

**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, 28th June, 2017 at 6.00 pm in the Assembly Room - Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:** Councillors P Gidney (Chairman), Mrs J Collingham, C J Crofts, M Chenery of Horsburgh, M Howland, P Kunes, C Manning, G Middleton, A Tyler, Mrs E Watson and Mrs A Wright.

**Portfolio Holders**

Councillor A Beales – Portfolio Holder for Corporate Projects and Assets

Councillor I Devereux – Portfolio Holder for Environment

Councillor B Long – Leader of the Council

Councillor Mrs E Nockolds – Portfolio Holder for Culture, Heritage and Health.

**Officers:**

Chris Bamfield – Executive Director

Jemma Curtis – Regeneration Programmes Manager

Ray Harding – Chief Executive

Matthew Henry – Property Services Manager

Steven King – THI Project Officer

Ostap Paparega – Regeneration and Economic Development Manager

**RD1: APPOINTMENT OF CHAIRMAN FOR 2017-2018**

**RESOLVED:** Councillor Gidney was appointed Chairman for 2017-2018.

**RD2: APPOINTMENT OF VICE CHAIRMAN FOR 2017-2018**

**RESOLVED:** Councillor Mrs Wright was appointed Vice Chairman for 2017-2018.

**RD3: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Parish and Smith.

**RD4: MINUTES**

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

**RD5: DECLARATIONS OF INTEREST**

There was none.

RD6: **URGENT BUSINESS**

There was none.

RD7: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Bambridge – all items.

Councillor Bird – all items.

Councillor Bubb – RD9

Councillor Devereux – RD9 and RD10.

Councillor Pope – all items.

RD8: **CHAIRMAN'S CORRESPONDENCE**

The Chairman referred to correspondence which had been sent to Members of the Panel relating to the Riverfront Delivery Plan – Final Options Report. He asked Members to consider the contents of the correspondence during discussion of the item.

RD9: **RIVERFRONT DELIVERY PLAN - FINAL OPTIONS REPORT**

The Regeneration and Economic Development Manager and the Regeneration Programmes Manager presented the report which updated Members on progress and development of the final masterplan for the King's Lynn Riverfront area. A copy of their presentation is attached.

The Regeneration and Economic Development Manager clarified that the masterplan was not a planning application and planning consent would be required at the appropriate time. The Masterplan included design principles, potential land uses and a vision for the site. The Panel was informed that as part of the Local Plan sites were allocated within the development area.

The Panel was informed that a public consultation exercise had been carried out and three options were considered. The Panel were provided with information on the three options and were informed that the preferred option was option three. Option 3 included exploring the use of Hardings Way and potentially opening it up to other vehicles. He acknowledged that there had been some objections and concerns raised to this and explained that many options would be considered. The Regeneration and Economic Development Manager explained that if no changes were made to the traffic arrangements there could be an increase in traffic using the other main routes into the town centre.

The Panel was informed that any changes to the road network would be subject to separate processes with Norfolk County Council and a thorough analysis would be required.

The Panel was informed that the masterplan would be submitted to Cabinet and Full Council for approval. If approved delivery options would be looked at and further consultation would be carried out as appropriate.

The Chairman thanked officers for their presentation and invited questions and comments from the Panel, as summarised below.

In response to questions from Councillor Tyler, the Regeneration and Economic Development Manager explained that funding opportunities were available, however it was competitive and a strong bid would be required. The Greater Cambridge Greater Peterborough Local Enterprise Partnership also had routes into funding.

Councillor Crofts informed those present that he supported option three. He acknowledged the concerns about Hardings Way, but felt that the road was underused and consideration needed to be given to the cost benefit of the road. Councillor Crofts referred to air quality issues along London Road and that if traffic was to increase the air quality would reduce. Councillor Crofts also hoped that the riverfront area would be easily accessed to tourists and encourage bus trips to the area.

The Vice Chairman, Councillor Wright referred to the allocation in the local plan for housing and asked if figures were available on how many extra vehicles this could bring into the town centre. The Regeneration and Economic Development Manager explained that the site allocation could be a different figure. The next stage would be to look at what was viable and feasible on the site.

In response to a question from Councillor Mrs Collingham, it was explained the Nar Loop was currently connected to the Ouse but was mainly dry because of reed beds etc. Options could be to keep the Nar Loop as it was or create a barrier to hold water in and create a wetland area.

In response to a further question from Councillor Mrs Collingham it was explained that any ground floor areas of development would need to be looked at in terms of flood risk.

Councillor Bambridge addressed the Panel under Standing Order 34. She explained that car parking was a huge issue in the Friars area. She referred to the Stakeholders meeting and how residents felt that any development in the area needed to be carefully designed and consideration needed to be given to the height of any buildings. She did not think they should be higher than three storeys. Councillor Bambridge also raised concern about the Millfleet and felt building

either side of the Milfleet would be a sensitive issue. She acknowledged that Devil's Alley would be retained as a right of way. The Regeneration and Economic Development Manager explained that design and detail would be looked at as part of the next stage.

The Portfolio Holder for Corporate Projects and Assets, Councillor Beales explained that the regeneration of this part of the town was important and design would be considered carefully. He explained that there would be a balance between commercial and regeneration and all development would need to be high quality. He reminded those present that the Council had a good reputation when it came to developing public realm areas and referred to the Tuesday and Saturday Market Places. He acknowledged the concerns relating to Hardings Way and reminded those present that the project was in its early stages, however the Council needed to take into account the wider benefits of opening up the road. The Portfolio Holder for Corporate Projects and Assets informed the Panel that a pre-Council briefing would be held to update all Members on the Delivery Plan.

In response to a question from Councillor Tyler, the Portfolio Holder for Corporate Projects and Assets explained that before any decision on the future use of Hardings Way was taken careful consideration would be given to any safety issues.

The Leader of the Council, Councillor Long commented that the Council would not go ahead with a scheme which could put people at risk. He referred to the air quality in other parts of the town centre and explained that the levels along London Road had hovered on the limit of what was acceptable and the residents in these areas also needed to be considered. Councillor Long explained that it was important for the Riverfront area to be developed as he felt it would improve King's Lynn's offer. He reminded those present that some of the Riverfront area which was within the masterplan area had historically had development on it.

Councillor Middleton acknowledged the concerns of residents with regards to Hardings Way. He referred to periods when traffic was congested throughout the rest of the town centre and how opening up Hardings Way could alleviate this. He also asked that consideration be given to restrictions on Hardings Way if required, for example a weight restriction or no HGV access.

Councillor Pope addressed the Panel under Standing Order 34. He referred to the development value and asked if there would be a halt point if investors were not forthcoming. The Portfolio Holder for Corporate Projects and Assets explained that costs and funding opportunities would be scoped and then it would be a Council decision if to proceed further. Detailed costings would also be drawn up. The Panel was reminded that this project was a developer led project. Any profit from development would be a capital receipt and it was hoped

that in the future a revenue stream would also be realised which would be a benefit to the Council tax payer.

