

## REPORT TO CABINET

|  |   |  |  |   |  |
|--|---|--|--|---|--|
| <b>Open/Exempt</b>   |   | Would any decisions proposed :                 |  |   |  |
| <b>Any especially affected Wards</b>   | Mandatory/  | Be entirely within Cabinet's powers to decide  |  | YES/NO  |  |
|  | Discretionary /   | Need to be recommendations to Council          |  | <del>YES/NO</del>                                       |  |
|  | Operational   | Is it a Key Decision                           |  | <del>YES/NO</del>                                       |  |
| Lead Member: Cllr Richard Blunt<br>E-mail: <i>cllr.richard.blunt@west-norfolk.gov.uk</i>   |   |  | Other Cabinet Members consulted:   |   |  |
|  |   |  | Other Members consulted:   |   |  |
| Lead Officer: Jemma Curtis<br>E-mail: <i>jemma.curtis@west-norfolk.gov.uk</i><br>Direct Dial:  |   |  | Other Officers consulted: Duncan Hall, Matthew Henry, Stuart Ashworth, Alan Gomm, Steven King, Dave Robson |   |  |
| Financial Implications<br><del>YES/NO</del>  | Policy/<br>Personnel<br>Implications<br><del>YES/NO</del> | Statutory<br>Implications<br><del>YES/NO</del> | Equal Impact<br>Assessment<br>YES/NO<br>If YES: Pre-<br>screening/ Full<br>Assessment                      | Risk<br>Management<br>Implications<br><del>YES/NO</del> | Environmental<br>Considerations<br><del>YES/NO</del> |
| If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s) |   |  |  |   |  |

Date of meeting: 15 June 2021

### SOUTHGATES REGENERATION AREA

#### Summary

This report details the proposed masterplanning and initial site clearance of land and buildings at the Southgate Regeneration area, as part of the King's Lynn Heritage Action Zone programme. The purpose of the masterplan is to develop a clear vision and design principles, setting out the potential built form and uses for sites at the prominent and important gateway to the town centre around the South Gate. Using funding secured through the Norfolk Business Rates Pool, the masterplan will build on work completed to date as part of the Heritage Action Zone to establish a framework and strategy to secure investment and funding for the future redevelopment of the brownfield sites, while maximising the valuable historic assets of the area.

The scope of this project comprises two elements;

1. Masterplanning – including any further site investigations and surveys to further assess the preferred site masterplan, viability and delivery mechanism for the scheme.
2. Site clearance of key sites that have a detrimental impact on the gateway to the town centre prior to any future redevelopment.

#### Recommendation

1. Delegate authority to Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio holder for Development and Regeneration to commission a masterplan for the Southgate Regeneration Area as set out in section 2 of the report.
2. Delegate authority to Assistant Director for Housing, Regeneration and Place in consultation with the Portfolio holder Development and Regeneration to complete the necessary procurement, permissions and legal requirements for

the works detailed in section 2 & 3 of the report

### **Reason for Decision**

To guide the future regeneration of this gateway site to King's Lynn's town centre in line with the aims and objectives the Heritage Action Zone and the corporate business plan objective to 'promote the borough as a vibrant place in which to live, to do business and as a leading visitor and cultural destination.'

## **1 Background**

- 1.1 Heritage Action Zones (HAZ) is a national programme lead by Historic England to work with places of historic importance and assets to boost economic growth using the historic environment as a catalyst. The King's Lynn HAZ Delivery Plan sets out a vision for King's Lynn aimed at strengthening its role as a regional centre by using the major heritage assets of the town as a positive feature for encouraging sustainable growth. The five year programme (2017-2022) has identified a number of regeneration actions, one of which is focused around using brownfield sites to reinstate the urban structure and historic grain to improve the first impressions of the town for visitors, potential employers, employees and investors and will strengthen the town's regional position.
- 1.2 The Southgates Regeneration Area is a key element of the HAZ programme which the HAZ Partnership Board has agreed a set of actions to help progress taking this important site forward. Following extensive research commissioned by Historic England in partnership with the Council as part of the early stages of the HAZ programme, funding was secured through the Norfolk Business Rates Pool to commission the next stage of detailed masterplanning and any necessary site investigations and surveys required to define the strategic vision for future redevelopment of the area. The site offers the potential to create a high quality gateway to King's Lynn to change the perception and first impression of the town and strengthen the identity of King's Lynn as a sub-regional economic centre and visitor destination.
- 1.3 Over the last 15 years, the Council has progressed with strategic land acquisitions in the area to facilitate comprehensive redevelopment of the site and complement the existing regeneration well under way on the Nar Ouse Regeneration Area to the south. The site areas contains a combination of vacant, derelict or properties in poor condition around the Southgate roundabout, the under-utilised Southgate Park and hoardings site to the east. The most significant feature of the area is the South Gate SAM and its striking central location as the key southern access into King's Lynn is paramount.
- 1.4 A number of studies and feasibility work focusing on different aspects of this area has progressed over a number of years that requires the development of a comprehensive and holistic masterplan to define the vision and establish the principles and options for redevelopment of this area to brings these strands of existing activity together. These include;
  - **Unlocking Brownfield Sites Study (2019)** AR Urbanism and the consultant team were appointed by the Council in conjunction with Historic England to assess seven strategic brownfield sites within King's Lynn town centre in the context of the Council's regeneration plans and the Heritage Action Zone Delivery plan. The study was focussed on 'unlocking' the potential of these sites to provide viable and high-quality development, particularly residential

