



Regeneration and Development Panel
Wednesday, 22nd March, 2017 at 6.00 pm
in the Committee Suite, King's Court, Chapel Street,
King's Lynn

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

1. **Infrastructure Delivery Plan - West Winch Development** (Pages 2 - 6)
2. **NORA Project History** (Pages 7 - 18)

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



West Winch Strategic Growth Area
Alan Gomm & Nikki Patton March 2017

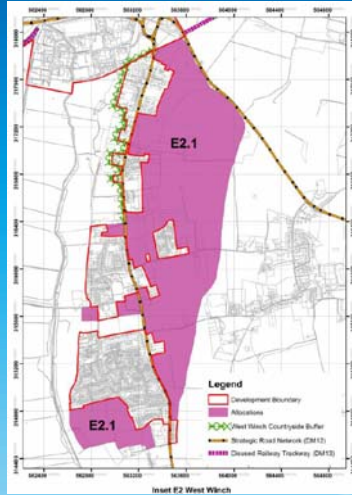
Introduction

Borough Council of
King's Lynn &
West Norfolk



- The Borough Council has allocated a significant area of land (some 190 hectares) at West Winch / North Runcton for development in the period to 2026 and beyond.
- A total of 3,500 houses is anticipated (1600 dwellings to the year 2026) along with significant supporting infrastructure.
- Site Allocations & Development Management Policies Plan examined by Inspector and adopted in Sep 2016
- Policy E2.1 provides detail of the allocation
- Particular reference to the mechanism to secure the infrastructure – notably the Infrastructure Delivery Plan (IDP)

SE King's Lynn Strategic Growth Area



Landownership



Infrastructure Delivery Plan



- The Council are currently preparing an IDP for the entire allocation
- Working with specialist consultants (Mott MacDonald & Gerald Eve)
- Some initial work on the viability of providing the infrastructure and costings was undertaken to support to allocation. However, as we move towards determining planning applications for the site more advanced work needs to be done to ;
 - (a) understand the cost assumptions associated with delivering infrastructure and other policy requirements and their impact on scheme viability; and
 - (b) define options for delivery mechanisms via an Infrastructure Delivery Plan.



- In summary the IDP will;
 - Identify the infrastructure required to bring forward the allocation/growth area
 - Identify how the infrastructure will be funded
 - Identify key responsibilities, timescales and phasing elements in the development

IDP continued.....



- Provide advice on the range of delivery mechanisms available for delivering the strategic infrastructure.
- Identify how the IDP is capable of being implemented and secured in light of the planning applications coming forward for the South East King's Lynn Strategic Growth area.
- The IDP will be agreed between the relevant partners and adopted by the Borough Council

Timescales

- Anticipated timescales
- Completion of IDP by late July
- Adoption by Cabinet Sep or Oct
- Presented to Planning Committee post Cabinet
- Once adopted will be a material consideration in approving applications submitted in growth area. Until IDP is complete and adopted planning applications in growth area cannot be determined.

NORA – History and Housing Development

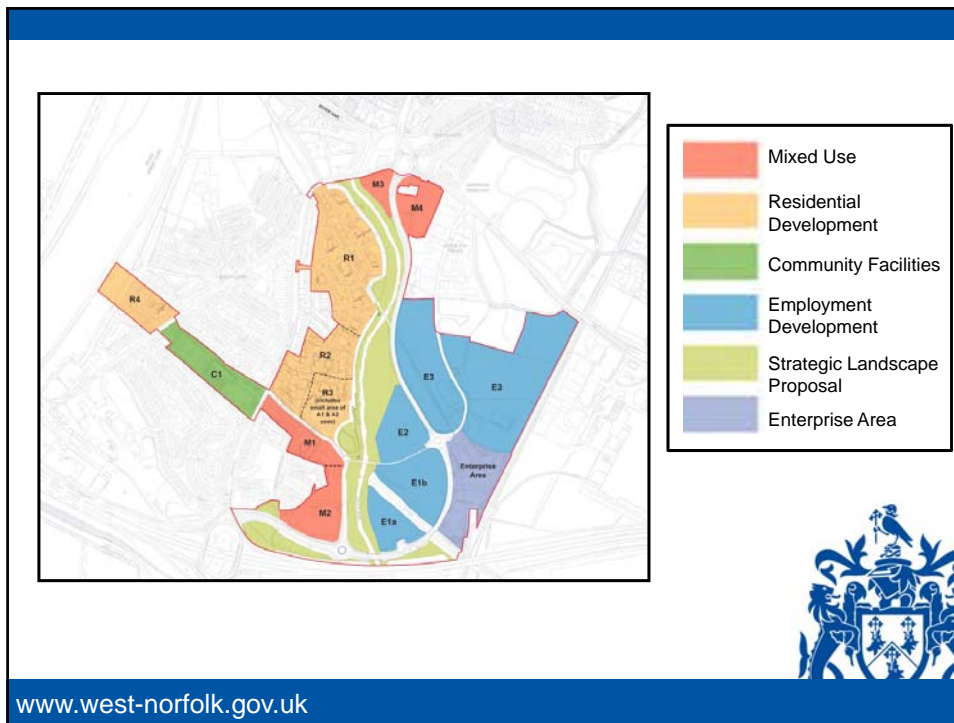
Dale Gagen



What is NORA?

- Over 120 acres of brown field land located between Boal Quay and the A47
 - Phase 1 – Southgates to A47
 - Phase 2 – Boal Quay
- Public Private Partnership;
 - Borough Council of King's Lynn and West Norfolk
 - East of England Development Agency
 - English Partnerships
 - Norfolk County Council
 - Morston Assets





Aims of NORA?