The Chief Executive referred to previous projects for the site. He explained that this was a commercially led scheme in a sensitive location and would need to be high quality. It would be a Capital scheme and return, but would also have social benefits.

**RESOLVED:** (i) The Panel supported Option 3 with due consideration to elements of the other two options if required.

(ii) The Panel requested that future consultation be carried out as required and an updated presented to the Panel at the appropriate time.

RD10: **SOUTHGATES WORKSHOP SESSION**

The Chairman invited the Panel to take part in a workshop exercise to look at the potential regeneration of the Southgates area. The Panel were provided with information on the area and the surrounding land which was currently under the control of the Council.

Members broke into separate groups and gave consideration to the following questions:

- Should the Borough Council proceed with purchasing further land around the Southgates?
- What uses would you like to see in this part of the town?
- How should future development look? Taking into account scale, form, mass, views and historic constraints.
- Could regeneration incorporate any highways improvements?

The Panel then shared their suggestions and ideas and the general consensus was that the Council should proceed with purchasing further land around the Southgates and ideas were put forward on how to regenerate the area.

Councillor Bambridge addressed the Panel under Standing Order 34. She felt that the park area opposite the Southgates would be well used if the area was improved. She also suggested that if the area was improved, consideration needed to be given to public transport to the area, as at the moment many of the buses came down Hardings Way instead of London Road.

The Chairman thanked officers and the Panel for their contribution. Officers explained that officers would consider the contributions from the Panel and return to the Panel in due course with an update on progress.

**RESOLVED:** Officers to consider the comments and suggestions made by the Panel and would bring back an update to Members at the appropriate time.

RD11: **ENTERPRISE ZONE UPDATE**

The Regeneration and Economic Development Manager and Regeneration Programmes Manager provided the Panel with an update on the Enterprise Zone. The Panel was reminded that they had requested updates on the NORA site and at a previous meeting had received an update on the Housing projects. The Panel were provided with a presentation, as attached, which included detail of the location of the Enterprise Zone and the approved uses of the sites.

The Regeneration Programmes Manager provided detail of the infrastructure work required in order to develop the site including the access road and the gas main diversion. She informed those present that a feasibility study had been carried out by National Grid with their preferred option for the diversion. The work would also incorporate the diversion of overhead cables to underground which would broaden development options on the site.

Work would also be required to determine ground conditions, especially on the Mortson site as investigations had not yet been carried out on these pieces of land. The Enterprise Zone area would also have the benefit of Superfast Broadband.

Professional Design Consultants would develop the site infrastructure and design in consideration with the gas main diversion works.

The Regeneration and Economic Development Manager explained that a drop in and information event would take place to inform the public of the proposals. Updates would also be presented to the Regeneration and Development Panel as appropriate. It was anticipated that the scheme would be completed in 2019.

The Chairman thanked officers for their report and invited questions and comments from the Panel, as summarised below.

The Leader, Councillor Long referred to the gas main diversion and asked if consideration had been given to moving the gas reduction site before the pipe came into the town, meaning that a low pressure gas main could be used. The Regeneration Programmes Manager agreed to discuss the issue with National Grid.

**RESOLVED:** (i) The update was noted.  
(ii) The Panel to be kept up to date with progress as appropriate.

RD12: **EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED:** That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely

disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD13: **EXEMPT - ONE PUBLIC ESTATE UPDATE**

The Property Services Manager provided the Panel with an update on One Public Estate. Members asked questions about the facilities which would be available at King's Court and the Town Hall.

**RESOLVED:** The update was noted.

RD14: **WORK PROGRAMME**

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

RD15: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on **Tuesday 25<sup>th</sup> July 2017** at a time and venue to be confirmed.

**The meeting closed at 8.52 pm**



# King's Lynn Riverfront Delivery Plan Progress Update – Preferred Masterplan

Ostap Paparega  
Regeneration, Heritage & Economic Development Manager  
Jemma Curtis  
Regeneration Programmes Manager







*‘The Regeneration Delivery Plan will form a key component of the Council’s regeneration plans and future posterity of King’s Lynn by providing a viable concept and implementation strategy for the redevelopment of key sites and vacant properties located on the historic quayside’.*

## **Appointed Team**

Urban Delivery in collaboration with Levitate (conservation, architects ad urban design), Trident (build cost), BWB (environmental, flood and transport engineers)



