

The King's Lynn Riverfront Regeneration Area

A high calibre mixed-use scheme that maximise the use of the brownfield elements, that respects the natural and historic sensitivities of the area, whilst making the most of King's Lynn's waterfront setting is sought.

The King's Lynn riverfront is an important space for business, living, leisure and activities. The areas which are allocated in the Site Allocations and Development Management Policies Plan (SADMP) (2016) still hold importance for creating a unique place which balances the needs of the economic, social and considerations to create a balanced and sustainable place.

The riverfront regeneration policy aims to build upon the foundations laid by the SADMP and aims to bring a long standing and high-level ambition together by drawing together in one strategic policy which sits above the four sperate polices for each site. With the overall aim of maximising the potential of the riverfront area in King's Lynn with the provision of a substantial, high calibre, mixed use regeneration vision.

This encompasses proposals for a mixture of uses potentially including housing (most likely apartments), retail, recreation, commercial and employment opportunities together in order to facilitate the creation of a high-quality waterfront area. The scheme should increase King's Lynn's day and evening economies and significantly add to the town's appeal to existing and new residents as well as the tourism offer.

Whilst housing numbers are provided for each area, the requirements of each individual sites policy will determine which parcels of land can or cannot be developed i.e. clearly some portions will be for green or blue space. A very careful approach to each site is required in terms of assessing the viability of any scheme proposed and the Borough Council will consider this on a case by case basis considering the merits of each, and in particular its contribution to achieving the overall aim as highlighted with the strategic policy E1.KLR.

Strategic Policy E1.KLR relates to the allocated sites E1.5 Boal Quay, E1.8 South Quay, E1.10 North of Wisbech Road, and E1.11 Southgates. These sites are illustrated on the Policies Map and inset overleaf.

Strategic Policy

Policy E1.KLR: The King's Lynn Riverfront Regeneration Area

This policy covers the allocated sites E1.5, E1.8, E.10 & E1.11, as indicated on the policies map, collectively are allocated for regeneration to create a high calibre mixed-use waterfront area. Development of this waterfront area will be subject to the following (in addition to the individual site policies):

1. The following uses will be broadly acceptable for development within the Waterfront Regeneration Area:
 - Residential
 - Commercial/Offices
 - Cultural
 - Cafés/Restaurants
 - Shops
 - Community uses
 - Open space
 - Entertainment/Recreational/Leisure activities
2. Should individual parcels of land within the Regeneration Area will be brought forward they will need to specify the use(s), meeting and balancing those outlined above. Ensuing that the proposal is complementary to the wider Regeneration Area;
3. Development will be subject to compliance with the following:
 - Consideration of adjacent property/heritage assets/archaeology, through a heritage impact and archaeology impact assessment;
 - Suitable access arrangements, to the satisfaction of Norfolk Council as the Local Highway Authority, and provision for active travel;
 - Flood risk considerations, including submission of a site-specific flood risk assessment;
 - Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;

- Consideration of location specific attributes – including references to visitor opportunities. The potential to provide a wider regeneration benefit if particular uses are incorporated;
- Consideration of wider regeneration benefits;
- Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of:
 - a. informal open space (new and/or existing);
 - b. pedestrian and cycle routes (new and/or existing) which provide a variety of terrain, routes and links to greenspace and/or the wider footpath and cycle network;
 - c. a contribution to greenspace provision or management in the wider area within which the site is located;
- In judging the amount of on-site open space appropriate under Policy LP19 (Provision of Recreational Open Space) regard will be given to the proximity of the development to existing safeguarded facilities (such as those at Harding's Pits Doorstep Green to the south of the site). The Borough Council will consider flexibility of open space provision requirements where this would result in qualitative and quantitative benefits to the community and where the preceding habitats requirements are met;
- Consideration of Nature conservation issues and the Borough Council's Biodiversity Policy through the Submission of an Ecological Study that establishes that either:
 - d. there would be no negative impact on flora and fauna;
 - e. or, if any negative impacts are identified, establishes that these could be suitably mitigated;
- Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
- Provision of affordable housing in line with the current standards.

E1.5 King's Lynn - Boal Quay Policy

Site Allocation

A high calibre mixed-use scheme that maximise the use of the brownfield element of this site, which respects the natural and historic sensitivities of the area whilst making the most of the waterfront location is sought.

The area of derelict land at Boal Quay, currently used for car parking, has long since been identified for regeneration and was allocated in the Site Allocations and Development Management Policies Plan in 2016. The Local Plan review carries this forward.

The site contains the former loop of the River Nar, with elements of reedbed and saltmarsh, habitats of principal importance (UK Biodiversity Action Plan habitats), which should be considered and addressed through the Ecological Study requirement in the policy.

The King's Lynn Conservation Area lies immediately to the east and north of this site. The Conservation Area includes a large number of listed buildings near to this site, many of which are listed at grade II but also includes the Church of All Saints which is listed at Grade II*. Whitefriars Gateway scheduled monument lies on the eastern boundary of the site. Any development of the site therefore has the potential to impact upon the setting of these heritage assets.

Policy E1.5 King's Lynn - Boal Quay

Land amounting to 4.1 hectares as identified on the Policies Map is allocated for a high calibre mixed use. This could include residential development, most likely apartments, of up to 50 homes.

