

# Southgates Regeneration

12 September 2023

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Borough Council of  
King's Lynn &  
West Norfolk



# Background



Commissioned BDP in January 2022 to;

*‘Establish a transformational vision for the area and in doing so consider the appropriate future land use, highways, town centre access and walking and cycling connectivity needs and opportunity for high quality landscaping and public realm to reflect the gateway location and sensitive setting of the South Gate Scheduled Ancient Monument (SAM).’*



# Masterplan Aims

- Provide a development framework that identifies a strategic vision and design principles to guide future development
- Set a strategic direction and inform briefs for detailed studies geared towards delivery
- Open up public debate, encourage political ambition and seek to generate consensus
- Identify a delivery strategy



# Delivering a transformational plan



# Strategic Fit



- King's Lynn Town Investment Plan (TIP)
- Heritage Action Zone (HAZ) 2017-2022
- King's Lynn Transport Strategy
- Air Quality Action Plan
- Housing Needs Assessment
- Local Cycling & Walking Infrastructure Plan
- Climate Change Action Plan / Declared emergency
- Levelling Up



# Masterplan Objectives



# Progress

- **Wide stakeholder and public support during 2022**
    - 81% agreed with the level of ambition proposed
    - 77% agreed with the proposed masterplan
    - 83% agreed traffic movements should be diverted around the South Gate
  - **Final masterplan** – setting out preferred option to achieve the vision and comprehensive regeneration of the area.
  - **Cabinet Report April 2023** – approved masterplan & next steps
- Full Council approval pending October 2023*
- **Levelling Up Funding** secured by NCC for STARS (subject to outline business case approval by Department for Transport)

