

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

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 13th April, 2021 at 4.30 pm in the Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube**

**PRESENT:** Councillors J Collingham (Chair), L Bambridge, F Bone, B Jones, J Lowe, C Manning, C Morley, T Parish, S Patel, V Spikings, M de Whalley and D Whitby.

**PORTFOLIO HOLDERS:**

Councillor R Blunt – Portfolio Holder for Development  
Councillor P Gidney – Portfolio Holder for Project Delivery  
Councillor P Kunes – Portfolio Holder for Commercial Services

**PRESENT UNDER STANDING ORDER 34:** Councillors A Dickinson, C Hudson, J Rust and A Ryves.

**OFFICERS:**

Duncan Hall – Assistant Director  
Dale Gagen – Assistant Director  
Jemma Curtis – Regeneration Programmes Manager  
Humphrey Jamieson – HAZ Programmes Manager

**RD193: WELCOME AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting and reminded those present that the meeting was being live streamed on You Tube.

[To view the recording of the item please click here.](#)

**RD194: APOLOGIES FOR ABSENCE**

There was none.

**RD195: MINUTES**

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

**RD196: DECLARATIONS OF INTEREST**

[Click here to view the recording of this item on You Tube.](#)

Councillor de Whalley declared an interest in RD200: Parkway.

Councillor Hudson declared an interest as a Planning Committee Member.

RD197: **URGENT BUSINESS**

There was none.

RD198: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillors Dickinson, Hudson, Rust and Ryves.

RD199: **CHAIR'S CORRESPONDENCE**

There was none.

RD200: **PARKWAY**

[Click here to view the recording of this item on You Tube.](#)

The Assistant Director presented Members with technical information on the previously agreed policy decision by the Council and how this should be implemented.

A copy of the presentation is attached.

The Chair thanked the Assistant Director for his presentation and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Bambridge it was confirmed that peat would probably be left in situ and he provided details of the licences required for water voles.

Councillor Rust addressed the Panel under Standing Order 34 referring to the ransom strip in the Industrial Estate and the Assistant Director confirmed that authorisation would be required to open up the ransom strip for the bridge.

In response to questions from Councillor Bone regarding the private rented units and strains on schools, the Assistant Director provided details of the Local Authority Company and the process involved for letting the units.

In response to questions and comments from Councillor Morley the Assistant Director provided details of the contingency plans, early contractor involvement and the cost of the bridge.

Councillor Hudson addressed the Panel under Standing Order 34 and the Assistant Director confirmed that Norfolk County Council Highways were involved in the project and as part of the scheme a car parking

area would be included in Gaywood to alleviate the congestion during school drop off and pick up.

Councillor Dickinson addressed the Panel under Standing Order 34 and made reference to expenditure and income and agreed to email the Assistant Director with her queries.

Councillor Ryves addressed the Panel under Standing Order 34. The Assistant Director explained the benefits of the bridge which had been considered previously, the cost of the roads and access.

The Vice Chair, Councillor Parish asked about public consultation and engagement and the Assistant Director provided details of the work that had been carried out including letter drops and consultations and working with schools.

Councillor Dickinson addressed the Panel under Standing Order 34 and referred to the eastern plot and the bridge. The Assistant Director outlined the need for housing in the area and that this scheme would satisfy part of this need.

Councillor Hudson addressed the Panel under Standing Order 34 and referred to road access through Fairstead. The Assistant Director explained that survey work had been carried out to satisfy Norfolk County Council Highways and would present the results for their consideration.

Councillor Ryves addressed the Panel under Standing Order 34 and the Assistant Director provided detail of the work carried out so far and expenditure so far, which included the College site and the funding which had been awarded.

The Chair, Councillor Collingham asked if the project would still be viable without the bridge and the Assistant Director set out the other options available.

**RESOLVED:** That the Regeneration and Development Panel supports the following:

That subject to a successful planning permission the Council enters into a contract with Lovell Partnerships Ltd under the Major Housing Contract and the Norfolk County Council (using the Eastern Alliance Framework agreement) to deliver this project.

