

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration & Development Panel		
DATE:	12 th September 2024		
TITLE:	Nar Ouse Regeneration Area		
TYPE OF REPORT:	Update		
PORTFOLIO(S):			
REPORT AUTHOR:	Matthew Henry [Assistant Director Property & Projects]		
OPEN/EXEMPT	Open (part) Exempt (part)	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:

Panel Chair has requested an overview and update on the progress being made at the Nar Ouse Regeneration Area in King's Lynn.

A presentation will be delivered to the Panel during its meeting on 12th September.

KEY ISSUES:

The delivery of the Nar Ouse Regeneration Area, and the Enterprise Zone, are long-standing policy initiatives of the Borough Council of King's Lynn and West Norfolk that has been supported by multiple agencies such as the New Anglia Local Enterprise Partnership (as was), Homes England, Norfolk County Council, and others.

Over recent years the NORA site has been one of the largest brownfield sites being tackled in the east of England (120 acres) and was designated Millennium Communities status by the ODPM (Office of the Deputy Prime Minister) in 2001, and, subsequent to this, part of the NORA site was designated as an "Enterprise Zone" in 2016.

To date the overall NORA has delivered :

- £100m + investment
- Land acquisitions and consolidation.
- Remediation works to heavily contaminated areas of land.
- Primary Utilities and Infrastructure implemented and diverted.
- Surface Water Drainage infrastructure delivered on-site and off-site.
- Outline planning permission (overall NORA site)
- Reserved Matters planning permission (Business Park/Enterprise Zone)
- New arterial road (Nar Ouse Way)
- New primary school & community facility
- Central Park
- Housing development [267 units delivered by BCKLWN (contract with Lovells)]
- Hotel (Travelodge)
- Pub Restaurant (The Gatehouse)
- Starbucks Drive Through
- King's Lynn Innovation Centre [KLIC]
- More recently
 - Secondary road and utility infrastructure – opening up land for development
 - A new NHS medical facility – due to open in Autumn 2024
 - Speculative offices
 - Speculative light industrial units

OPTIONS CONSIDERED:

The report and supporting presentation is/will be provided as an update to the R&D Panel Members. Future Cabinet Reports will be produced as and when land disposals, and proposed developments arise, with these proposals coming before the R&D Panel for comment.

RECOMMENDATIONS:

No recommendations are proposed at present, however, Panel Members will be able to ask questions following, or during the update presentation.

REASONS FOR RECOMMENDATIONS:

Not applicable.

REPORT DETAIL

1. Introduction

2. Proposal/Post Implementation Review/Monitoring Report *delete as appropriate.*

Set out the proposal in more detail.

If it is a review – set out objectives of the project as previously agreed. Describe what has been delivered. Summarise outcomes as compared to Policy Objectives. Summarise lessons learnt.

If a Monitoring report set out performance against targets. Include Trend Information and benchmarking.

Select two or three areas for more in depth examination.

3. Issues for the Panel to Consider

Guide towards key questions which the Panel may wish to address.

Invite Members to make any proposals for consideration when future projects or proposals are considered.

4. Corporate Priorities

Provide details of how this proposal fits with Corporate Priorities.

5. Financial Implications

6. Any other Implications/Risks

7. Equal Opportunity Considerations

8. Environmental Considerations

9. Consultation

10. Conclusion

11. Background Papers

List all papers referred to in compiling the report.