# Study Area

Kings Staithe Square

Visitor Pontoons

Fishing Cooperative Quay

Nar Loop

Hardings Pits Doorstep Green

Probation Office

Customs House

Sommerfeld & Thomas site

Grain Silo Site

Boal Quay Car park

Land at The Friars

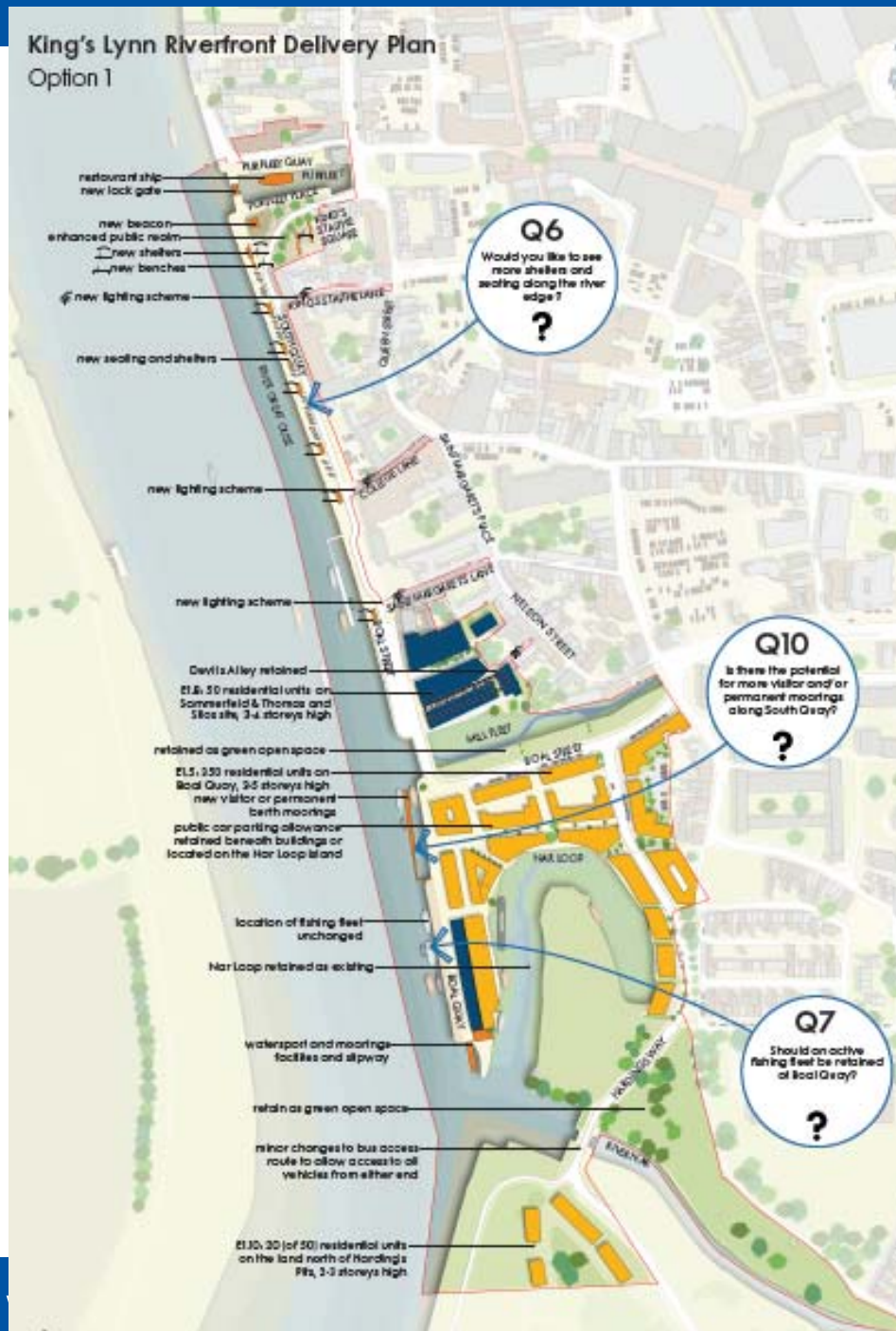


## The Vision

*‘King’s Lynn Riverfront becomes a vibrant river edge quarter threaded into the fabric of the existing town.’*



King's Lynn Riverfront Delivery Plan  
Option 1



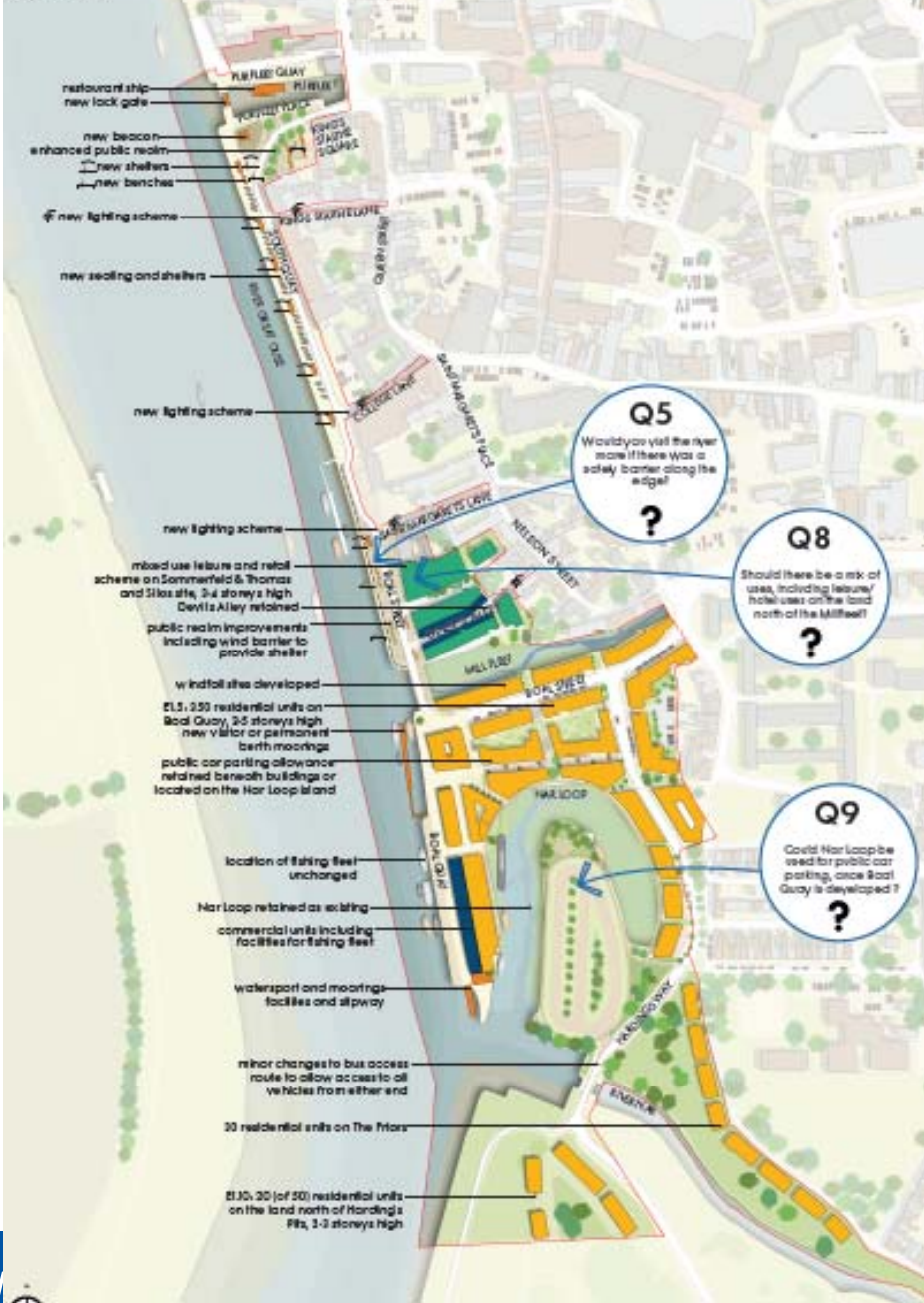
## Option 1:

- Lower density pure residential scheme
- Nar Loop retained as existing
- Residential – 404 units
- Commercial - none



