

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



Member Major Projects Board

Agenda

Wednesday, 20th July, 2022
at 3.00 pm

in the

**Council Chamber
Town Hall
Saturday Market Place
King's Lynn**

Available to view on
<http://www.youtube.com/user/WestNorfolkBC>



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

12 July 2022

Dear Member

Member Major Projects Board

You are invited to attend a meeting of the above-mentioned Board which will be held on **Wednesday, 20th July, 2022 at 3.00 pm** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies**
2. **Minutes of the Previous Meeting - TO FOLLOW**
3. **Declarations of Interest**
4. **Urgent Business under Standing Order 7**
5. **Members Present Pursuant to Standing Order 34**
Members wishing to speak pursuant to Standing Order 34 should inform the Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.
6. **Chair's Correspondence**
7. **Major Projects Programme RAG report as at end June 2022 - TO**

FOLLOW

8. **Overview of West Winch Strategic Growth Area** (Pages 4 - 29)
9. **Minutes from the Officer Major Projects Board 15 June 2022** (Pages 30 - 36)
To receive the minutes from the above meeting.
10. **Date of Next Meeting**
The next meeting will be held on 28 September 2022 at 10.00 am in the Assembly Room at the Town Hall.
11. **Work Programme 2022** (Page 37)

To:

Member Major Projects Board: Councillors R Blunt, S Dark, A Dickinson, A Kemp, G Middleton, T Parish and A Ryves

Officers

Alexa Baker, Monitoring Officer

Sharon Clifton

Vanessa Dunmall, Performance and Efficiency Manager

Debbie Gates, Executive Director Head of Central & Community Services

Lorraine Gore, Chief Executive

Duncan Hall, Assistant Director, Regeneration, Housing and Place

Geoff Hall, Executive Director, Development and Environment

Matthew Henry, Assistant Director, Property and Projects

Philippa Sillis, Communications Officer

West Winch Strategic Growth Area

Agenda Item 8

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20th July 2022



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Background

- The Borough Council has allocated (2011 / 2016) a significant area of land (some 190 hectares) at West Winch / North Runcton for housing development in the period to 2026 and beyond.
- A total of some 3500 to 4 000 houses is *anticipated* along with significant supporting infrastructure.
- 5 • Site Allocations & Development Management Policies Plan examined by Inspector and adopted in Sep 2016
- Policy E2.1 provides detail / requirements for the allocation
- Parish councils of West Winch and North Runcton have prepared a Neighbourhood Plan to give specific detail to the BC allocation (Oct 2017)
- Particular attention has been given to the mechanism to secure the infrastructure – notably the Infrastructure Delivery Plan (IDP) in 2018



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- By far the largest allocation in the borough until 2036
- Extension of King's Lynn
- A settlement the size of Swaffham or Fakenham
- Area is relatively unconstrained by flood risk and no other sites were available to accommodate the scale of need
- Significant strategic infrastructure required.
- Multiple land ownerships (21 landowners -mainly private)
- Best potential to be delivered if it is considered as a whole and in a consistent manner
- Key element is provision of West Winch Housing Access Road (WWHAR)- A new housing access road is needed to ensure that 4,000 dwellings are capable of being served and accessed along with ensuring that some of the existing issues on the A10 are alleviated
- Delivery of the WWHAR is a critical part of the local communities acceptance of the growth area. Always anticipated that some housing would come forward in advance of the road (key discussion at local plan inquiry)
- Without the housing access road the growth area cannot be delivered.



The Growth Area is critical to

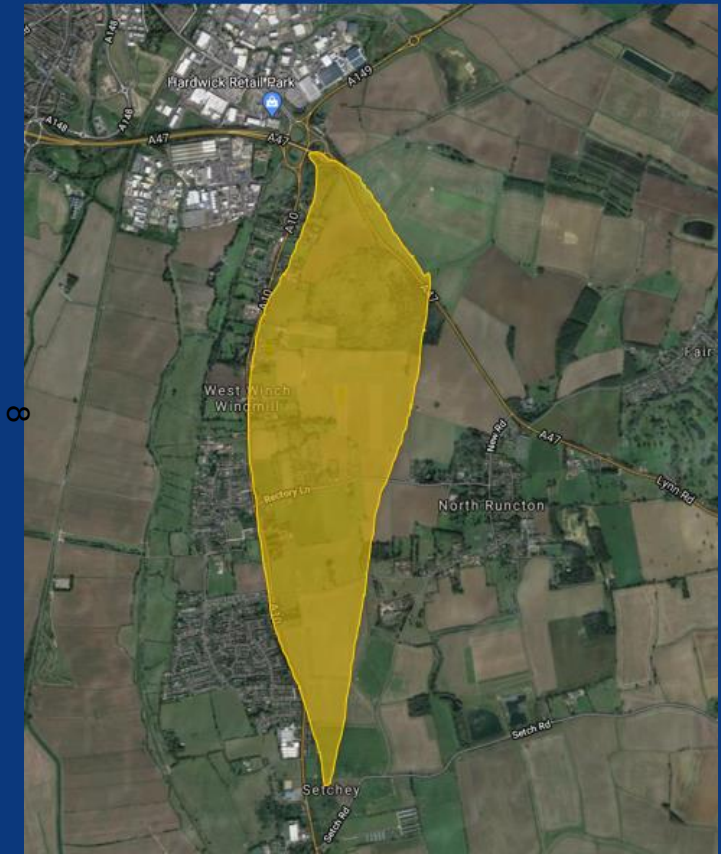
- The development strategy for the Borough Council's Adopted Local Plan and Local Plan review which is underway for the period to 2036- **Housing Delivery Test!**
- Priorities and objectives of the Norfolk Suffolk Economic Strategy as a Growth Location
- Meeting housing need
- Supporting both Borough and County economic growth



