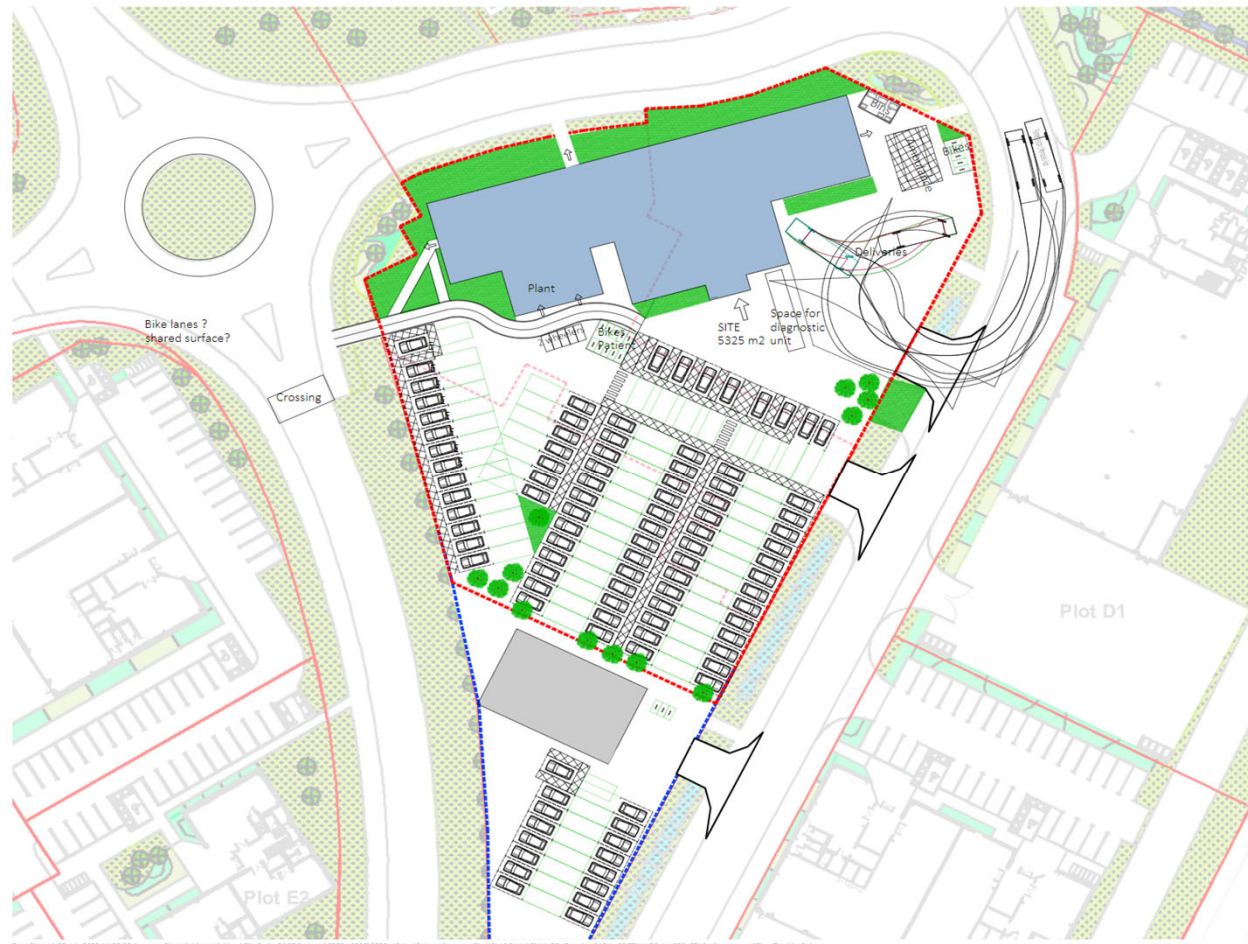


Nar Ouse Business Park Speculative Units





Nar Ouse Business Park – new health facility



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Nar Ouse Business Park – health facility

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Active Travel Hub

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Innovation and Collaboration Incubator (ICI)

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Thank you for listening ...

