

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



Regeneration and Development Panel

Agenda

Tuesday, 16th April, 2024
at 6.00 pm

in the

**Council Chamber, Town Hall and available
for the public to view on [WestNorfolkBC on
You Tube](#)**



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

Friday 5th April 2024

Dear Member

Regeneration and Development Panel

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Tuesday, 16th April, 2024 at 6.00 pm** in the **Town Hall, Saturday Market Place, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. Apologies for absence

To receive any apologies for absence.

2. Minutes (Pages 5 - 11)

To approve the minutes of the previous meeting.

3. Declarations of Interest (Page 12)

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Those declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. Urgent Business

To consider any business which, by reason of special circumstances, the

Chair proposes to accept as urgent under Section 100(b)(4)(b) of the Local Government Act, 1972.

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 what items they wish to be heard before a decision on that item is taken.

6. Chair's Correspondence

If any.

7. Cabinet Report - CIL Applications referred to Cabinet (Pages 13 - 27)

8. Work Programme and Forward Decision List (Pages 28 - 33)

9. Date of the next meeting

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on Wednesday 5th June 2024 at 6.00pm in the Town Hall, Saturday Market Place, King's Lynn.

10. Riverfront RIBA Stage 3 (Pages 34 - 63)

11. Exclusion of Press and Public

To consider passing the following resolution:

"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".

12. EXEMPT - Riverfront RIBA Stage 3 - Costs (Pages 64 - 66)

To:

Regeneration and Development Panel: P Beal, S Bearshaw (Chair), R Blunt, F Bone, A Bubb, Mrs J Collingham, R Colwell, C J Crofts, A Dickinson and D Heneghan (Vice-Chair)

Portfolio Holders:

Councillor Moriarty – Portfolio Holder for Regeneration and Development – Item 7
Councillor Beales – Portfolio Holder for Business – Item 10 & 12

Officers

Jemma Curtis, Regeneration Programmes Manager
Matthew Henry, Assistant Director
Abigail Rawlings, Project Support Officer

Hannah Wood-Handy, Planning Control Manager
Duncan Hall, Assistant Director

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, 20th February, 2024 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors Bearshaw (Chair), Beal, Blunt, Bone, Bubb, Collingham, Colwell, Crofts, Heneghan and C Rose (substitute for A Kemp)

PORTFOLIO HOLDERS:

Councillor Beales – Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity

Councillor Moriarty – Portfolio Holder for Regeneration and Development

OFFICERS:

Martin Chisholm – Assistant Director

Jemma Curtis – Regeneration Programmes Manager

Oliver Judges – Executive Director

BY INVITATION:

Fiona Tuck – Metro Dynamics

Andrew Hollis – Norfolk County Council

PRESENT UNDER STANDING ORDER 34: Councillor Kemp

RD88: APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Beal, Dickinson and Kemp. Councillor Kemp attended the beginning of the Meeting under Standing Order 34.

RD89: MINUTES

Click here to view the recording of this item on You Tube.

Councillor Kemp referred to RD82: Cabinet Report – Lynnsport 1 (Valentine Park) Development Update and stated that the concerns she had raised also referred to adopted roads as well as drainage.

RESOLVED: The minutes from the previous meeting were agreed as a correct record, with the amendment from Councillor Kemp included, and signed by the Chair.

RD90: DECLARATIONS OF INTEREST

There was none.

RD91: **URGENT BUSINESS**

There was none.

RD92: **MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

Councillor Kemp for item RD89: Minutes.

RD93: **CHAIR'S CORRESPONDENCE**

There was none.

RD94: **ECONOMIC STRATEGY FOR WEST NORFOLK**

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

Members of the Panel received a presentation on the West Norfolk Economic Strategy. A copy of the presentation is attached.

The Regeneration Programmes Manager highlighted that the Panel was receiving this update early on in the process and they would be provided with further opportunities to assist with development of the Strategy going forward.

Fiona Tuck from Metro Dynamics provided information on the key evidence points and how the strategy would be developed.

The Executive Director informed the Panel that this strategy was important to ensure alignment with the County and identify how West Norfolk could benefit from future funding streams. The Strategy would also identify challenges, focus, and a timeline and identify key links with housing, health and education.

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

Councillor Collingham stated that it was important that Councillors were involved to drive this forward. She was also frustrated as she felt that this had been a long time coming and was repetitive of previous strategies and work undertaken by consultants. Councillor Collingham highlighted issues the Borough was facing such as lack of a decent rail service and dual carriageways. Councillor Collingham stated that data driven suggestions were required.

The Chair, Councillor Bearshaw, agreed that rail was pitiful in the area and three stations in the Borough was poor, especially as they had very little parking and the amount of homes being built would be increasing. He also referred to RAF Marham and that it was important

to consider this important asset which contributed to the local economy.

Councillor Collingham stated that the National Construction College was also an important asset to the area.

The Regeneration Programmes Manager thanked the Panel for their helpful points and reminded them that this was the first stage of the process and the comments from the Panel would help to shape thinking and build on the Strategy. She explained that it was important to have a Strategy document in place which could be used for future Government Funding opportunities.

The Chair thanked officers for involving the Panel so early on in the process, so that they could help develop Policy.

Councillor Blunt referred to the important role of Agriculture in the Borough and felt that this was currently missing from the Strategy. He stated that Agriculture provided jobs, technology and income and it needed to be prominent in the Strategy.

Councillor Blunt also commented that the role of Tourism also needed to be exploited in the Strategy as it was a major benefit to the local economy. He also felt that reference to second homes should also be included as they did create jobs and brought in income.

The Chair referred to the West Winch development and how better rail links were required for commuters.

The Executive Director stated that as the Strategy developed further, there would be the opportunity to look at different elements in more detail and focus. Consideration would also need to be given to what the Council could control and what it could merely influence.

Councillor Crofts asked that consideration be given to providing Coach Parking in the town centre, and promoting King's Lynn as a day trip destination to coach operators.

Councillor Bone commented that transport routes needed improvement and he asked what assurances would be given that the West would not be forgotten about by Norfolk County Council. Councillor Bone also referred to the historic and heritage offer that King's Lynn had and that it should be promoted.

Councillor Colwell commented that this Strategy would be important so that the Borough had projects ready to take forward when opportunities were available. He referred to the SWOT within the presentation and stated that some of the weaknesses could be made into positives, for example the amount of Brownfield sites in the Borough could attract Brownfield Funding.

Councillor Colwell welcomed this Strategy as a way to encourage people to live and work in the area and improve the quality of life for residents. He stated that active, clean and green was important along with improvements to cycle and walkways.

Councillor Blunt commented that the Strategy should also refer to the needs of rural areas, which had different needs to urban areas.

Councillor Rose referred to flood issues, especially in his Ward, and the Executive Director stated that if flood issues were blockers to projects included in the Strategy, then they would be investigated.

The Vice Chair, Councillor Heneghan was pleased that the Panel would be involved in this piece of work and that there was an appetite to move West Norfolk forward to a vibrant place to live, work and play.

Councillor Bubb asked that consideration be given to attracting more industry to the area. He felt that there was a lack of a retail offer in King's Lynn and a Strategy for retail in the town was required. He also referred to the lack of a Market and asked if consideration would be given to more pop up events.

Councillor Bubb also referred to the good standard of public toilets in the Borough and felt that they should be promoted more to tourists.

Councillor Colwell stated that if we wanted to encourage young people to stay in the area there needed to be a suitable provision of starter homes made available.

Councillor Colwell also referred to the presentation which highlighted the amount of residents over 65 who lived in the Borough. He felt that there was work that could be taken forward to encourage and support those who wanted to work, or return to the workplace.

The Chair commented that it was important that infrastructure was in place before housing. He also referred to traffic issues on the A149 and suggested that a monorail could be installed to link King's Lynn to Hunstanton. This would also serve as a tourist attraction as well as removing traffic from the A149.

The Portfolio Holder for Business, Councillor Beales, thanked the Panel for their useful comments, which would be considered as part of the Strategy formation, including those relating to Rail, promoting History and Heritage, Agriculture and Brownfield sites. He explained that this Strategy was important for the Borough and it was important that the Panel were involved in the process going forward and he welcomed their input.

RESOLVED: The Panel noted the information, provided feedback as requested and would be kept involved in formation of the Strategy as appropriate.

RD95: **NORFOLK WIDE LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN**

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

An update was provided on the Countywide Local Cycling and Walking Infrastructure Plan. A copy of the presentation is attached.

Andrew Hollis from Norfolk County Council explained that the schemes included were currently unfunded. He explained that potential active travel barriers would be addressed as part of any initial feasibility study or assessment stage. He also explained that all schemes were currently in the early stages of development and would be subject to full public consultation.

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

Councillor Colwell felt there was an opportunity for a new route to link Lynnsport, Gaywood River, Reffley and the new Development as the current route was along a busy main road. The route suggested by Councillor Colwell would create a pathway along the river to take cyclists away from the main road and he felt that this should be explored as part of the medium to long term aspirations.

Councillor Colwell commented that there was also a lack of routes from King's Lynn to the East, there was also the issue of crossing the A149 and Councillor Colwell commented that access from the Hospital to Mintlyn was important, but this should be extended further to Gayton. He also asked what the status was of Norfolk Greenways, which followed old railway lines, and provided a route from King's Lynn to Fakenham.

Andrew Hollis explained that currently there was no funding available for a route from King's Lynn to Fakenham and opportunities could be looked at when funding became available.

Councillor Collingham commented that it was important to link cycle routes with active travel hubs and she was keen to see active travel hubs installed outside King's Lynn and other areas.

