

West Winch Strategic Growth Area

20th July 2022



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Background

- The Borough Council has allocated (2011 / 2016) a significant area of land (some 190 hectares) at West Winch / North Runcton for housing development in the period to 2026 and beyond.
- A total of some 3500 to 4 000 houses is *anticipated* along with significant supporting infrastructure.
- Site Allocations & Development Management Policies Plan examined by Inspector and adopted in Sep 2016
- Policy E2.1 provides detail / requirements for the allocation
- Parish councils of West Winch and North Runcton have prepared a Neighbourhood Plan to give specific detail to the BC allocation (Oct 2017)
- Particular attention has been given to the mechanism to secure the infrastructure – notably the Infrastructure Delivery Plan (IDP) in 2018



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- By far the largest allocation in the borough until 2036
- Extension of King's Lynn
- A settlement the size of Swaffham or Fakenham
- Area is relatively unconstrained by flood risk and no other sites were available to accommodate the scale of need
- Significant strategic infrastructure required.
- Multiple land ownerships (21 landowners -mainly private)
- Best potential to be delivered if it is considered as a whole and in a consistent manner
- Key element is provision of West Winch Housing Access Road (WWHAR)- A new housing access road is needed to ensure that 4,000 dwellings are capable of being served and accessed along with ensuring that some of the existing issues on the A10 are alleviated
- Delivery of the WWHAR is a critical part of the local communities acceptance of the growth area. Always anticipated that some housing would come forward in advance of the road (key discussion at local plan inquiry)
- Without the housing access road the growth area cannot be delivered.



The Growth Area is critical to

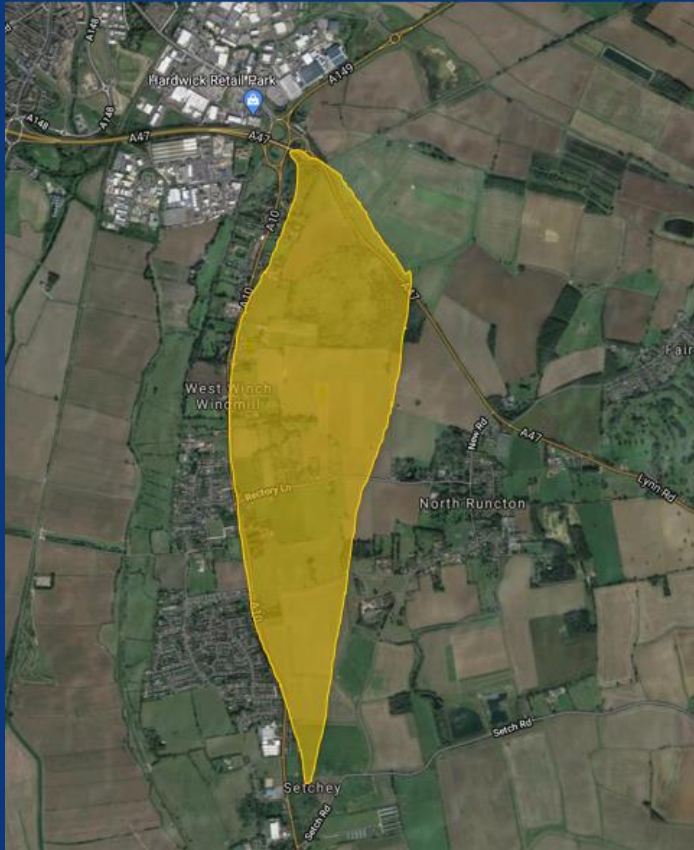
- The development strategy for the Borough Council's Adopted Local Plan and Local Plan review which is underway for the period to 2036- **Housing Delivery Test!**
- Priorities and objectives of the Norfolk Suffolk Economic Strategy as a Growth Location
- Meeting housing need
- Supporting both Borough and County economic growth