RD201: **LYNNSPORT DEVELOPMENT**

[Click here to view the recording of this item on You Tube.](#)

The Assistant Director presented Members with technical information on the previously agreed policy decision by the Council and how this should be implemented.

A copy of the presentation is attached.

The Chair thanked the Assistant Director for his presentation and invited questions and comments from the Panel, as summarised below.

Councillor Morley asked for technical information about the joint venture arrangements. The Assistant Director explained that he had explained this at a previous meeting and reminded those present that the Council was the developer and Lovells was the contractor. The Assistant Director explained market absorption, delivery strategies and profit share arrangements.

The Vice Chair, Councillor Parish asked about Air Source Heat Pumps and the Assistant Director explained that technology was improving, making the units quieter and easier to maintain.

Councillor Ryves addressed the Panel under Standing Order 34 regarding costs. The Assistant Director provided details of the profit share agreements and return.

Councillor de Whalley made reference to air source heat pumps and asked if communal systems were an option. The Assistant Director explained that initially this was not an option, but technology had moved on and this could be relooked at.

#### **RESOLVED:**

That the Regeneration and Development Panel support:

That subject to a successful planning permission of the revised scheme, that the Council enters a contract with Lovell Partnerships Ltd under the Major Housing Contract to deliver this project.

#### **RD202: SOUTHGATES MASTERPLAN**

[Click here to view the recording of this item on You Tube.](#)

The HAZ Programme Manager provided an update on the Southgates Masterplan a copy of the presentation is attached.

The Chair thanked officers for the update and invited questions and comments from the Panel, as summarised below.

Councillor Rust addressed the Panel under Standing Order 34 and the HAZ Programme Manager provided detail of funding opportunities



available in the future and how this project fit in with funding streams available.

The Assistant Director commented that the Southgates Masterplan would be presented to a future Cabinet meeting and this was an early opportunity for the Panel to become aware of the project in its initial stages. They would also have the opportunity to input into the project as it progressed.

Councillor Morley made reference to the King's Lynn Transport Strategy. The Assistant Director confirmed that the Masterplan would cover the whole Southgates area, not just the Southgates monument.

Councillor Dickinson addressed the Panel under Standing Order 34 and asked officers to consider keeping the King's Lynn Area Consultative Committee up to date on the project.

The Assistant Director explained that the Portfolio Holder had suggested that the Regeneration and Development Panel may wish to set up an Informal Working Group for this project. The Chair, Councillor Collingham explained that she would consider this once the Panel Members had had more opportunity to reflect on the information presented to them at this meeting.

Councillor Ryves addressed the Panel under Standing Order 34 and the Assistant Director explained that this project came into the Town Investment Plan from the Future High Streets Fund proposals.

The Regeneration Programmes Manager commented that this project also came under the Heritage Action Zone programme and the masterplan was the first part of the process to bring together a holistic plan for the whole Southgates area.

Councillor Ryves addressed the Panel under Standing Order 34 and the Regeneration Programmes Manager provided detail of the Heritage Action Zone programme and funding opportunities.

Councillor Bambridge referred to the Heritage Action Zone Working Group.

**RESOLVED:** The update was noted and the Panel would be kept up dated on progress.

RD203: **ARRANGEMENTS FOR CABINET MEMBERS QUESTION AND ANSWER SESSIONS GOING FORWARD**

[Click here to view the recording of this item on You Tube.](#)

The Chair informed the Panel, that at a recent Cabinet Meeting it had been suggested that Panels could consider question and answer sessions for Cabinet Members at their meetings.

**RESOLVED:** The Chair to email Panel Members to seek their views on potential arrangements and feed back to a future meeting.

RD204: **WORK PROGRAMME AND FORWARD DECISION LIST**

[Click here to view the recording of this item on You Tube.](#)

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

RD205: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on 8<sup>TH</sup> June 2021.