The Chair commented that trains lacked spaces for cycles and this was something that should be looked at. He also commented that the use of electric bikes were increasing and provision for storage and charging should be considered. The Chair referred to his idea of a monorail from King's Lynn to Hunstanton and suggested that a cycle route could run underneath it.

The Portfolio Holder for Regeneration and Development, Councillor Moriarty, commented that connectivity was important and he agreed with the comments made by the Panel in that cycle paths should be located away from busy roads and supported with active travel hubs. He also commented that there needed to be better links to the East and Swaffham.

RESOLVED: The update was noted.

RD96: **CHAIRS DISCUSSION ITEM - MOTORHOME/CARAVAN PARK IN KING'S LYNN**

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

The Chair invited Councillor Bubb to put forward his suggestion for caravan parking provision in King's Lynn.

Councillor Bubb explained that he felt there was a need for this in King's Lynn, and it would benefit tourism and the economy. He felt that a Motorhome/Caravan Park could be provided on Council owned land for minimal work, all that would be needed was the space and a waste disposal provision.

He explained that the Council could even go further and provide facilities such as a shower block and washing facilities and the benefit of this is that they could double up and also serve as facilities for the currently underused Pontoons.

Councillor Bubb stated that he was aware of potential locations for the park, which would have an easy route in and out of the town centre.

Councillor Bubb referred to other towns that had provided this service and that they were often at capacity.

The Assistant Director explained that the Council had looked at this provision in Hunstanton and a site had been considered, however the process and expense to bring a site forward for overnight accommodation meant it had not been taken forward at this stage.

The Assistant Director reminded the Panel that the Car Parking Strategy which would be coming to the Panel once ready would look at all forms of parking, including overnight.

The Assistant Director commented that a Motorhome/Caravan Park in King's Lynn would be a commercial operation and queried if there was a need for it, why hadn't a commercial operator come forward already. He suggested that a discussion could be held with the Regeneration Team to see if any of the Council's existing sites that were available could be marketed in this way to gauge interest.

The Portfolio Holder for Business, Councillor Beales, asked Councillor Bubb to send him further detail of his proposal, including potential locations.

RD97: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

The Panel identified the following items for consideration at a future Panel meeting:

- Update on the CITB
- Visit to RAF Marham
- Update on ABP operations.
- Creation of an Infrastructure Informal Working Group

RESOLVED: The Panel's Work Programme was noted.

RD98: **DATE OF THE NEXT MEETING**

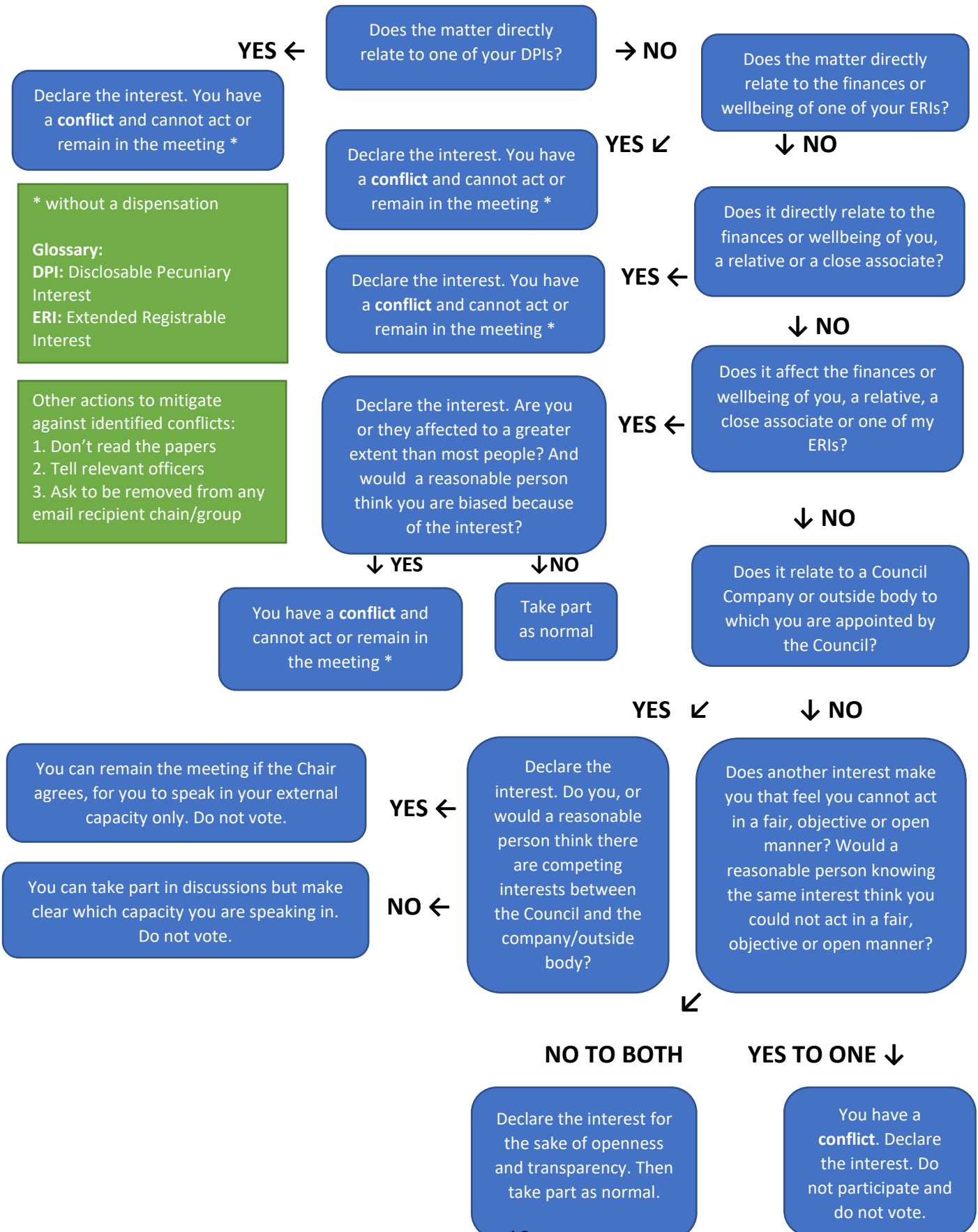
The next meeting of the Regeneration and Development Panel would be held on 16th April 2024 at 6.00pm in the Town Hall.

The meeting closed at 8.08 pm

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



Declare the interest. You have a **conflict** and cannot act or remain in the meeting *

* without a dispensation

Glossary:

DPI: Disclosable Pecuniary Interest

ERI: Extended Registrable Interest

Other actions to mitigate against identified conflicts:

1. Don't read the papers
2. Tell relevant officers
3. Ask to be removed from any email recipient chain/group

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	16 th April 2024		
TITLE:	Community Infrastructure Levy – Applications for CIL Infrastructure Funding		
TYPE OF REPORT:	Cabinet Report		
PORTFOLIO(S):	Councillor Moriarty – Portfolio Holder for Regeneration and Development		
REPORT AUTHOR:	Stuart Ashworth		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
This report deals with CIL applications over £50,000 which are required to be decided upon by Cabinet.
KEY ISSUES:
Members are directed to the attached Cabinet report for full details of the key issues.
OPTIONS CONSIDERED:
Members are directed to the attached Cabinet report for full details of the options.
RECOMMENDATIONS:
The Panel are requested to consider the report and make any appropriate recommendations to Cabinet.
REASONS FOR RECOMMENDATIONS:
To scrutinise recommendations being made for an executive decision.

REPORT TO CABINET

Open		Would any decisions proposed :		
Any especially affected Wards	Mandatory	Be entirely within Cabinet's powers to decide	YES	
		Need to be recommendations to Council	NO	
All		Is it a Key Decision	NO	
Lead Member: Cllr J Moriarty E-mail: cllr.James.Moriarty@West-Norfolk.gov.uk		Other Cabinet Members consulted: All		
		Other Members consulted: CIL Spending Panel		
Lead Officer: Hannah Wood-Handy E-mail: Hannah.Wood-Handy@west-norfolk.gov.uk Direct Dial:01553 616417		Other Officers consulted: Management Team		
Financial Implications YES	Policy/Personnel Implications NO	Statutory Implications YES	Equal Impact Assessment YES If YES: Pre-screening	Risk Management Implications NO

Date of meeting: 23 April 2024

Community Infrastructure Levy (CIL) – Applications for CIL Infrastructure Funding.

Summary

As part of the process to allocate CIL funding to Infrastructure Projects, CIL applications are invited in January and July annually. The most recent round of applications included a number of bids over £50k. The CIL Spending Panel have delegated powers to approve and sign off applications up to £50k. All applications of £50,001 and over fall to Cabinet to make the decision, under the CIL Governance framework.

Recommendation

Cabinet are invited to consider and confirm applications for CIL Infrastructure Funding.

Reason for Decision

To ensure that the CIL monies collected are being spent on appropriate infrastructure projects to reflect the growth of population occurring in West Norfolk.

1 Background

1.1 The Borough Council of King's Lynn and West Norfolk approved the introduction of the Community Infrastructure Levy (CIL) in December 2016 and started charging on 15 February 2017. The Levy is paid to the Borough Council by developers after their planning permissions are implemented. It is governed by the CIL Regulations 2010 (amended). In the Borough of King's Lynn and West Norfolk, CIL is charged on all residential and retail developments, which add one or more new dwelling(s) or more than 100sqm of floor space. It is charged at a rate per square metre and varies according to land use. CIL is just one funding stream that

can be used, in conjunction with others, to fund infrastructure projects. Alongside CIL, S106 obligations will still exist, but generally as one-off agreements to mitigate the impacts of larger developments and to secure on-site developer requirements, such as the provision of affordable housing.