# King's Lynn Riverfront Delivery Plan

Option 2



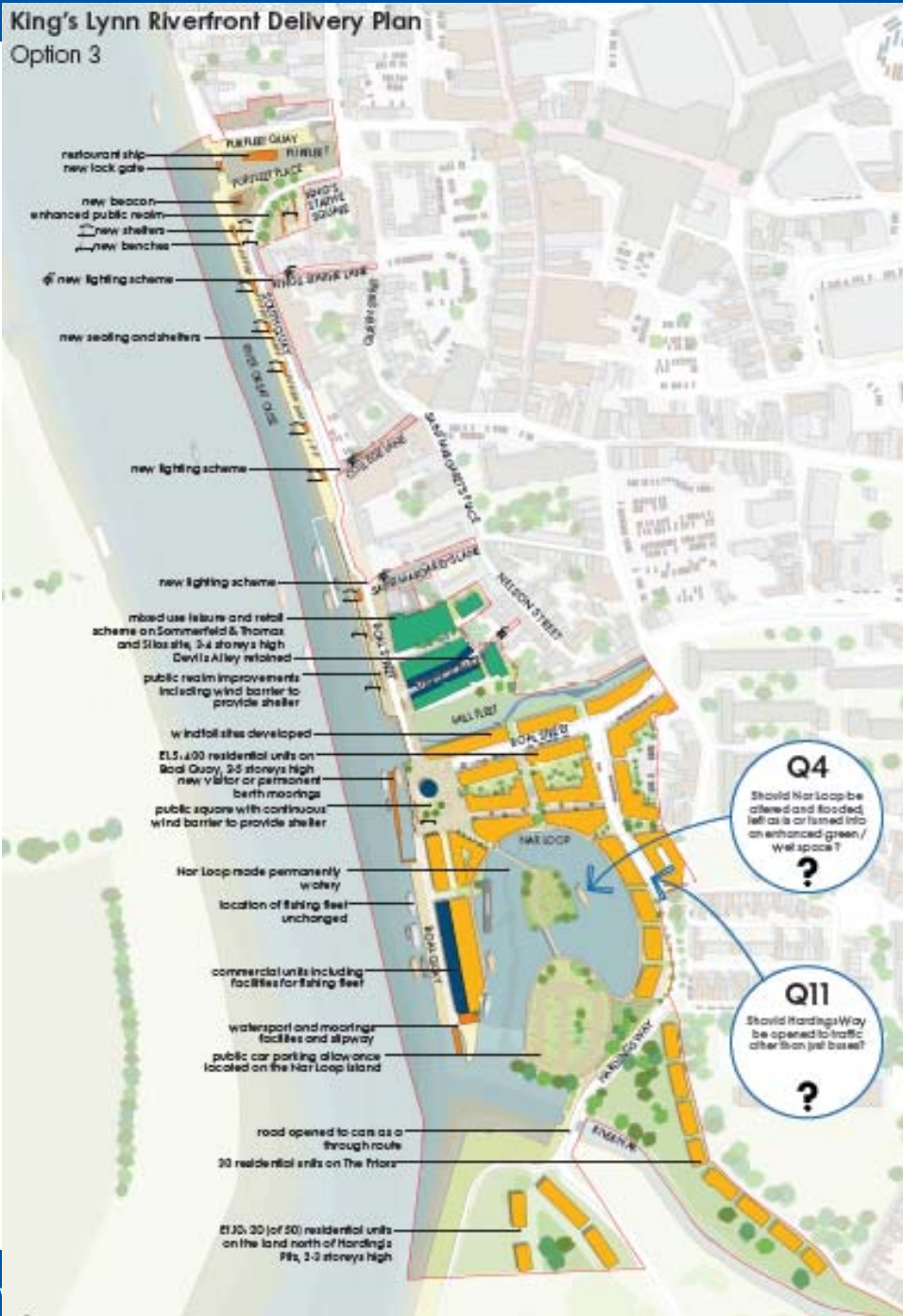
## Option 2:

- Residential & Commercial Scheme
- Nar Loop retained as existing
- Public Car Park on Nar Loop 'Island'
- Residential – 435 units
- Commercial – 7420 sqm



# King's Lynn Riverfront Delivery Plan

## Option 3



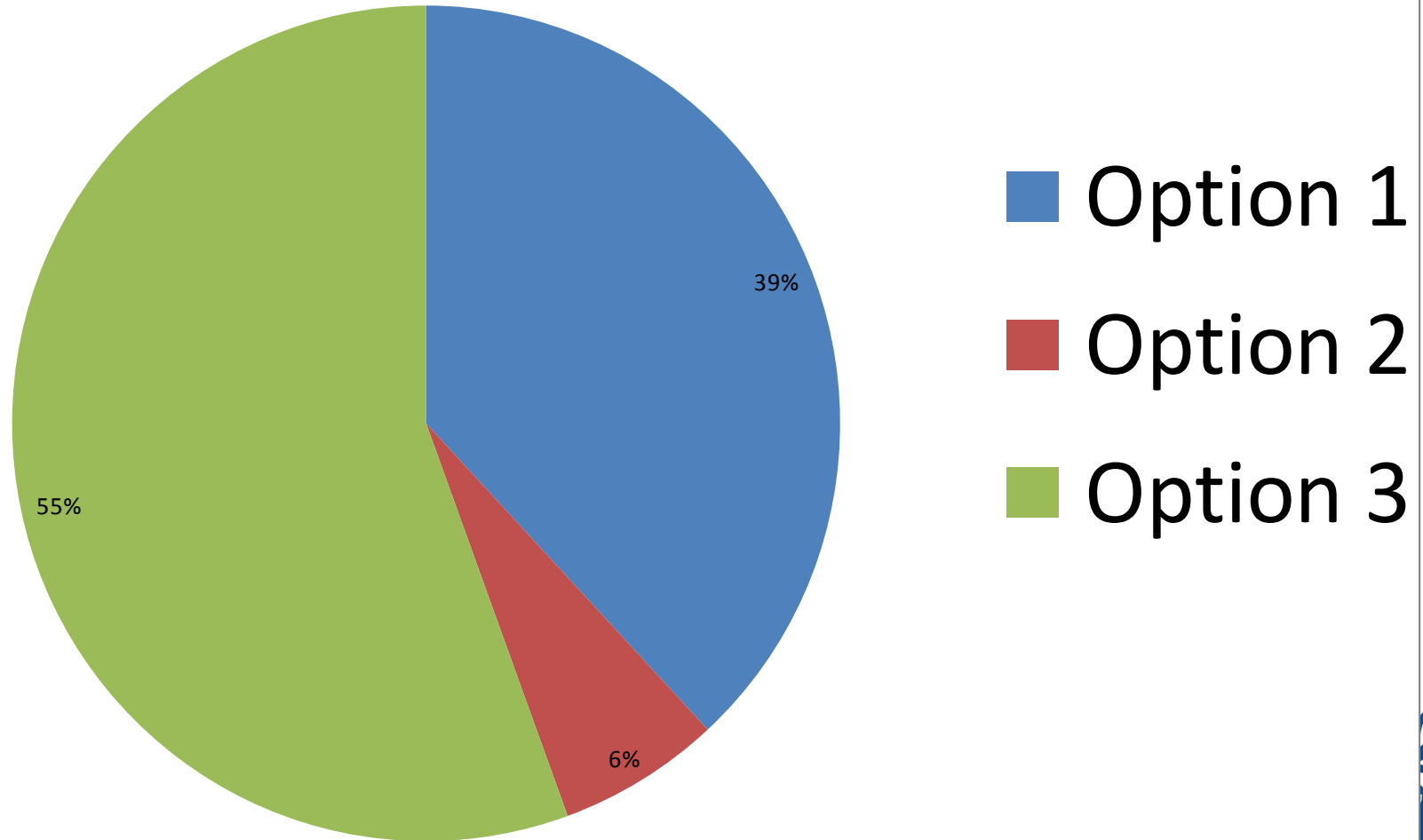
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## Option 3:

- Residential & Commercial Scheme
- Enhanced Nar Loop
- Public realm/focal point
- Residential – 436 units
- Commercial – 7659 sqm



# Preference of Options



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# Consultation Results

## Public Consultation Responses

- Over 250 people attended the public consultation
- 182 survey responses
- Supplementary responses from stakeholder groups.