- To regenerate under utilised / vacant brown field land
- To bring investment into South Lynn
- To integrate the new development with the existing community
- To use investment in the new community to benefit the existing community

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Funding

BCKLWN	£8 million
EEDA	£6 million
NCC Road	£8.5 million
NCC School	£3.4 million
HCA Puny Drain	£15 million

Total	£40.9 million
CIF2	£5.3 million



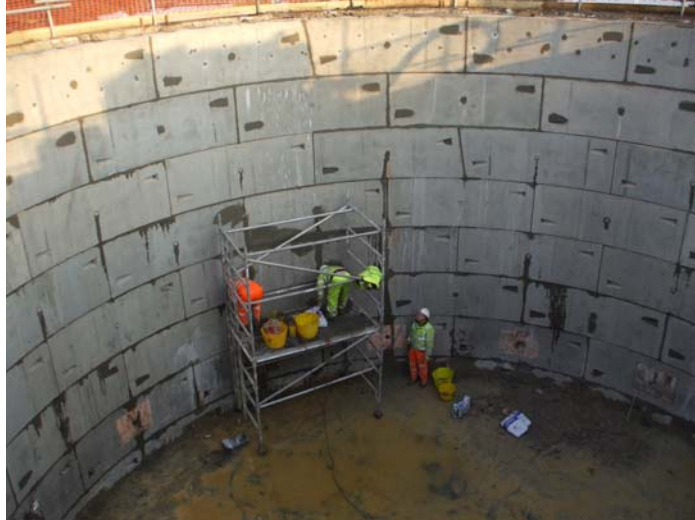
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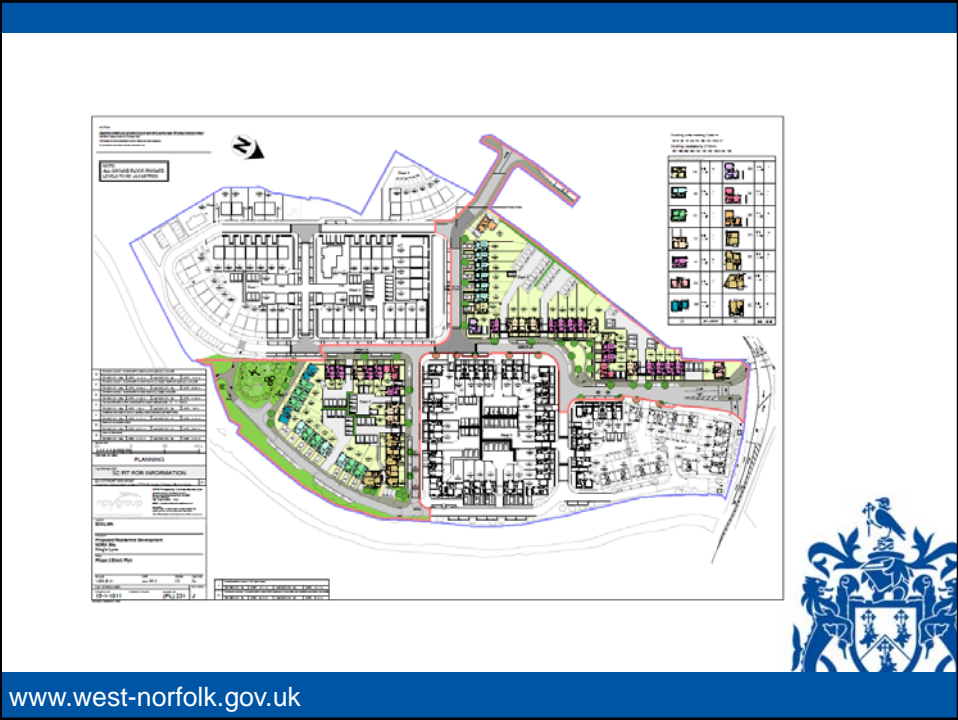
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What has the Borough Council Achieved?

- Community involvement throughout the project
- Remediation of worst part of the site
- Creating a fully serviced site
- New Park
- Traffic cap removed
- New Community Centre
- MUGA and Football pitch
- Pub and Hotel operational
- 112 housing units built, and further 50 in Phase 3
- Enterprise Centre (KLIC) Operational
- A good start to the total Regeneration of the area



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Line	Description	Phase 1	Phase 2
1	Main Contract	7,986,676.64	7,713,692.89
2	Carpets and Show Homes	59,584.20	65,000.00
3	Land Issues (CLMS - WSP and Ashfields)	71,784.28	60,000.00
4	Land Value (Capital Receipt to Borough)	1,350,000.00	1,250,000.00
5	Start Up Costs	45,893.00	-
6	NPS (Planning and Project Management)	687,550.37	493,046.00
7	Sales Costs (legal and Estate Agents)	116,232.00	133,110.00
8	Energy	3,456.22	4,000.00
9	Council Tax & NDR	17,195.00	15,000.00
10	Interest	18,362.00	18,000.00
11	Total Costs	10,356,733.71	9,751,848.89
	Sale Income		
12	Affordable	(591,300.00)	(965,100.00)
13	Private	(7,476,250.00)	(8,533,000.00)
14	Borough Council Contribution	(1,207,965.00)	(101,901.27)
15	NCC Contribution	(1,200,000.00)	
16	HCA Contribution	(33,066.33)	
17	Surplus Brought Forward		(151,847.62)
18	Contingency		
19	Surplus Carried Forward	(151,847.62)	0.00



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Any Questions?



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