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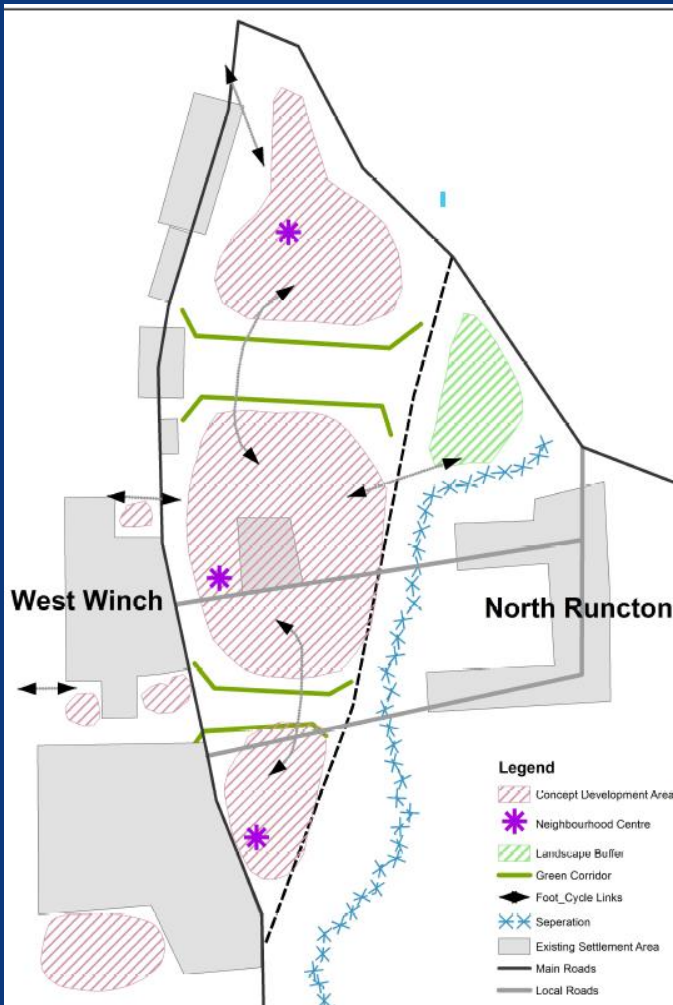




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Local Plan diagram



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Infrastructure Delivery Plan (2018) broad infrastructure requirements

• Transport

- **Housing Access Road**
- Roundabouts
- Dualling on A47 east of Hardwick
- Traffic calming West Winch
- Local Road & Streets
- Cycle & Shared use pathways

• Education

- **New primary school & nursery provision x2**
- West Winch Primary school extension
- High School capacity increase
- Sixth Form capacity increase

• Utilities

- **Electricity & Gas connection & capacity increases**
- Telecommunications
- Mains Water Distribution
- Sewage & Drainage

• Community

- Community Centre(s)
- Sports Centre
- **Health Centre**
- 3no. shops
- Multi use games area
- Library contributions

• Green Infrastructure

- Outdoor sports facilities
- Play areas
- **Green Space & Corridors**
- Habitat creation
- Allotments



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Need for a pragmatic solution to enable delivery of the site

- Both Councils supporting growth – key strategic site for NCC & BC
- Both Councils taking an active part in enabling and facilitating delivery
- Collaboration is necessary and key
- Has to be done *with* the landowners and developers
- What suits all parties?
 - certainty?
 - speed?
 - reward?
 - quality?



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Working together to

- Make sure the growth area comes forward
- Ensure that the significant strategic infrastructure is delivered
- **Achieve a balance between road design and housing numbers**
- Co-ordinate, enable & remove barriers
- Enabling land assembly to make it more attractive to developers
- Efficient and effective use of public land
- Ensure wider economic benefits to the Borough & County



Major Project – various roles

- Local Planning Authorities- Planning Applications for WWHAR & Planning applications for housing
- Highways Authority- WWHAR
- Strategic Enabler – land assembly, legal frameworks to secure infrastructure, master planning & accessing government funding
- Landowner- NCC land & Borough Council option agreement



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Framework S.106 agreement

- Framework S.106 Agreement – legal document that binds land in advance of planning permission
- Purpose -is to provide comprehensive approach, integration and certainty of infrastructure delivery
- It commits landowners;
 - not to develop unless in accordance with the Masterplan;
 - to deliver the land needed for the WWHAR
 - to enter into Site specific S.106 agreements to pay the Per Unit Contributions/deliver infrastructure as Works in Kind



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Collaboration Agreement

- A legal agreement that allows landowners to work together in a fair way so they can bring forward their land for development and make an equal contribution to the community and shared facilities and amenities for the area.
- Equalised land value

