

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Thursday, 21st July, 2022 at 4.30 pm in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), F Bone, C J Crofts, M de Whalley, P Gidney, C Hudson (substitute for B Jones), H Humphrey, C Manning, C Morley and E Nockolds (substitute for D Whitby).

PORTFOLIO HOLDERS:

Councillor R Blunt – Portfolio Holder for Regeneration and Development

OFFICERS:

Duncan Hall – Assistant Director

David Ousby – Assistant Director

Matthew Henry – Assistant Director

Amanda Driver – CIL Officer

Hannah Wood Handy – Planning Control Manager

Claire May – Planning Policy Manager

Jemma Curtis – Regeneration Programmes Manager

BY INVITATION:

Ceri Sumner – Norfolk County Council

Harriet Birchall – Norfolk County Council

Natasha Hayes – Norfolk County Council

Graeme Massie – Town Deal Board

Steve Logan – Town Deal Board

RD30: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Bower, Jones and Whitby.

RD31: MINUTES

RESOLVED: The minutes from the previous meetings were agreed as a correct record and signed by the Chair.

RD32: DECLARATIONS OF INTEREST

There was none.

RD33: URGENT BUSINESS

There was none.

RD34: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillor Bubb.

RD35: CHAIR'S CORRESPONDENCE

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

The Chair explained she had received correspondence from Ivor Rowlands relating to the Guildhall which she could share with the Panel on request.

The Chair had also received correspondence from the Assistant Director requesting that the Riverfront Regeneration Town Deal Item be held in closed session. The Panel agreed to this item being considered in closed session and the item would be considered at the end of the meeting.

RD36: MULTI USER COMMUNITY HUB - TOWN DEAL PROJECT

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

Officers from Norfolk County Council presented information on the Multi User Community Hub (MUCH) Town Deal Project and RIBA Stage 1 process, a copy of the presentation is attached.

The presentation included the vision and purpose of the MUCH, indicative designs and the services that could be provided.

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

Councillor Bone made reference to the size of the building and asked if it was realistic that all the services would be able to be provided. He also did not like the design of the exterior of the building. Ceri Sumner explained that programming would be looked at to maximise the services available and the design of the buildings were indicative at this stage.

Councillor Manning commented on opening times, and it was explained that details would be developed, and access would be looked including out of hours services and 'open library' access, whilst considering safety of staff and users.

Councillor Nockolds commented that the design of the building should complement other buildings in the High Street, and suggested rounded edges and the use of large glass windows.

Councillor Nockolds also asked if there would be a provision for visitors, such as an information desk and links to the Tourist Information Centre. It was explained that tourists would be welcomed into the space, and it was hoped that touring library exhibitions could be brought in as well.

The Vice Chair, Councillor Gidney asked questions relating to the use of local materials and photovoltaic panels. He was also concerned with the position of the building as he did not feel it had good links with other parts of the town centre. He asked about staffing and running costs and if Norfolk County Council representatives would be based in the building. It was explained that all materials and designs were indicative at this stage and energy efficient measures would be incorporated into the building and roof as appropriate. It was also confirmed that Norfolk County Council would be responsible for the building and its operation.

In response to a question from Councillor Hudson, it was explained that most of the existing building would be demolished, with the exception of the floor plate and some concrete columns.

Councillor Morley was concerned with the sustainability of the MUCH and he felt that a strategy was needed on how the project would benefit the socio-economic levels in the town centre, and how projects in the town centre would complement each other. It was explained that the next stage of the process would be to put together the Business Case which would require Town Deal Board sign off and be brought back to the Council for consideration.

The Chair commented that she thought the facility would be of benefit to the people of King's Lynn and it was important that it had extensive evening opening hours.

RESOLVED: That the update was noted and the comments of the Panel would be taken into consideration as appropriate.

RD37: **UPDATE ON THE ACTIVE TRAVEL PROGRAMME AND ACTIVE AND CLEAN CONNECTIVITY**

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

The Assistant Director presented information on the Active Travel Programme and Active and Clean Connectivity. A copy of the presentation is attached.

The presentation included information on the programme rationale, the work to date, the revised programme overview, details of the Active Travel Hub on the Nar Ouse Enterprise Zone, next steps, and timescales.

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

In response to a question from Councillor Hudson, the Assistant Director confirmed the cost of the project.

Councillor Manning felt that improvements to the bus service would be required and asked if subsidy for buses had been costed into the project. The Assistant Director explained that large employers would be engaged in the scheme and then routes could be looked at. He explained that there were other options available for active and clean travel such as cycling and lift shares.

Councillor de Whalley hoped that active travel would be promoted to the community as well as businesses and he was concerned that the Nar Ouse Active Travel Hub was situated outside of the key area for the LCWIP. The Assistant Director explained that there were community benefits of the scheme and he made reference to the provision that would be made available at Baker Lane and that options to link the travel hubs from Baker Lane to the Nar Ouse area could also be looked at. The Assistant Director explained that the LCWIP interventions would improve connectivity throughout the town, and it was acknowledged that options were defragmented at the moment, but the LCWIP interventions and the Active Travel Hub would offer choices.

Councillor Hudson made reference to the fifty car park spaces at the Nar Ouse Hub and asked if this could be increased. The Assistant Director explained that the Towns Fund covered funding for fifty spaces, but the planning application would be for 150 spaces, so that the site could be developed in phases if necessary. Bus stops and changing/storage facilities would also be provided.

In response to a question from Councillor Morley it was explained that provision of car parking for the KLIC would be retained.

In response to questions from Councillor Humphrey it was explained that it was not a requirement for businesses to do a travel survey, but it was a recommendation from the DfT and it could be used as a tool to assist with recruitment and retention.

Councillor Bubb addressed the Panel under Standing Order 34 and commented that this was a lost opportunity for a South Lynn Railway Station. The Assistant Director explained that there was not enough funding available in the Town Deal Project for the construction of a new Railway Station.

The Chair commented that the bus hub was a good idea and that fifty car parking spaces would not be enough, but acknowledged that further opportunities may be available in the future. She hoped that the hub would develop into something with cafes, restaurants and shops

and commented that punitive measures for car users, such as congestion charges would reduce the amount of cars coming into the town centre. The Assistant Director explained that measures such as changes to the gyratory system and Southgates could also reduce congestion in the town centre.

In response to a question from Councillor Nockolds, the Assistant Director explained that some of the smaller interventions as part of the LCWIP had already started and it was anticipated that the scheme would be delivered in full in 2024/25.

Councillor de Whalley referred to the infrastructure on the old Hunstanton Railway line, which was well used, and he hoped for quality infrastructure in other areas to encourage use.

RESOLVED: That the update was noted, and the comments of the Panel would be taken into consideration as appropriate.

RD38: **CABINET REPORT - CIL PROPOSED CHANGES TO THE GOVERNANCE ARRANGEMENTS**

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

Officers presented the Cabinet report which presented revisions to the scheme and proposed priorities. The Chair thanked officers for their report and invited questions and comments from the Panel, as summarised below.

Councillor de Whalley, Member of the CIL Spending Panel, thanked officers for simplifying the process and felt that the proposal was much improved.

In response to questions from Councillor Morley the CIL Officer clarified the scoring process in that additional points were awarded dependent on the percentage of match funding secured for the project. Points were also awarded for local support. It was also explained that unsuccessful applicants were provided with feedback and encouraged to reapply to future rounds.

It was clarified that applicants had to be a constituted body and projects were subject to delivery agreements.

Councillor Bone, Member of the CIL Spending Panel supported the changes.

In response to a question from Councillor Manning it was confirmed that changes would be introduced for the January 2023 round of funding.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet, as set out below.

That Cabinet agree to adopt the arrangements in the CIL Governance and Spending document attached as Appendix 1.

RD39: **CABINET REPORT - WEST WINCH CONCEPT MASTERPLAN**

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

The Planning Policy Manager presented the report which sought authorisation to undertake a statutory six week consultation on the Draft South East King's Lynn Growth Area Framework Masterplan Supplementary Planning Document.

The Chair thanked officers for their report and invited questions and comments, as summarised below.

In response to a question from Councillor Nockolds, officers clarified the access from the A47.

In response to a question from Councillor Manning it was confirmed that the A149 was not part of this proposal.

In response to a question from Councillor Morley it was confirmed that the Hopkins Homes Planning Application could be a standalone application.

RESOLVED: That the Regeneration and Development Panel support the recommendations to Cabinet as set out below.

That the:

- Local Plan Sub Committee note the contents of this report and recommends to Cabinet that the Draft South East King's Lynn Growth Area Framework Masterplan SPD (Appendix 1 to this report) be approved for a statutory six week consultation.
- Cabinet note the contents of this report and approve the Draft South East King's Lynn Growth Area Framework Masterplan SPD (Appendix 1 to this report) for a statutory six week consultation, and
- To delegate authority to the Planning Policy Manager in consultation with Cabinet Member for Development and Regeneration to consider and agree any minor amendments and consultation arrangements required to finalise the document for consultation.

RD40: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

The Chair explained that an item on tourism would be considered at the Panel meeting on 13th September 22.

RESOLVED: The Panel's Work Programme was noted.

RD41: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel was a special meeting and was scheduled to take place 30th August 2022 at 4.30pm.

RD42: **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 of Part 1 of Schedule 12A to the Act.

RD43: **RIVERFRONT REGENERATION - TOWN DEAL BOARD PROJECT**

Officers and the consultants presented information on the Riverfront Regeneration Town Deal Project. It was explained that the presentation provided a range of options, and the next step would be to shortlist the preferred projects to take forward to Town Deal Board Business Case stage.