RD206: **EXCLUSION OF PRESS AND PUBLIC**

[Click here to view the recording of this item on You Tube.](#)

**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 or Part 1 of Schedule 12 A to the Act.

RD207: **EXEMPT - TOWN DEAL BOARD UPDATE**

The Assistant Director provided an update and responded to questions from the Panel.

**RESOLVED:** The update was noted.

**The meeting closed at 7.00 pm**

# Parkway Housing Development

Dale Gagen

Borough Council of  
King's Lynn &  
West Norfolk









# Housing Numbers

Eastern	Western	Total
159	220	379

Tenure	1 bed house	2 bed house	3 bed house	4 bed house	Total
Affordable Rent	12	18	8	2	40
Open Market		57	88	44	189
Private Rent (PRS)	26	56	47	4	133
Shared Ownership		11	6		17
Total	38	143	149	50	379



Parkway, Gaywood - King's Lynn

### Character Areas

Character Area 1 - 'The Western Spine'



Character Area 2 - 'The Edges'



Character Area 3 - 'The Mews'



Character Area 4 - 'The Eastern Spine'



Borough Council of  
King's Lynn &  
West Norfolk



# Current Issues / Challenges

- Low values (2B £172k to £195K, 3B £230k to £255k, 4B £295K to £330K)
- Ground Conditions (CFA Piles extra £105,000 plus £5,356,900 for substructures)
- Flood mitigation issues (Cost of £591,000)
- Environmental Issues
- Site viability (with only 15% affordable units)
- Market Absorption
- Highways Issues
- Cost of the bridge





## Abnormal Costs

1	Grey Enlarged Windows	£590,000	Better design - more acceptable to planning and visually better
2	Car Charging Ports	£135,000	Environmental issue, reduce Planning risk and makes scheme best practice
3	Photovoltaic	£221,000	Environmental issue, reduce Planning risk and makes scheme best practice
4	Air Source Heat Pumps & underfloor heating	£966,000 (additional cost)	Environmental issue, reduce Planning risk and makes scheme best practice
5	Off-site Habitat Provision	£150,000	Environmental issue, reduce Planning risk and makes scheme best practice
6	Bridge	£10,000,000	Reduces impact of traffic and air pollution. Increases road permeability making access better for both Gaywood and Fairstead estates.
7	Total Additional Cost	£12,062,000	



## Parkway – funding the scheme

Project Cost	£88,771,000
Income	
Open Market Sales	£44,890,000
Private Rental	£22,071,000
Sector	£6,330,000
Affordable Units	£10,113,000
Grants	£5,937,000
Land Receipts	
Surplus	£570,000

Fund	Claim
Business Rates Pool - 035	£200,000
Business Rates Pool - 034	£1,878,000
Homes England - Accelerated Construction Programme	£3,035,000
Towns Investment Plan	£5,000,000

# Net Cost of Options

		Without Grant	With Grant
Item		Cost	Cost
	Costs	£	£
1	Housing Development Costs	71,021,000	71,021,000
2	Bridge Infrastructure Cost	10,000,000	10,000,000
3	CIL contributions - Bridge	1,000,000	1,000,000
4	BCKLWN Land	4,750,000	4,750,000
5	Contingency	2,000,000	2,000,000
6	Total Cost	88,771,000	88,771,000



	Sales Income	Without Grant	With Grant
7	Open Market	44,890,000	44,890,000
8	PRS	22,071,000	22,071,000
9	Affordable	6,330,000	6,330,000
10	Homes England		3,035,000
11	Business Rates Pool		2,000,000
12	BCKLWN Contribution	4,750,000	4,750,000
13	NCC Payment to Join	1,187,500	1,187,500
14	Total Income	79,228,500	84,263,500
15	(Surplus) or Loss (No additional HE Income)	£9,542,500	£4,507,500



