

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Wednesday, 22nd March, 2017 at 6.00 pm in the Committee Suite, King's Court, Chapel Street, King's Lynn**

**PRESENT:** Councillors P Gidney (Chairman), Mrs J Collingham, P Hodson, M Chenery of Horsbrugh, M Howland, P Kunes, J Moriarty, D Pope, Mrs E Watson and Mrs A Wright

**Portfolio Holders**

Councillor A Beales  
Councillor R Blunt  
Councillor I Devereux  
Councillor B Long  
Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health

**Officers:**

Chris Bamfield – Executive Director  
Dale Gagen – Corporate Project Officer  
Alan Gomm – LDF Manager  
Ray Harding – Chief Executive  
Nikki Patton – Housing Strategy Officer

RD110: **APPOINTMENT OF VICE CHAIRMAN FOR THE MEETING**

**RESOLVED:** Councillor Kunes was appointed as Vice Chairman for the Meeting.

RD111: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Crofts and Rochford.

RD112: **MINUTES**

**RESOLVED:** The minutes from the previous meeting were agreed as a correct record and signed by the Chairman.

RD113: **DECLARATIONS OF INTEREST**

There was none.

RD114: **URGENT BUSINESS**

There was none.

RD115: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Moriarty – RD117 and RD118.

RD116: **CHAIRMAN'S CORRESPONDENCE**

There was none.

RD117: **INFRASTRUCTURE DELIVERY PLAN - WEST WINCH DEVELOPMENT**

The LDF Manager and Housing Strategy Officer gave a presentation to the Panel, as attached. The presentation provided detail of the allocated site at West Winch and North Runcton and the housing and infrastructure which would be delivered over the 25 year period.

The Panel was informed that the Council were currently preparing an Infrastructure Delivery Plan (IDP) for the entire allocation site and detail of what the IDP would provide was included within the presentation.

It was anticipated that the IDP would be completed by the end of July and would then be presented to Cabinet in September/October 2017. Once the IDP was adopted it would be presented to the Planning Committee and would be a material consideration in approving applications submitted in the growth area. The Panel was informed that, until the IDP was complete and adopted, planning applications in the growth area could not be determined.

The Chairman thanked the LDF Manager and Housing Strategy Officer for their presentation and invited questions and comments from the Panel, as summarised below.

Councillor Mrs Wright referred to development in the future around the Knights Hill area and asked what consideration had been given to the additional traffic which would be coming into King's Lynn. She asked if parking provisions had been considered, or a park and ride scheme. She commented that the town centre did not currently have the infrastructure to support the development. The LDF Manager explained that the IDP did not address this issue, but he understood her concerns. He explained that when plans were first drawn up and allocations were looked at, they were subject to vast consultation. He reminded those present that there would be a new relief road in the area and there was some further work to be carried out under the King's Lynn Area Transport Study. The LDF Manager explained that the West Winch/North Runcton site was the same distance from the town centre as the Woottons and there should be the opportunity for public transport and cycle routes into the town. He reminded those

present that development at West Winch/North Runcton was planned over a 25 year period.

In response to a question from Councillor Baron Chenery of Horsburgh, the LDF Manager explained that the relief road would have junctions to the development sites and should take traffic past the villages.

In response to a question from Councillor Moriarty, the LDF Manager explained that the IDP would be based on fact as best as it could and it would be looking at a 25 year period. He explained that the Council were using Development Economic Consultants who had well established methods in place, which would hopefully attract agreement from land owners and developers. The Panel was informed that the Consultants would be working with land owners and developers so that they understood the process.

Councillor Mrs Collingham referred to social infrastructure such as Schools and Health Services. She commented that these services were already under pressure and consideration needed to be given to the extra strain which would be put on these services. The LDF Manager explained that education provision was a Norfolk County Council responsibility. He also explained that the Local Plan Task Group had recently met with West Norfolk Clinical Commissioning Group to receive information on the IDP and the potential implications for the future. The LDF Manager explained that it would be for the West Norfolk Clinical Commissioning Group to make judgement on what services were provided.

The Portfolio Holder for Development, Councillor Blunt was the Chairman of the Local Plan Task Group and informed those present that the Task Group had met with the CCG to involve them in the process and tell them the Council's plans. He explained that it would be up to the CCG to make their own decisions on what services would be required in the future.

The Chief Executive explained that the provision of GP services was previously dealt with by NHS England, but was in the process of being moved to the CCG. He explained that the CCG were also looking to consolidate some of their services if it was felt that a better service could be provided. The Chief Executive acknowledged that there were difficulties in recruiting professionals and ways to 'grow our own' were being looked at. He explained that ways to train local people and move them into professional roles were being looked at, but this was a long term process.

Councillor Moriarty addressed the Panel under Standing Order 34 and in response to his question, the Portfolio Holder for Development explained that Health Provision would need to be a commercial operation, but if the demand was there, it should work. The Portfolio Holder explained that the CCG would be involved in the IDP process as appropriate.