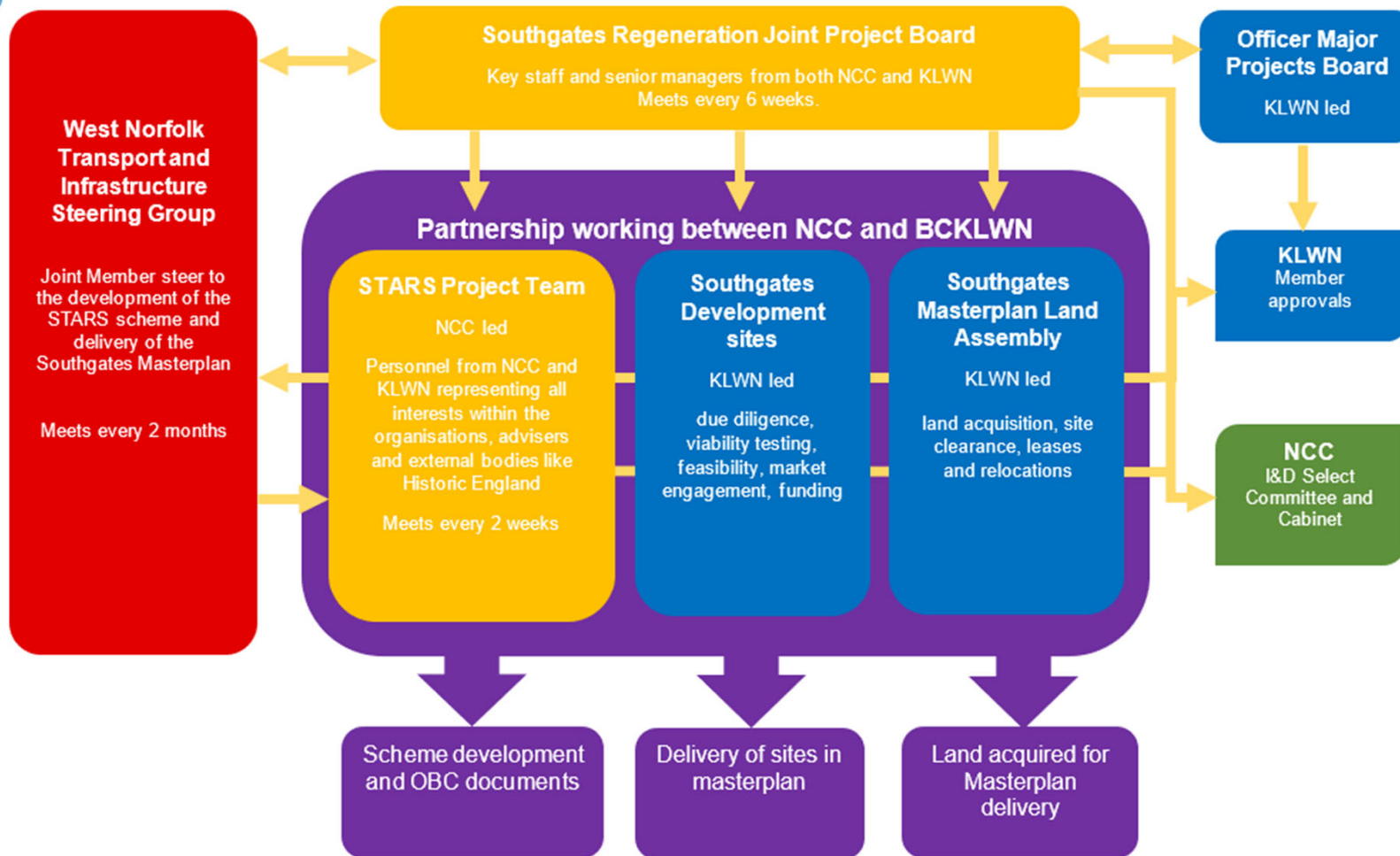
# Next Steps

Progression of work streams approved by Cabinet (April 2023):

1. Project governance arrangements
2. Delivery strategy and phasing
  - Working in partnership with NCC to deliver STARS
  - Detailed feasibility of development sites
3. External funding
4. Landowner Coordination



# Project Governance



# Development Sites

## Proposed Development Mix

- Up to 115 residential units and ground floor commercial
- *Likely* to be for mix of apartments and town houses