## Key points/issues arising

- Opening of Harding's Way
- Impact of development on transport network
- Potential loss of public car parking
- Flood defences
- Appropriate scale/height of development.

## Key Stakeholder Consultation

- Environment Agency
- Natural England
- Norfolk County Council



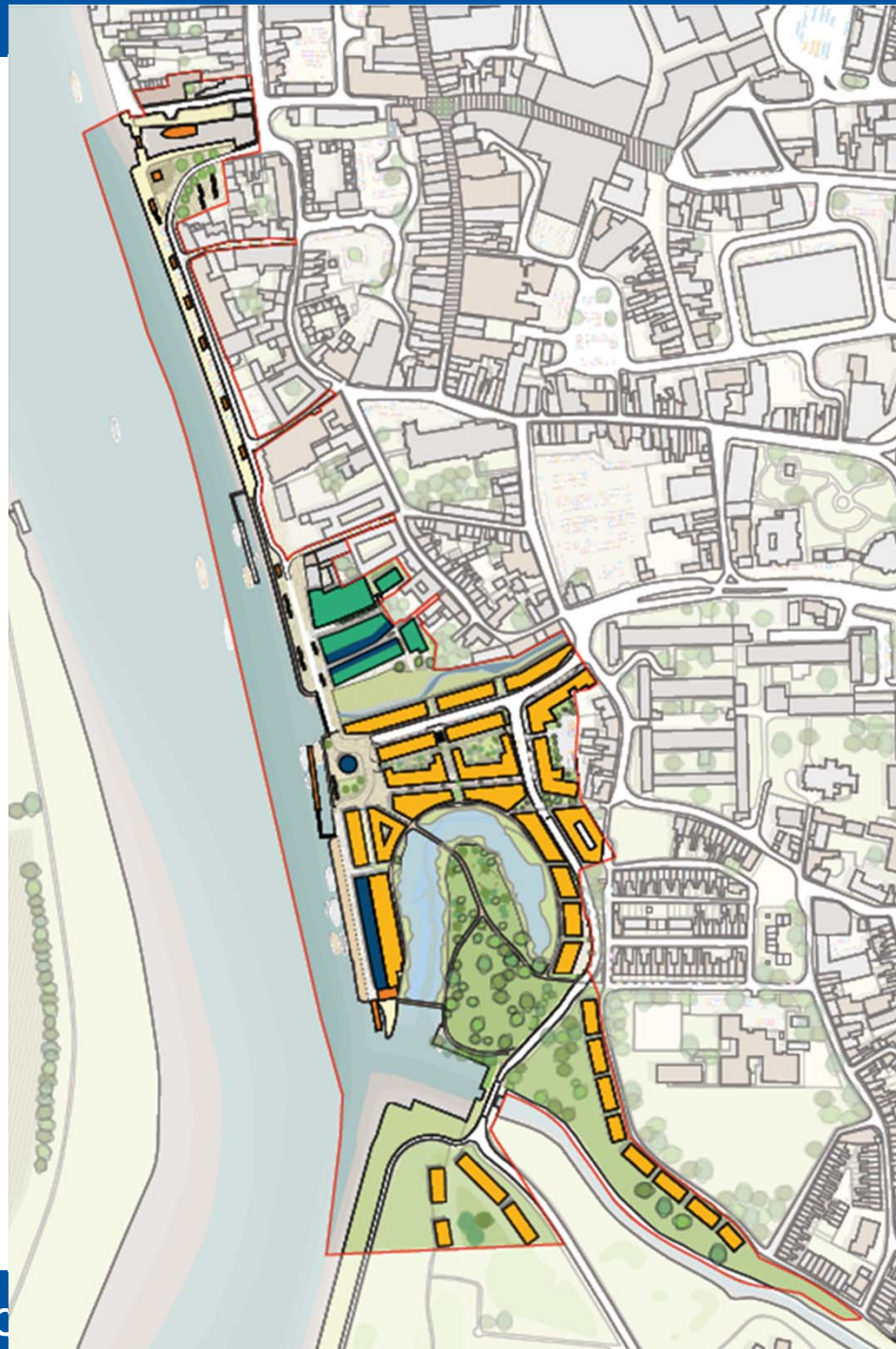


## Design Principles

- Focus on the water
- Repairs and extend the town's historic street pattern
- Create a network of public realm to link the waterfront quarter to the town
- Create proper streets, places, homes and workspaces – *sense of place*
- Scale and height of development should be appropriate to its setting
- Create opportunities for different types of development and uses each with their own qualities.
- Ensure any masterplan can be delivered in phases
- Sustainable transport including walking, cycling and use of public transport



# Vision Plan



# Recommended Phasing

1. Nar loop / Millfleet Infrastructure
2. Nar loop frontage
3. Boal Quay east
4. Boal Street
5. Land at the Friars
6. Land north of Harding's Pits

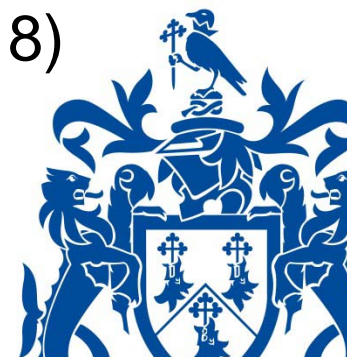
A – Sommerfeld and Thomas & Grain Silos site

B – South Quay/Purfleet Anytime



## Emerging / Connecting Initiatives

- King's Lynn designated as a Heritage Action Zone – priority project for delivery Plan
- Sommerfeld & Thomas Warehouse site sold.
- Probation Office sold
- Heads of Terms & Council Infrastructure funding agreed for 'Merchant Adventurer' tall ship /floating restaurant in Outer Purfleet.
- Develop the 'Sail the Wash' brand and navigational infrastructure
- England Coast Path (due for implementation 2018)



## Next Steps

- Council Endorsement and Approval to test and develop scheme further
- Develop design for enabling / pre development works
- Explore delivery options
- Car Parking & Traffic implications
- Explore external funding opportunities
- Establish Riverfront Stakeholder Forum



# Delivery options

- Council
- Council and developer / investor partner
- Developer / investor
- Do nothing



# Potential Funding Sources

- Department for Investment and Trade
- New Anglia / GCGP LEP – Growth Deal
- Homes & Communities Agency
- Coastal Community Fund