Councillor Howland asked how land owners had been engaged and the LDF Manager explained that discussions had taken place to co-ordinate their views and all would be involved in the IDP processes. Each land owner would be contacted and informed of their role and the potential benefits of the IDP.

The Housing Strategy Officer responded to a question from the Chairman and confirmed that work was on track to be completed by the end of June and then presented to Cabinet for consideration. The Chairman requested that the IDP be brought back to the Panel at the appropriate time.

**RESOLVED:** That the Infrastructure Delivery Plan be brought back to the Panel at the appropriate time.

RD118: **NORA PROJECT HISTORY**

The Corporate Project Officer provided the Panel with a presentation on the history of the NORA project and an update on the housing development, as attached. He provided detail of the NORA project, the site and its ownership, and the work carried out on the site to date. The Panel was informed that at a future meeting they would receive updates on the industrial side of the site and elements such as the King's Lynn Innovation Centre and Heritage Action Zone status.

The Panel's attention was drawn to the slide which detailed what the Borough Council had achieved on the site and it was explained that development could now take place on the site where contamination issues had been dealt with and infrastructure was in place.

The Panel was provided with information on the housing which had been delivered on the site. It was explained that the project had been delivered in phases under a Joint Venture with Norfolk County Council. The Panel was informed that all of the properties on Phase 1 and 2 had been sold, with the exception of one unit on Phase 2, and two units that were being kept as show homes for Phase 3. Some of the Phase 3 units were being sold 'off plan'. The Panel was provided with detail of the sale prices of the units and explained that these had been adjusted throughout the phases to reflect the housing market.

The Chairman thanked the Corporate Project Officer for his presentation and invited questions and comments from the Panel, as summarised below.

Councillor Howland referred to the housing development and asked why the road was at the minimum width. He referred to traffic problems in housing estates and that when vehicles were parked on the side of the road it was sometimes difficult to get passed. The Corporate Project Officer explained that the road widths were

determined by Norfolk County Council Highways and that there was parking provision on site, which included parking bays, and parking courts.

Councillor Mrs Watson commended the Corporate Project Officer for a clear presentation which she had enjoyed. Other Members of the Panel agreed that the presentation had been excellent.

Councillor Mrs Wright referred to the concrete which was underground and would need to be removed before development could take place. She asked if the concrete could be reused and was aware of other places where it had been used for flood defences. The Corporate Project Officer informed the Panel that crushed concrete had a value as it was a type 1 material. The concrete was three meters thick, which made removal a problem. He explained that if it was a smaller amount it could be broken up on site and sold. However, because of the amount and thickness of the concrete, the most economical way to get rid of it would be to bring in someone external to break it up and take it away.

Councillor Mrs Collingham referred to landscaping and trees. She referred to the pictures of the housing development which had been included in the presentation and felt that there was a lack of trees. The Corporate Project Officer explained that Norfolk County Council Highways would not permit trees close to the road because of potential ingress into the road and services. The Panel was informed that strips of trees had been planted in open spaces, in between blocks and wherever else they could be accommodated.

In response to a question from Councillor Pope, the Corporate Project Officer explained that the foundations had been piled. Councillor Pope also asked for information on the benefits of becoming a Millennium Community. The Corporate Project Officer explained that it allowed access to funding and grants and the Chief Executive explained that it was highly unlikely that the scheme would have obtained funding without the Millennium Communities Award.

The Portfolio Holder for Corporate Projects and Assets, Councillor Beales, referred to the comments made about trees and planting. He explained that the Housing on site looked very different now that trees were established. He referred to the Major Housing Development at Lynnsport and explained that trees had been retained as much as possible. He felt that trees were important because as well being good for the environment they improved the amenity of the area.

The Portfolio Holder for Corporate Projects and Assets felt that the benefit of the work which had already been carried out had been huge, and had it been required today, it perhaps would not have been possible due to financial constraints on public finances. He explained that the Regeneration Team had recently been restructured and finances and priorities would be looked at. He felt that there could be

some difficult decisions required by Members in the future on what schemes could be taken forward.

The Portfolio Holder for Culture, Heritage and Health, Councillor Mrs Nockolds explained that the Council was in the process of developing a Tree Strategy and consultation was ongoing on where people felt that additional planting was required. The Strategy could be presented to the Panel for consideration at the appropriate time. The Corporate Project Officer explained that as part of the Major Housing Development at Lynnsport, the Council were looking to plant well established trees, which would be six feet tall, this would hopefully ensure that they were substantial enough to protect them from vandalism, and provide a raised canopy so that you could still see underneath, which should deter antisocial behaviour.

In response to a question from the Chairman, the Corporate Project Officer explained that Phase 3 of the housing project should deliver approximately fifty units. Once Phase 3 was completed, the housing land on the Morston Assets site would be looked at along with other areas on the NORA site which were allocated for housing. The Corporate Project Officer anticipated that there would be at least three more years' worth of housing development on the site before completion. The Panel was informed that there was affordable housing provision as part of the development with 15% of the units being affordable housing. Some were affordable rent and some were shared equity.