## Brownfield Site Abnormal Costs;

- Demolition
- Remediation & ground conditions
- Utilities

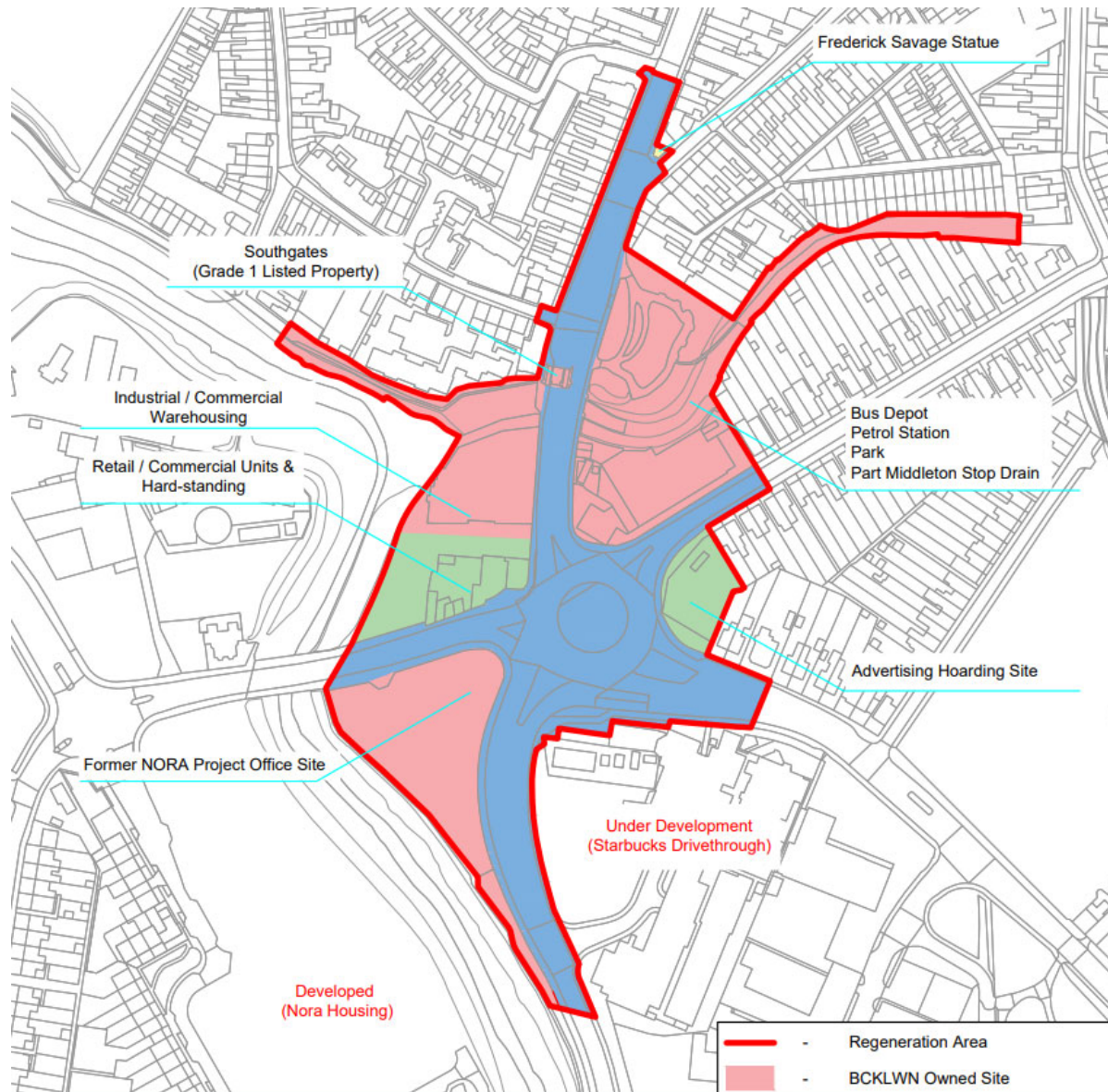
## Viability

- Initial high level appraisal prepared by Montague Evans in 2022 indicates viability challenges and need for public sector subsidy to bring forward

## Delivery Options *most likely*;

- Direct development/delivery by Council
- Development Agreement with third party
- Developer/Asset management with private developer.

Market testing and engagement to be undertaken during RIBA Stage 1-3 Autumn 23 – Spring 24



# STARS (Sustainable Transport and Regeneration Scheme)



- NCC Accountable Body
- The levelling up aspect of STARS is achieved by improving conditions for buses, cyclists and pedestrians
- STARS is not a congestion reduction scheme – its about regeneration and enhancing sustainable transport modes
- The Southgates element of the STARS project was developed in partnership between NCC and KLWN officers to facilitate the agreed Southgates Masterplan
- STARS will encourage sustainable transport and make it easier for people to choose walking and cycling



# Southgates Scheme Description

## Cycling & Walking improvements

- to connect with the wider LCWIP routes
- New connection from Nar Ouse Way via the Southgate enhancing the vista of the Southgate
- Removal of the roundabout and replacement with a new junction arrangement to provide improved and safer crossing facilities for cyclists throughout the junction