# Any Questions?





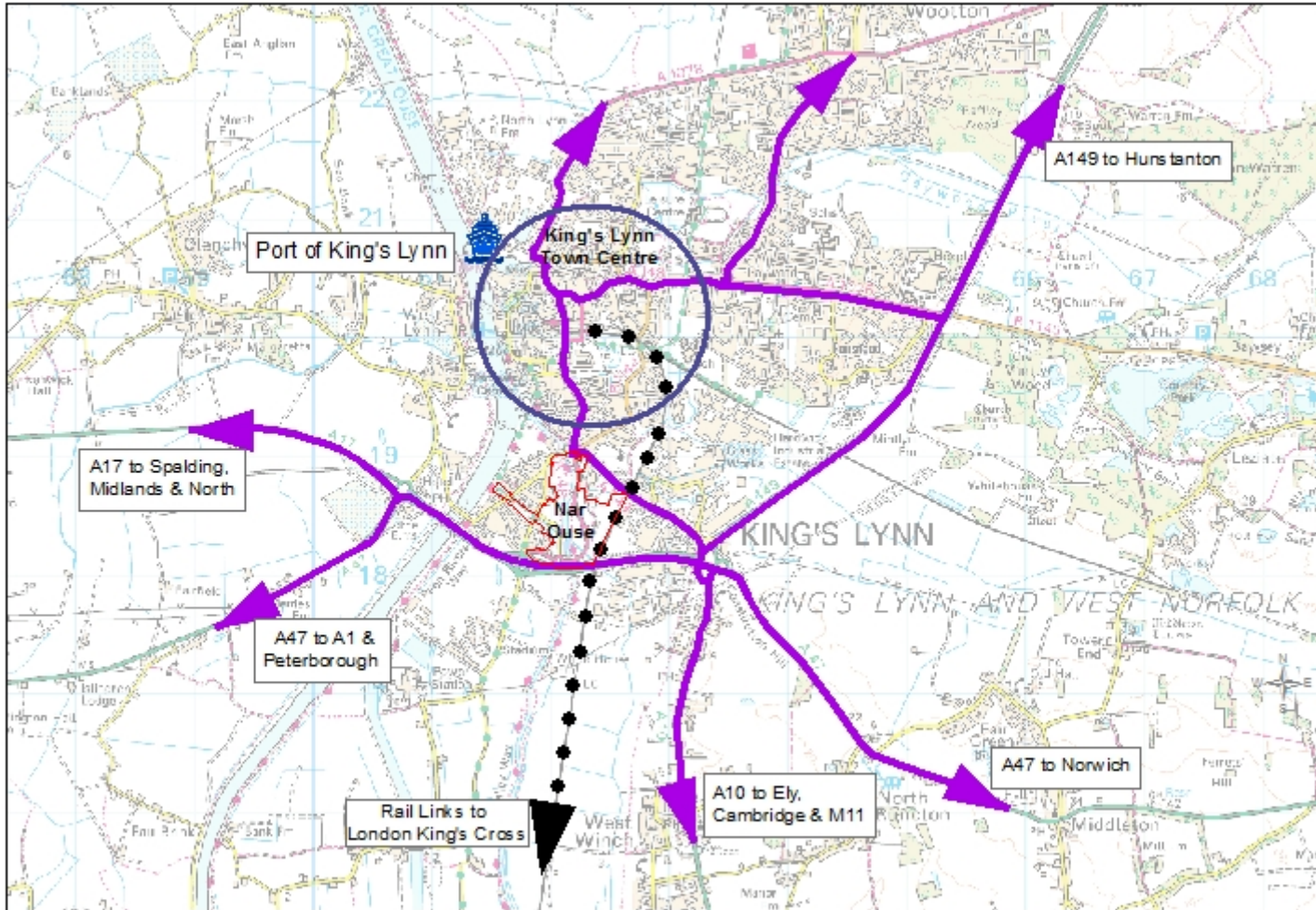


# Nar Ouse Business Park Enterprise Zone

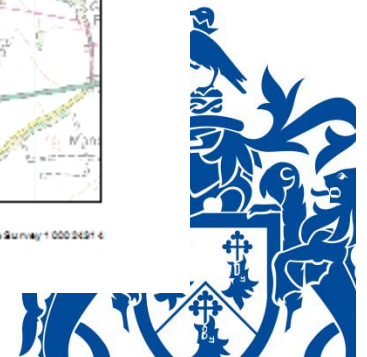
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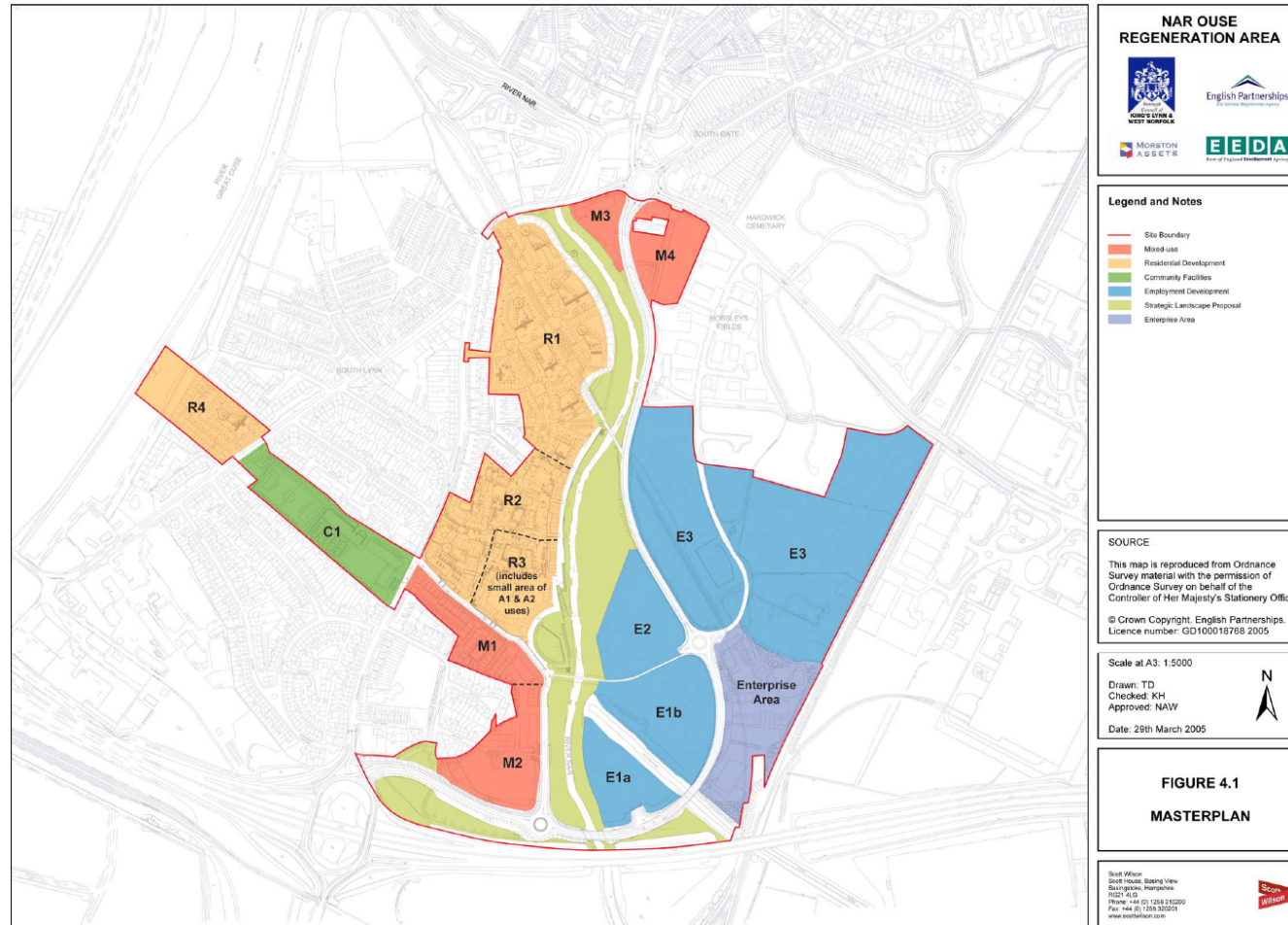