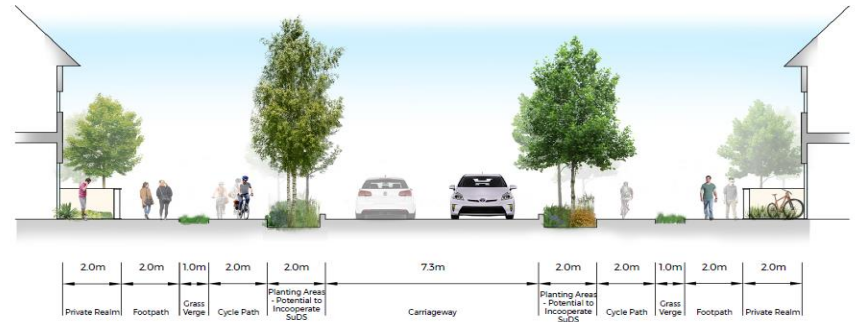


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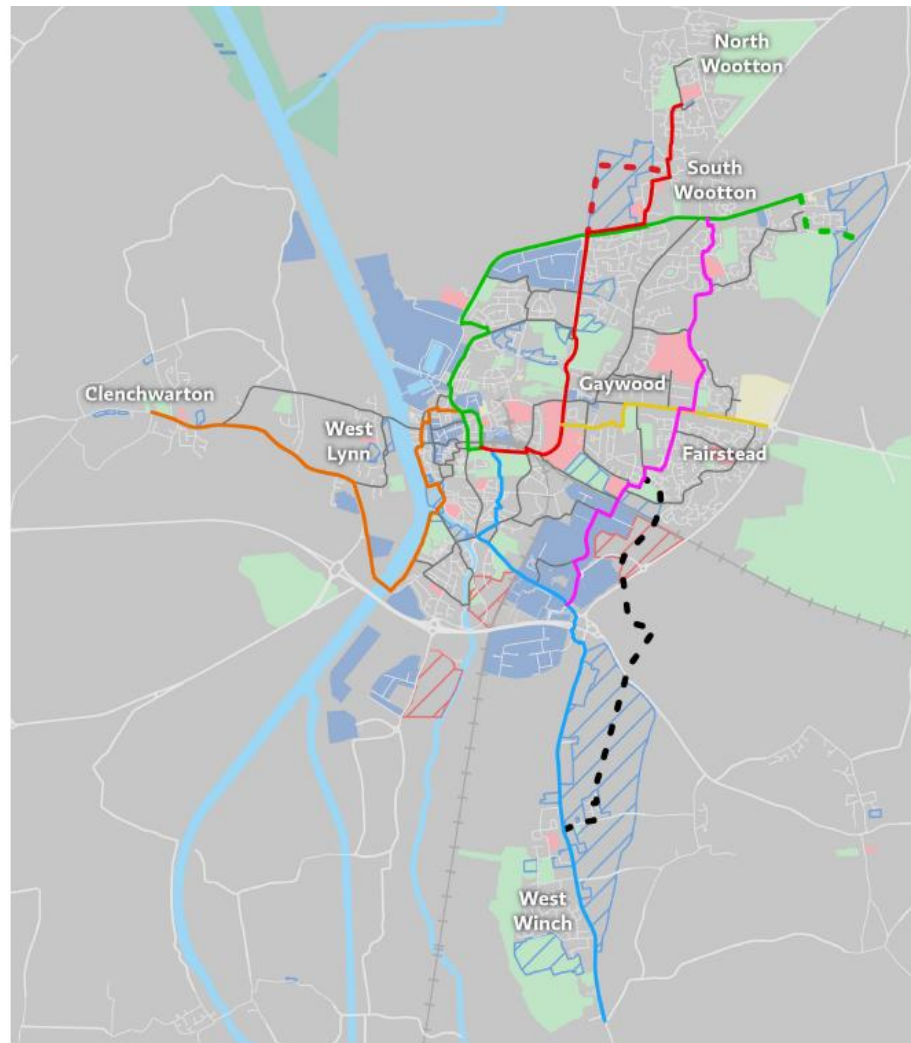
Draft Framework Master plan