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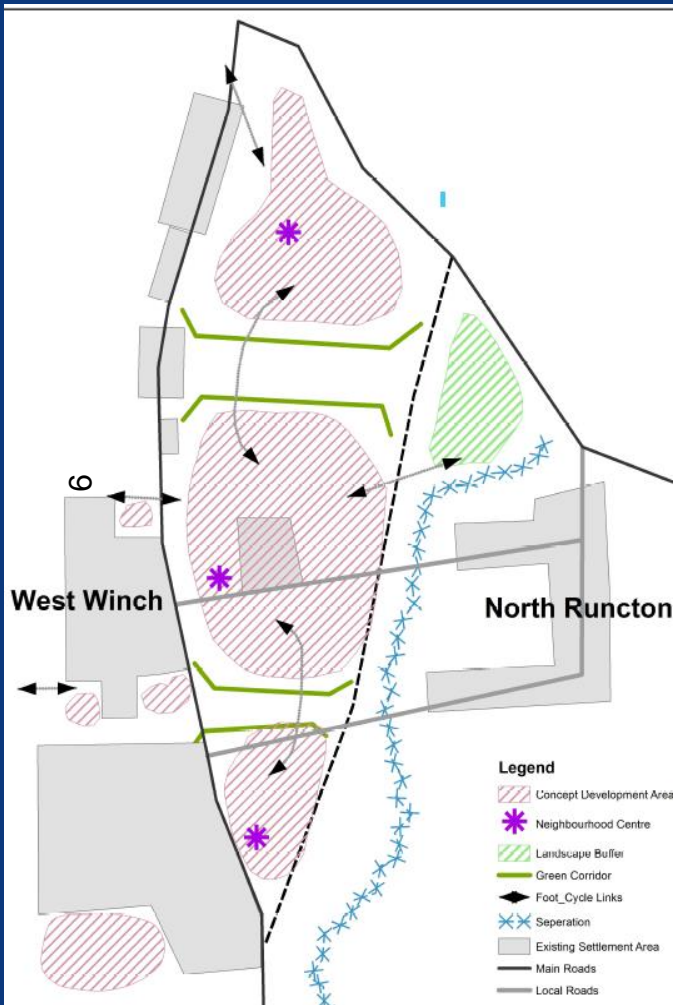




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Local Plan diagram



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Infrastructure Delivery Plan (2018) broad infrastructure requirements

• Transport

- **Housing Access Road**
- Roundabouts
- Dualling on A47 east of Hardwick
- Traffic calming West Winch
- Local Road & Streets
- Cycle & Shared use pathways

• Community

- Community Centre(s)
- Sports Centre
- **Health Centre**
- 3no. shops
- Multi use games area
- Library contributions

• Education

- **New primary school & nursery provision x2**
- West Winch Primary school extension
- High School capacity increase
- Sixth Form capacity increase

• Green Infrastructure

- Outdoor sports facilities
- Play areas
- **Green Space & Corridors**
- Habitat creation
- Allotments

• Utilities

- **Electricity & Gas connection & capacity increases**
- Telecommunications
- Mains Water Distribution
- Sewage & Drainage



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Need for a pragmatic solution to enable delivery of the site

- Both Councils supporting growth – key strategic site for NCC & BC
- Both Councils taking an active part in enabling and facilitating delivery
- Collaboration is necessary and key
- Has to be done *with* the landowners and developers
- What suits all parties?
 - certainty?
 - speed?
 - reward?
 - quality?