development, which enhances the town centre's heritage context and supports the future prosperity of the town centre and wider King's Lynn area.

- **The King's Lynn Transport Strategy** identifies the Southgate and London Road as a priority area to improve vehicle flow, reduce congestion and improve the Air Quality Management Area. Norfolk County Council secured funding from the Business Rates Pool to complete a feasibility study to consider options to improve this area from a transport perspective. The Feasibility study completed by NCC also considered improvements to the roundabout itself and presented a preferred option to enlarge and signalise the roundabout.
- **Southgate Gateway:** as part of the Future High Street Fund (FHSF) submission by the Borough Council of King's Lynn & West Norfolk (BCKLWN), work was carried out with NCC in conjunction with the Feasibility Study for London Road and Southgate Roundabout to consider diverting London Road route east of the South Gate scheduled monument and then to landscape the area around the South Gate that is no longer highway. The existing Southgate roundabout was proposed to be adjusted to accommodate the new road layout. Unfortunately the scheme submitted to FHSF was unsuccessful but has developed a project to business case stage to submit for future funding opportunities when they arise. As part of the scheme development, consultation was undertaken with statutory consultees, including Historic England. Statutory advice has been received since the FHSF submission that will require amendment to the design and consideration in the wider masterplan.

## 2 Masterplan Brief

The proposed study area for the masterplan to be commissioned extends to 1.81Ha as identified in appendix 1. The initial scope of the masterplan commission is limited to RIBA Work Plan Stages 1-3 and includes;

Assessing the feasibility, development potential and viability for mixed use redevelopment options for the public realm, vacant sites and derelict properties within the site area broken down into three key land uses to consider;

1. Buildings and Build Form
2. The Street Network
3. Open Spaces and Landscaped Areas

The scope of the commission will specifically;

- Review of existing known site information, constraints and previous work to develop a vision, design principles, concept layout and design code for the area, considering infrastructure requirements (including but not limited to; highway road and pedestrian/cycling network and public realm improvements and landscaping).
- Assess the feasibility, market demand and viable uses for potential development within the site area.
- Understand and establish the correct quantum of development, where appropriate, following past reports and studies and engagement with key stakeholders.
- Prepare outline specification and preliminary cost information for the masterplan
- Prepare project delivery plan incorporating land assembly, programme, cost and funding strategy for the site.
- Public consultation on the options and preferred masterplan.
- Commission further surveys and site investigations if required to inform viability and delivery strategy for the area.

A number of other strategies and studies are being progressed alongside the proposed masterplan. The masterplan should be cognisant of these and consider these carefully in the development of the masterplan;

- Local Cycling and Walking Infrastructure Plan, NCC (in preparation)
- [Air Quality Management Area Action Plan](#)
- [Local Plan \(2016-2036\)](#)
- [Town Investment Plan, 2021](#)

### **3.Site Clearance**

3.1 The second element of the project scope is the preparation for a separate contract to complete site clearance and demolition of sites that have a detrimental impact to the gateway setting and those that would not have a negative revenue implication to the Council until such time the sites are redeveloped. Agreement on sites to be cleared will be undertaken in consultation with key stakeholders including Historic England, Norfolk County Council and local stakeholder groups. Cleared site(s) will enhance town centre gateway and prepare the area for redevelopment. Consideration to interim measures to ensure the cleared sites remain presentable and tidy for this town centre gateway will need to be given.