1.2 As a Charging Authority the Council has an obligation to:

- ***Determine CIL spend, ensuring it is used to fund the provision, improvement, replacement, operation; or maintenance of infrastructure to support development of its area***

1.3 The Borough Council is required, in the CIL Regulations, to identify the types of infrastructure it wishes to fund in whole or in part by CIL monies. These are outlined in the Council's Annual List of Infrastructure Projects. CIL money collected can only be allocated to and spent on these types of infrastructure.

2. CIL Spending Panel recommendation

2.1 The Panel met on 05 March 2024 and considered a schedule of applications and have made recommendations for the potential Allocation of Local Infrastructure Project Funding. In line with the current CIL Governance and Spending Policy Document 2024, the applications have been forwarded to Cabinet for consideration.

The allocation of Infrastructure Funding, is subject to final agreement by Cabinet.

The provisions which apply in accordance with the Governance framework previously agreed by Cabinet are noted below.

2.2 The main points in summary are:

CIL Funding Application FY24_1 – over £50k received from 01 January to 01 February 2024.

- Terrington St John Parish Council - Purchase of former church as Village Hall – Requested £150,000.00

The CIL Spending Panel, on the 05 March 2024, have reviewed the submitted applications, and made their comments/recommendations based on the amount of funding available.

2.3 The Project over £50k received and recommended by the CIL Spending Panel for funding in this round of applications, is brought to this meeting for consideration.

2.4 The criteria for assessing Infrastructure Projects are outlined in the Panel's TORs.

2.5 Details of the funding applications can be found at FY24_1 Funding Report.

2.6 Supporting comments from Liz Truss MP were received after the Spending Panel's decision, on 3 April 2024, and are attached as part of the agenda.

3. Options

3.1 There is a legal duty to spend CIL in accordance with Regulations, but the priorities can be determined to suit local circumstances within the overall framework. The Spending Panel have considered the application. Alternative options are available to the Panel or Cabinet as we are considering the proposal made by the applicant body. However, depending on Cabinet's consideration, it would be an option to refuse or amend the funding applications.

4. Policy implications

4.1 CIL legislation gives significant scope for individual councils to direct CIL spending to reflect the local situation, so long as it conforms to general principles set out regarding 'Infrastructure'. Proposals for assessing bids in the current period are aligned to the Borough Council Corporate objectives. In supporting extra growth across the Borough, consideration should be given to those locations experiencing the most obvious pressures. The assessment criteria refer to this.

5. Financial implications

5.1 None specifically. CIL is collected and administered by Borough Council. The available funds can be spent on the schemes / types of projects suggested. There is not sufficient funding available to grant funding to all projects.

6. Personnel implications

6.1 None specifically.

7. Statutory implications

7.1 CIL spending and governance, must conform to the relevant Regulations.

8. Risk Management implications

8.1 None specifically. Monitoring of spending and more particularly delivery is important to ensure money is directed to improved infrastructure in the Borough.

9. Corporate priorities

9.1 The proposals in the document are firmly referenced back to the Corporate priorities.

10 Equality Impact Assessment (EqIA)

(Pre-screening report template attached)

10.1. Attached

11 Declarations of Interest/Dispensations Granted

11.1. None.

12. Conclusion

12.1 The project applications meet the criteria within the CIL Governance Framework for assessing bids for CIL Infrastructure Spending. (See Appendix 3). CIL Officer recommended approval to the CIL Spending Panel, and they have agreed in turn to recommend approval to Cabinet. Cabinet is requested to consider and confirm the applications for CIL Infrastructure Funding.

13. Background papers

13.1 Borough Council CIL Spending Panel notes and agendas outline the consideration of the particular proposals.

Pre-Screening Equality Impact Assessment

Borough Council of
King's Lynn & West Norfolk



Name of policy/service/function	CIL Infrastructure Funding proposal				
Is this a new or existing policy/service/function?	Existing scheme under which a funding application is considered.				
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service is rigidly constrained by statutory obligations	Allocation of Infrastructure Funding				
Question	Answer				
<p>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups according to their different protected characteristic, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</p> <p>Please tick the relevant box for each group.</p> <p>NB. Equality neutral means no negative impact on any group.</p>		Positive	Negative	Neutral	Unsure
	Age			x	
	Disability			x	
	Gender			x	
	Gender Re-assignment			x	
	Marriage/civil partnership			x	
	Pregnancy & maternity			x	
	Race			x	
	Religion or belief			x	
	Sexual orientation			x	
	Other (e.g., low income)			x	

Question	Answer	Comments
<p>2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?</p>	No	
<p>3. Could this policy/service be perceived as impacting on communities differently?</p>	No	
<p>4. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</p>	No	
<p>5. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section</p>	No	<p>Actions: None</p>
		<p>Actions agreed by EWG member:</p>
<p>If 'yes' to questions 2 - 4 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary: Decision agreed by EWG member:</p>		
<p>Assessment completed by: Name</p>	<p>Amanda Driver</p>	
<p>Job title</p>	<p>CIL Officer</p>	
<p>Date</p>	<p>18 October 2023</p>	

CIL Spending Panel – Terms of Reference

Overview

The CIL Spending Panel provides an elected Member oversight of the Community Infrastructure Levy spending on infrastructure across the Borough having reference to the adopted 'CIL Spending and Governance Process' document. It also considers and agrees certain types of projects and recommends action on others.

Tasks

1. To keep under review the 'CIL Spending and Governance Process' document and make recommendations for change to Cabinet.
2. To receive recommendations from Officers and approve or reject these in respect of 'Infrastructure Projects up to £30k' under the scheme.
3. To receive recommendations from Officers on 'Infrastructure Projects over £30k', , review these and make comments to Cabinet via Management Team.
4. To seek to ensure coordination of information on applications and comments on these across Portfolio Holders and other Borough Council bodies.
5. To receive monitoring reports from Officers on the operation of CIL, including necessary statutory reporting (Annual Infrastructure Funding Statement; Parish Annual Spending Reports).
6. To consider and make recommendations to Cabinet as appropriate on the implementation, spending and monitoring of CIL.

Definition of what could be eligible for Infrastructure Project Funding o

The current list of Infrastructure Projects eligible for funding, taken from the CIL Governance document, are:

Green Infrastructure Projects

- Projects relating to public open spaces such as new or improved footpaths and cycleways to support new development
- Installation & improvement of public play areas and equipment
- Open spaces used for education, to support environmental initiatives.
- Improvement of habitats for wildlife and nature, to alleviate the effects of new development.
- Environmental services such as flood defence or absorption of air pollution.

Leisure Time Activities Infrastructure -

- Infrastructure projects, to support accessible leisure time activities such as new facilities, improvement of existing facilities or upgrade of facilities to enable an increase of usage, to support new development of an area

The Project Criteria are in line with the Corporate priorities and objectives:

Promote growth and prosperity to benefit West Norfolk - Encourage housing development and infrastructure that meets local need and promote West Norfolk as a destination.

Protect our environment - To create a cleaner, greener, and better protected West Norfolk by considering environmental issues

FY24_1 CIL Funding Applications

Cabinet Meeting 23 April 2024

- **List of Applications Refused Funding**
- **List of Applications Approved Funding by the Spending Panel**
- **Application for consideration by Cabinet:**
 - Terrington St John Purchase of former church as Village Hall**
Requested £150,000.00

Reviewed by SLT: 06/02/2024
CIL Spending Panel: 05/03/2024

List of CIL Applications - Refused Funding

All applications listed below were refused funding as they did not comply with the CIL Governance Policy requirements to submit 3 quotes.

App	Ref No	Parish	Applicant	Project Title	Requested£	Total Scores	Officer Recommendation £	Panel Recommendations £
24_1	29	Kings Lynn	West Lynn Community Action Group	West Lynn Riverbank Footpath Surfacing	£260,000.00	11	£260,000.00	£0.00
24_1	28	Kings Lynn	North Lynn Methodist Church	The Beacon Garden Project	£10,000.00	11	£8,784.89	£0.00
24_1	27	West Winch	West Winch Parish Council	Refurb Village Hall Carpark	£77,537.25	10	£77,537.25	£0.00
24_1	22	Watlington	Watlington Community Primary School	Library Refurb	£15,000.00	9	£15,000.00	£0.00
24_1	11	Crimplesham	Crimplesham PC	Playing Field - Replacement Swing Set	£6,090.00	9	£6,090.00	£0.00