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Working together to

- Make sure the growth area comes forward
- Ensure that the significant strategic infrastructure is delivered
- **Achieve a balance between road design and housing numbers**
- Co-ordinate, enable & remove barriers
- Enabling land assembly to make it more attractive to developers
- Efficient and effective use of public land
- Ensure wider economic benefits to the Borough & County



Major Project – various roles

- Local Planning Authorities- Planning Applications for WWHAR & Planning applications for housing
- Highways Authority- WWHAR
- Strategic Enabler – land assembly, legal frameworks to secure infrastructure, master planning & accessing government funding
- Landowner- NCC land & Borough Council option agreement

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Framework S.106 agreement

- Framework S.106 Agreement – legal document that binds land in advance of planning permission
- Purpose -is to provide comprehensive approach, integration and certainty of infrastructure delivery
- It commits landowners;
 - not to develop unless in accordance with the Masterplan;
 - to deliver the land needed for the WWHAR
 - to enter into Site specific S.106 agreements to pay the Per Unit Contributions/deliver infrastructure as Works in Kind

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Collaboration Agreement

- A legal agreement that allows landowners to work together in a fair way so they can bring forward their land for development and make an equal contribution to the community and shared facilities and amenities for the area.
- Equalised land value

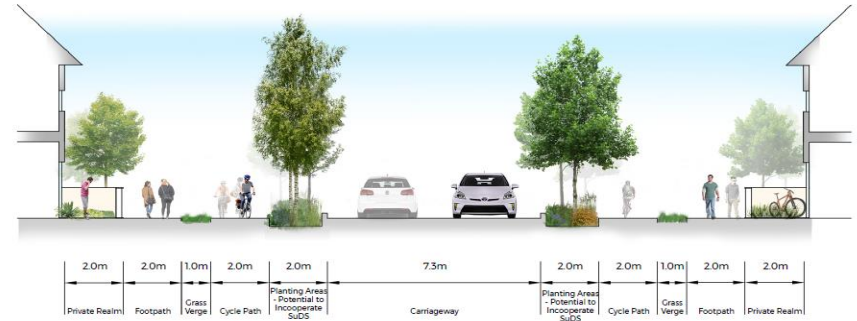
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Draft Framework Master plan

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- Supports the Framework Agreement and ensures high level infrastructure required by the IDP is provided;
- Current iteration utilises and builds upon Hopkins and ZAL framework layouts;
- Provides clear linkages to King's Lynn, West Winch and North Runcton;
- Works hand in hand with design for WWHAR to ensure the balance between housing numbers and road design.
- Due to go out to 6 weeks public consultation on 5th August if agreed by Cabinet



