

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Monday, 2nd March, 2026 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors Bland, Blunt, Bubb, Colwell, Crofts, Hodson, Osborne (Vice Chair), Parish (Chair) and Ryves (substitute for Councillor Anota)

PORTFOLIO HOLDERS:

Councillor Lintern – Portfolio Holder for Culture and Events

Councillor Morley – Portfolio Holder for Finance (remotely)

OFFICERS:

Duncan Hall – Assistant Director for Regeneration, Housing and Place

Jemma Curtis – Regeneration Programmes Manager

Connor Smalls – Regeneration Programmes Officer

Phillip Eke – Senior Tourism Officer (remotely)

EXTERNAL ATTENDEES:

Claire Dollman, Norfolk County Council (remotely)

Ian Parkes, Norfolk County Council

RD76: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Anota, Ratcliffe and Portfolio Holder, Councillor Ring.

RD77: MINUTES

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

RD78: DECLARATIONS OF INTEREST

Councillor Colwell advised that in relation to item 10, he may be interested in some of the plots.

RD79: URGENT BUSINESS

There was none.

RD80: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillors Bone and Devulapalli.

RD81: **CHAIR'S CORRESPONDENCE**

The Chair, Councillor Parish, reported that he had received correspondence regarding the Hunstanton Masterplan and Parking Strategy, which had been circulated to Panel Members, and confirmed it would be addressed under the relevant agenda item.

RD82: **CABINET REPORT - KING'S LYNN TRANSPORT STRATEGY**

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Norfolk County Council officers gave a presentation to the Panel on the King's Lynn Transport Strategy as included in the agenda highlighting the public consultation process, key priorities identified by residents, funding and business case development for major projects and the integration of feedback into ongoing and future transport initiatives.

The Chair, Councillor Parish thanked Norfolk County Council officers for the presentation and invited questions and comments as summarised below.

In response to questions from Councillor Blunt, Norfolk County Council officers explained that all proposed transport projects were subject to securing funding. They reported the Sustainable Transport and Regeneration Scheme (STARS) Gyratory Plus scheme had secured just under £19 million from the government. Whilst the A17 Pullover Flyover had undergone significant business case work, they were still awaiting further funding opportunities. Norfolk County Council officers confirmed they were preparing business cases to ensure projects were ready for future funding rounds.

Councillor Colwell asked when the Local Cycling and Walking Infrastructure Plans (LCWIP) would be updated and additionally asked whether a park and ride scheme be incorporated in the strategy. Norfolk County Council officers advised that an informal park and ride was being established in the Enterprise Zone. It was explained the LCWIP was a living document and could respond to changes.

Norfolk County Council officers reported there were two key LCWIP schemes which they were currently focusing on which was the level crossing on Tennyson Road and the West Winch Growth Area, specifically looking at solutions on how to cross the A149. With regards to the level crossing on Tennyson Road, Norfolk County Council officers explained they were looking to have a combined pedestrian cycle crossing which worked in tandem with the level crossing but Network Rail were objecting to this.

Councillor Ryves commented that it was disappointing that a park and ride scheme was not featured in any of the paperwork which was presented to them. Additionally Councillor Ryves asked if there was

any consideration of a new railhead south of King's Lynn. Norfolk County Council officers reported a study into the demand for a second rail station was currently underway, with results expected by the end of March 2025.

In response to a further question from Councillor Ryves, Norfolk County Council officers explained after the passenger demand work had complete, they would inform Borough Council officers and Members and decide a way forward. If there was a case for it, more detailed work would be undertaken to feed into a business case and have discussions with Network Rail. They advised rail projects can be a long process.

Councillor Bubb asked whether the level crossing on Tennyson Road could be level. Norfolk County Council officers noted Councillor Bubb's comment.

The Chair, Councillor Parish referred to 1.10 and 2.3 within the report regarding the A149 improvements and asked where the improvements would be made. Norfolk County Council officers advised they were looking at what improvements could be made to the A149 from Knights Hill down to the Jubilee roundabout and work was underway.

In response to further questions from the Chair, Councillor Parish, Norfolk County Council officers clarified a micro-mobility scheme referred to bike hire and scooter hire and explained that a wheeling strategy referred to a pushchair or a wheelchair and this was a Government term.

Councillor Colwell proposed an additional recommendation which was the park and ride scheme should be a more formal consideration and taken forward within the KLTS and the King's Lynn Parking Strategy. Councillor Ryves seconded the proposed additional recommendation and the Panel agreed with one Member abstaining.

Councillor Parish proposed an additional recommendation that the Regeneration and Development Panel be kept well informed of the progress of the feasibility study for an additional railhead and receive updates. Councillor Colwell seconded the proposed additional recommendation and the Panel agreed with one Member abstaining.

Councillor Colwell proposed additional recommendations to investigate and report back on interim enhancements to existing crossings at Tennyson Road, particularly to improve safety for children and football supporters and report on the feasibility of creating a safe active travel route along the Gaywood River to link Reffley and Knights Hill development to the existing network and Lynnsport, avoiding Edward Benefer Way. Councillor Ryves seconded the proposed additional recommendations and the Panel agreed with one Member abstaining.

RESOLVED: The Panel supported the following recommendation to Cabinet:

That Cabinet adopt the King's Lynn Transport Strategy (KLTS) as outlined in Appendix A.