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

Members of the Panel commented on the projects that they would like to see included as part of the Business Case.

RESOLVED: That the update was noted and the comments of the Panel would be taken into consideration as appropriate.

The meeting closed at 7.30 pm

King's Lynn Multi User Community Hub

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Vision King's Lynn

Minute Item RD36

MUCH update and RIBA 1 presentation

Ceri Sumner, Director of Communities, Information and Learning, Norfolk County Council

Hannah Wooler, Managing Director and Head of Heritage and Culture, Hudson Architects

Agenda

- **Vision and purpose**
- **The deliverable offer**
- **How will this work for communities?**

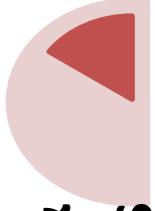
MUCH vision and purpose

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Background

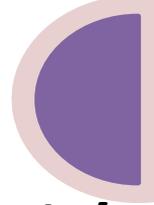
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**Strategy &
outcomes**



**Data &
Research**



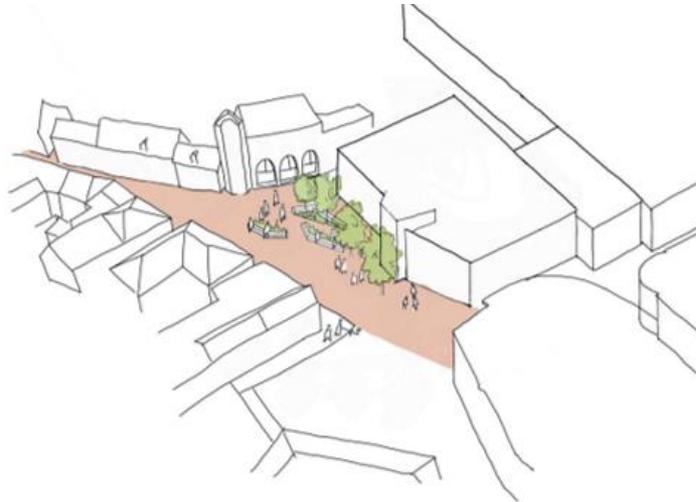
**Community &
stakeholder
feedback**

As these have been presented before, findings will be circulated as part of this presentation pack

Vision

“a place where residents can access a range of public services they value, alongside information and advice they trust, with library and learning at their heart. A welcoming, safe space where a range of partners offer support and people can connect, learn, be inspired and find the resources they need to thrive.”

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Purpose

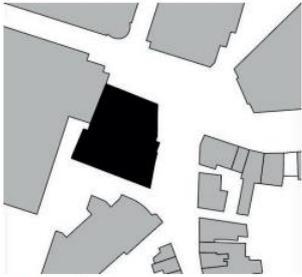
- Provide **inspiring spaces and facilities** for individuals, communities and businesses that encourage connection and innovation
 - Deliver **flexible layouts and resources** that adapt to the needs of different people and purposes
 - Create a strong base for **outreach and community support work**
 - **Support smaller community groups and partners** to have a local presence
 - Encourage a sense of identity and **pride in a local place**
 - **Transform the landscape of the town centre** with an aspirational building and associated public realm
 - **Attract more people to town centres** as a cultural anchor, helping to strengthen communities
- 

What is our deliverable offer?

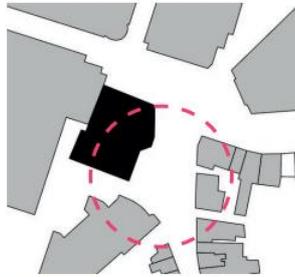
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The Space



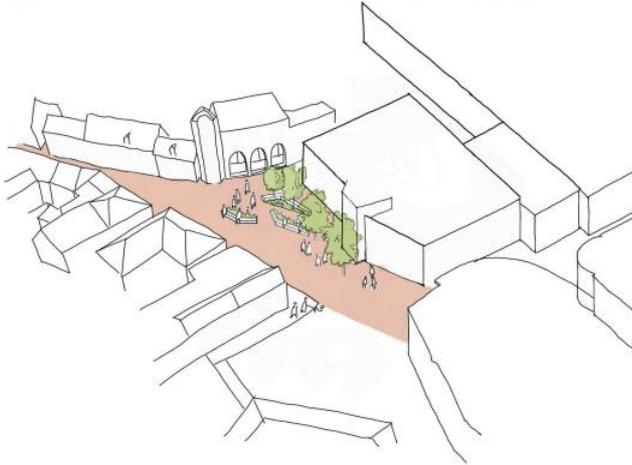


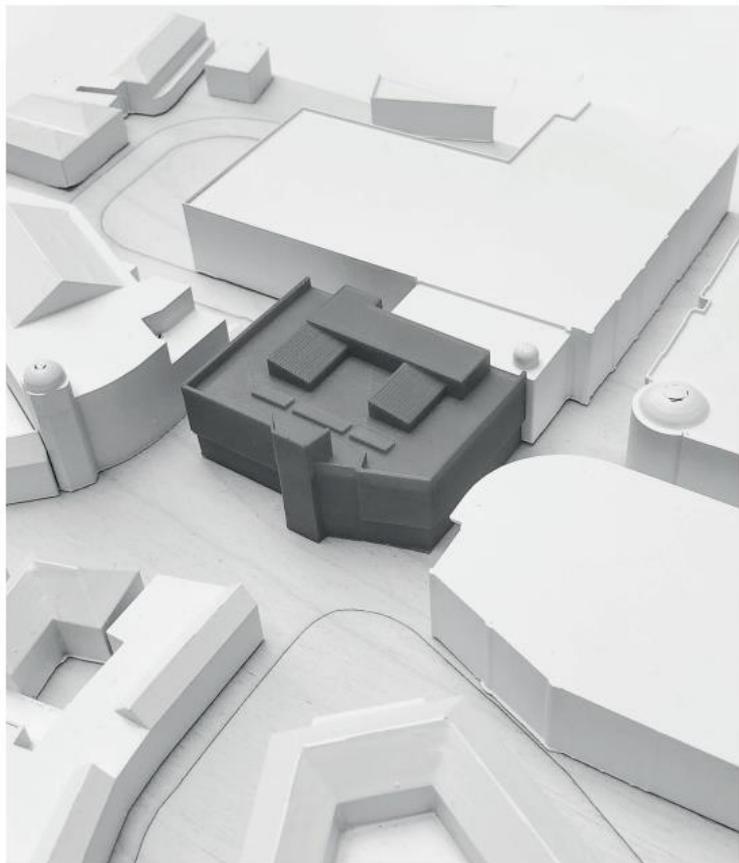
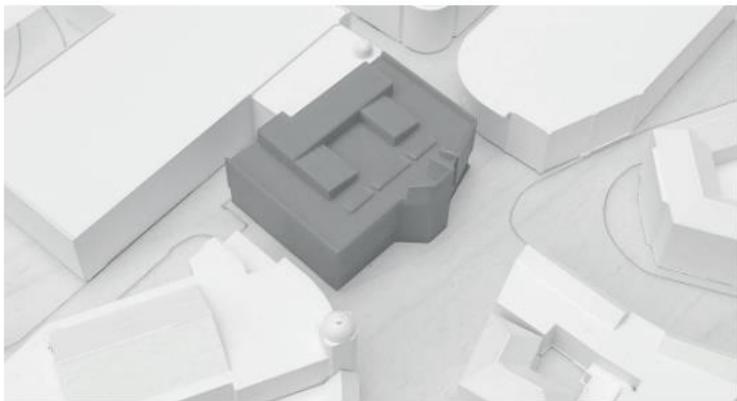
Existing Site Plan