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

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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

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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

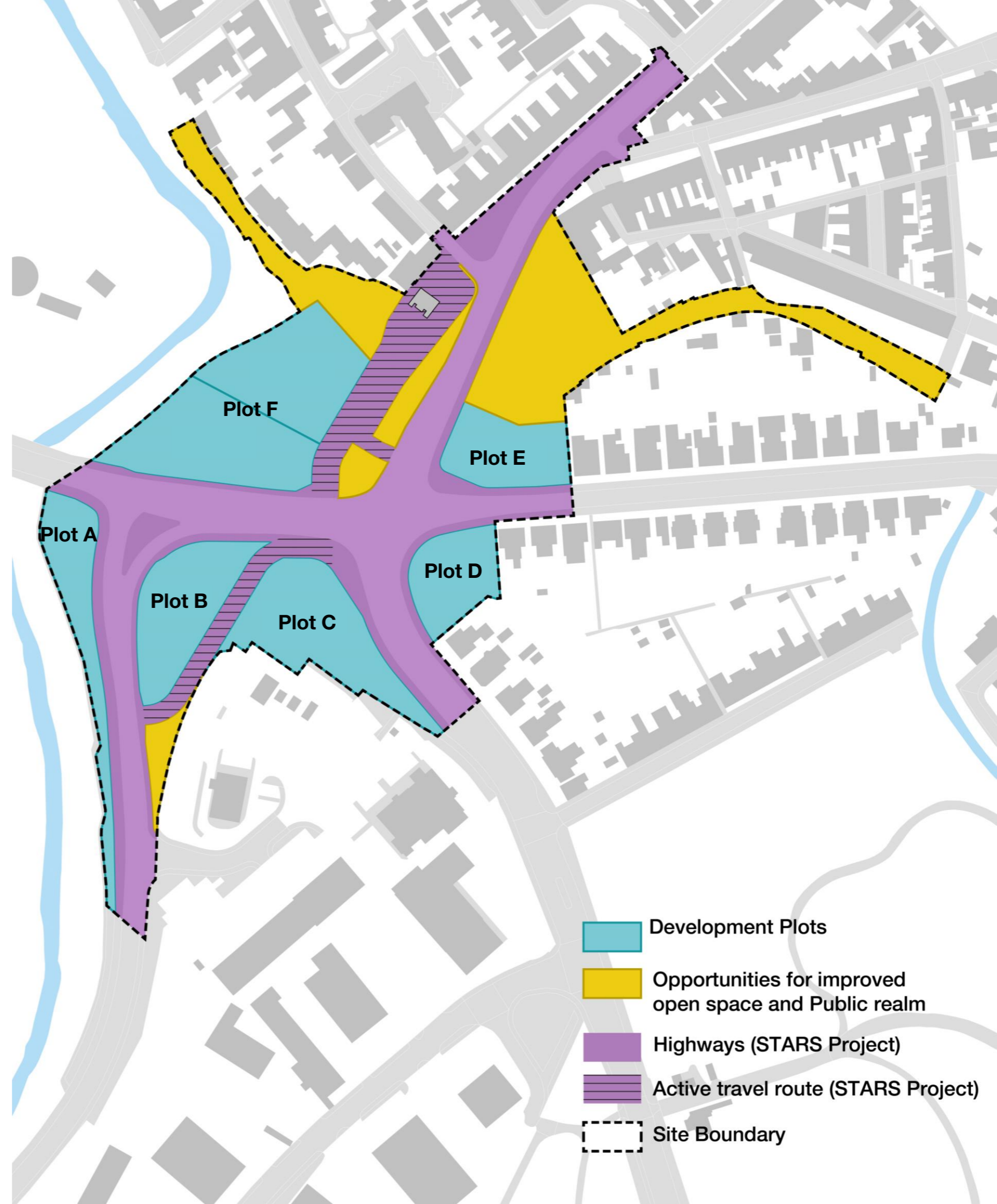
Developed by BCKLWN (May-Sept 2024):