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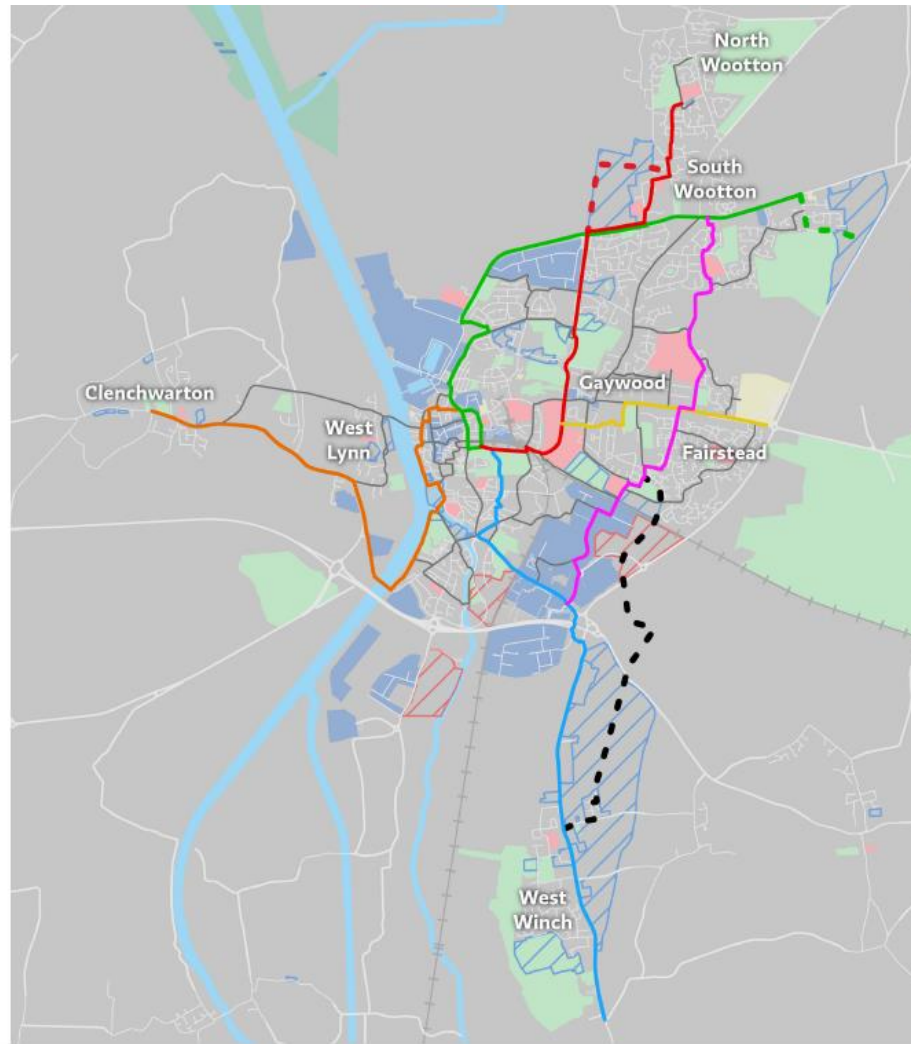
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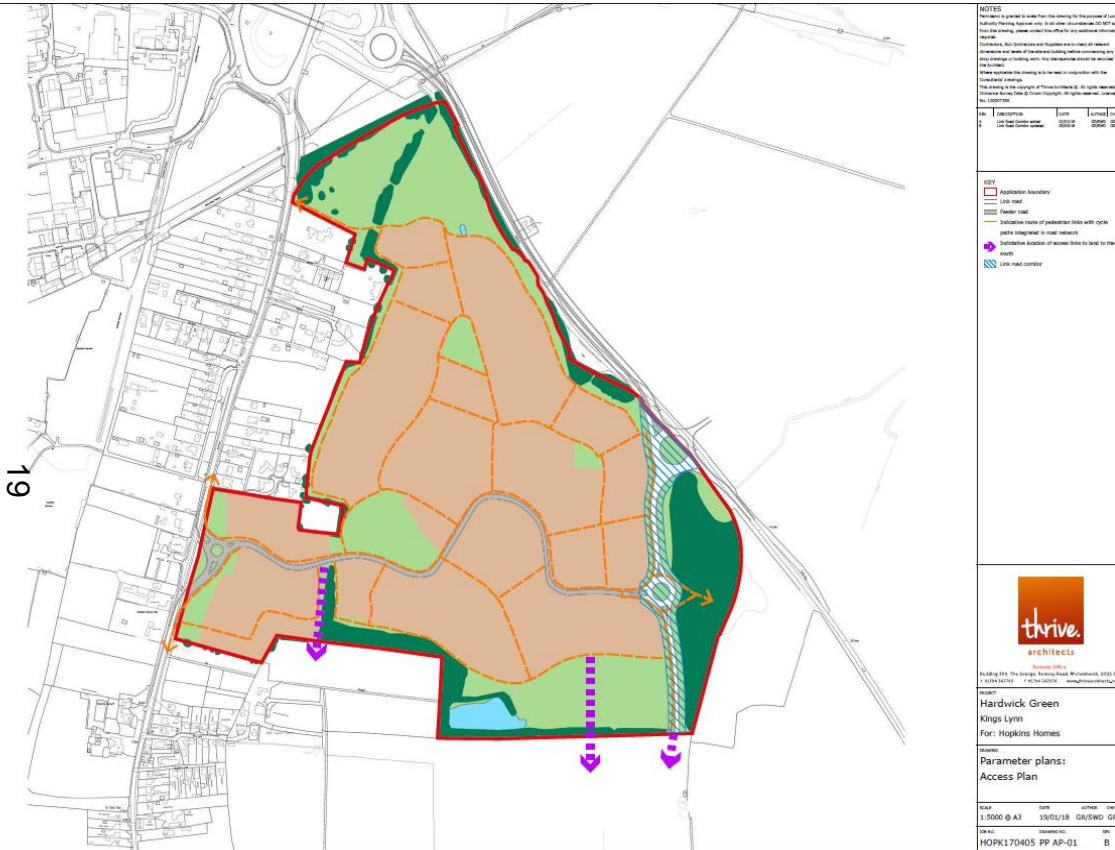


King's Lynn Cycling and Walking Corridors

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- Clenchwarton
- West Winch
- Woottons
- North Lynn
- Hospital
- Fairstead
- - - West Winch Future Corridor
- Neighbourhood Route
- Proposed housing development
- Proposed industrial development
- Education site
- Employment site
- Healthcare site
- Greenspace