		Without Grant	With Grant
15	(Surplus) or Loss (No additional HE Income)	£9,542,500	£4,507,500
16	Towns Fund		5,000,000
17	(Surplus) or Loss	<b>£9,542,500</b>	<b>(£492,500)</b>
18	Contingency	2,000,000	2,000,000
19	Non Cash Items adjustment	3,750,000	3,750,000
20	(Surplus) or Loss	<b>£3,792,500</b>	<b>(£6,242,500)</b>



# Deliverables

379 Energy efficient/green new homes

57 Affordable homes

Offsite habitat creation

The Bridge over the Railway line will create a new route into/out of King's Lynn

Connecting road between Hardwick and Gaywood Estates, improving permeability of the road network including better cycle-ways and footpaths

# Risks

- Market values fall
- Market values do not increase as expected
- Unable to sell Market Properties
- Unable to let Private Rental properties
- Costs increase more than expected
- Interest rates rise higher than expected
- Unknown problems are found with the sites
- Cost of enabling works increase
- Cost of the bridge is much higher than expected



# Risk Management

Sub-structure

Super-structure

Bridge





# Lynnsport 1 Development

1776

Dale Gagen

Borough Council of  
King's Lynn &  
West Norfolk









Borough Council of  
King's Lynn &  
West Norfolk



# Housing Numbers

Tenure	1-bed house	2-bed house	3-bed house	4-bed house	Total
Affordable Rent	6	4			10
Open Market		13	28	22	63
Private Rent (PRS)		10	9		19
Shared Ownership		2	2		4
Total	6	29	39	22	96





# Current Issues/Challenges

- Low values (2B £172k to £195K, 3B £230k to £255k, 4B £295K to £330K)
- Ground Conditions (CFA Piles extra £65,000 plus £1,395,260 for substructures)
- Flood mitigation issues
- Site viability (with only 15% affordable units)
- Market Absorption



# Abnormal Costs

1	Enlarged Windows	£330,130	Better design - more acceptable to planning and visually better
2	Car Charging Ports	£40,130	Environmental issue, reduce Planning risk and makes scheme best practice
3	Photovoltaic	£58,850	Environmental issue, reduce Planning risk and makes scheme best practice
4	Air Source Heat Pumps & underfloor heating	£242,290 (additonal cost)	Environmental issue, reduce Planning risk and makes scheme best practice
5	Total Additional Cost	<b>£671,400</b>	



# Net Cost of Options

	Costs	£
1	Housing Development Costs	17,015,000
2	Design & Promotion	405,000
3	Sales & Marketing	548,000
4	CIL/S106	624,000
5	Community Facilities	19,000
6	Finance Costs	255,000
4	Land	503,460
5	Contingency	1,175,120
6	Total Cost	20,544,580





	Sales Income	
7	Open Market	15,782,500
8	PRS	4,025,000
9	Affordable	1,393,800
10	Total Income	21,201,300
11	Net Surplus	656,720
11	Land Adjustment	503,460
12	Adjusted Surplus	£1,160,180



# Deliverables

96 Energy efficient/green new homes

14 Affordable homes

This project has already helped to:

- Fund Lynnsport Way access road

- Fund improvements to Lynnsport sports and play facilities

- Fund enhancements to Salters Sanctuary

- Assist with works as part of the HLF scheme

- Fund flood risk mitigation improvements for the area



# Risks

- Market values fall
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- Costs increase more than expected
- Interest rates rise higher than expected
- Unknown problems are found with the sites
- Cost of enabling works increase





# Masterplanning Brief Southgate Regeneration Area

1787

Minute Item RD202:

Friars' Fleet Boatyard, King's Lynn, oil possibly by James Sillett, catalogued as 1800-1820. Norfolk Museums Service

# Background

**Town Investment Plan alignment;** to repurpose the town centre and historic assets for visitors and residents, The Southgate Regeneration Area is a key strategic site identified in the TIP.