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

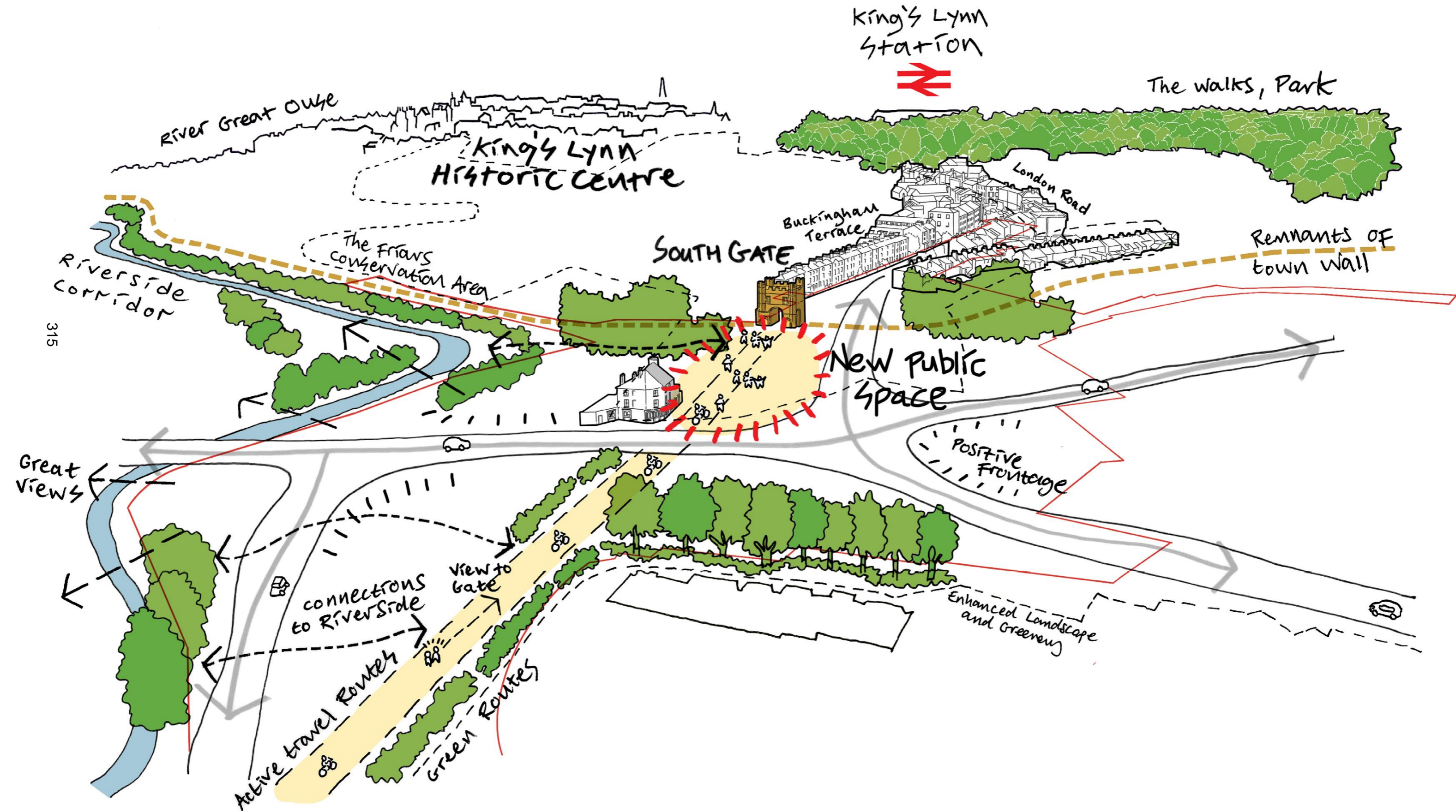
Co-ordinated design and overarching planning strategy

Property Consultants – LSH preparing viability appraisals and advising on delivery