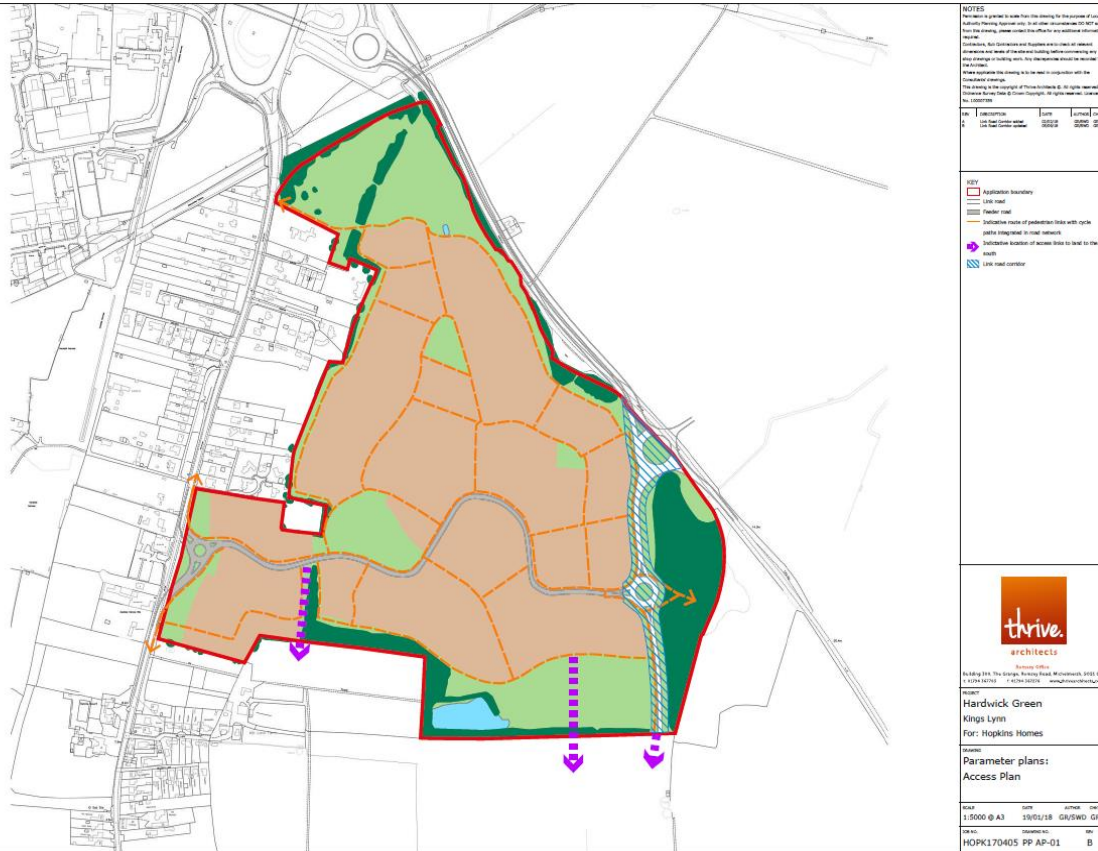
- Supports the Framework Agreement and ensures high level infrastructure required by the IDP is provided;
- Current iteration utilises and builds upon Hopkins and ZAL framework layouts;
- Provides clear linkages to King's Lynn, West Winch and North Runcton;
- Works hand in hand with design for WWHAR to ensure the balance between housing numbers and road design.
- Due to go out to 6 weeks public consultation on 5th August if agreed by Cabinet



King's Lynn Cycling and Walking Corridors

- Clenchwarton
- West Winch
- Woottons
- North Lynn
- Hospital
- Fairstead
- - - West Winch Future Corridor
- Neighbourhood Route
- Proposed housing development
- Proposed industrial development
- Education site
- Employment site
- Healthcare site
- Greenspace

