

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Wednesday, 4th June, 2025 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillor Parish (Chair), Bland, Blunt, Bone, Bubb, Collingham, Crofts, Hodson, Osborne and Ratcliffe.

**PRESENT UNDER STANDING ORDER 34:** Councillors Bearshaw, Everett and Kemp

**OFFICERS:**

Jemma Curtis – Regeneration Programmes Manager  
Duncan Hall – Assistant Director

**RD1: APPOINTMENT OF VICE CHAIR FOR THE MUNICIPAL YEAR**

**RESOLVED:** That Councillor Osborne be appointed as Vice Chair of the Panel for the 2025-2026 Municipal Year.

**RD2: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Beal and Colwell.

**RD3: MINUTES**

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The Chair informed Members of a national announcement that from 2027 new builds would be required to be fitted with solar panels on their roof.

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

**RD4: DECLARATIONS OF INTEREST**

There was none.

**RD5: URGENT BUSINESS**

There was none.

RD6: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Bearshaw, Everett and Kemp.

RD7: **CHAIR'S CORRESPONDENCE**

There was none.

RD8: **MEMBERSHIP OF TASK GROUPS AND INFORMAL WORKING GROUPS 2025/2026**

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The Panel discussed the Custom and Self Build Policy Development Task Group and if there was a need for the work of this Group to continue.

It was proposed that the matter be deferred until the next meeting and officers to provide an update of the work carried out by the Group and if it had fulfilled its Terms of Reference.

**RESOLVED:**

1. Continuation of the Custom and Self Build Policy Development Task Group be discussed at the next meeting of the Panel.
2. The Panel noted that the Transport Informal Working Group's Report was on the Agenda for this meeting and would make a decision on its continuation once they had considered the final report.

RD9: **REPORT FROM THE TRANSPORT AND INFRASTRUCTURE INFORMAL WORKING GROUP**

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The Chair of the Transport Informal Working Group, Councillor Bearshaw, presented the report as included in the Agenda, outlining the topics discussed at the Informal Working Group Meetings. He thanked officers and Members for their input. He noted recommendation two within the report, which was to disband the Informal Working Group, and suggested that the Panel may wish to pause the work of the Group until there were further matters to consider, such as the new Local Plan.

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

Councillor Blunt, who was a Member of the Informal Working Group, commented that the Group should remain established as there was still more work to do, including consideration of the Car Parking Strategy.

Councillor Collingham agreed with the recommendations put forward by the Informal Working Group, but felt that affordability and funding could be a stumbling block.

In response to a question from Councillor Collingham, Councillor Bearshaw explained that the Informal Working Group had discussed railway stations and potential locations and worked with Norfolk County Council to link these through to the Norfolk Rail Prospectus.

The Chair requested that officers include Councillors in any relevant forthcoming meetings with Norfolk County Council that would provide the opportunity to influence and shape transport and infrastructure in West Norfolk. The Regeneration Programmes Manager confirmed that she would liaise with Norfolk County Council.

The Regeneration Programmes Manager highlighted the valuable work carried out by the Informal Working Group and explained that their comments and recommendations would be fed into the draft Transport Strategy and other relevant emerging policies and strategies.

The Assistant Director reiterated the value of the work carried out by the Group and stated that Norfolk County Council had attended most of the meetings, found them useful and welcomed the opportunity to get views from the Group which would be used to inform policy and strategy as appropriate.

Councillor Kemp, who was a Member of the Informal Working Group, addressed the Panel and stated that it would be difficult to get additional railway provision until the upgrades to the Ely Junction had been completed due to increased journey times.

Councillor Kemp also made reference to the recommendations put forward relating to the Ferry, which stated that the recommendations included in the consultants report were unfeasible. Councillor Kemp stated that the recommendations needed to support this important commuter route and ensure it was fully accessible.

Councillor Everett addressed the Panel under Standing Order 34 and stated that he attended the Norfolk County Council Rail Group and would push for King's Lynn to be included in the Prospectus. He commented that the Ely Junction upgrade should not impact a railway station in King's Lynn and explained that there was central government funding available.

The Chair congratulated all those involved in the Informal Working Group including officers, Members and officers from Norfolk County Council. He agreed with earlier comments relating to keeping the Informal Working Group established so that they could meet in future once the recommendations from the Panel had been considered by Cabinet.

Councillor Ratcliffe proposed a slight amendment to the wording of the recommendations relating to Downham Market Railway Station and the increase of car parking provision, stating that any associated walkways from additional car parking to the station would need to be improved if required. Councillor Crofts suggested an area in Downham Market that could be used and Councillor Bearshaw explained that the Informal Working Group had considered several locations and passed their comments onto officers.

Councillor Collingham asked for clarification on the points raised by Councillor Kemp relating to the Ferry. Councillor Bearshaw explained that the Informal Working Group discussed a variety of options and acknowledged that the Ferry was an important facility. The Regeneration Programmes Manager explained that feasibility work on access improvements to the Ferry was ongoing and the recommendations from the WSP report would be reviewed. She also reminded the Panel that the King's Lynn Masterplan included the West Lynn side of the Ferry.