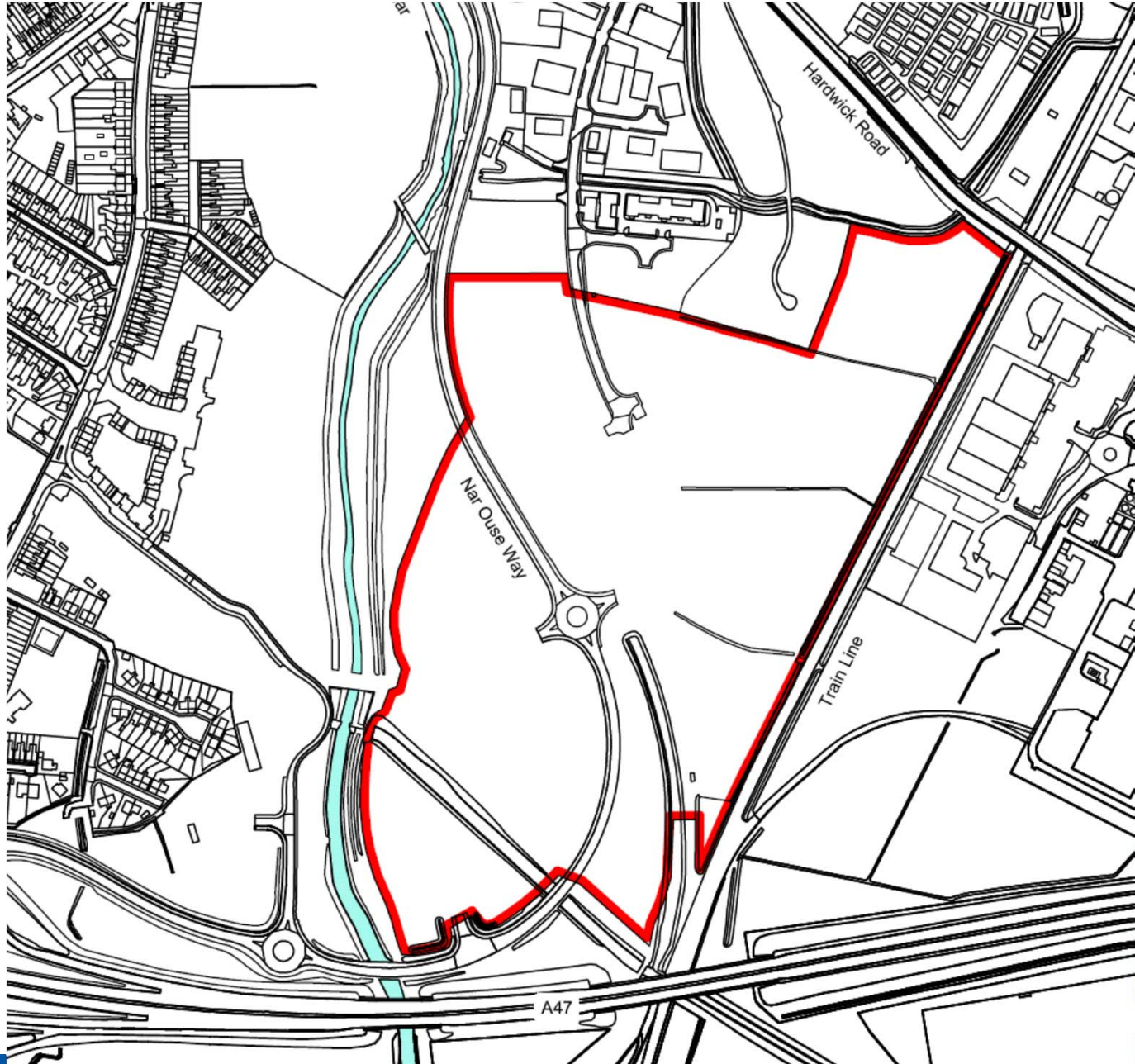
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# NORA Masterplan