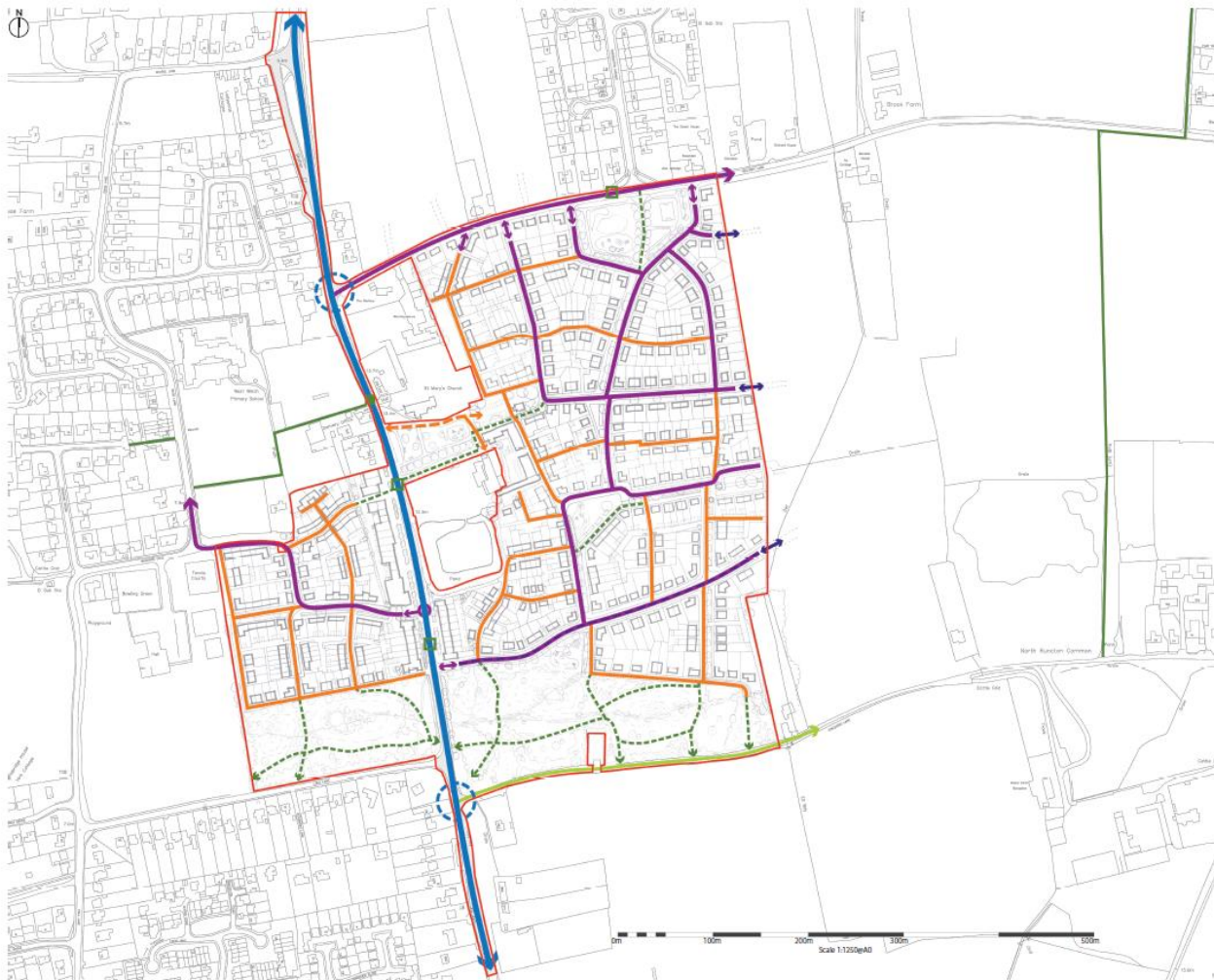




Hopkins Homes planning application

- Up to 1100 homes, primary school, local centre, open space and associated infrastructure;
- Provides two access points – A10 and A47
- Forms first third of WWHAR with a buffer zone to enable the final design of the WWHAR to come forward;
- Provides linkages through to existing settlements and the rest of the Growth Area;
- Housing numbers will be limited to up to 300 homes on to the A10 and then link to A47 required;
- Estimated determination in late 2022.





Metacre/ZAL planning application

- Up to 500 homes, neighbourhood centre, landscaping and associated infrastructure;
- Application currently validated in Jan 2022 and being considered by Planning
- Land ownership extends to the WWHAR boundary to enable connection.