CIL Applications - Funding Approved

App	Ref No	Parish	Applicant	Project Title	Requested£	Total Scores	Spending Panel Decisions
24_1	13	North Runcton	North Runcton Cricket Club	Facility Upgrade - Accessibility/inclusion	£39,396.00	15	£39,396.00
24_1	14	King's Lynn	Gaywood Church Rooms Trust	Renovation of Church Rooms	£29,560.00	15	£29,560.00
24_1	20	Sedgeford	Sedgeford Parish Council	Village Hall Refurb & Security	£3,428.00	15	£3,428.00
24_1	9	Marshland St James	Marshland St James Parish Council	Inclusive Playground	£30,000.00	14	£30,000.00
24_1	6	Brancaster	Brancaster Staithe and Burnham Deepdale Village Hall	Play Equipment - Village Hall Playing Field	£20,000.00	14	£20,000.00
24_1	23	Hunstanton	Hunstanton Town Council	Community Orchard	£4,000.00	13	£4,000.00
24_1	21	Upwell	St Peters Chrch	New Drainage and associated masonry repairs	£30,000.00	12	£30,000.00
24_1	4	Tilney All Saints	RSPCA Norfolk West	Rehoming Centre-Air Source Heat Pump	£12,500.00	12	£12,500.00
24_1	18	Wiggenhall St Germans	Wiggenhall St Germans Memorial Hall	Resurface Car Park	£48,000.00	11	£48,000.00
24_1	19	Wiggenhall St Mary	Magdalen Academy - Primary School	Outdoor Classroom	£17,623.70	11	£17,623.70
24_1	12	West Acre	Westacre Arts Foundation Ltd (Westacre Theatre)	New theatre costume & props storage	£9,000.00	11	£9,000.00
24_1	24	Old Hunstanton	West Norfolk Mencap	Beach Hut Upgrade	£7,500.00	11	£7,500.00
24_1	8	Welney	Welney Parish Council	Hurn Drove resurfacing	£15,000.00	11	£15,000.00
24_1	25	Kings Lynn	North End Trust - Trues Yard	Community Museum - Replacement Boiler/Storage	£6,348.00	10	£6,348.00
24_1	10	Hunstanton	RSPCA Norfolk West	Shop LED Lighting	£2,000.00	10	£2,000.00
24_1	7	Kings Lynn	Gaywood Community Centre	Gaywood Play Park 2 - Extention to play area	£50,000.00	9	£50,000.00
24_1	17	Castle Rising	Castle Rising PC	Village Gateway	£4,875.00	8	£4,875.00
24_1	16	Castle Rising	Castle Rising PC	Cricket Club - Seating	£2,760.00	7	£2,760.00
Total funding allocated by the Panel							£481,990.70

Application to be considered by Cabinet:

CIL Panel Recommendation - Approval

Parish	Terrington St John
ID	CIL FY24_1/26
Total Score	11
AMOUNT REQUESTED	£150,000
Project Name	Terrington St John - Purchase of former Church as Village Hall
Name of Organisation submitting this request	Terrington St John Parish Council
Project description	The Methodist Church are planning to sell their asset in Terrington St John. The Parish Council & Village Hall Committee would like to purchase it for the benefit of villagers in the area as a community space for meetings and events. The Church is currently used by the Parish Council for meetings and they will have no where else to meet if the building is sold to another purchaser. The building is also very centrally located for access on foot by residents.
Scoring Details	<ul style="list-style-type: none"> • Match Funding 20% =1 - Although text states match funding, no figures have been provided • Local Support - Parish, Cllrs, Community Groups, Residents, School/MP = 5 • Timescale 0 - 6 Months = 5
BC Officer Research	<ul style="list-style-type: none"> • Terrington St John have no previous CIL Funded Applications <ul style="list-style-type: none"> • CIL Parish Payments made £10,020.94 • Spent: £2,368.50 New Bus Shelter • <u>Unspent £7,652.45</u> • 16 CIL Planning Applications with 5 Exemptions • Local Plan - Terrington St John forms part of a Key Rural Service Area: <ul style="list-style-type: none"> • G94.1 East of School Road 35 dwellings • G94.2 North of St Johns Road 40 dwellings
Recommendation - Reason for Recommendation	<ul style="list-style-type: none"> • Leisure - Community Facility • Significant Local Support • Infrastructure to support an area with growth within the Borough
Match Funding Summary	<p>Internal Funding - £30k Parish Council reserves have been reallocated to this project as previous allocations were met in the the current financial year from precept and other funding grants.</p> <p>Local Fundraising - Village Hall Committee have held regular coffee mornings since October with, raffles/tombolas, table top sales and donations.</p> <p>Evidence can be provided if needed.</p> <p>We are also approaching local businesses for donations and sponsorship and looking at other grant funding.</p>
Community Support	<p>Local Council (Parish/Town Council) or Community Group (Parish Meeting)</p> <p>Local Elected Members (Ward Councillors) Community Groups</p> <p>New/Existing Users</p> <p>County Council or Professional Bodies</p>

Local Support	<p>Discussions by Parish Council, and Village Hall Committee inc. 3 Parish Councillors.</p> <p>Local Ward & Borough Councillors - 3 have attended the Parish Council Meetings to discuss.</p> <p>Local MP has made representations to the Methodist Church on our behalf for information on sale.</p> <p>Villagers expressed support during events in the last year, followed by a survey of residents.</p> <p>School and other organisations will use the space when it reopens.</p> <p>Requests from other village halls for small meeting space.</p>
Community Benefit	<p>Create a village hall for the use of the residents of Terrington St John and neighbouring villages including use for meetings, lectures and classes, and other forms of recreation and leisure-time activities and improve community cohesion.</p> <p>Provide a base for the Parish Council to meet and engage with parishioners, which they will not have if we cannot secure the purchase.</p> <p>Provide a Warm Hub to support villagers and provide an operational centre in the event of a village emergency.</p>
Project Start	<p>The Methodist Church intend to sell the building within 4-6 months and if our bid is successful to secure the sale as soon as conveyancing permits.</p>
Timescales	<p>0 - 6 Mnths</p>
Summary of Expenditure	<p>To purchase a disused former Church to convert to a Village Hall for the benefit of Terrington St John residents as outlined above. Provide a base for the Parish Council and permit other public meetings.</p> <p>Village Survey shows 90% of village responders want a Village Hall and want the purchase of the Methodist Church building.</p> <p>A list of activities has been gathered from speaking with residents of potential uses for the hall.</p> <p>In March 2023 it was also granted Village Asset status.</p>



Rt. Hon Liz Truss MP

Member of Parliament for South West Norfolk

House of Commons

London SW1A 0AA

020 7219 7151 | 01842 766155

elizabeth.truss.mp@parliament.uk

Good morning,

I have recently been contacted by the Parish Council of Terrington St John who have informed me that they have been successful in their CIL funding bid to purchase the disused Methodist Church in the Village, subject to approval from the cabinet.

Ahead of the final decision, I would like to place on record my deep support of the proposal from Terrington St John Parish Council, and I believe the purchase of the old Methodist Church would be a fantastic boost for the local community.

Once again, I reiterate my support for Terrington St John Parish Council's purchase of the old Methodist Church, as I believe its central location would have several benefits for residents of the village and it would also provide space for the Parish Council to hold meetings and community events. I would be most grateful if I could be kept informed of the final outcome of Terrington St John's CIL funding application.

Best wishes,

Liz Truss MP



The information you have provided will be used by the Office of Elizabeth Truss MP. Elizabeth Truss is the controller for this data, and may use it for the purposes of assisting with the matter you have raised. The information will be processed in accordance with our privacy policy, which you can view here: <https://www.elizabethtruss.com/privacy>

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REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2024/2025

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
5th June 2024	Appointment of Vice Chair for the Municipal Year	Operational	Democratic Services Officer	
	Appointments to Task Groups and Informal Working Groups	Operational	Democratic Services Officer	To review and select Members to sit on groups established by the Panel
	Economic Strategy for West Norfolk	Policy Development	Jemma Curtis	
	Draft Car Parking Strategy	Policy Development	Jemma Curtis	
	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
23rd July 2024	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
10th September 2024	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
15th October 2024	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
19th November 2024	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
2nd January 2025	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
18th February 2025	Cabinet Reports which fall within the remit of the Panel – to be confirmed			

11th March 2025	Cabinet Reports which fall within the remit of the Panel – to be confirmed			
1st April 2025	Cabinet Reports which fall within the remit of the Panel – to be confirmed			

To be scheduled

- Heacham Beach Development opportunities
- Hunstanton Masterplan Update
- Southgates Masterplan – previous update provided in September 2023
- Local Plan Update
- Report of the Tourism Informal Working Group –following final meeting of the Tourism Informal Working Group – to be scheduled once Action Plan has been drafted.

FORWARD DECISIONS LIST

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 April 2024 Special Meeting						
	Local Plan Gypsy and Traveller Preferred Sites	Key	Council	Development and Regeneration Asst Dir S Ashworth	Local Plan Task Group mins and Agendas	Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
23 April 2024						
30	CIL applications referred to Cabinet	Non	Cabinet	Development and Regeneration Asst Dir – S Ashworth		Public
	Corporate Performance Management report – Quarter 3 2023/24	Non	Cabinet	Leader H Howell - Corporate Governance Manager		Public

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
11 June 2024						
	St George's Guildhall RIBA Stage 3 and project scope	Key	Cabinet	Regeneration & Development Asst Dir		Public
	Empty Homes Strategy Review	Key	Council	People and Communities Asst Dir M Whitmore		Public

	King's Lynn Town Football Club	Non	Cabinet	Property Asst Dir – M Henry		Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Appointments to Outside Bodies	Non	Cabinet	Chief Executive Leader		Public
	Review of Planning Scheme of Delegation	Non	Council	Development and Regeneration Asst Dir – S Ashworth		Public
	Article 4 Direction	Non	Cabinet	Regeneration and Development Assistant Director – S Ashworth		Public
31	Recommendations from the Biodiversity Task Group	Non	Cabinet	Development and Regeneration Asst Dir – S Ashworth		Public
	Review of Outside Bodies	Non	Cabinet and Council	Leader		Public
	Redundancy Payments Scheme	Non	Council	Leader Exec Dir – D Gates		Public
	Data Protection Policy Review	Non	Council	Leader Monitoring Officer		Public
	Florence Fields – Tenure Mix	Non	Council	Deputy Leader Assistant Director – D Ousby		Part Public and part Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

Date of meeting	Report title	Key or Non Key	Decision Maker	Cabinet Member and Lead Officer	List of Background	Public or Private Meeting
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		Decision			Papers	
30 July 2024						
	Review of Alive West Norfolk	Key	Council	Tourism Events and Marketing H Howell - Corporate Governance Manager		Part Public and part Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)

Date of meeting	Report title	Key or Non Key Decision	Decision Maker	Cabinet Member and Lead Officer	List of Background Papers	Public or Private Meeting
27 September 2024						
	Homelessness and Rough Sleeping Strategy Update	Non	Cabinet	Asst Director - D Hall		Public