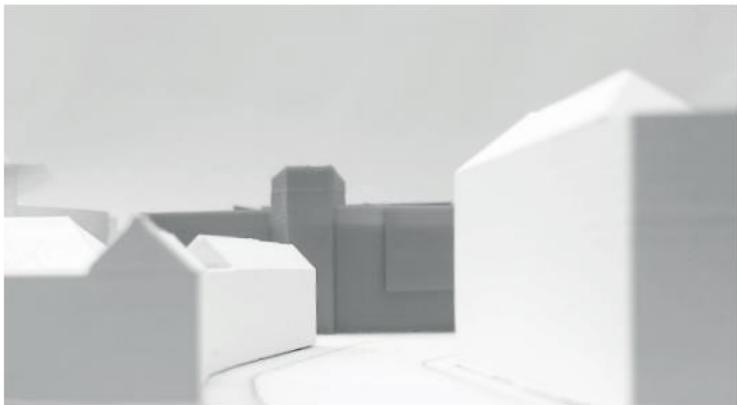
Opportunity to create new public plaza

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Indicative design

EXTERNAL SKETCH VIEW



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PRECEDENTS A MODERN LIBRARY FORM & MATERIALS



The Word

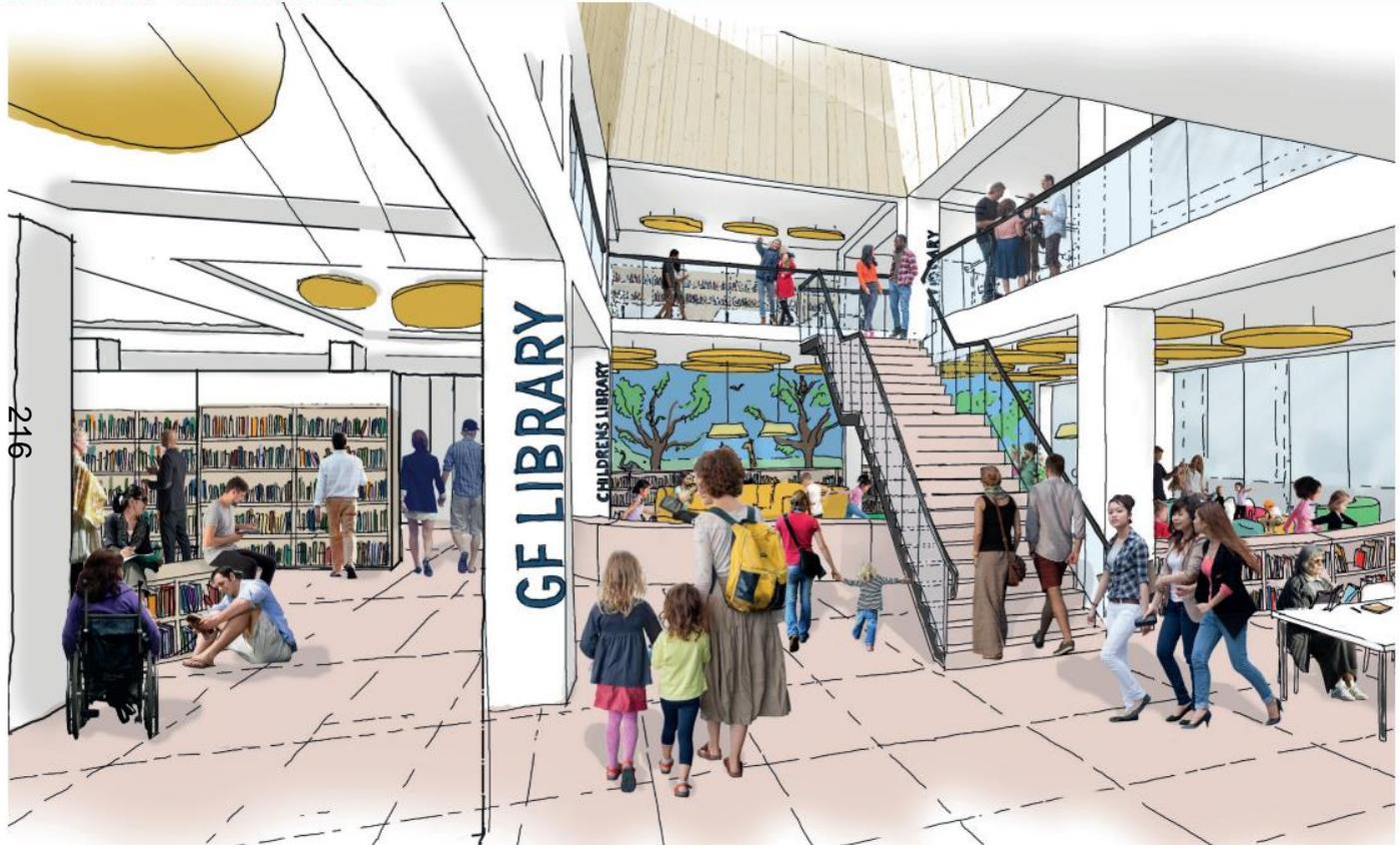


The Hive Worcester



Indicative design

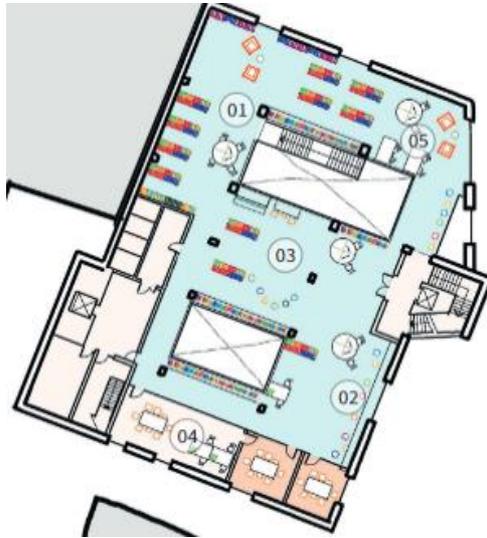
INTERNAL SKETCH VIEW



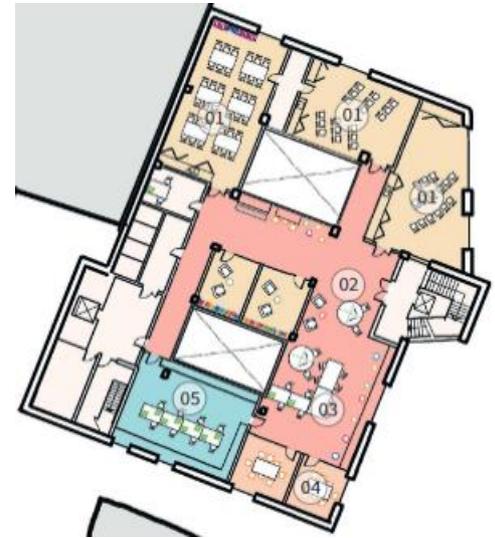
Indicative floorplans



Ground Floor



First Floor



Second Floor

PRECEDENTS A MODERN LIBRARY ARRIVAL & WELCOME



Birmingham



The Word



The Hive



The Word



Newcastle City Library

What is our deliverable offer?

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The Programme



Operating Model – Libraries

Public PC Space

Completing applications/
transactions
Job seeking/ job club
Study spaces/ digital learning
Digital health hub – assistive
tech

Staffed desk/ Info point

Welcome/ building
orientation
Paper application forms
Career advice – IAG
Tech lending
Signposting to wider
community offer e.g.,
community supermarkets

Drop in/ learning zone

Local studies & research
Homework
Public hot-desks
Bookable meeting rooms

Book Space

Books
Reading Areas
Activity areas
Performance space
(movable shelves)
Self service machines
Exhibition space

Children's and Early Years

Children's Library
Baby Weigh
Bounce and Rhyme
Family Learning
Space
Stay and chat space
Teenage classes and
groups

Consultation/ 121 Rooms

Telephone to access CSC/
District/ CAB etc
Career advice (in depth)
Independent mobility
assessments
Health interventions
VCSE support

Training/ Community Rooms

Adult learning room
Community groups
Family learning (formal)

Catering

Cafe

Toilet

Accessible toilets

Staff hot desk space

Building management
offices
Working spaces for CIL staff

Staff facilities

Tea and coffee point
Gender –neutral toilets

Facilities Management

Infrastructure – Ultra fast
Server Room
Storage area
Library work space/stock
room
Cleaners cupboard and sink
First Aid Room / Area

Outline learning – Adult Learning Core

Core skills: Maths, English and digital skills, including English for Speakers of other Languages (ESOL), progressing from Library early digital skills and literacy pathways

Community learning: a range of entry level courses supporting wellbeing and life skills such as managing money and accessing a mortgage, cooking on a budget, and other programmes that support first steps to learning and combat social isolation, or local history using the historic book collection

Family learning: supporting families with key skills in maths and English as well as parenting support and skills

Support for independence: enables residents with a learning disability to gain life and employability skills; lipreading and British Sign Language provide independence and support for the Deaf community

Employability programmes: courses that provide the skills that enable an individual to successfully get back into employment

Support for independence: the independent living skills programme enables residents with a learning disability to gain life and employability skills; lipreading and British Sign Language provide independence and support for the Deaf community

Vocational learning: formal qualifications and apprenticeships that help people re-skill and progress their career in a range of areas such as accountancy, construction and environmental sustainability, health and social care, leadership and management, teaching and childcare; as well as Access programmes to the health and social care professions

Personal Development: A wide range of creative arts and modern foreign languages courses that enable people to develop their personal interests

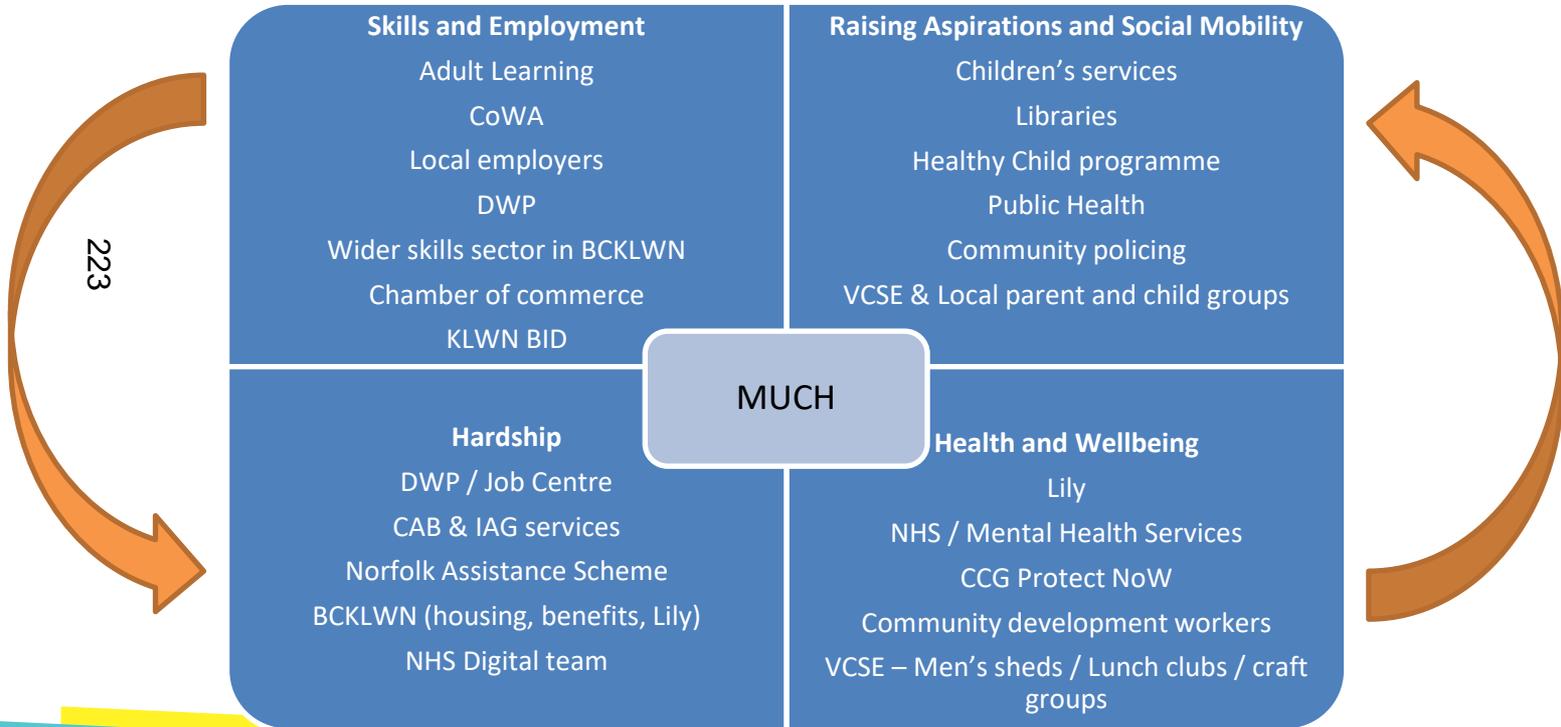
Business skills: supporting sustainable small businesses with bookkeeping and social media marketing, complimenting the BIPC offer in the Library