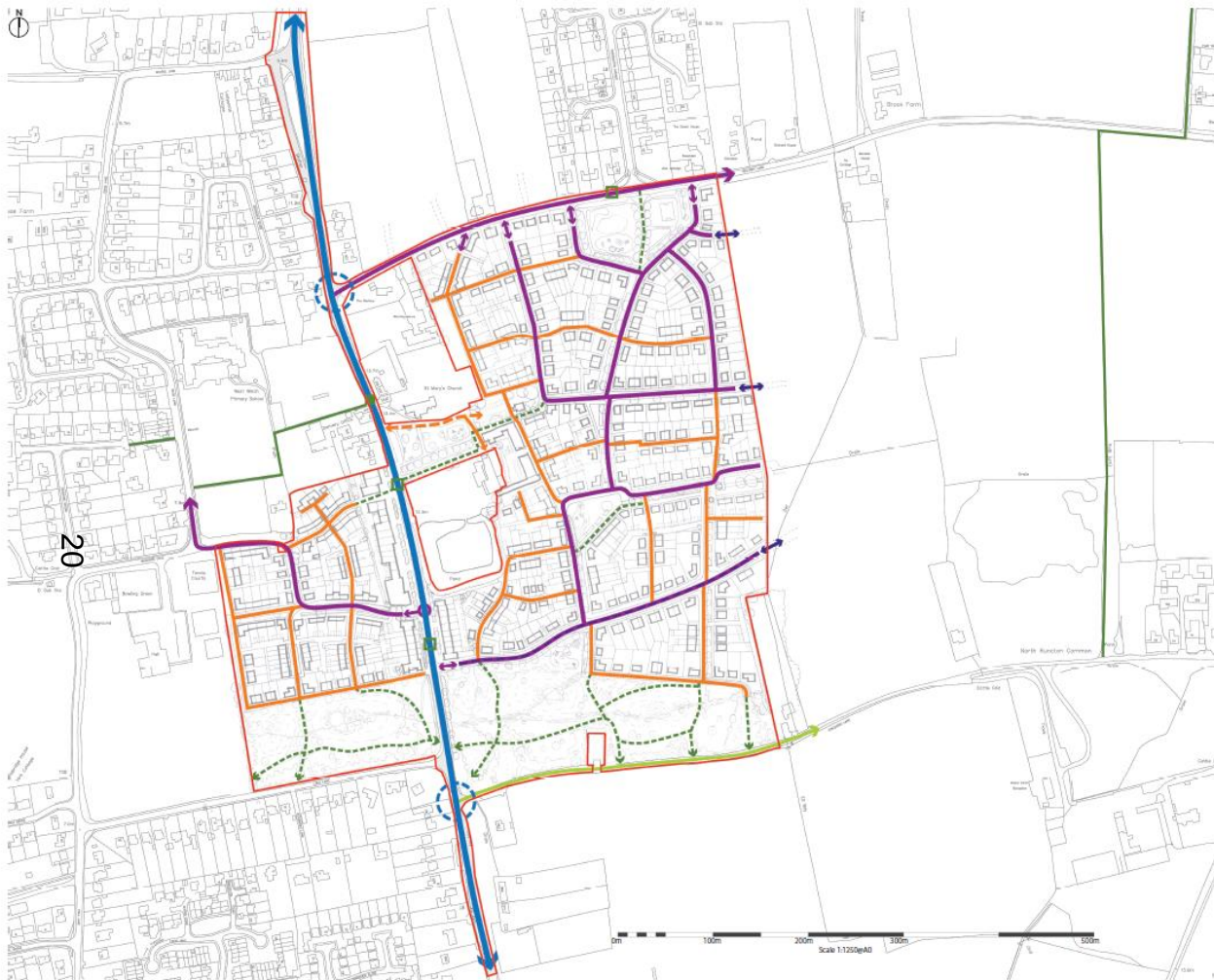




Hopkins Homes planning application

- Up to 1100 homes, primary school, local centre, open space and associated infrastructure;
- Provides two access points – A10 and A47
- Forms first third of WWHAR with a buffer zone to enable the final design of the WWHAR to come forward;
- Provides linkages through to existing settlements and the rest of the Growth Area;
- Housing numbers will be limited to up to 300 homes on to the A10 and then link to A47 required;
- Estimated determination in late 2022.





Metacre/ZAL planning application

- Up to 500 homes, neighbourhood centre, landscaping and associated infrastructure;
- Application currently validated in Jan 2022 and being considered by Planning
- Land ownership extends to the WWHAR boundary to enable connection.



