

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

MEMBER MAJOR PROJECTS BOARD

**Minutes from the Meeting of the Member Major Projects Board held on
Wednesday, 8th October, 2025 at 9.30 am in the Council Chamber, Town
Hall, Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillors A Beales (Chair), R Blunt, D Heneghan, B Long,
J Moriarty, C Morley and S Ring (Vice-Chair)

OFFICERS PRESENT:

Vanessa Dunmall – Programme Management Office Manager
Michelle Drewery – Deputy Chief Executive and Section 151 Officer
Carl Holland – Assistant Director for Finance and Deputy Section 151 Officer
Duncan Hall – Assistant Director for Regeneration, Housing and Place
Kate Blakemore – Chief Executive

PRESENT UNDER STANDING ORDER 34:

Councillor T Parish
Councillor A Ryves (on Teams)

16 **APOLOGIES**

None.

17 **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record.

18 **DECLARATION OF INTEREST**

Councillor Moriarty declared he was the Norfolk County Councillor for North Runcton and Chair of the Stakeholder Group in relation to the West Winch Growth Area.

19 **URGENT BUSINESS UNDER STANDING ORDER 7**

There was no urgent business.

20 **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor T Parish and Councillor A Ryves (on Teams) were present under Standing Order 34.

21 **CHAIR'S CORRESPONDENCE**

There was none.

22 **ACTION LOG**

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The Programme Management Office Manager presented the report.

The Chair invited comments and questions from Board.

Councillor Long referred to an action from the previous meeting in which he had requested the road from the South Lynn Fire Station to the new development on Nar Ouse Way be used to reduce traffic movement and congestion on Hardwick Road and Southgate's Roundabout.

The Chief Executive agreed she would take this action forward and contact Norfolk County Council Highways.

23 **OVERVIEW REPORTS FOR PROJECTS**

The Assistant Director for Regeneration, Housing and Place presented the report alongside item 9, the Project Highlight Reports – Q1 2025/26.

24 **PROJECT HIGHLIGHT REPORTS - Q1 2025/26**

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

The Assistant Director for Regeneration, Housing and Place presented the report.

The Chair invited questions and comments from Members of the Board.

EZ NORA Infrastructure

In response to a question from Councillor Morley the Assistant Director for Regeneration, Housing and Place explained this had been rated red as the project was expected to be completed by now and there were still outstanding matters to be resolved.

The Chair, Councillor Beales commented there were legal and technical matters still outstanding which needed to be resolved but the infrastructure was in place.

Florence Fields (Parkway)

Councillor Heneghan sought clarification on the breakdown of the tenure and how many were for sale at market value and affordable housing along with the current market.

The Assistant Director for Regeneration, Housing and Place explained the tenure was currently 15% affordable housing and 20% private rented. He commented the tenure mix was under consideration and could be changed temporarily or permanently. He explained the housing companies were beneficial as this avoided empty properties; he highlighted the financial impact with the housing market currently being slow.

Councillor Heneghan questioned if the properties were being marketed beyond King's Lynn.

The Assistant Director for Regeneration, Housing and Place confirmed marketing of the properties was carried out through the usual channels with interest from North Cambridgeshire.

The Chair, Councillor Beales commented the housing market was currently slow and the housing companies were an opportunity to accommodate residents on the housing register.

Councillor Long referred to page 27, point 7.1 and sought clarification if these were the perceived target percentages. He commented he perceived that there was fluidity between properties becoming available and privately rented if not sold as interim income. He added there was a need for a mechanism to easily move stock from the Council to the housing companies.

The Chair, Councillor Beales commented this was the position the housing companies allowed the council to address, without compromising future capital receipts.

The Assistant Director for Regeneration, Housing and Place provided assurance on the time scales and commented the Council had been working closely with West Norfolk Property Limited on short term leasing. He declared an interest in that he was a director of West Norfolk Property.

Councillor Morley commented he was not convinced fluidity existed in relation to the marketing of these properties.

Councillor Ring referred to the other town centre development which he commented may attract more sales than Florence Fields and the importance of fluidity between the sites and the housing market.

Under Standing Order 34, Councillor Parish highlighted the tenure mix was previously altered to benefit residents of King's Lynn. He

commented further as the Chair of Regeneration and Development Panel he had asked this matter to go to the panel and noted it was to be scrutinised by the Corporate Performance Panel

The Chair Councillor Beales commented the tenure mix was dependent on market conditions and council agreement. He highlighted the consideration of the future of the projects following devolution and local government reorganisation.

In response to a question from Councillor Beales, the Assistant Director for Regeneration, Housing and Place commented the contract allowed for changes in pace with the market. He added there was a likelihood of cost increase because of delay therefore the decision was to continue and be kept under review.