What is our deliverable offer?

Partnerships

Operating Model – Working in partnership

The key to the success of the operating model and use of the space is working with partners to create relevant, sustainable and joined up support pathways



**What does this mean for our
communities?**

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Example user journeys



Community users

James, Maria and baby Joe

James' mum Elspeth

Neighbour, teenager Josh

Josh's drama teacher Lizzie



James



Access



Support groups & health



Skills and training



Business facilities & resources

Maria and Joe



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Early years
& family



Building a
community



Specialised
support for
more
vulnerable



Skills and
training

Elsbeth



Access



Community groups



Core skills
121 support



Computer use

Josh



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Quiet study
and tutoring



Workshops
& fixing
cafes



Teenage
activity
groups



Training and
qualifications

Lizzie



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**Active
travel**



**Traditional
library use**



**Classes and
informal use**



**Opportunities and
connections**

Is this really deliverable?

Defined operating models – we already do it!

Clearly demonstrated need and interest

An affordable and well-financed build

Flexible welcoming spaces of various sizes

Partnerships (old and new)

Questions from the Board?

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Appendix

SUPPORTING CONTENT FOR SECTION 1: BACKGROUND

Background: Strategic alignment Outputs and outcomes

TIP Strategy Alignment

- **NEW OPPORTUNITIES FOR SKILLS AND JOBS**

Tailored skills programme and resources

- **GROWING INNOVATIVE BUSINESSES**

Businesses resources and training

- 235 • **A REPURPOSED TOWN CENTRE WITH NEW EXPERIENCES**

Regeneration of an eyesore central building and public realm

- **A HIGH-QUALITY RESIDENTIAL AND LEISURE OFFER**

Activities and events, and signposting to aligned offers

- **A SUSTAINABLY CONNECTED TOWN**

Links to ACC project, with bicycle storage and excellent access

NCC's Better Together Strategy Alignment

- **A VIBRANT AND SUSTAINABLE ECONOMY**

Offers for businesses, skills and learning

- **BETTER OPPORTUNITIES FOR CHILDREN AND YOUNG PEOPLE**

Space to learn, courses and activities

- **HEALTHY, FULFILLING AND INDEPENDENT LIVES**

Partnerships for health, full range of learning

- **STRONG, ENGAGED AND INCLUSIVE COMMUNITIES**

Community spaces and partnerships

- **A GREENER, MORE RESILIENT FUTURE**

A greener build, active clean connectivity



Levelling Up Mission Alignment

- To increase pay, employment and productivity in every part of the UK
 - A “significant” increase in primary school children reaching expected standards in reading, writing and maths
 - A “significant” rise in the numbers completing high-quality skills training across the UK
 - 237 • A narrowing in healthy life expectancy between the UK areas where it is highest and lowest
 - An improvement in perceived wellbeing in all parts of the UK, with a narrowed gap between areas with the highest and lowest levels
 - A rise across the whole UK of “pride in place”, defined as “people’s satisfaction with their town centre and engagement in local culture and community”
- 

Background: Data and Research

Skills and Employment – Need

Lack of qualifications

21% have level 4+ qualifications compared, 11% have no qualifications, Only 17% school leavers in King's Lynn progress to higher education

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Low Earnings

Average earnings £2,360.80 less than the regional average = £110,920 across a working life

Low uptake – Adult Learning

King's Lynn had 516 registrations, in comparison 1386 registrations in Great Yarmouth across a similar population size

Interest

70.6% of our survey respondents not currently in employment and 61.9% of those currently in education advised that they would use the Hub

Deprivation

The most deprived HH's use libraries to find something out or use a computer they are also more likely to travel on foot

Entrepreneurialism

The lowest business birth rate in the County. Survey responders noted that business start-up advice is perceived to be most useful

Skills and Employment – Impact

Low qualifications

Strong Adult Learning offer tailored to local need

Low Earnings

Coordinated and enhanced IAG and careers advice offer

Low uptake – Adult Learning

Co-designed programmes with CoWa with clear pathways to HE and employment

Interest

Dedicated learning, digital, study and workstations in a town centre location

Deprivation

Town centre location with strong transport links and active travel

Entrepreneurialism

Enhanced BIPC offer and space for employer networking and events

Hardship – Need

Digital exclusion

Many with low levels of digital skills being left behind by the pace of digitisation

Cost of living crisis

Inflation predicted to reach the highest level since 1982 this year

Food insecurity

128% increase in Foodbank usage and 16% households cutting back on food to make ends meet

Vulnerable

More requests for Covid support (shielding) than any other part of the County

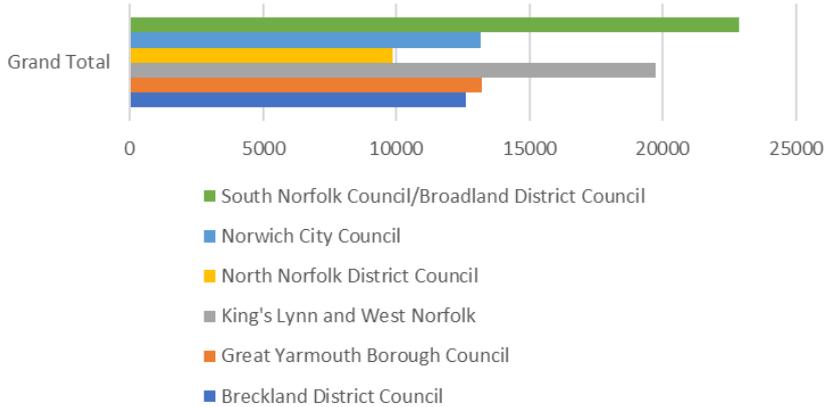
Financial struggling

400% increase in Norfolk Assistance Scheme applications YoY
60% increase in debt advice

Unemployment/ in work poverty

108% increase in UC claimants since Jan 2020

Number of vulnerable residents identified

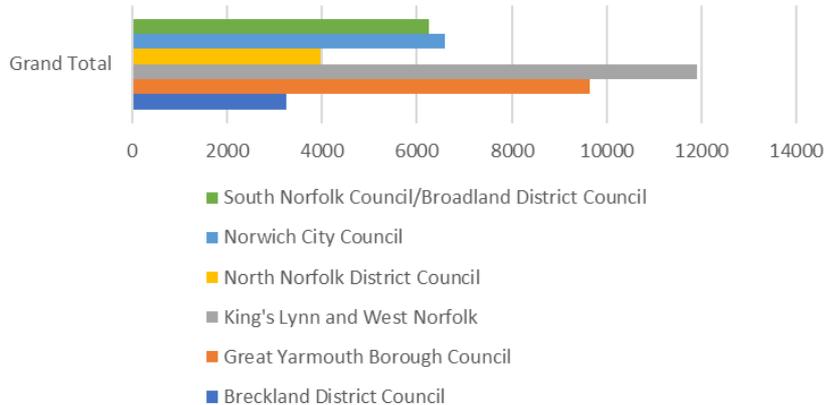


King's Lynn and surrounding area have a high proportion of clinically vulnerable residents

Many of these individuals find it harder to support themselves and access the resources they need

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Support calls logged by District



Hardship – The impact

Digital exclusion

More PC's and digital inclusion a course programme and hardship offer to get people online

Cost of living crisis

Community learning programme providing basic skills like budgeting

Food insecurity

Training kitchen and courses provide up-skilling in cooking healthy food on a budget. Community food offer (shop or pantry)

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Vulnerable

On demand information and signposting

Financially Struggling

A permanent, town centre presence for voluntary sector organisations

Unemployment/ in work poverty

Skills and employability programme and advice

Health and Wellbeing – Need

Suicide

Double the number of suicides than seen in Norfolk as a whole (19/100,000 vs 11/100,000)

Loneliness and isolation

6.3% reported feeling lonely often or always

Substance Misuse

Over 3 times as many hospital admissions for alcohol related illness

Space to thrive

Lily reports community groups can't find the space they need to offer capacity

Childhood Health

26% Year 6 children are obese

Life expectancy

10 years less than other parts of Norfolk
Over 3 times the incidence of cardiovascular disease