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WEST WINCH PHASE 1 MASTERPLAN	
STREET HIERARCHY/ACCESS PLAN	
1565/20115 (Rev D)	1.1.2018 AD
DEC 2018	Alan Baxter

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MRN Funding

- NCC submitted Strategic Outline Business Case to DFT in March 2021
- If successful , NCC working with the BC would complete the design of the road and procure the building of the WWHAR as soon as possible in 2025
- Total assessed scheme costs approximately £65m
- The funding ask from MRN is £50.8m
- A **minimum** 15% local contribution is required
- Working with DFT to develop the Outline Business Case

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Borough Council option agreement

- Tharros Ltd offered the BC an option whereby we could purchase land or pass on an option to purchase land to another party.
- Gives the BC a direct interest in bringing forward the Growth Area.
- The BC have acquired the option as part of its commitment to enable and encourage development in the allocated Growth Area.
- If we had not then the uncertainty could have jeopardised the entire West Winch development area.



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Local contribution to road- cashflow gap

- A local contribution from developers towards costs of WWHAR of at least 15% will be required
- Local contribution identified in IDP of £14.65m (indexed linked) equivalent to 23% contribution
- Required when road construction starts in 2025 (subject to statutory approvals)
- Will not be realised until the houses start to be sold (via roof tax in S.106)
- **Forward funding required**
- **Ongoing dialogue with Homes England to cash flow local contribution ongoing**

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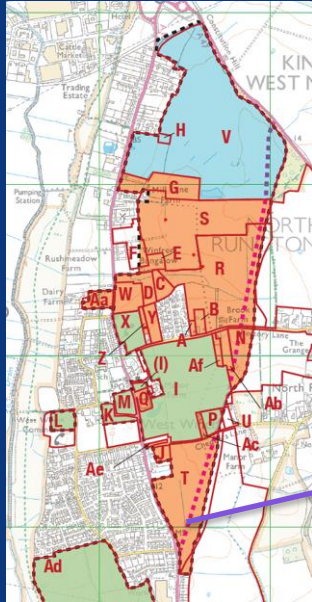
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Landownerships within the Growth Area

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Tharros land within the growth area



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Stakeholder Groups

- West Winch Local Stakeholder Group
- Landowners Delivery Group
- Homes England



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Next Steps- indicative

- Working with DFT to develop outline business case
- Determination of Hopkins Homes outline planning application – 2022
- Public consultation on Framework Master plan 2022
- Public consultation on WWHAR late 2022
- If approved start of construction of WWHAR in 2025 subject to necessary statutory approvals with approx. 2 year construction period
- Housing construction taking place over approx 18 year period

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Conclusion

- A vital site to deliver on housing and economic growth.
- Provision of the road supports housing growth primarily with the advantage of alleviating existing A10 pressures
- Co-ordination of important strategic infrastructure critical
- Significant asks for Government funding
- Must be done with and communicated well to the local residents- WWHAR critical to maintaining support

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Contacts – Project team

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BOROUGH COUNCIL OF KING’S LYNN & WEST NORFOLK

OFFICER MAJOR PROJECTS BOARD

**Minutes of the Meeting of the above held on Wednesday, 15th June, 2022
at 9.30 am in the Remote Meeting Room, Microsoft Teams**

PRESENT:

- | | | |
|-----------------------|---|---------------------------------------|
| Geoff Hall | - | Executive Director |
| Vanessa Dunmall | - | Corporate Project Programmes Manager |
| Matthew Head | - | Internal Auditor |
| James Grant | - | Principal Project Manager |
| David Ousby | - | Assistant Director |
| Rob Wiseman | - | Energy Efficiency/Greenspace Officer |
| Honor Howell | - | Assistant to the Chief Executive |
| Alexa Baker | - | Assistant Director/Monitoring Officer |
| Matthew Henry (Chair) | - | Assistant Director |
| Michelle Drewery | - | Assistant Director |
| Lorraine Gore | - | Chief Executive |
| Jemma Curtis | - | Regeneration Programmes Manager |

		<u>ACTION</u>
1	<p><u>APOLOGIES</u></p> <p>Apologies for absence were received from D Gates and D Hall.</p>	
2	<p><u>MINUTES OF THE PREVIOUS MEETING</u></p> <p>The minutes of the meeting held on 16 May 2022 were agreed as a correct record.</p>	
3	<p><u>REFIT 2 (VERBAL UPDATE)- R WISEMAN</u></p> <p>R Wiseman provided a verbal update, a summary of which is set out below:</p> <ul style="list-style-type: none"> • Business end of project, all works to be completed end June 2022. • Commissioning Programme – heat pumps: Oasis 15 June, Lynnsport 20 June, St James 23 June. • Minor works would be undertaken during July. Process in 	