## Public transport improvements

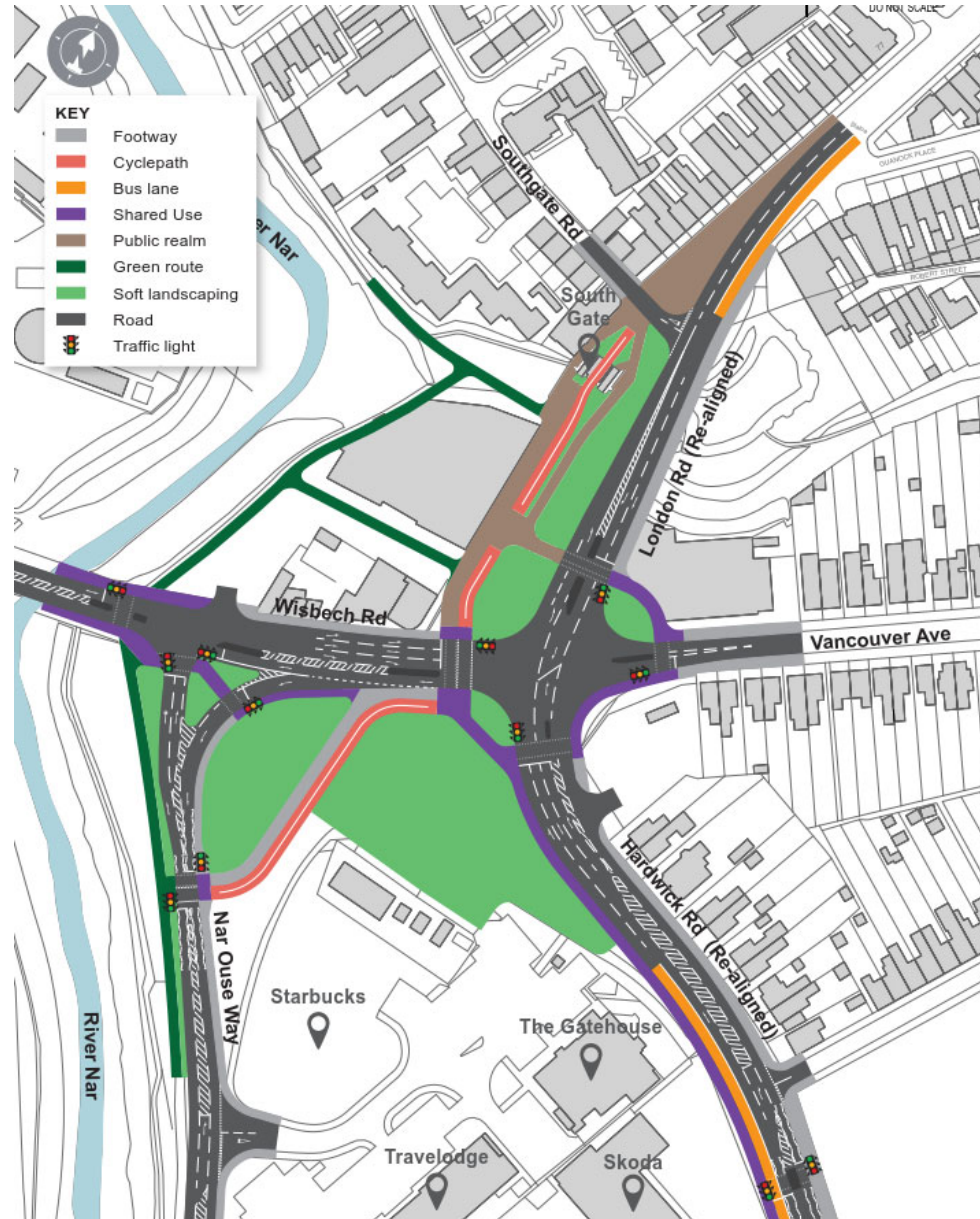
- Southbound bus lane on London Road
- Northbound bus lane on Hardwick Road