Health and Wellbeing – Impact

Suicide

Mental health and wellbeing programme of courses and events with increased capacity

Loneliness and isolation

Increase in the opportunities for people to get together and widen their social networks - from just a cuppa to art classes

Substance misuse

Centralised support offer for VCSE organisations and wrap around wellbeing programme

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Space to thrive

Doubling the space available enabling more groups to help more people
Arts and craft offer for wellbeing

Childhood health

Facilities to provide family cooking and health programme

Life expectancy

Flexible spaces for physical activity and community gym (also strong link to literacy and health decisions)

Raising aspirations and social mobility –Need

Failure to thrive

Only 62% of Children reach expected development milestones at age 5

Deprivation

Many children living in poverty, high numbers of lone parents and smoking families

Barriers to access

Early Childhood and family service in South Lynn; hard to get to for families with multiple needs

Language

4.4% households have English as their second language

Unemployment

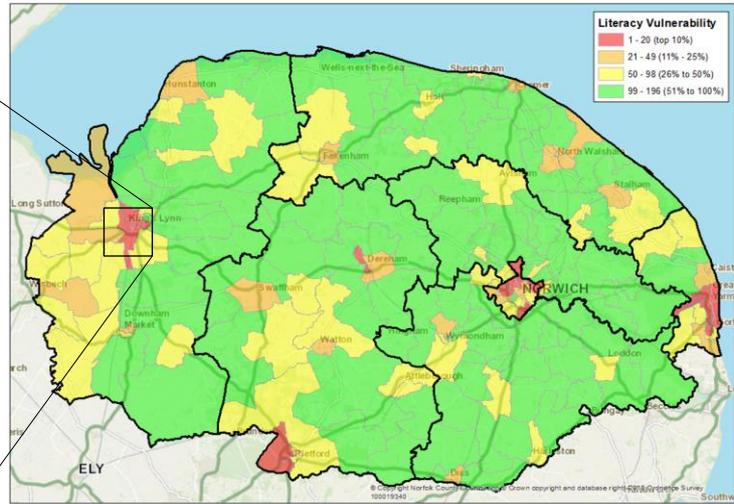
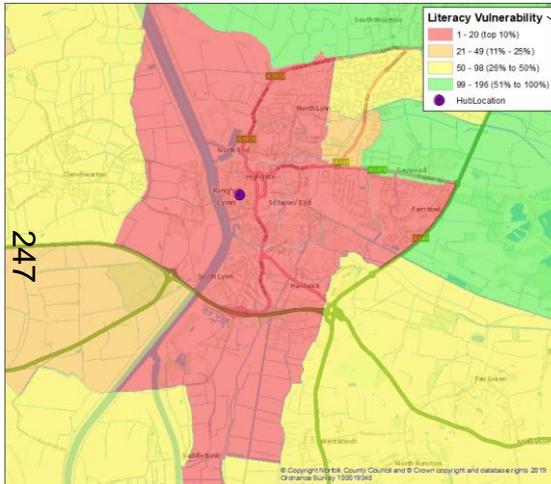
20% households are workless Vs 18% in Norfolk overall

Surge in demand

100% increase in family support referrals and 200% increase in inclusion service referrals

Literacy

Literacy is linked to life expectancy through a range of socio-economic factors including; unemployment, lower incomes and poor health behaviours. King's Lynn has high levels of literacy vulnerability:



The current library offers literacy support but there are no private areas for one to one tuition. The hub will offer spaces for private learning to help break the stigma of needing reading support, as well as dedicated spaces for learning as people seek to develop their skills

Participation in the Arts and Culture

Engagement in Arts and Culture

Active Lives Survey (2015 - 2017)



Home

Local authority

County

Local Enterprise Partnership

Region 248

Arts Council area

England and demographics

1. Local authority districts and unitary authorities

King's Lynn and West Norfolk



All arts and cultural engagement combined

Any Arts, Museum or Library engagement

This is any participation in artistic activity or attendance of an artistic event; any visit to a museum or gallery, or any use of a public library service. Engagement must have taken place at least once in past 12 months.



Individual activity level



Any Arts Participation or Attendance

This is any **participation** or **attendance** in arts including: combined arts, dance, literature, music, theatre and visual arts. The engagement must have taken place at least once in past 12 months.



Separate arts participation / attendance



Any museum or gallery visit

This is any visit to a museum or gallery for any reason, include non-place based visits such as using a museum website. The engagement must have taken place at least once in past 12 months.



Any public library service use

This can be any use of a public library services including attending events or other services within a library building and using the library website. The engagement must taken place in the past 12 months.



Comparison to National Average

Any Arts, Museum or Library engagement
Statistically similar to
the national average

Arts Engagement
Statistically similar to
the national average

Museum Engagement
Significantly lower than
the national average

Public Library Use
Significantly lower than
the national average



Raising aspirations and social mobility – IMPACT

Failure to thrive

Targeted Family Learning programme, with cooking facilities, learning, space for play
Accessible arts and culture programmes

Deprivation

Trained information and signposting staff - joined up pathways of support to partner agencies, some with physical presence on site

Barriers to access

A community space for all to use in the heart of the town easily accessible on foot and with strong transport links. EYFS offer in place

Language

ESOL and Adult Education programmes that maximise our shared resources

Unemployment

Flexible skills and retraining along with facilities like workspaces and PC's

Surge in demand

A family hub that ensures all babies, children and families have the support they need

Research highlighted what is needed in the town for businesses:

The market research conducted by Savills (commissioned by King's Lynn in December 2021) highlighted two findings of particular relevance to the MUCH:

- Rural communities in the local area rely heavily on King's Lynn for work, highlighting the importance of encouraging development and economic growth in the town
- ² Post Covid there will be increased demand for co-working and flexible workspace, delivery of which will be essential for unlocking future economic growth opportunities

The appetite for hot desking and small meeting room hire has been further evidenced by the KL BID 'Place' facility in the centre of town.



Background: Community Engagement Stakeholder Engagement

Engagement highlighted what is important to residents

- 'A community space for all to use in the heart of the town' is the most popular description (73.3%);
 - **Facilities: Access to IT facilities** (e.g. computer usage, free WIFI, fast broadband) is thought to be most useful (63.6%);
 - **Career support services: Training to gain skills for the workplace** is considered most useful (68.9%);
 - **Business support services: Business start-up advice** is perceived to be most useful (69%);
 - **Learning and training services: Life skills** (e.g. accessing a mortgage) and **literacy skills** are deemed most useful, by 64.1% and 63.4%. When it comes to formal qualifications, **foundation degrees** are most popular (48.8%),
 - **Resources and support: Volunteering and work experience opportunities** are considered most useful (68.9%).
- 

Resident views

“Meeting space for groups – especially vulnerable client groups such as older people and people with learning difficulties”

Parent/child areas for groups, support etc. Area for other types of clubs

“I think combining something like a library alongside mental health support would be fantastic. It’s a great location and would be far less intimidating and more accessible especially given they messed up the steam café because it’s not usable for wheelchair users as groups and the toilets are inaccessible

“Space for services that help families with issues as a safe meeting space to have private conversations to help and support people and children in difficult circumstances”

“A hub for charities such as NCT West Norfolk Clothes Bank to offer their services, have storage rooms, run voluntary services”

Mindfulness/Mental Health/Self Care classes or workshops. Men’s shed . Activities for retired people in the area. A fitness space? An area for Pilates or yoga to support business by having a healthier frame of mind and to support a more positive work/life balance”

King’s Lynn community fridge sits unused. We need a food hub, I run a Facebook food share group and folk are struggling. We need a place folk can meet and eat, with cookery lesson and life skills such as budgeting and mental health first aid.

“Provision of networking events and training for individuals and small businesses as well as working space and space for small meetings. A café would be useful in this context too. Basically, somewhere in town that I could go to as a place to have small meetings and access resources”

Stakeholder views

There is not enough for young people to do in the centre of town, leading to antisocial behaviour at the nearby bus station – KL BID

There is a real thirst for hot-desking space and small bookable meeting rooms for workers and start-ups which is not fulfilled elsewhere in the city – KL BID

Our most popular classes (e.g., bounce and rhyme) are almost always at booking capacity, it would be wonderful to offer more spaces – KL Lib

We are unable to offer new partners a selection of spaces and time slots for them to operate, partners have not returned post- Covid for this reason – KL Lib

The new space will provide high quality, accessible and flexible adult education training facilities, with the capacity to offer a wide range of new learning opportunities that have been developed with partners, such as CoWA, and co-designed by residents - Adult Ed

The multi-purpose spaces will allow us to change our offer with the changing times in terms of technology, need and public interest - Adult Ed

[Substance misuse treatment for adults: statistics 2019 to 2020 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