Development will be subject to compliance with all of the following:

1. Submission of an Archaeological Assessment;
2. Submission of a site-specific Flood Risk Assessment;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of:
 - a. informal open space (new and/or existing);

- b. pedestrian and cycle routes (new and/or existing) which provide a variety of terrain, routes and links to greenspace and/or the wider footpath and cycle network;
 - c. a contribution to greenspace provision or management in the wider area within which the site is located;
- 5. In judging the amount of on-site open space appropriate under Policy LP19 (Provision of Recreational Open Space) regard will be given to the proximity of the development to existing safeguarded facilities (such as those at Harding's Pits Doorstep Green to the south of the site). The Borough Council will consider flexibility of open space provision requirements where this would result in qualitative and quantitative benefits to the community and where the preceding habitats requirements are met;
- 6. Submission of an Ecological Study that establishes that either:
 - a. there would be no negative impact on flora and fauna;
 - b. or, if any negative impacts are identified, establishes that these could be suitably mitigated;
- 7. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
- 8. Provision of affordable housing in line with the current standards.

E1.8 King's Lynn - South Quay Policy

Site Allocation

The site consists of the former Grain Silos and the vacant former Sommerfeld and Thomas Warehouse and accordingly is classed a brownfield site.

The site has a frontage to South Quay and the River Great Ouse. It is bounded to the south by the Millfleet, a watercourse that discharges to the River Great Ouse. To the east the site adjoins the backs of residential properties in Nelson Street. To the north it adjoins Hampton Court and properties fronting South Quay. Devil's Alley, a public footpath, runs through the site, linking Nelson Street to South Quay.

The former Grain Silos site (0.32 ha) received planning permission, subject to a section 106 agreement, for 37 apartments and commercial unit(s) in 2014. The Silos site has since been purchased by the Borough Council.

Policy E1.8 King's Lynn - South Quay

Land amounting to 0.5 hectare is allocated for residential development of up to 50 dwellings.

Development will be subject to compliance with all of the following:

1. Retention of Devil's Alley as a Public Right of Way;
2. Creation of a public walkway along the north bank of the Millfleet;
3. Retention of the Grade II listed Sommerfeld and Thomas Warehouse;
4. A design approach that has regard to massing, materials, scale and views in and out of the site and the impact on nearby listed buildings and the King's Lynn Conservation Area;
5. An Arboricultural Assessment in relation to adjoining trees;
6. Submission of an Archaeological Assessment;
7. Submission of a site-specific Flood Risk Assessment. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring;
8. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;

9. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;

10. Provision of affordable housing in line with the current standards.

E1.10 King's Lynn – North of Wisbech Road Policy

Site Allocation

The land north of Wisbech Road consists of a mixture of industrial/former industrial uses to the east of the Hardings Way bus route adjoining the River Nar to the east, together with derelict, scrubland north of Blubberhouse Creek on the eastern side of the bus route and land between the northern boundary of the Harding's Pits Doorstep Green and the Rivers Great Ouse and Nar, west of the bus route.

Planning permission for accesses and the moving of the bus gate was granted in September 2017. In addition, planning permission for 7 dwellings at the rear of Harvest House on part of the allocated area was granted in September 2018

Policy E1.10 King's Lynn - North of Wisbech Road

Land amounting to 3.8 hectares is allocated for residential development of up to 50 dwellings.

Development will be subject to compliance with all of the following:

1. Submission of a site-specific Flood Risk Assessment. This must consider the residual risk of flooding to the site in the event of a breach of the flood defences. This should include details of the impact and likelihood of a breach occurring;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Development should preserve or where opportunities arise enhance the King's Lynn Conservation Area and its setting;
4. Informal recreation provision on, or in the vicinity of, the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to the exercising of dogs) on Roydon Common Special Area of Conservation. This provision may consist of some combination of:
 - a. Informal open space (new and/or existing);
 - b. Pedestrian and cycle routes (new and/or existing) which provide a variety of terrain, routes and links to greenspace and/or the wider footpath and cycle network;
 - c. A contribution to greenspace provision or management in the wider area within which the site is located;

5. In judging the amount of on-site open space appropriate under Policy LP19 (Provision of Recreational Open Space) regard will be given to the proximity of the development to existing safeguarded facilities (such as those at Harding's Pits Doorstep Green adjacent to the site or Central Park to the south). The Borough Council will consider flexibility of open space provision requirements where this would result in qualitative and quantitative benefits to the community and where the preceding habitats requirements are met;
6. Submission of an Ecological Study that establishes that either:
 - a. there would be no negative impact on flora and fauna;
 - b. or, if any negative impacts are identified, establishes that these could be suitably mitigated;
7. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
8. Provision of affordable housing in line with the current standards.

E1.11 King's Lynn – Southgates

Site Allocation

This is a brownfield site which is situated to the north of Wisbech Road, adjacent to the Southgates roundabout. The River Nar lies to the west of the site and there is a retail unit situated to the north.

Policy E1.11 King's Lynn - Southgates

Land amounting to 0.2 hectare is allocated for residential development of up to 20 dwellings.

Development will be subject to compliance with all of the following:

1. Submission of a site-specific Flood Risk Assessment;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the Harding's Pits Doorstep Green and Central Park). The Local Planning Authority will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community;
4. Development should conserve and where appropriate enhance heritage assets and their settings;
5. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
6. Provision of affordable housing in line with the current standards.