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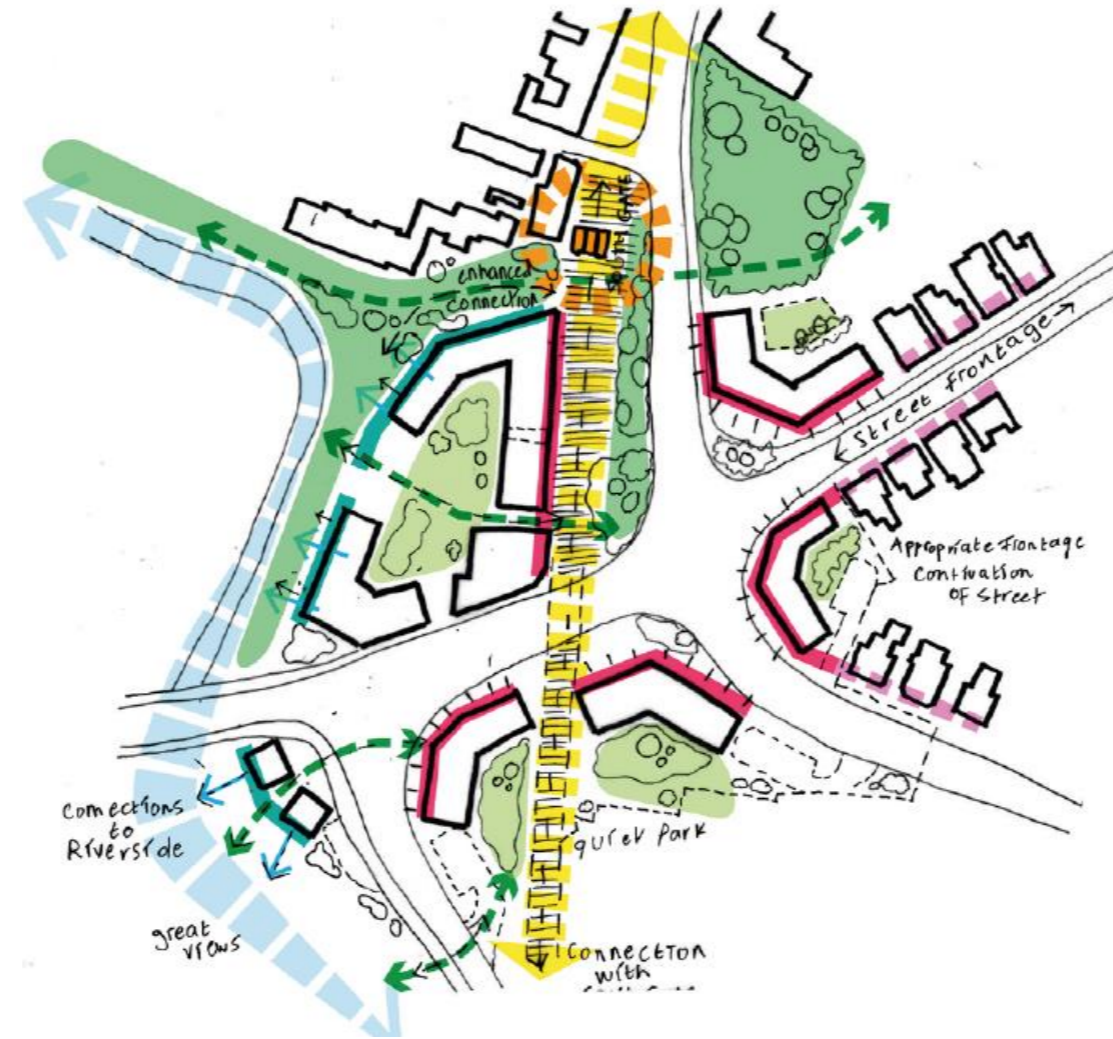