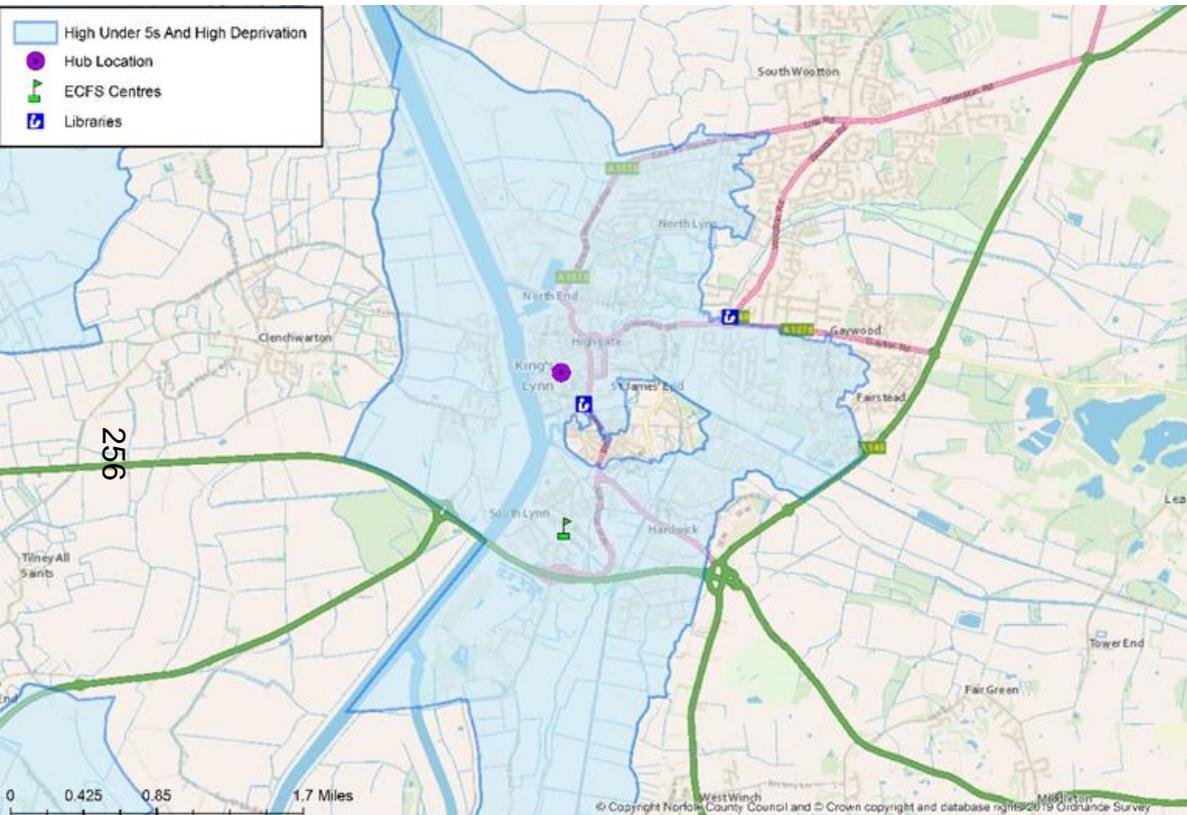
[Alcohol problem in West Norfolk made clear through new research \(lynnnews.co.uk\)](https://lynnnews.co.uk)

[Mapping loneliness during the coronavirus pandemic - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

[State-of-Hunger Exec-Summary.pdf \(trusselltrust.org\)](https://trusselltrust.org)
[PLUS-National-Report-2018 \(1\).pdf](#)

[The Active Lives Survey | Arts Council England](#)

Appendices

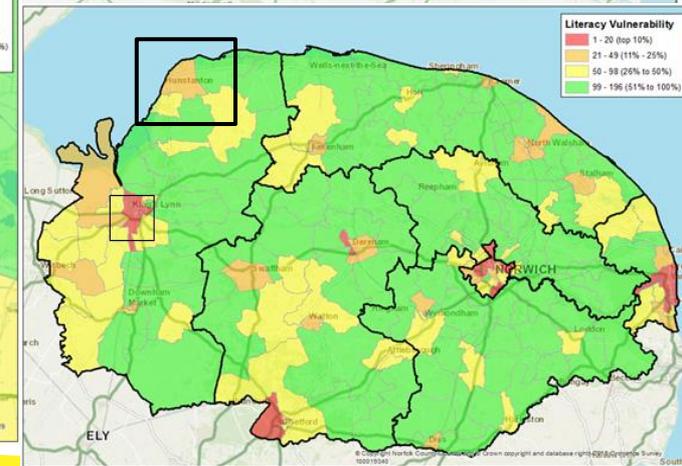
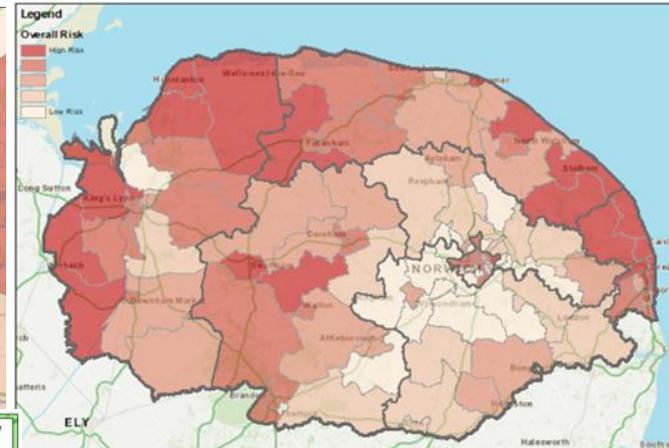
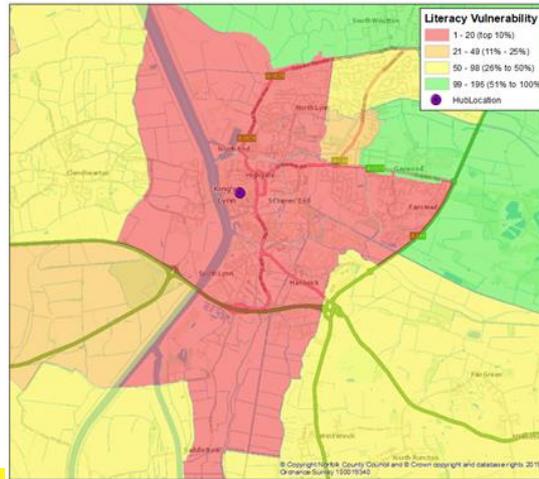
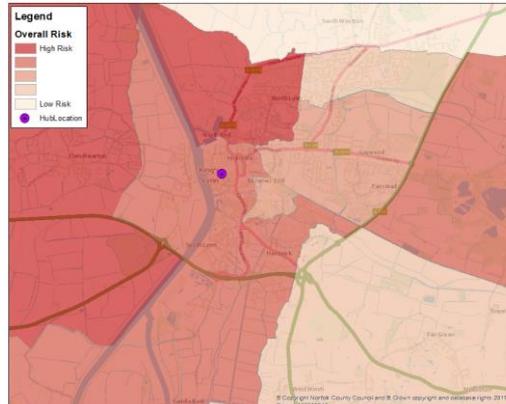


The Early Childhood and Family Service base is in South Lynn, this is a challenge for families to reach, especially those experiencing multiple barriers to access and inequalities

Appendices

Digital Exclusion

Digital exclusion hotspots are centred on the town itself, a central place for support with digital skills is vital to inclusion in the town



Active and Clean Connectivity

Minute Item RD37:

258

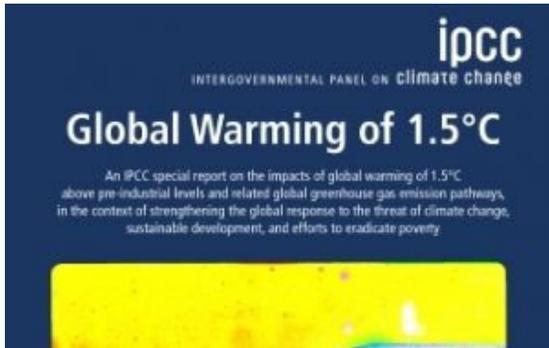
Vision King's Lynn

**Regeneration & Development Panel
Project Update
21 July 2022**

Active & Clean Connectivity

- Previous ACC programme overview
- Work to date
- Revised ACC Programme
- Scheme Details
- Next Steps

Programme Rationale – Why Active & Clean?



Climate Change

Cost of Living Crisis

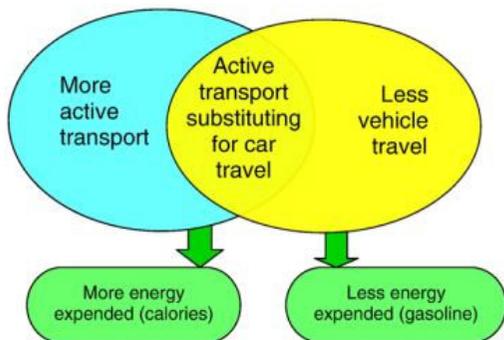


Health and Well being

Infrastructure to improve accessibility and sustainable growth



260



Previous Programme Overview

- Local Cycling & Walking Infrastructure Plan (LCWIP) schemes, including upgrade to the 'Sandline' cycle/pedestrian bridge
- Active Travel Hub within the Nar Ouse Enterprise Zone
- Active travel improvements to the Gyratory
- Travel Plan Fund.

£8.5m budget - Towns Fund Project Confirmations (September 2021)

Outputs

261

- Total length of 1.555km of new cycle ways
- Total length of 5.632km of pedestrian paths improved
- At least 6 alternative fuel charging / re-fuelling points
- At least 155 new out of town car parking spaces
- Change in air quality surrounding the Gyratory
- 23 Bus Service Routes benefitting from improvement
- 1 new transport node with new multimodal connections points

Outcomes

- Improve affordability, convenience, reliability and sustainability of travel options to and from places of work and places of interest (especially shops and amenities).
- Reduce congestion within the town.

Work to Date

Nar Ouse EZ Active Travel Hub – RIBA Stage 1-3 design completed

LCWIP Schemes – further feasibility & cost review

Active Travel Plans – engagement with employers to support up to 6 key employers in the town to assess how their current staff travel to work and what measures may effect a positive change in behaviour.