	<p>place to ensure costs covered by PSDS grant.</p> <ul style="list-style-type: none"> • Heat Pumps – can be controlled via in-built controllers until such time as full strategy implemented. • King’s Court heat pumps were due to be restarted 22 June, with further mitigation for noise/vibration transmission under consideration. <p>In response to questions, it was confirmed that equipment could be repurposed in a new facility.</p>	
4	<p><u>CINEMA, CORN EXCHANGE - H HOWELL</u></p> <p>H Howell explained that a report would be presented to the Corporate Performance Panel on 18 July 2022 and that a verbal update would be given at CPP sifting on 22 June. A written report would be presented to Management Team by the end of June 2022.</p> <p>It was noted that a discussion had been held with the Chair of CPP to clarify the content of the report to the Panel which was the initial proposal, Cabinet reports and appointment of contractors. A further report would be presented to CPP after 12 months of operation following Covid setting out the operational arrangements and revenue generated.</p> <p>AGREED: Draft report to be presented to Management Team prior to CPP on 18 July 2022.</p>	
5	<p><u>TOWNS FUND UPDATE - J CURTIS</u></p> <p>J Curtis provide a verbal update, a summary of the key points are set out below:</p> <ul style="list-style-type: none"> • Cabinet Report 8 June 2022 https://democracy.west-norfolk.gov.uk/documents/g5390/Public%20reports%20pack%2008th-Jun-2022%2015.00%20Cabinet.pdf?T=10 Re-prioritisation of projects seeking approval to submit adjustment forms to government – <i>Forms were submitted 10 June 2022.</i> • Guildhall Project – business cases to be presented to Regeneration and Development Panel and Cabinet. • Levelling Up Fund report to be presented to Cabinet 24 June 2022. • Once ministerial approval received to re-prioritise projects final business case to be presented to Town Deal Board on 1 July 2022. • Three business cases to be presented to R & D Panel, 	

	<p>Cabinet and signed off by Town Deal Board September/October 2022.</p> <p>A discussion took place on the current terms of reference of the Guildhall Complex and Creative Hub Task Group.</p>	
6	<p><u>TOWN DEAL PROJECT INITIATION/DELIVERY PROCESS AND RESOURCE - M HENRY</u></p> <p>M Henry explained that OMPB be invited to consider which officer(s) took forward the delivery phase of projects and resource required.</p> <p>D Ousby commented that delivery phases of projects would be undertaken within his team and be involved in the business case stage to lead, monitor and evaluate projects subject to available resource within the team. D Ousby added that he supported a centralised resource to provide assurance.</p> <p>AGREED: 1) Work be undertaken to look at the centralisation of projects to provide assurance and a consistent approach within the council.</p> <p>2) Resources to deliver projects to be factored into the business case.</p>	<p>Relevant Officers</p> <p>All</p>
7	<p><u>POST PROJECT EVALUATION PROCESS - M HENRY/V DUNMALL</u></p> <p>V Dunmall outlined the proposal as set out in the report and reminded the Board that it had been agreed at Cabinet on 16 November 2021 that projects Cabinet designated as a 'Major Project' would be monitored by MMPB as a sub-committee of Cabinet.</p> <p>The Board discussed the proposal and it was</p> <p>AGREED: 1) The process to be used for Post Project Reviews of the designated Major Projects as set out in the report.</p> <p>2) The proposed template be used as a basis for the reviews undertaken.</p> <p>3) This report to be presented to MMPB on 29 June 2022.</p>	
8	<p><u>UPDATE ON ALL MAJOR HOUSING SCHEMES - D OUSBY</u></p> <p>D Ousby provided an update as set out below:</p>	

Nora 4

- On site with 9 open market & PRS homes completed / occupied. Aiming to complete scheme by March 2023.
- Programme end date risk due to materials / labour shortages and need to achieve Practical Completion on Open Market homes by 31/12/22 to hit the Help to Buy Equity Loan cut off date.
- Forecast revenues / costs improved from Q2 2021 forecast.

Parkway

- Planning consent obtained March 2021
- Scheme costs significantly impacted due to revised FRA requirement to raise site levels and extent of S278 works required by Highways authority
- ACP funding total includes £200k BRP funding
- ACP programme dates: Groundworks SoS June 2022, first plot SoS September 2022, PC December 2025. NB programme dates subject to clearance (ongoing) of pre-commencement conditions

Salters Road

- Planning obtained for 78 affordable homes July 2021.
- 2 stage PPC – 1st stage groundworks / remediation £1.79m completed
- Freebridge entering into agreement to purchase. 2nd stage PPC cost confirmed following stage 1.
- Awaiting clearance of legal DD with Freebridge prior to commencement of second stage works
- ACP dates: Groundworks SoS September 2021. First plots SoS May 2022, PC April 2024

Hunstanton Bus Station

- Costs Update – material cost inflation and fire regulations requirements are resulting in a scheme deficit. Revised scheme design omitting top floor apartments and ground floor retail has reduced scheme costs however sales revenue forecasts are static, resulting in increased deficit.
- ACP funding includes OPE funding
- Draft proposal to Cabinet to convert scheme to a Build to Rent development to mitigate potential capital loss
- Above options require variation to existing planning consent, delaying SoS
- ACP current programme dates - HE discussion ongoing.