The Panel made additional recommendations which were:

- 1) The park and ride scheme should be a more formal consideration and taken forward within the KLTS and the King's Lynn Parking Strategy.
- 2) The Regeneration and Development Panel be kept well informed of the progress of the feasibility study for an additional railhead and receive updates.
- 3) Investigate and report back on interim enhancements to existing crossings at Tennyson Road, particularly to improve safety for children and football supporters and report on the feasibility of creating a safe active travel route along the Gaywood River to link Reffley and Knights Hill development to the existing network and Lynnsport, avoiding Edward Benefer Way.

Councillors Bone and Devulapalli left the meeting.

RD83: HUNSTANTON MASTERPLAN AND PARKING STRATEGY UPDATE

[Click here to view the recording of this item on YouTube](#)

The Regeneration Programmes Officer gave a presentation on the Hunstanton Masterplan as included in the agenda highlighting the results of the public consultation, residents feedback on tourism, parking, public spaces and local services, and outlined next steps for refining the masterplan based on those insights.

The Chair, Councillor Parish thanked the Regeneration Programmes Officer for the presentation and invited questions and comments from the Panel as summarised below.

The Chair, Councillor Parish explained he had received additional correspondence from Heacham Parish Council which highlighted concerns about road capacity, parking, accommodation, council financial input, local services and the integration of developments between Hunstanton and neighbouring areas and officers acknowledged the points raised.

Councillor Crofts commented that it was suggested at a previous Planning Committee meeting that alongside where the buses park, the parking area would be extended into that area and asked if it was ever

acted upon. The Regeneration Programmes Manager advised no further proposal was implemented.

Councillor Colwell commented that he felt reassured on the consultation numbers as he had the opportunity of knocking on doors of residents in Hunstanton and feedback contained similar themes to the public consultation responses.

The Chair, Councillor Parish noted that the consultation responses came from only a small number of local residents and commented that, based on this feedback, the public wished for Hunstanton to remain largely unchanged and for local residents to be considered alongside tourists.

The Regeneration Programmes Manager highlighted to the Panel that the consultation could be delayed due to the upcoming Norfolk County Council elections.

RESOLVED: The Panel noted the presentation on the Hunstanton Masterplan.

RD84: **TOURISM AND CULTURE UPDATE**

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The Senior Tourism Officer gave a presentation on Tourism and Culture as included in the agenda.

The Chair, Councillor Parish thanked the Senior Tourism Officer for the presentation and invited questions and comments from the Panel as summarised below.

Councillor Bubb referred to the Norfolk Coastal path which had been completed over a year ago and advised there was no publication of the route and asked where this could be found. The Senior Tourism Officer reported that Norfolk Trails were looking at Waymarkers to resolve the issues and agreed this needed to be promoted better.

Councillor Colwell commented that the new toilet at the St James car park had not been updated on the Changing Places toilet registry and requested that officers get it updated and additionally asked if there was any provision for the Tuesday Market Place to have one. The Regeneration Programmes Manager confirmed there would be one at the back of the Guildhall and confirmed would get the new toilet at the St James car park registered.

Councillor Colwell suggested the potential for free public Wi-Fi with event information landing pages. The Senior Tourism Officer would pass this feedback on.

RESOLVED: The Panel noted the update.

The Committee adjourned at 7.42pm and reconvened at 7.45pm.

RD85: **CABINET REPORT - KING'S LYNN ENTERPRISE PARK**

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The Regeneration Programmes Manager presented the report on the King's Lynn Enterprise Park as set out in the agenda outlining the completion of infrastructure on the eastern side, plans for the western plots, financial arrangements and the importance of the site for local economic growth.

The Chair, Councillor Parish thanked the Regeneration Programmes Manager for the report and invited questions and comments from the Panel as summarised below.

In response to questions from Councillor Ryves in relation to business rates, the Regeneration Programmes Manager explained the site operated under a specific enterprise zone financial agreement, allowing business rates generated to be ring-fenced for infrastructure repayment over 25 years. Recent changes in business rates had improved income forecasts, but the pace of plot occupation remained a critical factor. The Regeneration Programmes Manager advised the previous five-year business rates exemption for new occupiers had expired.

The Portfolio Holder for Finance made a welcome, positive contribution to the debate which the Chair thanked them for.

The Panel was assured that units were intended for industry not provided elsewhere in the Borough so that new jobs were created and investment made.

RESOLVED: The Panel supported the following recommendations to Cabinet:

Cabinet Recommendations:

1. Reaffirm the King's Lynn Enterprise Park vision and objectives set out in section 1, in line with the priorities of the West Norfolk Economic Strategy.
2. Recommend progression of Option 3 as detailed in section 3 of the report to progress the remaining infrastructure works required at the King's Lynn Enterprise Park.
3. Provide delegated authority granted to the Assistant Director for Housing, Regeneration & Place to award the contract to Morgan Sindall to deliver Active Travel Hub works at Baker Lane and the

King's Lynn Enterprise Zone, western access road and site levelling as detailed in section 2 & 5 of the report.

4. Approve the Enterprise Zone funding strategy as set out in section 5 to enable completion of outstanding works necessary to make the site fully available for plot sales and occupation.
5. Approve the amendment to the capital programme 2026/7 and Treasury Management Strategy to reflect the financial arrangements and timeframe set out in the report.

RD86: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

RD87: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was scheduled to take place on 31st March 2026 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

RD88: **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.

RD89: **CABINET REPORT - KING'S LYNN ENTERPRISE PARK - EXEMPT APPENDICES**

Officers presented the exempt parts of the report. The Panel asked questions and made comments in which Officers responded.

The meeting closed at 8.12 pm