Vision



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

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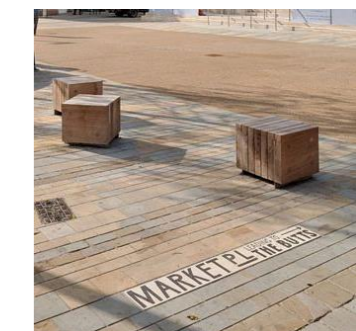
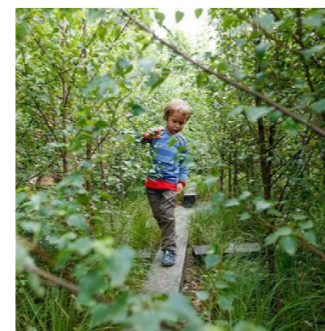
Public realm layout options



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

PLANNING OFFICERS (NCC/BCKLWN)

Ongoing workshops
Formal pre-app early Oct 2024

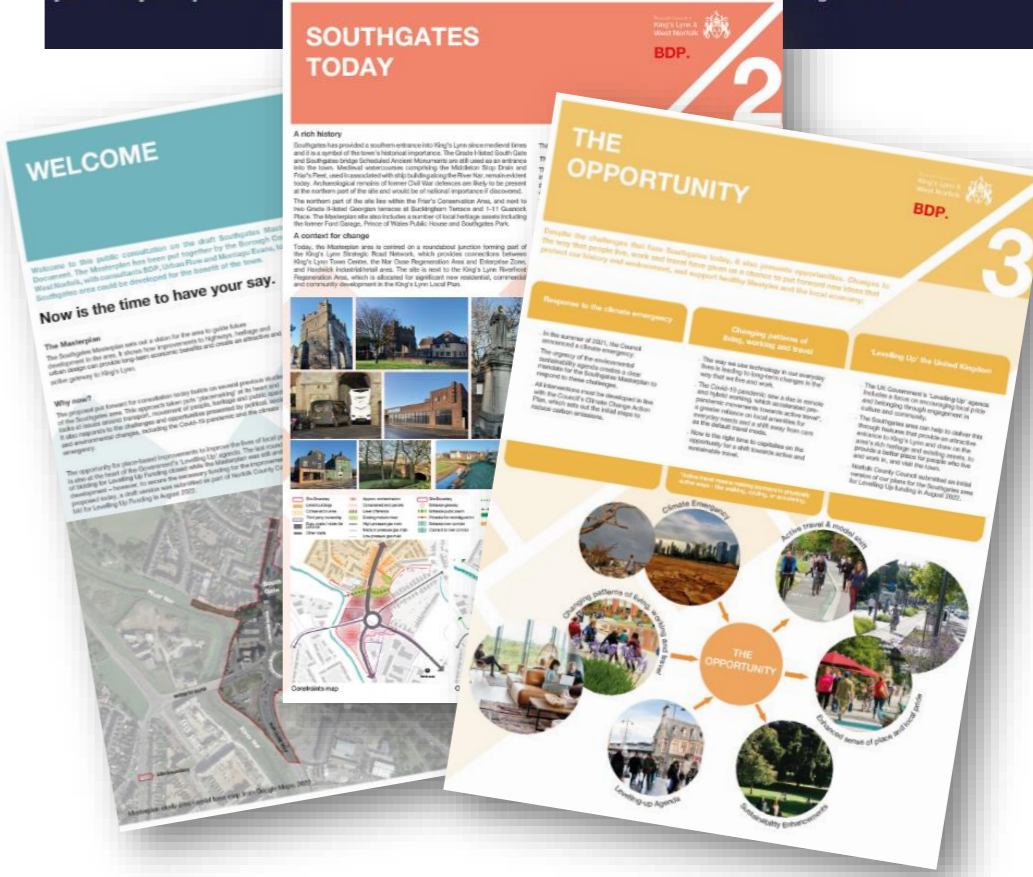
HISTORIC ENGLAND

Regular engagement 2022
Attend LPA pre-apps 2024

TECHNICAL CONSULTEES (2024)