## **4 Policy Implications**

A King's Lynn Town Investment Plan (TIP) was prepared and submitted to government in 2020 and sets out the vision, strategy and investment priorities for King's Lynn over the next ten years. During 2020, residents, businesses and a range of local institutions have worked together, through Vision King's Lynn and the Town Deal Board, to set clear priorities and a vision for King's Lynn that delivers:

1. New opportunities for skills and jobs for our young people and all those affected by Covid-19
2. Growing innovative businesses
3. A repurposed town centre with new experiences and enterprise
4. A high-quality residential and leisure offer in the historic town core and riverfront
5. A sustainably connected town

The outcome of this work has resulted in an agreed set of priorities with the Town Deal Board;

- Creating a town where people want to come to live and stay
- Developing a local skills pipeline for local opportunities responding to Covid-19
- Improving digital and sustainable connectivity
- Repurposing the town centre and historic assets for visitors and residents

The Southgates Regeneration Area is a key strategic site identified in the TIP. While there is no current funding ask for the Southgates area in the Town Deal, the completed masterplan will provide the detailed strategic framework required to inform the future funding opportunities, building on the previous work to date to ensure the strategic case, objectives and desired outcomes for this regeneration area are clearly defined.

## **5 Financial Implications**

Funding was secured in 2018 from the Norfolk Business Rates Pool of £315,000, match funded by the Council making a total available budget of £630,000 for the commissioning of masterplanning, site investigations, surveys and site clearance. The funding package is contained in the Council's approved capital programme 2021/22.

## **6 Personnel Implications**

The masterplanning forms part of the Heritage Action Zone programme and will be led by the Regeneration & Economic Development section with wider specialism and expertise from across the Council departments.

## **7 Environmental Considerations**

The site has a number of environmental considerations that will need to be taken into consideration through the masterplanning process including;

- Part of Friars Conservation Area is within the study area
- Part of the site area is within the designated Air Quality Management Area for the town centre one way system and London Road
- The masterplanning should consider opportunities to promote clean growth and support objectives set out in the Council's Climate Change Policy.

## **8 Statutory Considerations**

The study and any site clearance work will consider latest planning, conservation and environmental policies and guidance in consultation with statutory consultees.

Necessary consents and permissions will be obtained where appropriate for the site clearance element of the project.

## **9 Equality Impact Assessment (EIA)**

(Pre screening report template attached)

## **10 Risk Management Implications**

Risk Register

## **11 Declarations of Interest / Dispensations Granted**

None

## **12 Background Papers**

1. [King's Lynn Transport Strategy, WSP, 2019](#)
2. Local Cycling and Walking Infrastructure Plan, NCC (in preparation)
3. [Air Quality Management Area Action Plan](#)
4. [Local Plan \(2016-2036\)](#)
5. King's Lynn [Town Investment Plan, 2021](#)
6. Heritage Action Zone Delivery Plan
7. Southgate Roundabout and London Road Feasibility Study, WSP, 2020

**Pre-Screening Equality Impact Assessment**

Borough Council of  
**King's Lynn & West Norfolk**



|  |  |          |          |         |        |
|--|--|----------|----------|---------|--------|
| Name of policy/service/function  | Regeneration & Economic Development  |          |          |         |        |
| Is this a new or existing policy/service/function?   | New / <del>Existing</del> (delete as appropriate)  |          |          |         |        |
| <p>Brief summary/description of the main aims of the policy/service/function being screened.</p> <p>Please state if this policy/service is rigidly constrained by statutory obligations</p>  | Development of a new masterplan policy for the regeneration of the Southgates area in King's Lynn. |          |          |         |        |
| <b>Question</b>  | <b>Answer</b>  |          |          |         |        |
| <p><b>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups <b>according to their different protected characteristic</b>, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</b></p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p> |  | Positive | Negative | Neutral | Unsure |
|  | Age  |          |          | X       |        |
|  | Disability   |          |          | X       |        |
|  | Gender   |          |          | X       |        |
|  | Gender Re-assignment   |          |          | X       |        |
|  | Marriage/civil partnership   |          |          | X       |        |
|  | Pregnancy & maternity  |          |          | X       |        |
|  | Race   |          |          | X       |        |
|  | Religion or belief   |          |          | X       |        |
|  | Sexual orientation   |          |          | X       |        |
|  | Other (eg low income)  |          |          |         |        |