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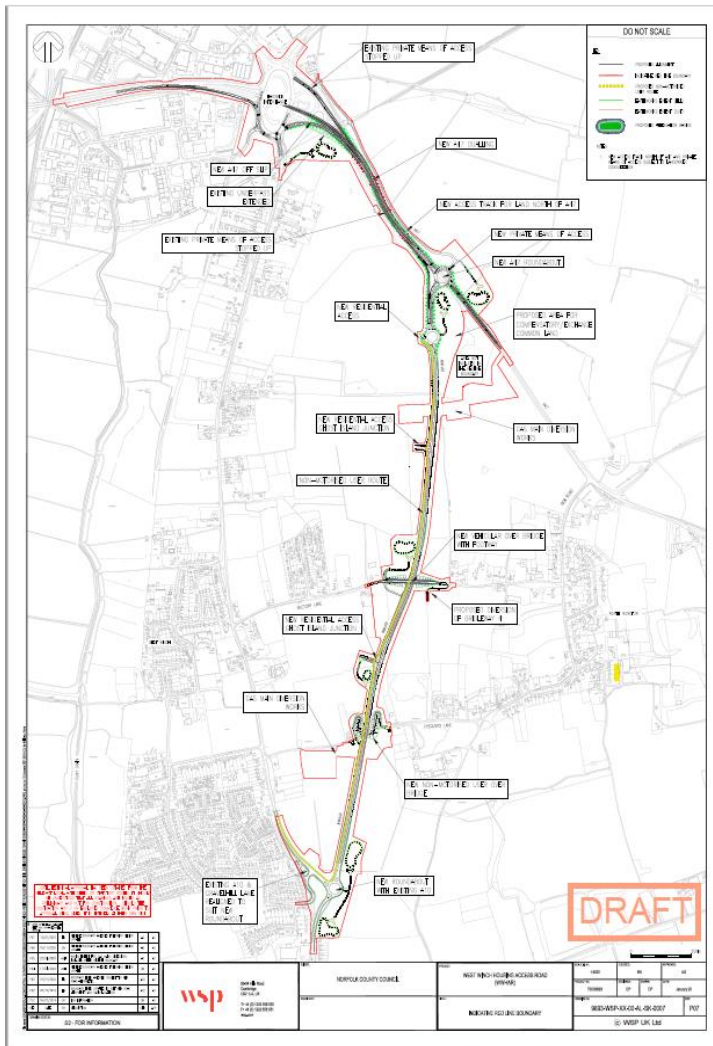
WEST WINCH PHASE 1 MASTERPLAN	
STREET HIERARCHY/ACCESS PLAN	
1565/20115 Rev D	1.1.2018 AD
DEC 2018	Alan Baxter

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Planning App for Housing Access Road

- Design Review underway
- Public Consultation & engagement in late 2022
- Submission of planning application expected Spring 2023



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MRN Funding

- NCC submitted Strategic Outline Business Case to DFT in March 2021
- If successful , NCC working with the BC would complete the design of the road and procure the building of the WWHAR as soon as possible in 2025
- Total assessed scheme costs approximately £65m
- The funding ask from MRN is £50.8m
- A **minimum** 15% local contribution is required
- Working with DFT to develop the Outline Business Case



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Borough Council option agreement

- Tharros Ltd offered the BC an option whereby we could purchase land or pass on an option to purchase land to another party.
- Gives the BC a direct interest in bringing forward the Growth Area.
- The BC have acquired the option as part of its commitment to enable and encourage development in the allocated Growth Area.
- If we had not then the uncertainty could have jeopardised the entire West Winch development area.



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Local contribution to road- cashflow gap

- A local contribution from developers towards costs of WWHAR of at least 15% will be required
- Local contribution identified in IDP of £14.65m (indexed linked) equivalent to 23% contribution
- Required when road construction starts in 2025 (subject to statutory approvals)
- Will not be realised until the houses start to be sold (via roof tax in S.106)
- **Forward funding required**
- **Ongoing dialogue with Homes England to cash flow local contribution ongoing**

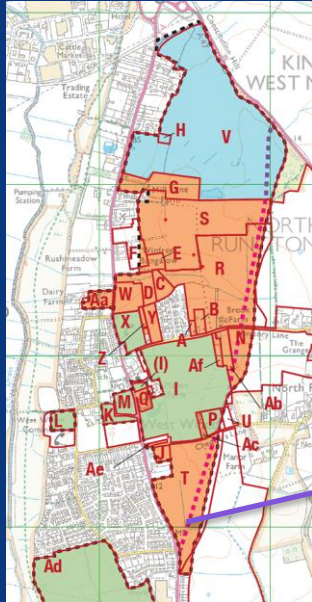


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Landownerships within the Growth Area



Tharros land within the growth area



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Stakeholder Groups

- West Winch Local Stakeholder Group
- Landowners Delivery Group
- Homes England



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Next Steps- indicative

- Working with DFT to develop outline business case
- Determination of Hopkins Homes outline planning application – 2022
- Public consultation on Framework Master plan 2022
- Public consultation on WWHAR late 2022
- If approved start of construction of WWHAR in 2025 subject to necessary statutory approvals with approx. 2 year construction period
- Housing construction taking place over approx 18 year period



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Conclusion

- A vital site to deliver on housing and economic growth.
- Provision of the road supports housing growth primarily with the advantage of alleviating existing A10 pressures
- Co-ordination of important strategic infrastructure critical
- Significant asks for Government funding
- Must be done with and communicated well to the local residents- WWHAR critical to maintaining support



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