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

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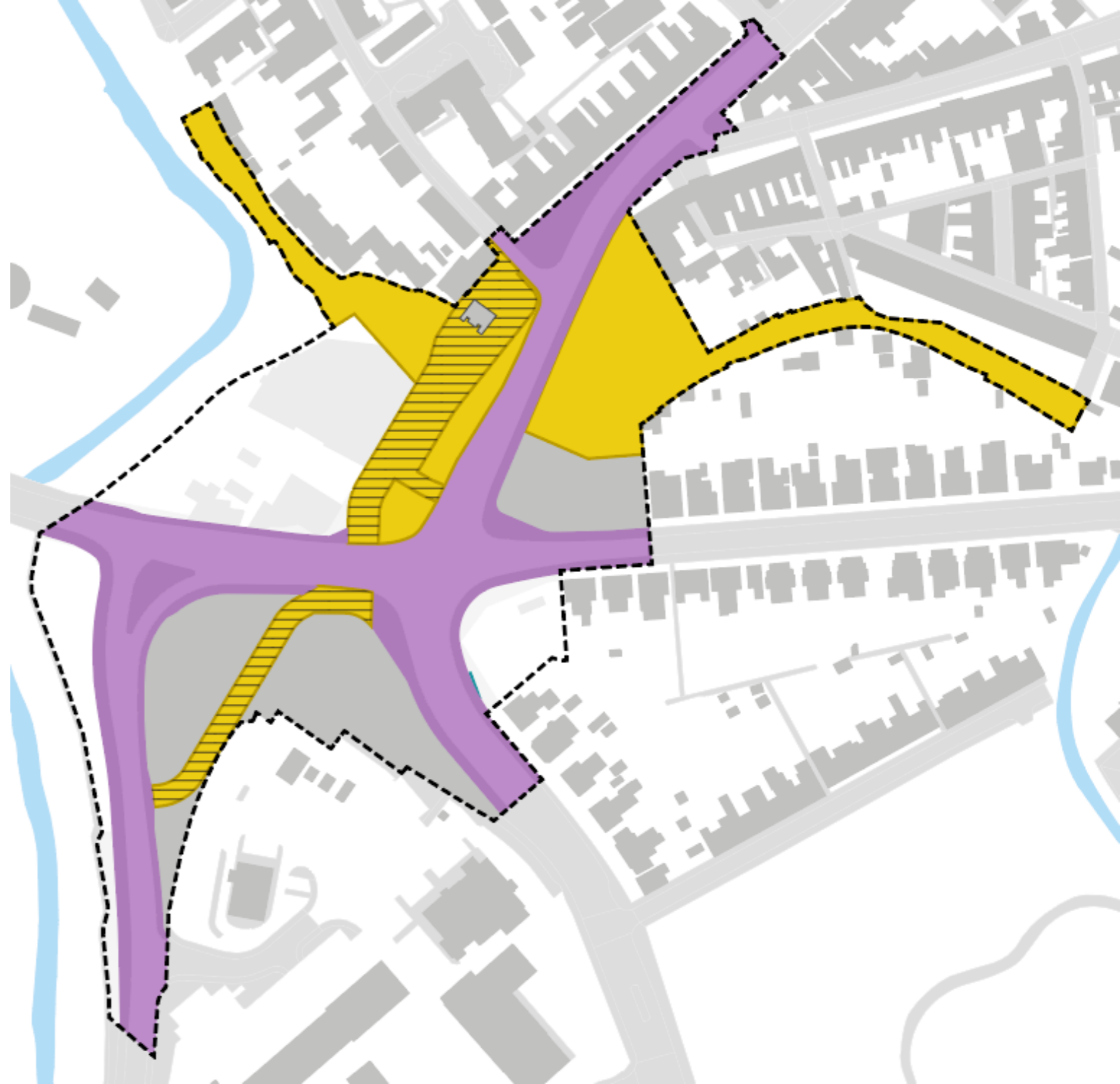
Town planning