Items to be scheduled

	Notice of Motion 7-21 – Councillor Kemp – Equalities	Non	Council	People & Communities Asst Dir B Box		Public
	Procurement Strategy	Non	Cabinet	Finance Asst Dir – D Ousby		Public
	Custom and Self Build Site – Stoke Ferry	Non	Cabinet	Regeneration and Development Assistant Director - D Hall		Public

	Southend Road Hunstanton	Key	Cabinet	Regeneration & Development Asst Dir – D Ousby		Public
	Overnight Campervan parking in Hunstanton	Non	Cabinet	Leader Asst Director – M Chisholm		Public
	Pay Award 2024	Key	Cabinet	Leader		Public

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration and Development Panel		
DATE:	16 th April 2024		
TITLE:	Riverfront RIBA Stage 3 – Town Deal Board		
TYPE OF REPORT:	Cabinet Report		
PORTFOLIO(S):	Councillor Beales – Portfolio Holder for Business		
REPORT AUTHOR:	Matthew Henry		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

REPORT SUMMARY/COVER PAGE

PURPOSE OF REPORT/SUMMARY:
Members of the Panel will receive an update on the RIBA Stage 3 Proposals for the Riverfront.
KEY ISSUES:
Members are directed to the attached presentation.
RECOMMENDATIONS:
The Panel are requested to note the update.
REASONS FOR RECOMMENDATIONS:
To ensure that the Panel are kept up to date with Town Deal Board Projects as appropriate.

King's Lynn Riverfront

RIBA Stage 3_Town Deal Board

Project Objectives

Expand riverfront activity

Diversify riverfront users

Encourage 'pop-up' initiatives

Improve public spaces

Enhance setting for heritage assets

Promote a sustainable future

Increase green infrastructure

Drive economic performance

High impact and evidence of change



Custom House and Purfleet Quay

RIBA Stage 3 Proposals



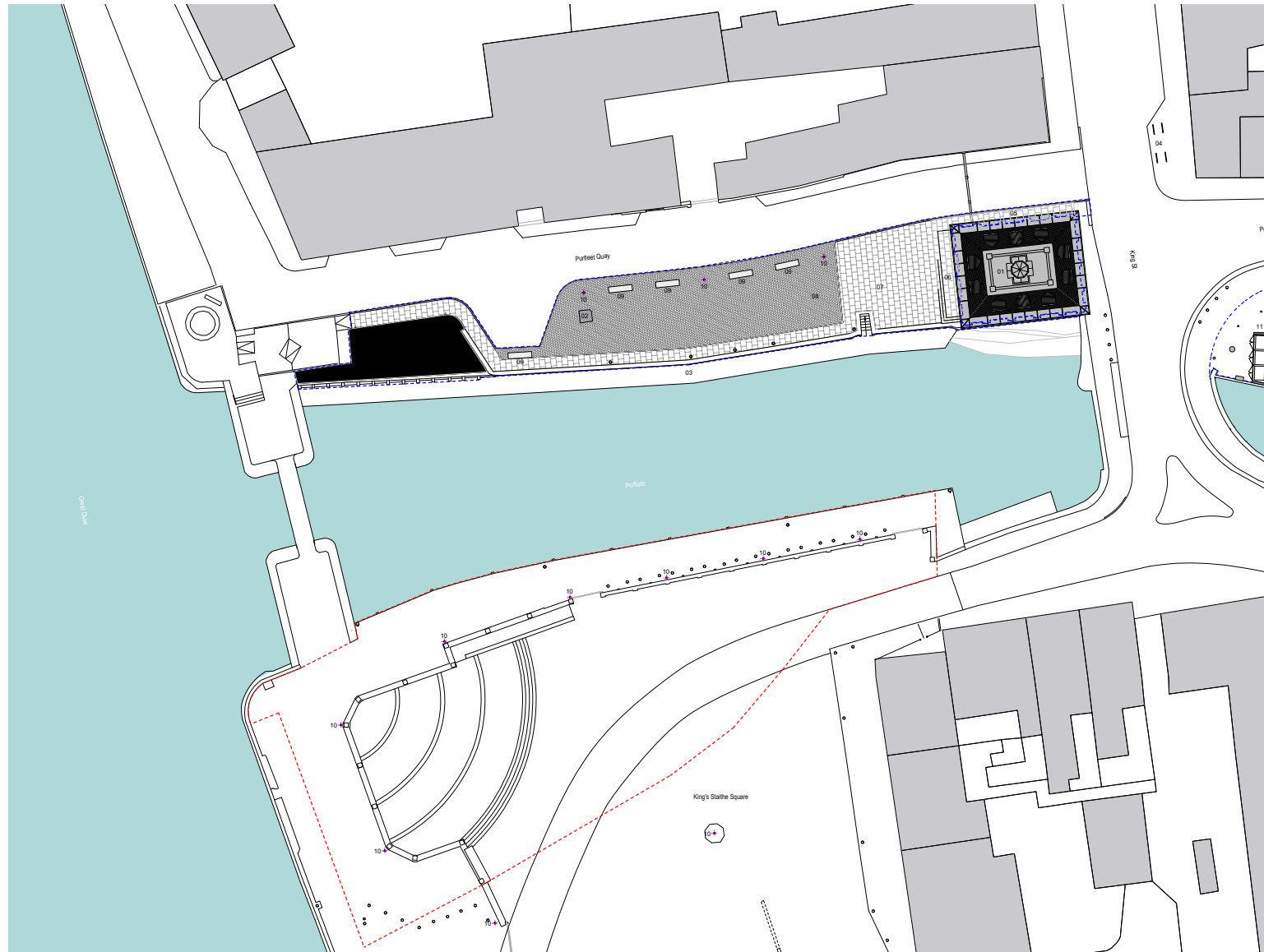
RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

Notes:
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- Key:
- Existing:
- 01 Custom House
 - 02 George Vancouver Statue
 - 03 Timber portico
 - 04 Cycle stands
- Proposed and Repairs:
- 05 New ramp to CH entrance (Yorkstone, to match existing)
 - 06 New steps (Yorkstone, to match existing)
 - 07 Yorkstone paving
 - 08 Granite setts
 - 09 Stone benches
 - 10 Lighting, with integrated power
 - 11 New 6m stone food gate store



Purfleet_Landscape Plan scale 1:200 0 1 2 3 4 5 10

40

Rev A - 05.02.24 - Planning

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 telephone 0131 556 9511 info@graememassie.com

Job Title:
 Riverfront Regeneration
 King's Lynn

Client:
 Borough Council of King's Lynn and West Norfolk

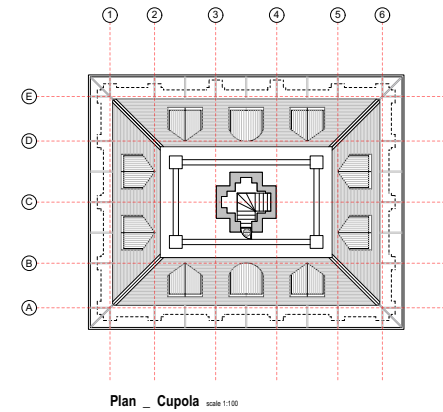
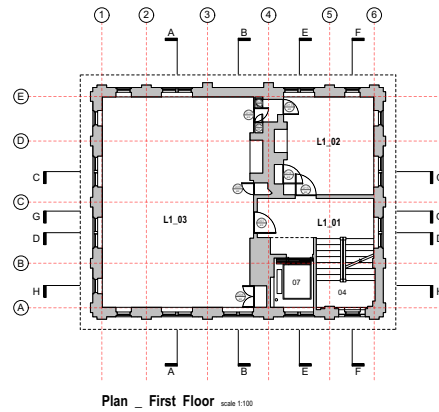
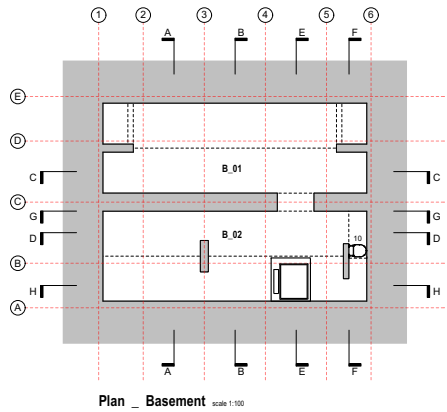
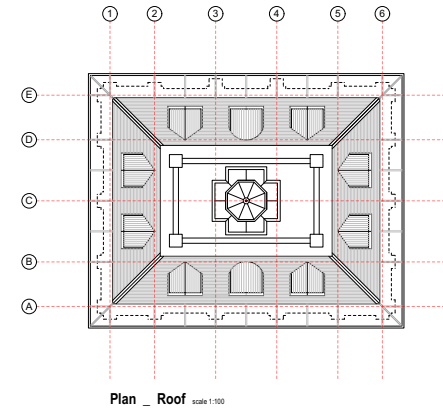
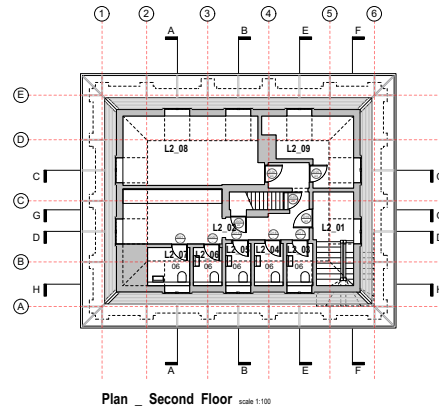
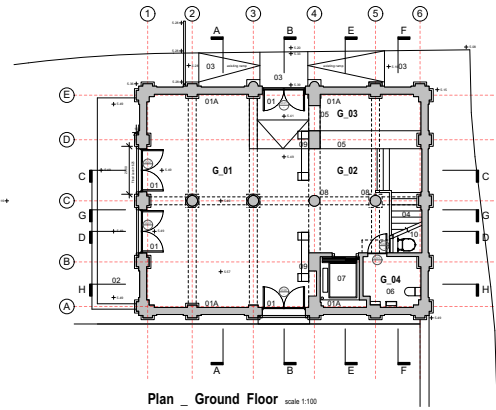
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 Drawing Status:
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Drawing Number:
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 Scale:
 1:200 @ A1