**Heritage Action Zone Delivery Plan** – priority area following previous work by R&D Panel

The masterplan will guide future development and investment in the site, in line with the aims of the **Heritage Action Zone (HAZ)** to;

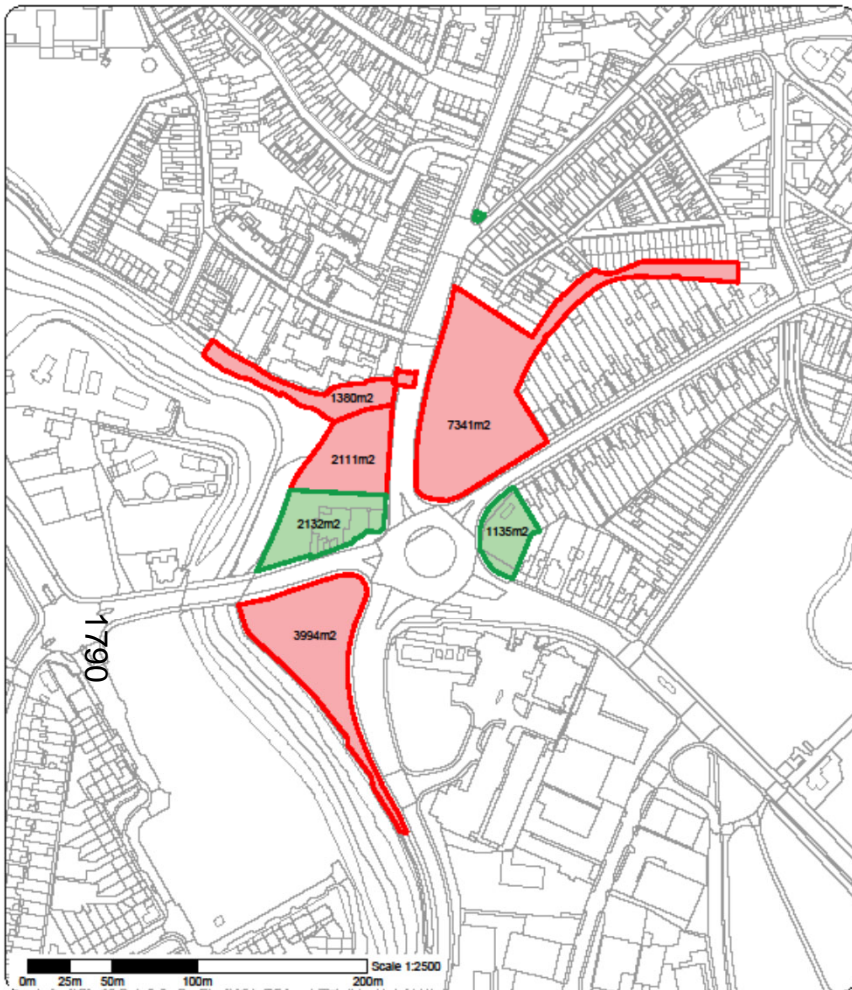
- Stimulate local economic growth
- Maximise the economic potential of heritage assets
- Strengthen the character of King's Lynn conservation areas
- Improve King's Lynn's Town Centre's competitiveness as a sub-regional centre

# Recent studies / Previous Work

- Historic England HAZ Research Reports and Listing review
- **HAZ Unlocking Brownfield Sites Study**
- **King's Lynn Area Transport Strategy**- London Rd/Southgate Roundabout feasibility study
- **Future High Streets Fund** – Southgate Gateway road diversion
- **Masterplan** will bring together the above work to prepare a holistic and comprehensive strategy for the whole area
- **Business Rates Pool funding secured** - funding for the development of a masterplan, developed design (RIBA Stage 2-3) and necessary supporting studies, surveys and site investigations