## Public Realm / Heritage improvements

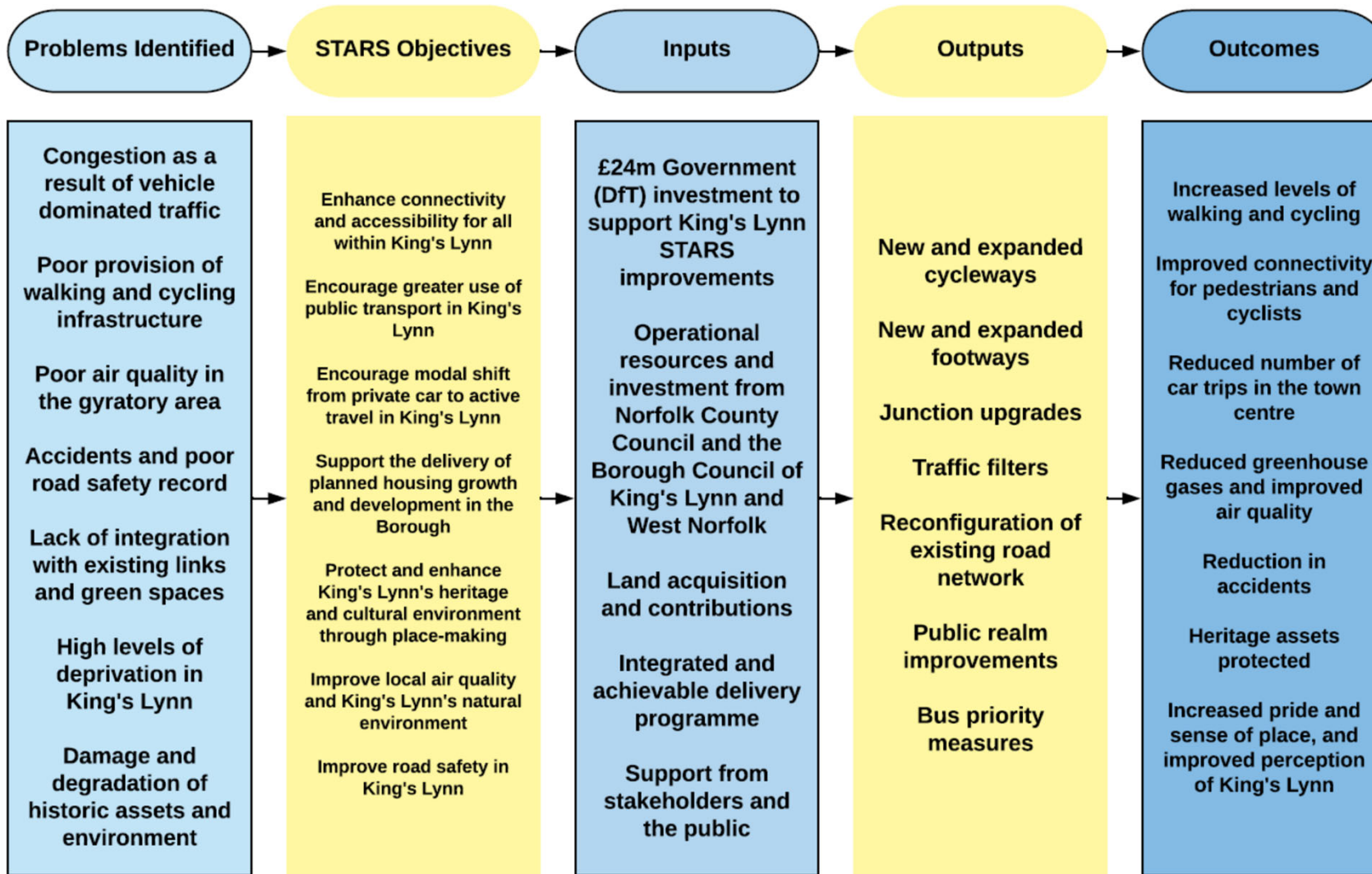
- Improved setting for the Southgate by repurposing the existing highway to walking / cycling and public realm and providing a new alignment for London Road to the east

## Regeneration Improvements

- The new highway arrangements is based on the Southgates regeneration masterplan to facilitate use of the land parcels



# Scheme Impacts



# Impacts of scheme on traffic

- Strategic modelling shows scheme diverts traffic away from the Southgates area in response to reduced road capacity
- Microsimulation modelling shows predicted journey times through network which vary between routes and times of day
- More delay to general traffic than at present at certain times of the day
- Delays to general traffic will affect buses too so looking at further ways of reducing this impact on buses by additional bus priority measures
- Workshop with WSP and NCC public transport and network management colleagues being arranged

