



**Regeneration and Development Panel**  
**Wednesday, 1st February, 2023 at 4.30 pm**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Presentation - Cabinet Report - Hunstanton Multi User Hub and Transport Interchange (Pages 2 - 7)**

**Contact**

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# Hunstanton Bus Station Site

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Final v1.1.

Hunstanton Town Council 25/1/23

Russell Eacott/Simon Hughes

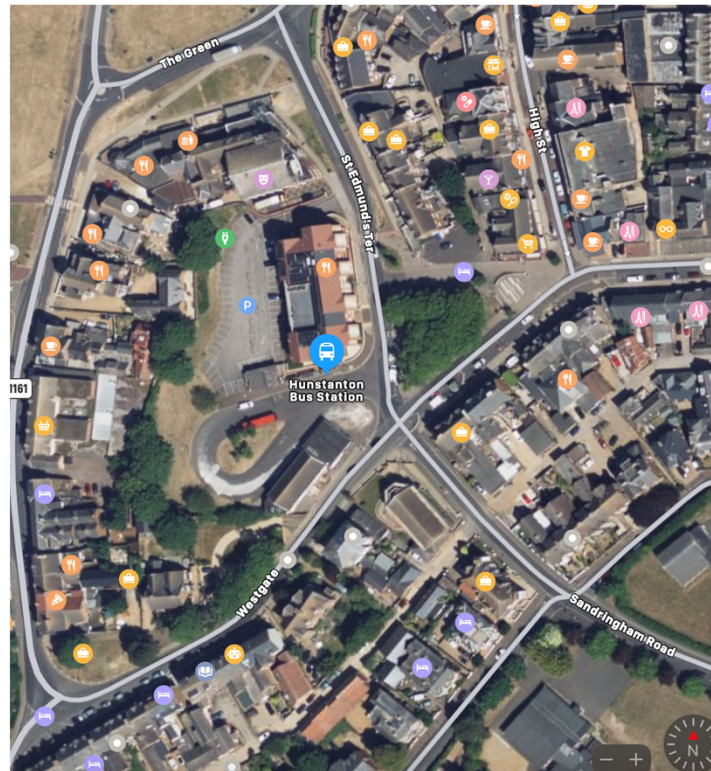
January 2023

Borough Council of  
King's Lynn &  
West Norfolk



- Key site for Hunstanton, identified for :
  - Housing
  - Library (plus)
  - Transport Interchange

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# Housing at the bus station site

- Housing proposed (started pre-2021)
- Incorporating Library and bus stop provision (via S278)

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- 42 No units (Current planning had 47 units plus 2 retail units)
- Library and toilets
- New bus stops on Westgate
- Capital investment - £11m
- ACP Grant £800k
- OPE Grant £18k
- Provides units towards council tax base
- CIL contribution

## STATUS

- Revised planning required for 42 units (Fire safety Act 2021)
- Additional planning risk
- Market conditions:
  - Higher delivery costs
  - Lower returns (net loss)



# Multi User Hub and Transport Interchange

- NCC awarded £1m DfT Bus Back Better Funding
- MUH early feasibility design

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## completed

- PROPOSAL
- Standalone Multi User Hub –(Library with toilets and adult education etc)
- Changing facilities
- Secure cycle parking
- Bike Repair stations
- Retains bus station site 'as is- renamed transport Interchange' with improvements
- Improved coastal service
- No housing provision

## STATUS

- Complete design
- Seek Planning consent
- Relocation of library from temporary site.
- BCKLWN reviewing identified housing sites to bring forward to meet need.



# What else is planned in Hunstanton?

- Marine Bay feasibility – funded by NCC
  - Tourism Study – BCKLWN funded to March 2023
  - Car Parking Strategy – BCKLWN /NCC joint working (during 2023)
  - Other potential housing sites (eg Sheepfields)
  - Camper Van – potential trial sites
  - Rebuilding Oasis – BCKLWN (no LUF funding)
- 
- Review of Masterplanning in Hunstanton

# NCC Proposal

two further early sketches