Revision:
 A
 Date:
 13.10.23

RIBA Stage 3 Proposals

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Custom House Plans _ Proposed



Key:

- | | | | |
|-----|--|----|--|
| 01 | New glazed double door with metallic bronze frame and frameless glazed sidelight above | 08 | New stone column (stone to match existing columns) |
| 01A | New glazed double fixed screen with metallic bronze frame and frameless glazed sidelight above | 09 | Plaster finish to wall to match existing |
| 02 | New stone steps (Yorkstone, to match existing) | 10 | New basement safe ladder access |
| 03 | New ramp to form level access (Yorkstone, to match existing) | | |
| 04 | Timber stair, existing with amended layout at bottom | | |
| 05 | Counter | | |
| 06 | WC | | |
| 07 | Lift | | |

Rev A - 05.02.24 - Planning

GRAEMEMASSIEARCHITECTS
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Job Title:
 Riverfront Regeneration
 Custom House

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Custom House - Proposed Plans

Drawing Status:
 PLANNING

Drawing Number:
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Scale:
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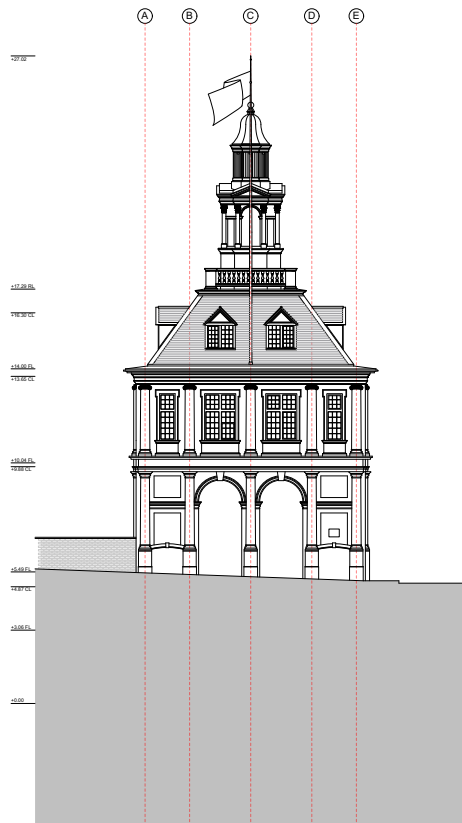
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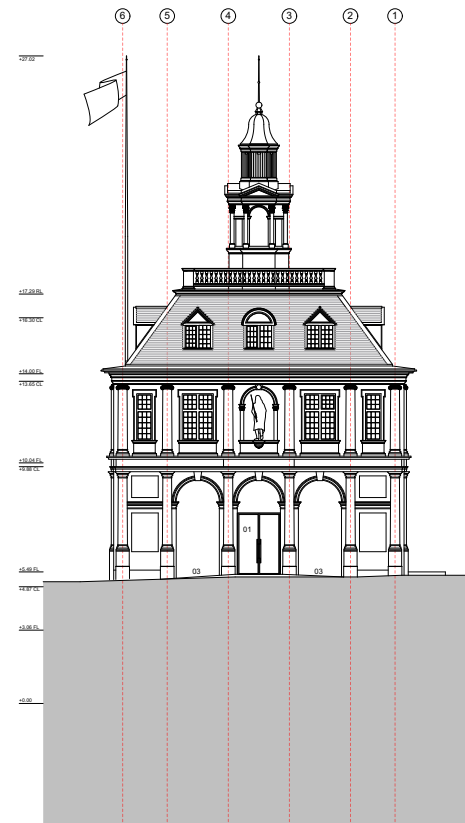
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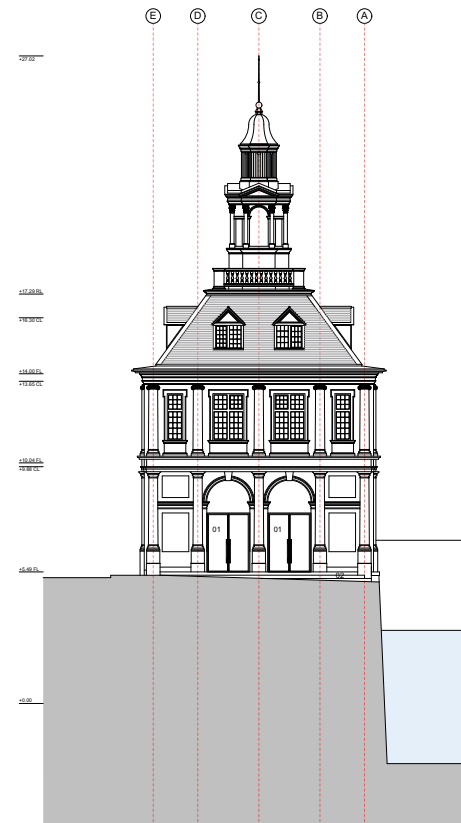
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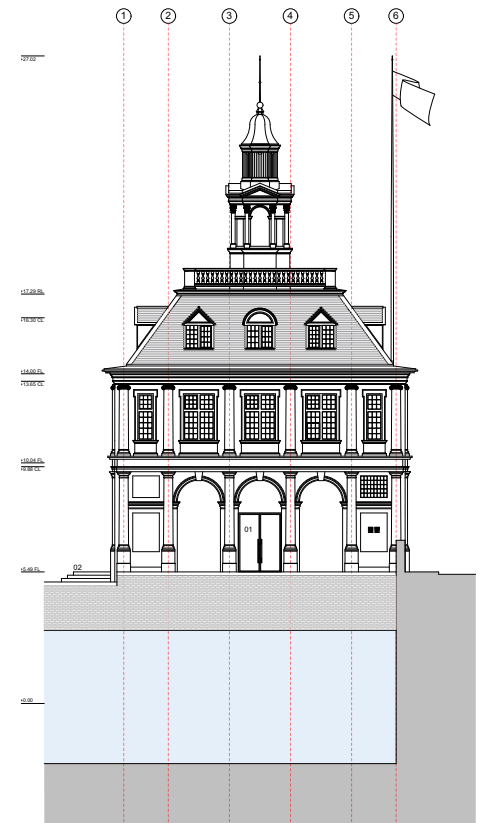
Elevation _ East scale 1:100



Elevation _ North scale 1:100



Elevation _ West scale 1:100



Elevation _ South scale 1:100

Custom House Elevations _ Proposed scale 1:100



Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed fanlight above
- 01A New glazed double fixed screen with metallic bronze frame and frameless glazed fanlight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 Existing ramps (Yorkstone)

Rev A - 05.02.24 - Planning

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 Telephone 0131 556 9911 info@graememassie.com

Job Title:
 Riverfront Regeneration
 Custom House

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Custom House - Elevations (Proposed)

Drawing Status:
 PLANNING

Drawing Number:
 2024 - 220

Scale:
 1:100

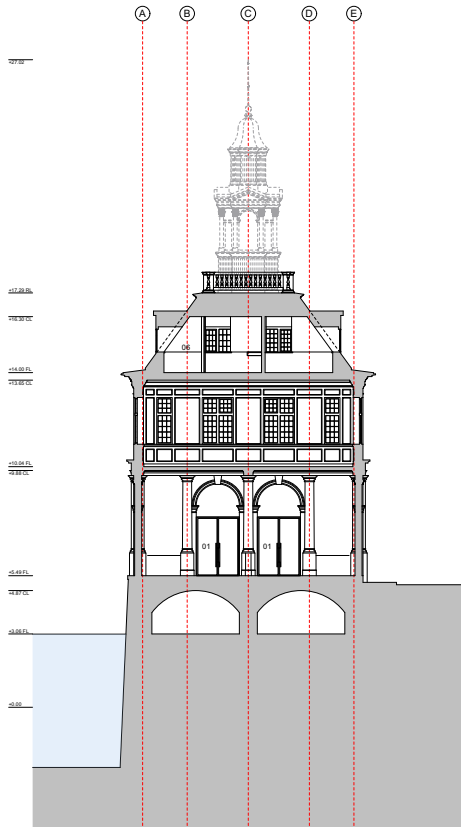
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Date:
 20.09.23