# STARS Programme

Southgates Milestone Description	Updated Programme	Duration
Development of OBC	Mar 2023 – Feb 2024	12-months
Engagement / Consultation	Sept 2023 – Nov 2023	3-months
Submission of OBC	Feb 2024	milestone
OBC approval (3 months)	June 2024	3-months
Land acquisition - discussions / process	Apr 2023 – Sept 2024	ongoing
EIA Screening opinion (follows OBC submission)	Mar 2024 - June 2024	4-months
Planning Application (based on Prelim Design / OBC)	Mar 2024 - Sept 2024	6-months
Detail design (10 months Total: 8 months + 2 months contingency)	Mar 2024 – Dec 2024	10-months
Instruct contractor-NCC term contract (Tarmac ECI/Target cost +4 months)	Jul 2024 - Apr 2025	+4-months
Development of FBC (Economic & Financial requires Tender Costs + 2 months)	Dec 2024 – Dec 2025	ongoing
FBC Submission - Southgates only	Dec 2025	milestone
FBC Determination (3 months)	Mar 2026	3-months
Statutory Orders (9 months) (start during FBC development)	Apr 2025 - Jan 2026	9-months
Construction (12 months - tbc) (start after Statutory Orders & Gyrotory works)	Jul 2026 – June 2027	12-months
Scheme opening	June 2027	milestone



# STARS Transformation Summary

- This is a genuinely transformational King's Lynn scheme for Southgates in terms of placemaking and public realm
- Relies on a commitment to encourage other travel modes in line with the Borough Council's declared Climate Emergency
- Car use can be reduced by
  - People within the urban area shifting modes to bus, walking and cycling because of improved, attractive infrastructure and facilities
  - People from further afield shifting to bus usage because of priority measures at Southgates and on the gyratory and on Hardwick Road (Bus Service Improvement Plan (BSIP))
- Whilst we will seek to minimise impact, conditions may deteriorate for access by car. This should be viewed as an incentive for sustainable modes of bus, walking and cycling
- Scheme should deliver a better balance for all incentivising sustainable modes such as public transport and walking and cycling

# Communications & Engagement

Communications Plan in development to

- BCKLWN elected members including specifically R&D Panel and Cabinet
- Town Deal Board
- Norfolk County Council
- Historic England
- Residents & Businesses
- Statutory bodies
- DLUHC Place Advisory Service
- Land owners/tenants



# Key Dates & Milestones

- Final masterplan to Full Council for endorsement – 19 October 2023
- Public Engagement on scheme development – Autumn 2023 (TBC)
- Levelling Up Fund STARS Outline Business Case – February 2024
- Progress further detailed feasibility and funding on development sites Autumn 23 – Spring 24.
- Dialogue and market engagement for development sites
- Future Cabinet Report on recommendations for delivery sites – Spring 2024
- Submission of STARS Outline Business Case by NCC – February 2024
- Southgates highway construction works July 2026 – June 2027

# Access to Information

## Cabinet Reports;

- Southgates Regeneration Area Masterplanning [Agenda for Cabinet on Tuesday, 15th June, 2021, 3.00 pm \(west-norfolk.gov.uk\)](#)
- Levelling Up Fund Report [Agenda for Cabinet on Friday, 24th June, 2022, 10.00 am \(west-norfolk.gov.uk\)](#)
- Southgates Area Masterplan & Delivery Plan [Agenda for Cabinet on Tuesday, 18th April, 2023, 3.30 pm \(west-norfolk.gov.uk\)](#)
- Masterplan, Consultation Information & Report [Southgates Masterplan – Vision King's Lynn \(visionkingslynn.co.uk\)](#)

# Questions?

Borough Council of  
King's Lynn &  
West Norfolk