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

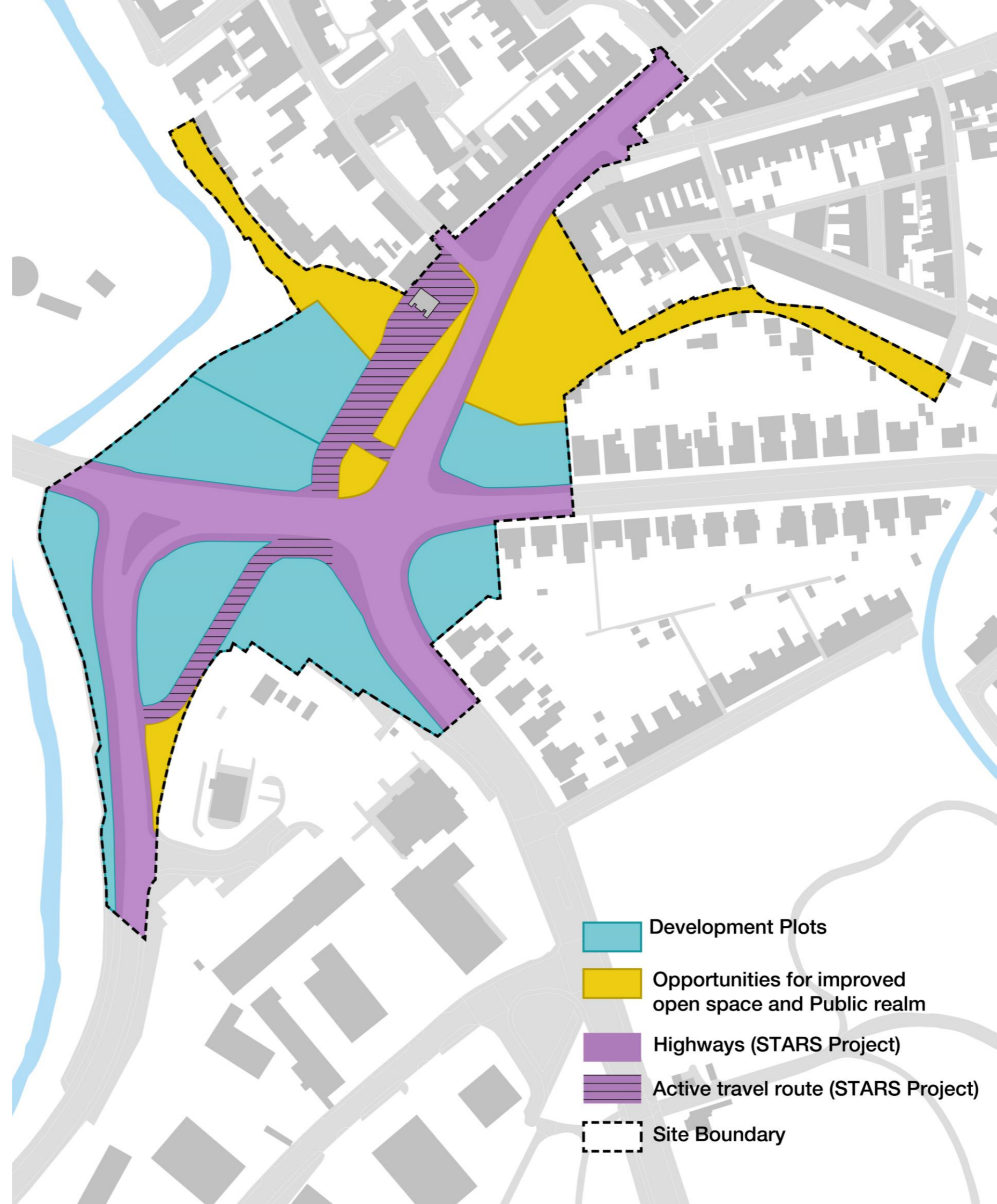
Potential tie in to Hardings Pits Doorstep Green

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Development plots

Challenging land values

Interest from several private developers and registered providers subject to viability



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

Q&A

Preferred options/concept designs for plot layout and public realm

Housing tenures

Non-residential uses and facilities

- Commercial uses?
- Public toilets?

Historic references – town defences - wall/moat, maritime history, whaling

Environmental standards and biodiversity features

Meanwhile uses on vacant/cleared plots

Interfaces with wider R&D initiatives