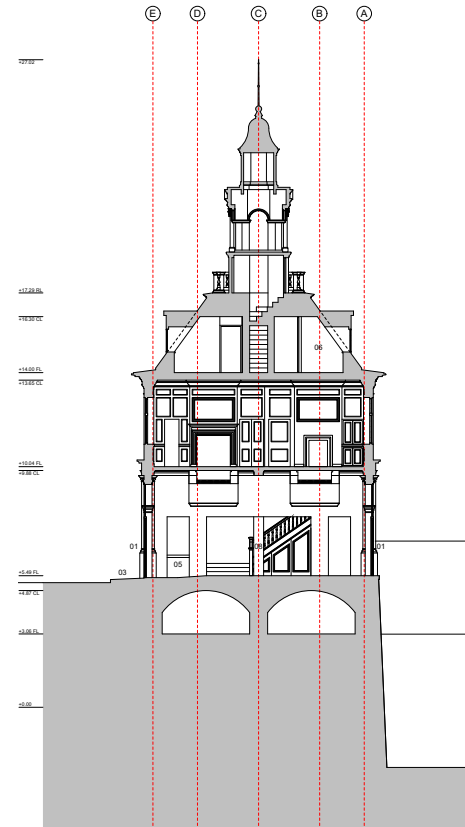
RIBA Stage 3 Proposals

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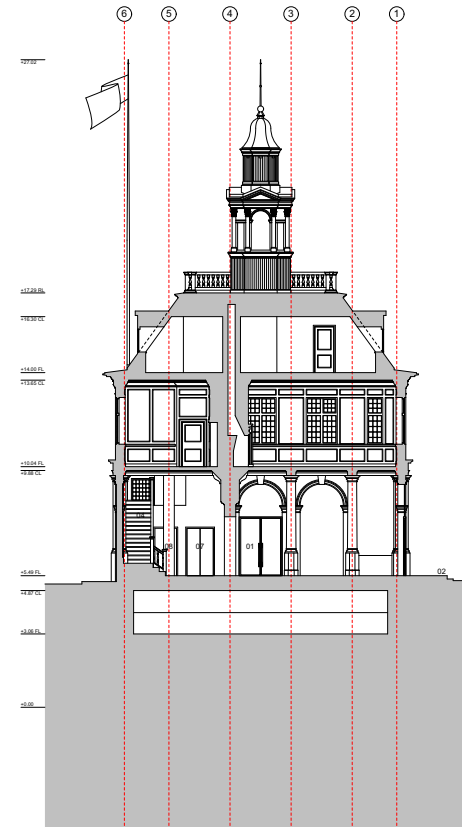
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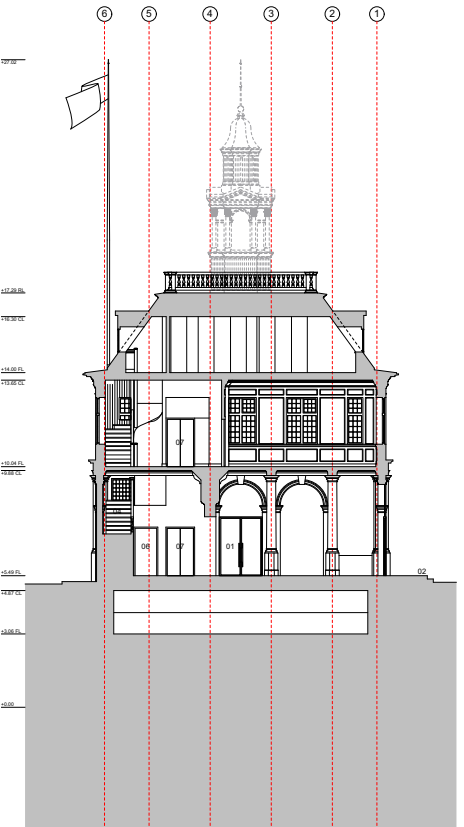
Section _ AA scale 1:100



Section _ BB scale 1:100



Section _ CC scale 1:100



Section _ DD scale 1:100

Custom House Sections AA-DD _ Proposed scale 1:100



Key:

- 01 New glazed double door with metallic bronze frame and frameless glazed fanlight above
- 01A New glazed double fixed screen with metallic bronze frame and frameless glazed fanlight above
- 02 New stone steps (Yorkstone, to match existing)
- 03 New ramp to form level access (Yorkstone, to match existing)
- 04 Timber stair, existing with amended layout at bottom
- 05 Counter
- 06 WC
- 07 Lift
- 08 New stone column (stone to match existing columns)
- 09 Plaster finish to wall to match existing
- 10 New basement safe ladder access

Rev A - 05.02.24 - Planning

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Job Title:
 Riverfront Regeneration
 Custom House

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Custom House - Sections AA-DD (Proposed)

Drawing Status:
 PLANNING

Drawing Number:
 2034 - 230

Scale:
 1:100

Revision:
 A
 Date:
 20.09.23

Proposals Developed in Response to Consultation Feedback

Historic England

Support for project to bring building into greater public use, with flexible spaces

Concern that opening of all arcades presents some 'harm' to the historic significance

Opening of arcade to quayside could be supported

Changing existing doors to glass at Purfleet and Purfleet Street also acceptable

Flood defence details to be developed

Internal changes supported in general

Preference to retain existing staircase if possible

Reduce, or remove, banners to quayside

Public

Slight majority supportive of the proposals to open up the arcades

Positive response to mixed-use / flexible proposals

More heritage interpretation

Less banners

Devil's Alley

RIBA Stage 3 Proposals



46

RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

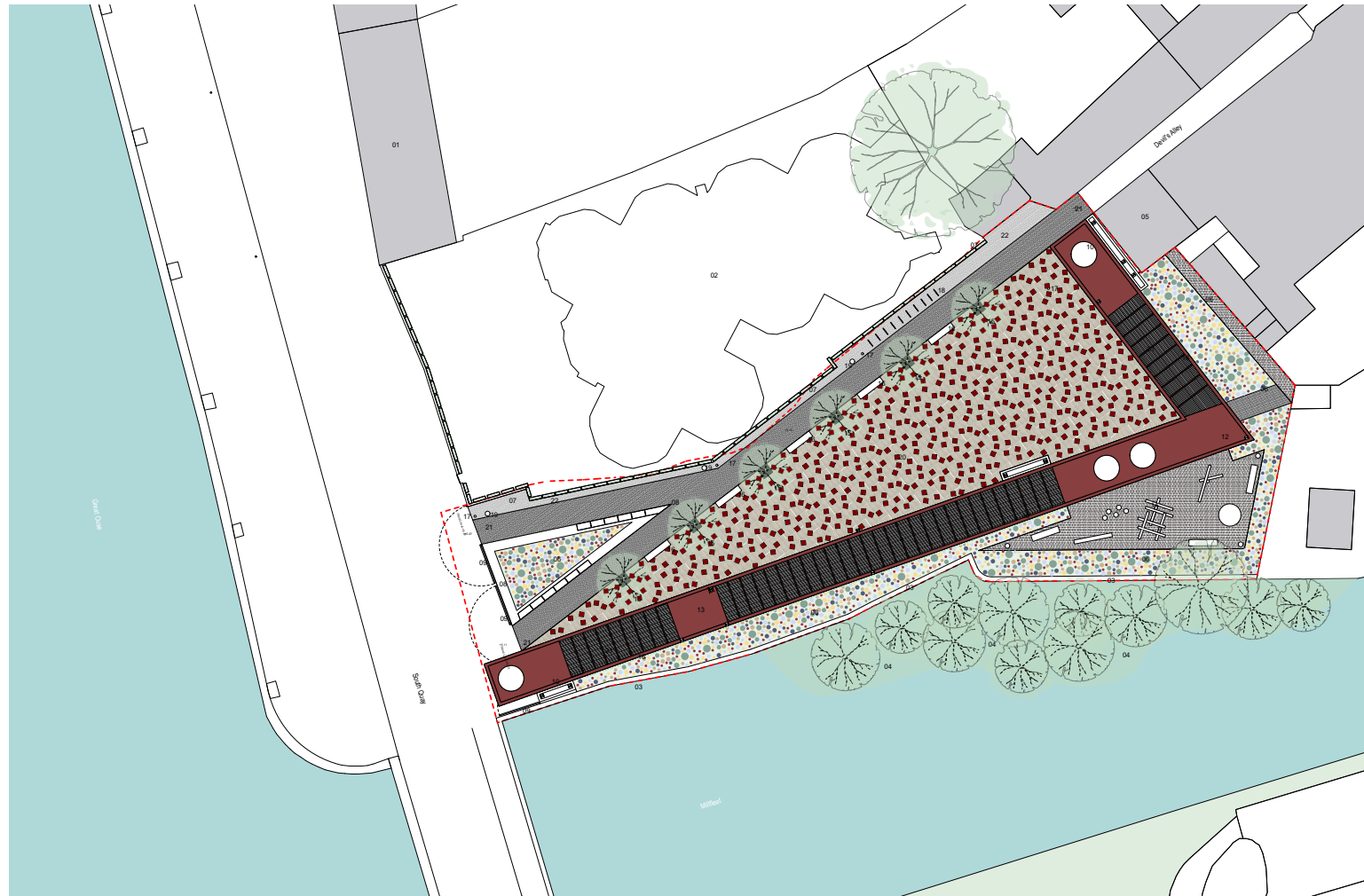


RIBA Stage 3 Proposals



RIBA Stage 3 Proposals

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- Key:
- 01 Sommerfield & Thomas Warehouse
 - 02 Ex-rick bases
 - 03 Existing retaining wall to Millfleet
 - 04 Existing trees/plants to river edge
 - 05 Vacant building to Devil's Alley
 - 06 New low level planting
 - 07 New 2.0m high galvanised steel mesh fence to site with vine planting
 - 08 Brick planter, with integrated seating
 - 09 Flood defence gate
 - 10 Fixed table and benches
 - 11 Line of galvanised steel pergola with open mesh trellis screens to rear
 - 12 Maintenance stores (structural support zone) brick clad, uninsulated, single door access
 - 13 Kiosk (structural support zone) brick clad, insulated, single door access with counter/hatch
 - 14 Play area with equipment
 - 15 New mature tree
 - 16 Brick bench with integrated power footings
 - 17 Lighting columns
 - 18 Cycle stands
 - 19 Litter Bins
 - 20 Resin bound surface with inset slate pavers
 - 21 Brick awners
 - 22 Granite setts