Councillor Kemp addressed the Panel under Standing Order 34 and asked the Panel to consider amending the recommendations relating to the Ferry.

Councillor Ratcliffe commented that she had read the consultants report and stated that it included lots of caveats and work that required more investigation, and did not provide a full solution.

The Chair reminded the Panel that they received weekly updates on the Ferry and could request updates be brought to the Panel as appropriate.

**RESOLVED:** 1. That the Regeneration and Development Panel support the Informal Working Group's recommendations for onward consideration by Cabinet, as set out below, with the minor amendment relating to Downham Market Railway car parking.  
2. That the work of the Informal Working Group be put on pause until Cabinet had considered the initial set of recommendations from the Group, with future meetings to be arranged as and when required.

#### Recommendations relating to Rail

1. A viability study on a parkway station and transport hub near or on the Enterprise Zone, King's Lynn is carried out, considering timetabling constraints, proximity to provision of a travel hub and associated car parking.
2. The Group acknowledge the Rail Prospectus Report from Norfolk County Council and the issues it highlights, but feel that priority should be given to making improvements and providing additional provision to accommodate future growth in the area. Creation of new settlements and their needs to access railway

stations, be it improvements to existing stations, or additional provision should be considered in the next Local Plan.

3. Watlington Station.
  - a. Improvements to the roads leading to the station.
  - b. Increase car parking provision to accommodate future growth
  - c. Explore opportunities to create a transport hub.
4. Downham Market Station
  - a. Investigate making this a 'travel hub' by connecting with other modes of transport i.e. better bus services.
  - b. Additional provision of CCTV covered cycle storage.
  - c. Look at ways to encourage users to park in other car parks and walk to the station.
  - d. Increase car parking provision, any additional car parking may require additional walkways to the station and this would also need to be considered.
  - e. Improvements to the platform crossings.
  - f. Explore opportunities to create a transport hub.
5. King's Lynn Station
  - a. Consider expanding the car park provision into King's Lynn Station and creating a travel hub. Possible location for a multi storey car park.
6. Work with bus operators to explore opportunities to provide joint ticketing.
7. Recognise the importance of supporting growth and multi modal transport by investing in stations and increasing the frequency of service.

#### Recommendations relating to the Ferry

1. Ensure it is included in the new Local Plan and King's Lynn Masterplan as appropriate to support future growth in the area which could unlock access to funding opportunities.
2. Continue to work on feasibility studies and improvements as budgets allow. Acknowledging that the full scheme presented by WSP was unfeasible.
3. Clarify ownership and responsibility.
4. Continue to engage with the operator and provide signposting and support on how to access business support funding/grants.
5. Consider the former Delmote site as additional car parking for the Ferry, for inclusion within the King's Lynn Masterplan.
6. Promote 'Park and Sail' to commuters and tourists, consider this within the King's Lynn Parking Strategy.
7. West Lynn site for overnight campervan parking and leisure provision, for consideration of future land use within the King's Lynn Masterplan.
8. Later services to improve access to the nighttime economy.

#### Recommendations relating to Travel/Cycling.

1. Endorse that priority is being given to active travel at the West Winch Growth Area and support the work of the LCWIP in this area.
2. Improvements to crossings at Tennyson Road should continue to be a priority, working with Network Rail.
3. Endorse STARS and Southgates Regeneration as a priority.

#### Recommendations relating to Buses

1. Joint Ticketing opportunities to be explored – including with rail.
2. Consider opportunities in the Bus Services Act including Franchising. Encourage/lobby that this work is commenced now so that it can be progressed by the new Unitary/Strategic Authority.
3. Endorse the priority areas in the Bus Service Improvement Plan and continue to engage with NCC to ensure that funding is used to make improvements to services in West Norfolk which include:
  - a. Later services to support the night time economy and employment.
  - b. Investigate an 'orbital' service for King's Lynn which can assist with active travel/park and ride/parkway station access.
  - c. Upgrading to smart shelters across the Borough.
  - d. Bus service to complement the Ferry – e.g. later on in the evening a service to the Ferry Car Park etc.
  - e. Circular/town centre service in Downham Market, including access to the Leisure Centre now that car parking charges have been introduced in this area.
4. Investigate active travel hubs in Hunstanton to support the tourist offer/access to the coast etc and support cycle hire in this area.

#### RD10: **WORK PROGRAMME AND FORWARD DECISION LIST**

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The Chair encouraged those Members who were unable to attend meetings to send a substitute.

The Chair also encouraged the Panel to consider items that they would like adding to the work programme.

Councillor Collingham suggested tours of areas that the Panel were to look at and also the possibility of holding meetings in different venues around the Borough.

Councillor Blunt suggested that the Panel consider the Car Parking Strategy at an early stage.

The Chair provided an update on the Southgates Masterplan and issues with funding.

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

RD11: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 9<sup>th</sup> July 2025 at 6.00pm in the Council Chamber, Town Hall.

**The meeting closed at 7.05 pm**