Southend Road

Councillor Ring highlighted to the Board there had been viewings scheduled for this week and there had been lots of interest following the removal of the restrictions.

West Winch Growth Area

The Chair, Councillor Beales commented this project provided reassurance of the relationship between Norfolk County Council and the Borough Council ahead of Devolution and Local Government Reorganisation.

In response to a question from Councillor Morley, the Assistant Director for Regeneration, Housing and Place explained the business case for the access road was unable to be submitted to the Department of Transport until after the outcome of the Norfolk County Council Planning Committee in November.

Councillor Moriarty commented officers were keen to get the proposal right and highlighted the application had slipped from July to November Planning Committee. He advised, as the Chair of the West Winch Stakeholder Group he would be arranging a meeting of that group following the decision being made. He endorsed Councillor Beales comments on the authority's relationships.

Councillor Long declared he was a Norfolk County Councillor and a member of the County's Planning Committee and requested to go to into exempt session to discuss land ownership.

STARS

The Chair, Councillor Beales commented the green travel aspects of the scheme were previously undervalued however felt pleased Baxter's Plain was to be included in the revised scope. He commented there was positivity and enthusiasm from Norfolk County Council.

Councillor Heneghan commented part of Southgates was within her ward and commented as one of the main roads into King's Lynn the area, looked terrible and needed attention. She sought clarification on the plans for this.

The Chair, Councillor Beales commented the regeneration aspects and land ownership within the Borough Council were under consideration and members would be involved.

Councillor Blunt referred to the masterplan and expressed his concern on the traffic management surrounding the Southgates and asked for a short-term solution to be included in the re-scoping.

The Chair, Councillor Beales commented on the frustrations of the projects and the importance of not compromising the traffic flow.

The Assistant Director for Regeneration, Housing and Place highlighted to the Board the consultation on the project ended on the 5th November. He explained that roads alone did not add social value therefore in order to receive funding an active travel element needed to be included.

Councillor Morley referred to the timescales of this project and the impact of the project with a new mayor and strategic authority.

Councillor Ring explained a project which had been funded by Business Rates was the West Lynn Road which would provide access to the active travel hub and impact on Southgates. He commented on the timescales and referred to the impact on roads included in the masterplan.

The Chair, Councillor Beales commented clarification was needed on how the traffic would be dealt with and highlighted that funding previously allocated was still to be used towards a positive project for King's Lynn.

Councillor Heneghan suggested a short-term solution to improve the traffic flow around the Southgates which could be to have traffic lights at Vancouver Avenue and Wisbech Road.

The Chair, Councillor Beales commented Norfolk County Council would need to model this suggestion and asked officers to feed this into considerations with County officers.

Councillor Blunt asked for the Chair of Regeneration and Development Panel to consider adding to the Work Programme, short term solutions for traffic flow surrounding Southgates.

Councillor Heneghan asked if a tour of the gyratory for all members could be organised and the Assistant Director, Regeneration, Housing and Place undertook to get this arranged.

Lynnsport 1

The Chair, Councillor Beales commented the project should be referred to as Valentine Park rather than Lynnsport 1 and encouraged Members and Officers to refer to the project as the new name.

25

MAJOR PROJECTS FINANCIAL SUMMARY 2025 - 2026 Q1

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

The Assistant Director for Finance and Deputy Section 151 Officer presented the report.

The Chair invited questions and comments from Members of the Board.

Councillor Morley commented on the Towns Fund and questioned what was received from £6 million and was concerned on the amount spent.

The Chair, Councillor Beales commented it was question for the Neighbourhood Board and referred to a wider point that the type of project covered by the Towns Fund are difficult, which is why it's being addressed via this funding; he referenced that there are multiple agencies involved which makes things difficult and frustrating. The Chair referred to the Tennyson Road Railway Crossing which was an aspect of one of the projects which has been unable to be delivered, as one example. Councillor Beales referred to the report and highlighted it was difficult to ascertain which figures were cash flow and budget and asked for this be made clearer. The Assistant Director for Finance undertook to get the requested changes made.

Councillor Ring commented the reporting of the financials had improved.

26

OMPb MINUTES (FOR INFORMATION)

The Board noted the Officer Major Projects Board Minutes.

Councillor Moriarty questioned if other attendees from Norfolk County Council or other organisations attended the Officer Major Projects Board meetings.

The Programme Management Office Manager explained the Officer Board included senior officers to provide assurance to the authority including members that the projects were being actively monitored and reviewed. She explained the difficulties with including officers from other authorities.

27 **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.

28 **WEST WINCH GROWTH AREA**

Members of the Board made further comments and asked questions to which officers responded.

29 **DATE OF NEXT MEETING**

The next meeting was scheduled for the 10th November 2025 at 9:30am in the Council Chamber, Town Hall.

The meeting closed at 10.58 am