	<p><u>Southend Road, Hunstanton</u></p> <ul style="list-style-type: none"> • Currently on site in groundworks phase. Ground conditions worse than anticipated, leading to likely additional costs • ACP funding includes OPE funding • ACP programme: Groundworks SoS November 2021. First plot SoS May 2022, PC November 2023 • Draft option report to Cabinet to convert scheme to Build to Rent to mitigate potential capital loss, due to increasing costs. <p><u>Lynnsport 1</u></p> <ul style="list-style-type: none"> • Planning obtained May 2021. Post Planning adjudication review with Lovell due on 14/6/22 to update costs • 96 dwellings, 62 Open market, 19 PRS, 15 Affordable • SoS January 2023, first handovers August 2023, PC June 2025 <p><u>Waveney Road, Hunstanton</u></p> <ul style="list-style-type: none"> • Pre app submitted, awaiting LPA review • layout revised to 26 units, due to highways issues • Interest from Flagship (Victory HA) who own adjacent development to acquire. • Scheme development costs to be finalised and HoTs with Flagship agreed • Original Cabinet approval 2107 for 14 dwellings supported by a Community Housing Grant of £1,546,300, therefore revised scheme would need cabinet approval. <p><u>Nora 5</u></p> <ul style="list-style-type: none"> • Initial feasibility studies ongoing • Potential to deliver an extra care social rented scheme in partnership with Lovell & Housing 21. 	
<p>9</p>	<p><u>WEST WINCH RISK REGISTER - G GREAVES</u></p> <p>G Greaves drew the Board's attention to the following risks:</p> <p><u>Risk Improved</u></p> <ul style="list-style-type: none"> • 5 – Stakeholder engagement: More positive with the Stakeholder Group. Communications Plan to be signed off imminently and meeting scheduled with political Leaders. <p><u>Risks Worsened</u></p>	

	<ul style="list-style-type: none"> • 9a – Costs Housing Access Road. • 9b – Costs – Housing Delivery. • 11 – Macro-economic Issues. <p><u>Other Issues</u></p> <p>Another issue with regard to the cost of the housing access road was how Norfolk County Council dealt with the biodiversity of the net gain. Over the coming months this information would be fed into the West Winch Project Board.</p> <p><u>Emerging Issue</u></p> <ul style="list-style-type: none"> • How the nutrient neutrality issue could impact upon other parts of Norfolk which could lead to bringing forward the West Winch Scheme. <p>It was noted that J Grant would be attending a seminar on Nutrient Neutrality on 22 June 2022 and would provide feedback to the OMPB.</p>	JG
10	<p><u>UPDATE ON THE PROGRESS OF THE OUTSTANDING ISSUES OF THE KLIC FOLLOW UP REPORT (VERBAL REPORT) - M HEAD</u></p> <p>M Head provided a verbal update as set out below following update present to OMPB in April 2021:</p> <ul style="list-style-type: none"> • 3 recommendations out of 9 from follow up audit now completed. • 3 to complete: Project Development Group/OMPB to update Terms of Reference. 2 legal recommendations in relation to implementation and evidence which would be included with projects going forward. Overall recommendation for project document central storage. 	
11	<p><u>WORK PROGRAMME 2022</u></p> <p>The following items were identified:</p> <p>13 July 2022 - Resource required to deliver projects. 13 July 2022 – Feedback from Nutrient Neutrality Seminar – J Grant. 19 August 2022 – Levelling up Fund (resource/team).</p>	
12	<p><u>ANY OTHER BUSINESS</u></p>	

	<p><u>MMPB 29 June 2022</u></p> <p>It was noted that following a Councillor request a RAG report had been drafted as at 10 June 2022 to be presented to the above meeting.</p>	
13	<p><u>DATE OF NEXT MEETING</u></p> <p>13 July 2022, 9.30 am, Teams.</p>	

The meeting closed at 11.38 am

MEMBER MAJOR PROJECTS BOARD WORK PROGRAMME 2022

DATE OF MEETING	TITLE	LEAD OFFICER
20 July 2022	Overview of West Winch Strategic Growth Area	N Patton H Wood-Handy
	Overview of the current Major Projects Programme	M Henry/V Dunmall
	Work Programme 2022	
28 September 2022	Hunstanton Bus Station and Library	D Ousby
	Overview of the current Major Projects Programme	M Henry/V Dunmall
	Work Programme 2022	
23 November 2022	Work Programme 2023	
	Schedule of Meetings 2023	W Vincent