The Panel discussed the design of the houses at NORA. The Portfolio Holder for Corporate Projects and Assets explained that during the different phases of the projects designs were tweaked, improvements made and lessons learnt. He explained that consideration needed to be given to finances. He commented that the design inside the units and finishes were very good.

In response to a question from the Chairman, the Corporate Project Officer explained that going forward contamination issues would continue to be looked at. He explained that judgements would be made on if units were to be developed, if the contamination issues were severe. He explained that one unit was not built in Phase 2 because the cost of dealing with contamination would be too much, instead the plot was used as open space.

**RESOLVED:** The report was noted.

RD119: **WORK PROGRAMME**

Members of the Panel were reminded that an eform was available on the Intranet which could be completed and submitted if Members had items which they would like to be considered for addition to the Work Programme.

The Chairman explained that there was a lot of business on the Agenda for the next meeting and he would work with officers to see what items could be deferred to a future meeting.

**RESOLVED:** The Panel's Work Programme was noted.

RD120: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **Tuesday 25<sup>th</sup> April 2017** at 6.00pm in the Education Room, Town Hall, Saturday Market Place.

**The meeting closed at 7.42 pm**

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



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

## Introduction

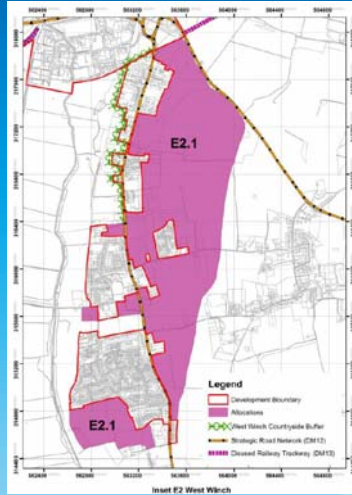
Borough Council of  
King's Lynn &  
West Norfolk



- 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

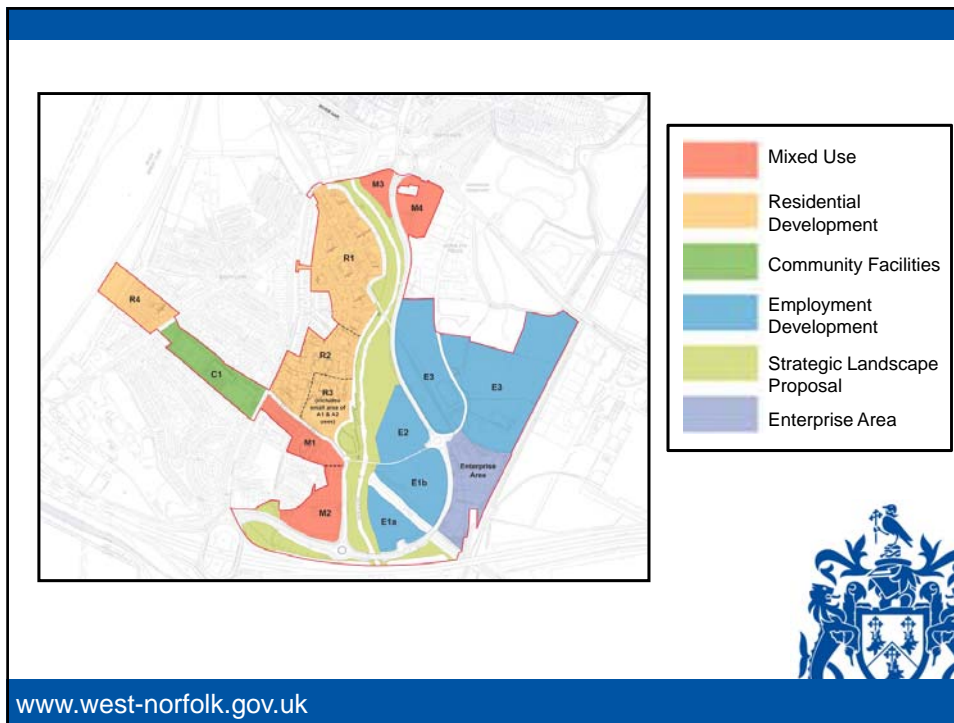
Dale Gagen



## 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
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Total	£40.9 million
CIF2	£5.3 million



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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	<b>Land Value (Capital Receipt to Borough)</b>	<b>1,350,000.00</b>	<b>1,250,000.00</b>
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	<b>Borough Council Contribution</b>	<b>(1,207,965.00)</b>	<b>(101,901.27)</b>
15	NCC Contribution	(1,200,000.00)	
16	HCA Contribution	(33,066.33)	
17	Surplus Brought Forward		( 151,847.62)
	Contingency		
19	Surplus Carried Forward	(151,847.62)	0.00



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Any Questions?



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