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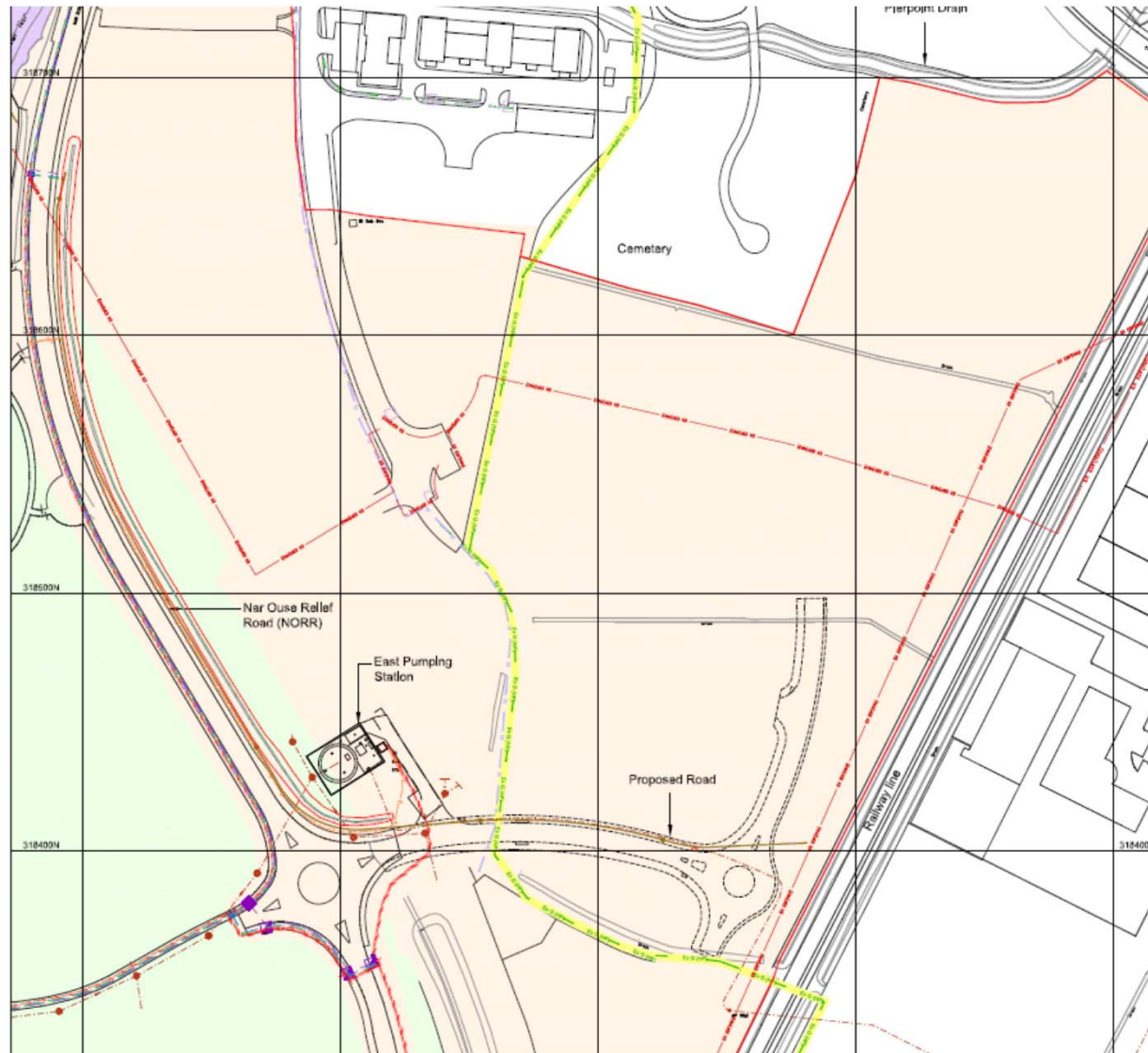


# Benefits to businesses

- Business rate discount to firms for 5 years (100% reimbursement by Govt)
- Simplified planning
- Superfast broadband
- *Prioritise support to access business grants (BC)*
- *Prioritised aftercare programme (BC)*



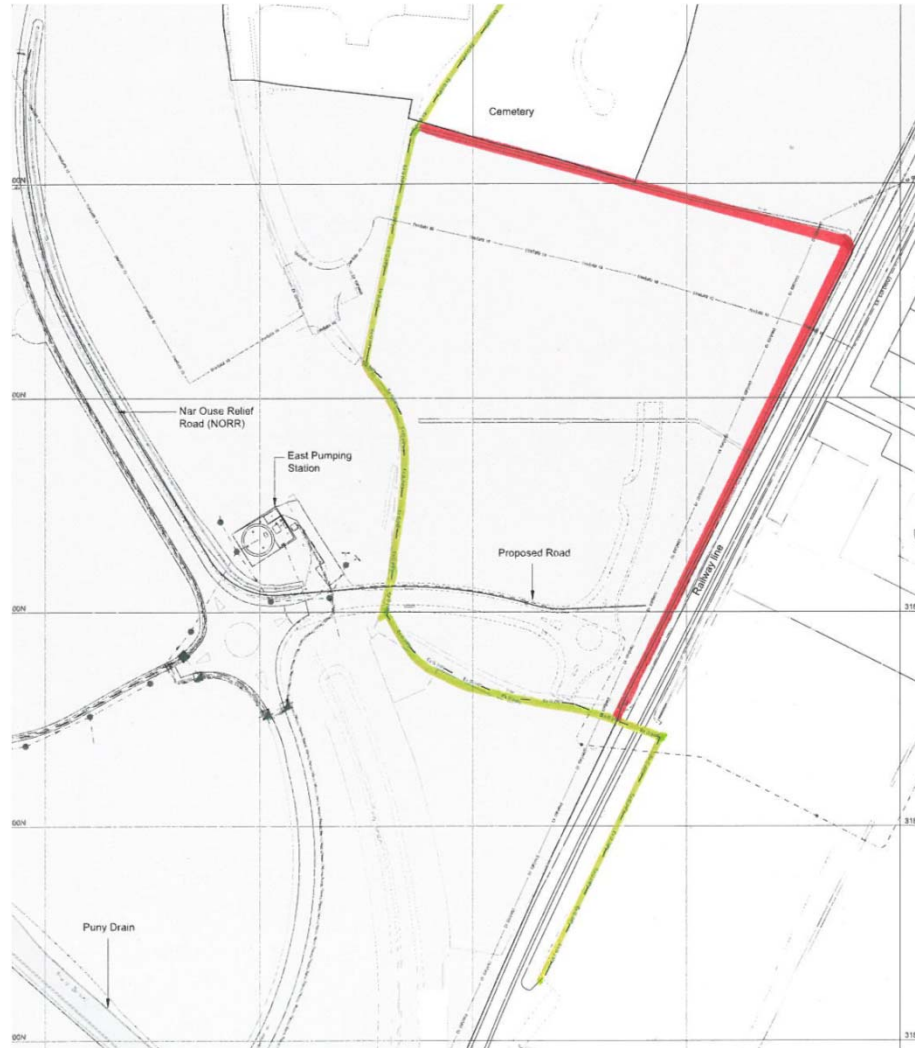
# Site Infrastructure – Access Road



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# Site development/Infrastructure – Gas Main Diversion



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# Infrastructure Works

- High Pressure Gas Main Diversion
- Ground Improvements
- Site Investigations
- Access Roads
- Utilities
- Superfast Internet





# Progress Update

- Morston Asset land acquired
- Lead Professional Design Team appointed
  - Site infrastructure (access roads/utilities)
  - Premises
- Superfast internet with BT  
Openreach/Better Broadband for Norfolk
- Feasibility Study of Gas Pipeline Diversion  
with National Grid
- Occupier Interest



# Marketing

- Inward Investment Website
- Property Agents
- Department for International Trade
- MIPIM UK 2016 & 2017
- GCGP & New Anglia LEPs
- Invest East



# Indicative Programme

- Autumn 2017 – Phase 1 proposals exhibition
- Winter 2017 – Reserved Matters planning application for site infrastructure and premises
- 2018/19 - Gas Pipeline Diversion
- 2018/19 – premises construction
- 2019 – site infrastructure construction



**Any Questions ?**