# Sites in Study Area



Sites	Area m <sup>2</sup>	Ha	Ac
<b>Land to the east of London Road :</b> <ul style="list-style-type: none"> <li>• Bus Depot (BCKLWN owned)</li> <li>• Former Petrol Station (BCKLWN owned)</li> <li>• Southgate Park (BCKLWN owned)</li> <li>• Part Middleton Stop Drain (BCKLWN owned)</li> </ul>	6,163	0.61	1.52
<b>Land to the west of London Road (and to north of Wisbech Road)</b> <ul style="list-style-type: none"> <li>• Former Ford Garage/HSS Tool Hire (BCKLWN owned)</li> <li>• Arnold's Gym (BCKLWN owned)</li> <li>• Public Open Space</li> <li>• Gourmet Restaurant</li> <li>• CTS Alarms</li> <li>• 4No retail units</li> <li>• Hard-standings &amp; car parking (BCKLWN part owned)</li> </ul>	5,000	0.5	1.23
<b>Former Project Office (Transco) site (BCKLWN owned)</b>	3,835	0.38	0.94
<b>Advertising Hoarding (recently sold at auction)</b>			
<b>Total</b>	<b>14,998</b>	<b>1.5</b>	<b>3.7</b>

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

Tel: (01553) 616200 Fax: (01553) 616682  
Email: EDandP@west-norfolk.gov.uk

Title  
Masterplanning Area  
(approximate)



Scale  
1:2500 @ A4  
Date  
10/11/2020

Project / Details  
Southgate Regeneration Area Plan

Drawn by  
JG

Drawing / Reference Number  
N/A

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# Southgate Gateway - Road Diversion Scheme (FHSF)

Wynne-Williams Associates landscaping plan for the area around the Southgate and southern portion of London Road. To contextualise, enhance and support the monument within a new development setting.

Historic England are supportive of the rerouting of London Road to preserve and enhance the setting of the Ancient Scheduled Monument.

Informed by KLATS Feasibility Study of London Road and Southgates Roundabout. Design allows for future changes to roundabout if required.







The ARUrbanism feasibility report examined the potential viability of the Southgate regeneration area for a mixed use development.

# ARUrbanism Option 4 - Summary

Sketch shows terraces of houses up to 3 storeys with levels as shown.

## East site:

- 11 houses
- 11 public parking spaces

## West site:

- 27 houses
- 3 flats in converted pub
- 29 residential parking
- Heritage Interpretation centre



# Project Scope

Comprises 2 elements;

- 1. Masterplanning** – including any further site investigations and surveys to further assess the preferred site masterplan, viability and delivery mechanism for the scheme.
- 2. Site clearance** of key sites that have a detrimental impact on the gateway to the town centre prior to any future redevelopment.

A map of King's Lynn c 1589,  
copied from a lost original;  
this version comes from  
Henry Harrod 1874



### Lead Professional's Masterplanning Brief

Assessing the feasibility (development potential and viability) for mixed use redevelopment options for the public realm, vacant sites and derelict properties within the red line boundary, broken down into three key land uses to consider;

1. Buildings and Build Form
2. The Street Network
3. Open Spaces and Landscaped Areas

### Lead Professional's Masterplanning Scope

- Review of existing known site information, constraints and previous work to develop design principles, concept layout and design for the area, considering infrastructure requirements, building design and public realm improvements.
- Assess the feasibility, market demand and viable uses for potential development on area identified in the site plan (appendix 1).
- Understand and establish the correct quantum of development following past reports and studies and engagement with key stakeholders.
- Prepare outline specification and preliminary cost information for the masterplan
- Prepare project delivery plan incorporating land assembly, programme, cost and funding strategy for the site.
- Public consultation on the options and preferred masterplan.





Project Timescales & Key Milestones	
Masterplanning brief to HAZ Partnership Board	19 <sup>th</sup> March 2021
Master planning brief to Officer Major Projects Board	25 <sup>th</sup> March 2021
Master planning brief to R&D Panel	13 <sup>th</sup> April 2021
Master planning brief Cabinet Sign off	June 2021
Tender	July 2021
Masterplanning	August to December 2021
Public Consultation	November 2021
Final Masterplan	January 2022



## Questions & Discussion

1796



'The launch of a ship at the Friars or Southgates shipyard', catalogued as c 1800, by an unknown artist. Norfolk Museums Service.