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Gyratory – feasibility progressed by NCC and reviewed as part of the Towns Fund Project Reprioritisation (awaiting approval by government) and agreed to be removed from the ACC programme and incorporated in NCC's Levelling Up Fund application

Stakeholder engagement throughout the development of above strands.

Revised Programme Overview

- Local Cycling & Walking Infrastructure Plan (LCWIP) projects (20 smaller schemes, excluding sandline bridge)
- Nar Ouse Enterprise Zone Active Travel Hub
- Active Travel Hub Baker Lane
- Travel Plan Fund

£6.26m budget

Outputs

- Total length of 3.462km of new cycle ways
- Total length of 5.632km of pedestrian paths improved
- At least 6 alternative fuel charging / re-fuelling points
- At least 50 new out of town car parking spaces
- 2 new transport nodes with new multimodal connections points

Outcomes

- Improve affordability, convenience, reliability and sustainability of travel options to and from places of work and places of interest (especially shops and amenities).
- Reduce congestion within the town.



Rational for Change:

- **Prioritisation** work has taken place across the Towns Fund programme, resulting in removal of the gyratory from the ACC programme
- **Cost Inflation** - projects have developed and more detailed costing work completed (reflecting current inflationary pressures) the funding allocation has been put under pressure
- **Stakeholder & R&D Feedback** - feedback highlighted the need for an in town Active Travel Hub to link to anything on the outskirts, this has been incorporated into the scheme with proposed location at the Baker Lane Car Park.
- **Deliverability** - Following feasibility work, delivery of the pedestrian / cycle bridge has been deemed a high risk to the project and as such it is proposed to remove this from the LCWIP strand and replace with a number of smaller LCWIP interventions increasing the number of schemes from 11 to 20.

Active & Clean Connectivity

The Projects

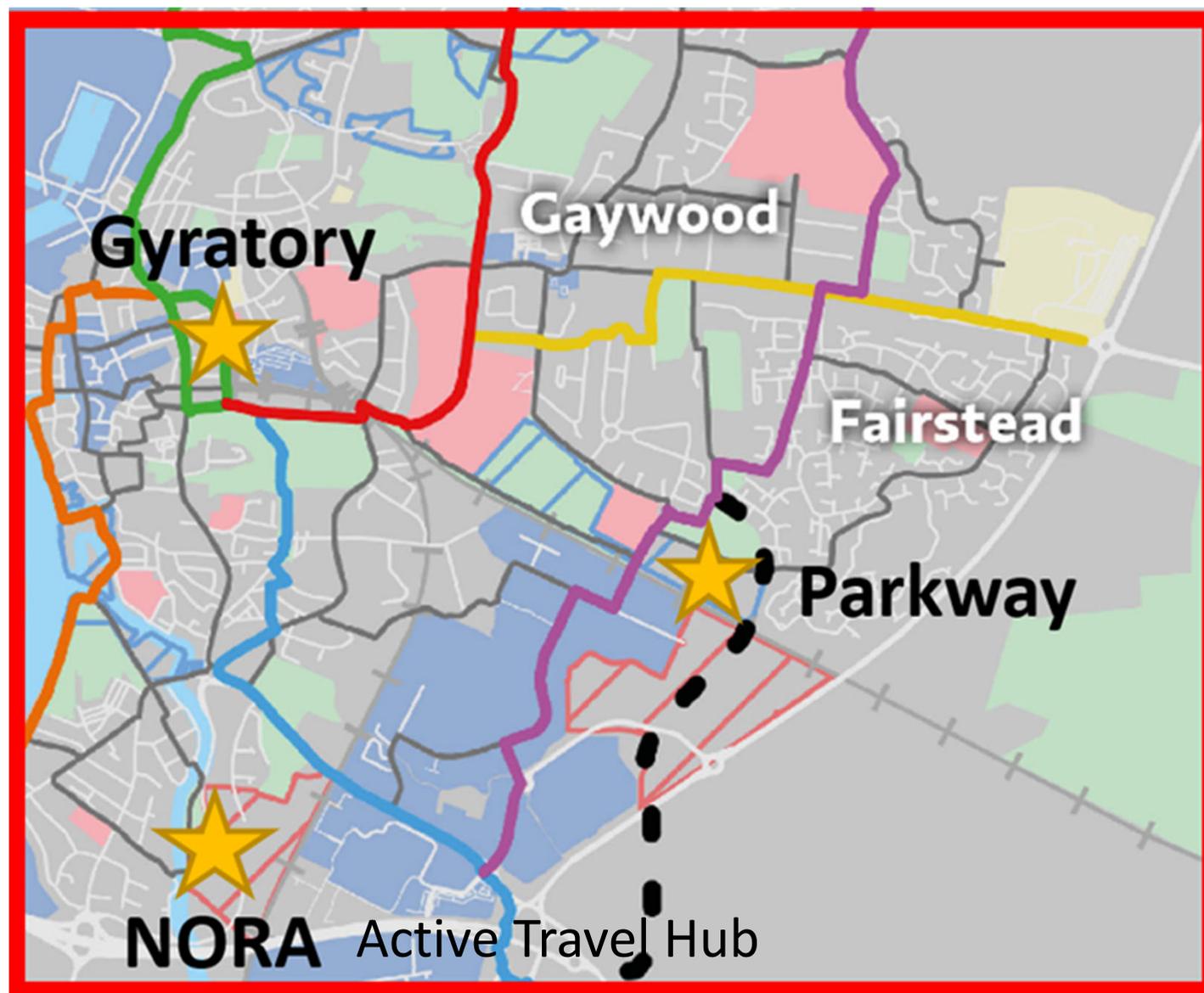
- **Nar Ouse Enterprise Zone Active Travel Hub**
- **Baker Lane Active Travel Hub**
- **Active Travel Plans**



Local Cycling & Walking Infrastructure Plan (LCWIP) Schemes

- Provides *north-south connection for all LCWIP routes* through town centre
- Connection to *rail and bus stations*
- Improved *east/west connections* for cyclists
- *Reallocates road space to active travel*

Cost Estimate: £3,113,718



LCWIP Schemes -1

Route	Road	Description	Mode	Status	Revised budget allowance
Pink	Reffley Lane	Review cycle barriers at entrance to shared-use path to Temple Road to ensure they are suitable for all users (incl non-standard cycles)	Barrier review	New	£3,120
Pink	Fairstead Cycleway	Resurface cycleway	Resurfacing	New	£143,520
Pink	Oldmedow Road	Upgrade to shared-use path -	Upgrade to shared-use path	New	£411,008
Fairstead (Pink)	Wider Improvements on Fairstead Route	Improvement to Fairstead Cycleway, connection to the Wootons (Red) Route and Connection to Hardwick Road	Both	Existing	£535,350

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LCWIP Schemes -2

Route	Road	Description	Mode		Revised budget allowance
Yellow	Hulton	Review Hulton Road Cycle barriers and update to meet current requirements	Both	Existing	£2,080
Yellow	Hulton Road	Improve access from Hulton Road to Sandringham Railway cyclepath to make ramp compliant with inclusive mobility requirements	Both	Reserve	
Yellow	Queen Mary Road	Improve crossing of Queen Mary Road between Bagge Road and Hulton Road	Both	Existing	£2,080
Yellow	Bishops Road	Bishops Road to Gaywood Hall Drive surface improvement	Both	Existing	£126,672
Yellow	Hulton Road	Review cycle barriers to ensure they are suitable for all users (incl non-standard cycles) for access to Sandringham Railway Path	Barrier review	New	£2,080
Yellow	Gayton Road	Toucan crossing required at southern footway near hospital	Crossing scheme	New	£332,800

LCWIP Schemes - 3

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Route	Road	Description	Mode		Revised budget allowance
Red	Wootton Park	Review cycle barriers to ensure they are suitable for all users (incl non-standard cycles) at entrances to park and widen path	Barrier review	New	£2,080
Red	Sandringham Railway Path (562893 , 319931)	Widen path to include desire line that crosses grass verge	General improvement	Existing	£6,240
Red	Nursery Lane	Raised table or traffic calming to improve crossing at Avon Road junction	Traffic calming	Reserve	
Red	Low Road	Toucan crossing at junction of Hall Lane	Crossing scheme	New	£291,200
Red	Tennyson Avenue	Improve crossing at railway	Both	Existing	£520,000

LCWIP Schemes - 4

Route	Road	Description	Mode		Revised budget allowance
Green	Low Road	Toucan crossing at junction of Wootton Road	Crossing scheme	New	£208,000
Green	Edward Benefer Way	Create cycle lane along path to connect to St Edmundsbury Road	Creation of cycling/walking provision	New	£28,288
Green	Edward Benefer Way	Pedestrian and cyclist island at junction of Bergen Way	Crossing scheme	New	£104,000
Green	Edward Benefer Way	Toucan crossing over Edward Benefer Way near Hamburg Way junction	Crossing scheme	New	£291,200
Green	Blackfriars Road	Remove cyclist dismount sign and add raised table over junction to train station parking	Raised table	New	£18,720

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LCWIP Schemes - 5

271

Route	Road	Description	Mode		Revised budget allowance
Blue	Hardwick Roundabout	Widen cycle lane and improve signage PE33 OND	General improvement	New	£83,200
Blue	Hardwick Road	Widen path and convert to shared use on northern side between Southgates roundabout and Beech Road PE304LR	General improvement	LUF Funding	
Blue	Hardwick Road	Raised table at junction of Hardwick Bridge Park PE304LU	Raised table	LUF Funding	
Orange	St Valery Lane	Review cycle chicane barriers to ensure they are suitable for all users (incl non-standard cycles)	Both	Existing	£2,080

Nar Ouse Enterprise Zone

Active Travel Hub



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Phase 1 of proposed the scheme to be funded as part of the ACC programme will include;

- pay and display parking for a maximum of 50 spaces,
- provision for 6 electric vehicle charging,
- cycling infrastructure to include secure storage, electric cycle charging, lockers and associated facilities.
- Secure future planned infrastructure for the potential development of the Innovation & Collaboration Incubator on the adjacent site.
- Bus laybys on Nar Ouse Way to provide a multi modal point for bus services.

