

1. **West Winch/North Runcton Strategic Growth Area - Infrastructure Delivery Plan and next steps to secure delivery** (Pages 1 - 5)

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

**RECORD OF DECISION TAKEN BY OFFICERS UNDER DELEGATED POWERS**

This is a record of a decision taken by an officers under delegated powers and where necessary taken in consultation with members and officers.

**Delegated Power**

Specify the particular delegated power being exercised by reference to the Delegation Scheme or Cabinet minute and date.

Cabinet decision 13<sup>th</sup> November 2018- **WEST WINCH / NORTH RUNCTON STRATEGIC GROWTH AREA – INFRASTRUCTURE DELIVERY PLAN AND NEXT STEPS TO SECURE DELIVERY**

**Decision Taken**

The Council will commission Clyde & Co to provide legal services in relation to the South East King's Lynn Strategic Growth Area. Clyde & Co will;

**Stage 1**

- Provide advice on the potential landowner collaboration option(s) indicated in the GE work to date and any other appropriate options;
- Advise on the available and best mechanism to deliver the objectives of the growth area and landowners.

**Stage 2**

Using the outputs from stage 1 Clyde & Co;

- will work with the Council and Gerald Eve to facilitate an agreement between landowners
- will draft the agreement and liaise with landowners representatives
- Provide advice on ad-hoc activities related to legal points on delivery

**Additional Services**

In addition Clyde & Co will also provide further legal services to the Council in relation to the Hopkins Homes Outline Planning Application. This will involve negotiating, drafting and finalising the Hopkins Planning Agreement (S106) once submitted and providing advice to the Council on mechanisms available to ensure that the Hopkins planning obligations are proportionate to the wider growth area, secured and delivered.

**Reasons for the Decision**

Specify all reasons for taking the decision

To support the delivery of the South East King's Strategic Growth Area as per option 3, set out and agreed by Cabinet on 13<sup>th</sup> Nov 2018.

- Ensures that the strategic infrastructure is secured and planned for in a coherent way
- Follows on logically from other work, partly Business Rates Pool funded, (West Winch Housing Access Road design, Homes England inputs and the IDP). It represents a significant step to de-risk development of the growth area.
- Addresses the lack of land owner co-ordination and market failure
- Provides landowners with a mechanism to move forward whilst deferring some of the costs
- Provides more certainty on delivery of the growth area
- Provides specialist legal input to the Borough Council on complex area of work
- Places the growth area in a stronger position when being considered for central government funding as necessary consents and mechanisms are in place ensure delivery

**Options considered**

The Council are currently undertaking an enabling and facilitating role across the growth area as per the Cabinet decision on 13<sup>th</sup> November 2018. The work is vital next step in ensuring delivery of the growth area as a whole. No other options are appropriate.

**Any declarations of interest and details of any dispensations granted in respect of interests.**

none

**List of Background papers**

Cabinet Report dated 13<sup>th</sup> November 2018

**Authorisation**

Post Held

Signature

Date

**Consultation with members/officers**

**If the decision is taken following consultation with the members/officers, please give details:**

In consultation with Cllr Brain Long ,Cllr Richard Blunt & Ray Harding on 14<sup>th</sup> May 2019

**Signed by Member as consulted:**

Date

**Pre-Screening Equality Impact Assessment**

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



Name of policy/service/function		<b>WEST WINCH / NORTH RUNTON STRATEGIC GROWTH AREA – INFRASTRUCTURE DELIVERY PLAN AND NEXT STEPS TO SECURE DELIVERY</b>				
Is this a new or existing policy/ service/function?		New legal service				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service rigidly constrained by statutory obligations		Commissioning of specialist legal services to prepare land owner collaboration agreement and Planning Agreement for South East King's Lynn Strategic Growth area				
<b>Question</b>		<b>Answer</b>				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups <b>according to their different protected characteristic</b>, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>			Positive	Negative	Neutral	Unsure
		Age			x	
		Disability			x	
		Gender			x	
		Gender Re-assignment			x	
		Marriage/civil partnership			x	
		Pregnancy & maternity			x	
		Race			x	
		Religion or belief			x	
		Sexual orientation			x	
Other (eg low income)			x			
<b>Question</b>		<b>Answer</b>	<b>Comments</b>			
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?		No				
3. Could this policy/service be perceived as impacting on communities differently?		No				
4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?		No				
<p>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>		Yes / No	<b>Actions:</b>			
			<b>Actions agreed by EWG member: Name .....</b>			
<b>Assessment completed by: Name</b>		<b>Nikki Patton</b>				
<b>Job title</b>		<b>Date 17/05/19</b>				
<b>Please Note: If there are any positive or negative impacts identified in question 1, or there any 'yes' responses to questions 2 – 4 a full impact assessment will be required.</b>						