Cost Estimate: £2,072,289

Nar Ouse Enterprise Zone

Active Travel Hub – Rationale



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Dual purpose facility to provide;

- Infrastructure to support on going development of the EZ and overflow car parking for the KLIC
- Provides out of town location, adjacent A47, to encourage;
 - walking and cycling to the town centre, on the neighbourhood cycle route network
 - out of town car parking facility / 'informal' park on key bus route (Excel X1) to the town centre as part of wider town parking strategy

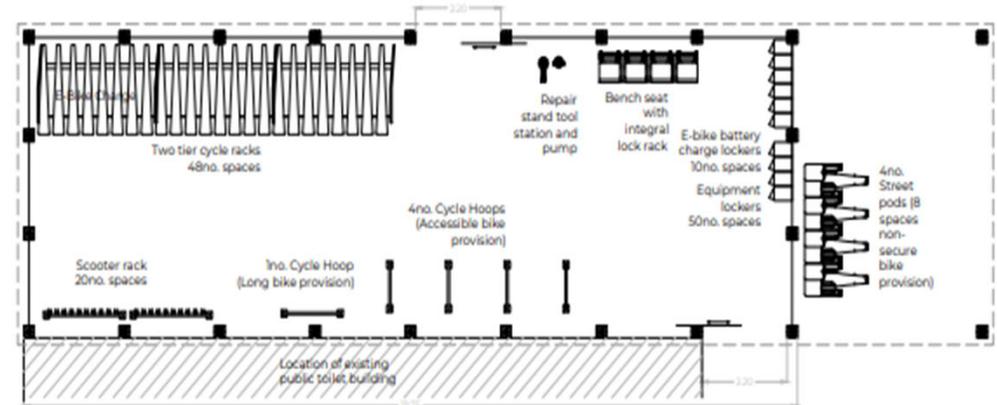
Baker Lane Active Travel Hub

Alongside the Nar Ouse Business Park scheme and following feedback from stakeholder consultation it is proposed to develop a small-scale Active Travel Hub on the Baker Lane Carpark within the town centre to begin a network of secure cycle storage facilities.

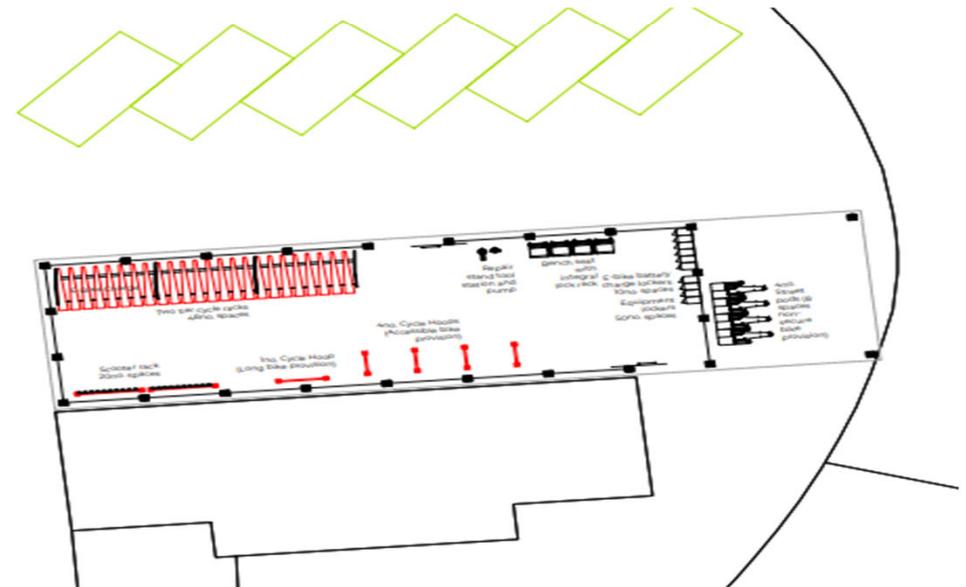
The proposed facility will include:

- Secure Cycle Storage, electric cycle charging, lockers and associated facilities.
- It will be connected to the existing public toilet facilities.

Cost Estimate: £757,900



Floor Plan



Active Travel Plans

- Engage 6 businesses to get an accurate picture of how staff are currently traveling to and from work.
- Scope what active and sustainable modes are available on an individual basis.

Once the initial engagement and scoping has been carried out the following become possible in many instances:

- Identify simple steps employers can take to enable their staff to travel more sustainably (promote C2W scheme, public transport discounts, lockers, showers, cycle parking etc)
- Provides a platform for:
 - Conversations with employers about the importance and benefits of staff health and wellbeing and the role physical activity plays
 - Conversations with Public Transport providers to highlight key routes that staff could benefit from
- Highlight locations that would be prime for eBike/Scooter sharing / active travel hubs
- Inform local infrastructure improvements that would have a positive impact on sustainable travel modes

Budget allocation: £90,000



Active Travel Plans

EMPLOYEE DATA
Name
Email Address
Home Post Code



SCOPING SMART MOBILITY REPORT

Using employee postcodes we analyse the real world commute options available to your team. Report highlights the lowest ACEL possible if all your team chose the most sustainable option.



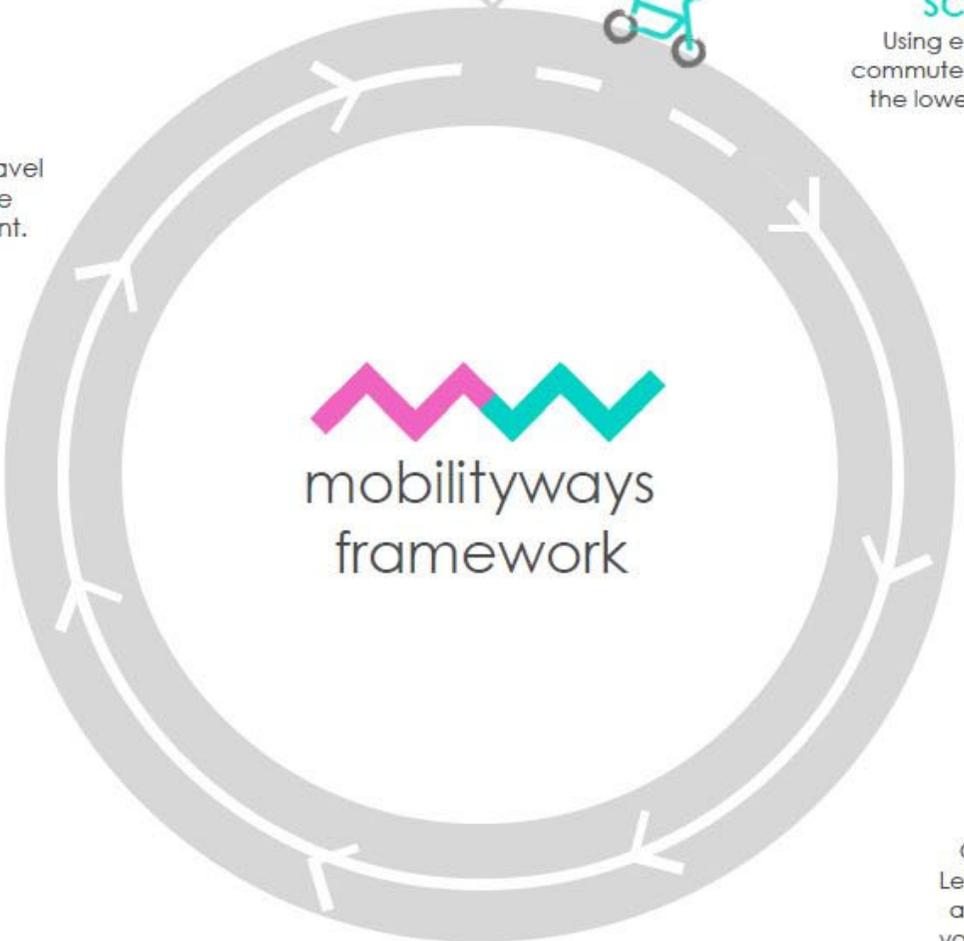
TRAVEL SURVEY

Start by surveying all staff to understand how they currently travel & how to best encourage behaviour change.



ACEL CERTIFICATION

Gain your Average Commuter Emissions Level certification to benchmark where you are in year one & then publicly evidence your organisation's track record in reducing commuter emissions.



ANALYSE & REVIEW

Completed in line with your annual travel survey to assess behaviour change impact and your return on investment.



ENGAGEMENT & DELIVERY

Create pending Liftshare accounts & deliver data informed personalised travel plans that promote the travel methods & incentives that have the highest chance to impact long term behaviour changes.



Next Steps

*To achieve Towns
Fund Business Case
approval and delivery
by 2024/25*

Feedback & further engagement –June – July 2022

Finalise scheme options, design and costs –July 2022

Prepare Towns Fund Business Case – August
Business case submission - September 2022



Detailed design, Planning, statutory consultation
and necessary consents 2022/23

Procurement 2023/24

Scheme Delivery 2024/2025

Questions?