50

Site Plan scale 1:200

GRAEMEMASSIEARCHITECTS
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Job Title:
 Riverfront Regeneration
 Millfleet Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devil's Alley - Roof Plan

Drawing Status:
 INFORMATION

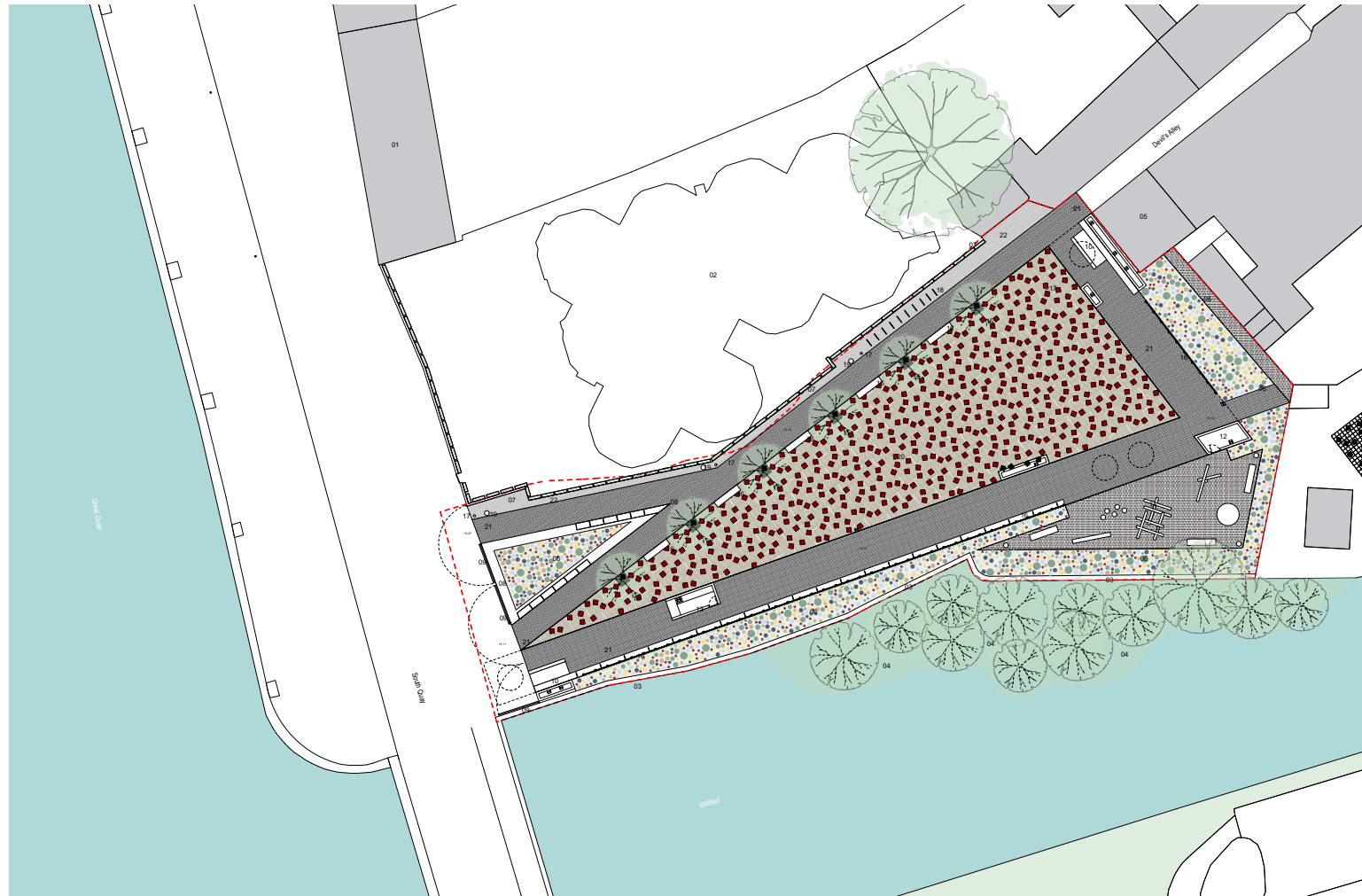
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Scale:
 1:200 @ A1

Revision:
 Date:
 08.11.23

RIBA Stage 3 Proposals

51



Site Plan scale 1:200

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- Key:
- 01 Summerfield & Thomas Warehouse
 - 02 Ex-rick bases
 - 03 Existing retaining wall to Millfleet
 - 04 Existing trees/plants to river edge
 - 05 Vacant building to Devils Alley
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 - 18 Cycle stands
 - 19 Litter Bins
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 - 21 Brick pavers
 - 22 Granite setts

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Job Title:
 Riverfront Regeneration
 Millfleet Site
 Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devil's Alley - Landscape Plan
 Drawing Status:
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 Drawing Number:
 2304 - 02
 Scale:
 1:200 @ A1
 Revision:
 -
 Date:
 08.11.23

RIBA Stage 3 Proposals

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- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
 - 02 Brick
 - 03 Galvanised Steel Mesh Trellis
 - 04 Brick Bench with concrete seat
 - 05 Flood Gate
 - 06 Metal table and feed stocks
 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees Quercus palustris (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

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Job Title:
 Riverfront Regeneration
 Millfeet Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Death Alley - South Quay Elevation
 Drawing Status:
 INFORMATION

Drawing Number:
 2304 - 111
 Scale:
 1:100

Revision:
 --
 Date:
 01.12.23



RIBA Stage 3 Proposals

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- Key:
- 01 Steel Structure (Painted Red Oxide Finish)
 - 02 Brick
 - 03 Galvanised Steel Mesh Trelis
 - 04 Brick Bench with concrete seat
 - 05 Flood Gate
 - 06 Metal table and fixed stools
 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees 'Quercus palustris' (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

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 - 02 Brick
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 - 07 Lighting Column
 - 08 Timber Play Equipment
 - 09 New line of trees 'Quercus palustris' (Pin Oak)
 - 10 Galvanised Steel Bicycle stands

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Job Title:
 Riverfront Regeneration
 MillRace Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Death's Alley - Devil's Alley Elevation

Drawing Status:
 INFORMATION

Drawing Number:
 2304 - 112

Scale:
 1:100

Revision:

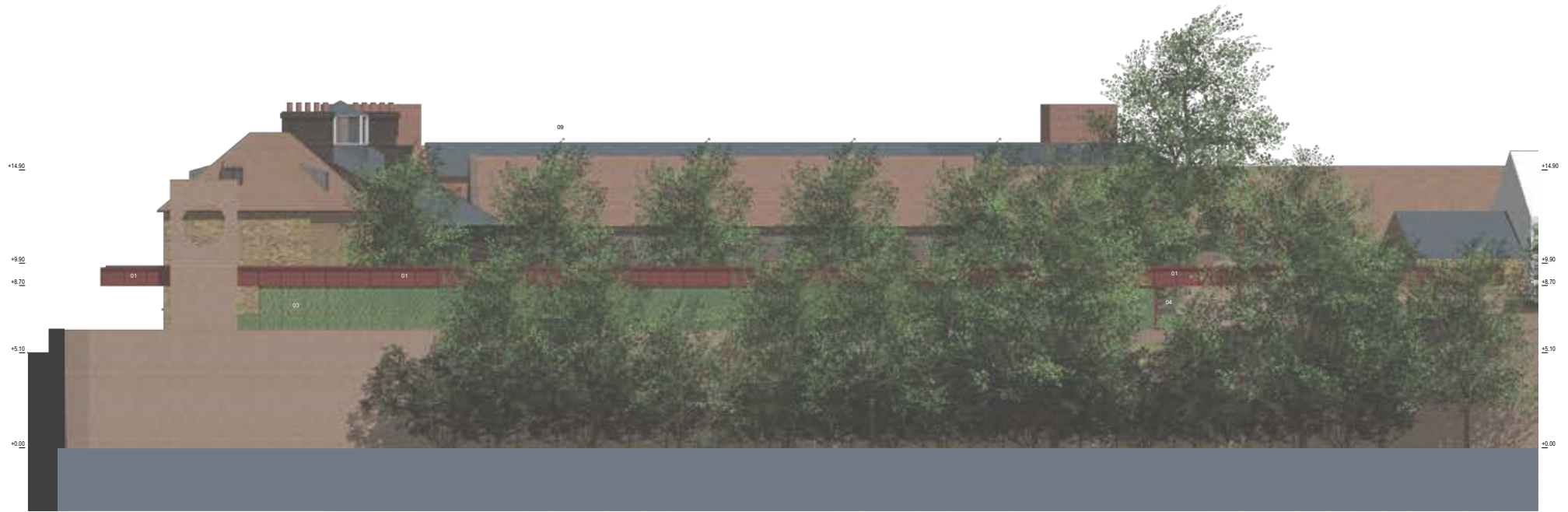
Date:
 01.12.23



RIBA Stage 3 Proposals

Notes:
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 All dimensions to be checked on site and any variations reported to the Architect.

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Key

- 01 Steel Structure (Painted Red Oxide Finish)
- 02 Brick
- 03 Galvanised Steel Mesh Trellis
- 04 Brick bench with concrete seat
- 05 Flood Gate
- 06 Metal table and fixed stools
- 07 Lighting Column
- 08 Timber Play Equipment
- 09 New line of trees 'Quercus palustris' (Pin Oak)
- 10 Galvanised Steel Bicycle stands



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 99 Giles Street Edinburgh EH6 6EZ UK
 telephone 0131 556 9911 info@graememassie.com

Job Title:
 Riverfront Regeneration
 Millfleet Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devil's Alley - Millfleet Elevation
 Drawing Status:
 INFORMATION

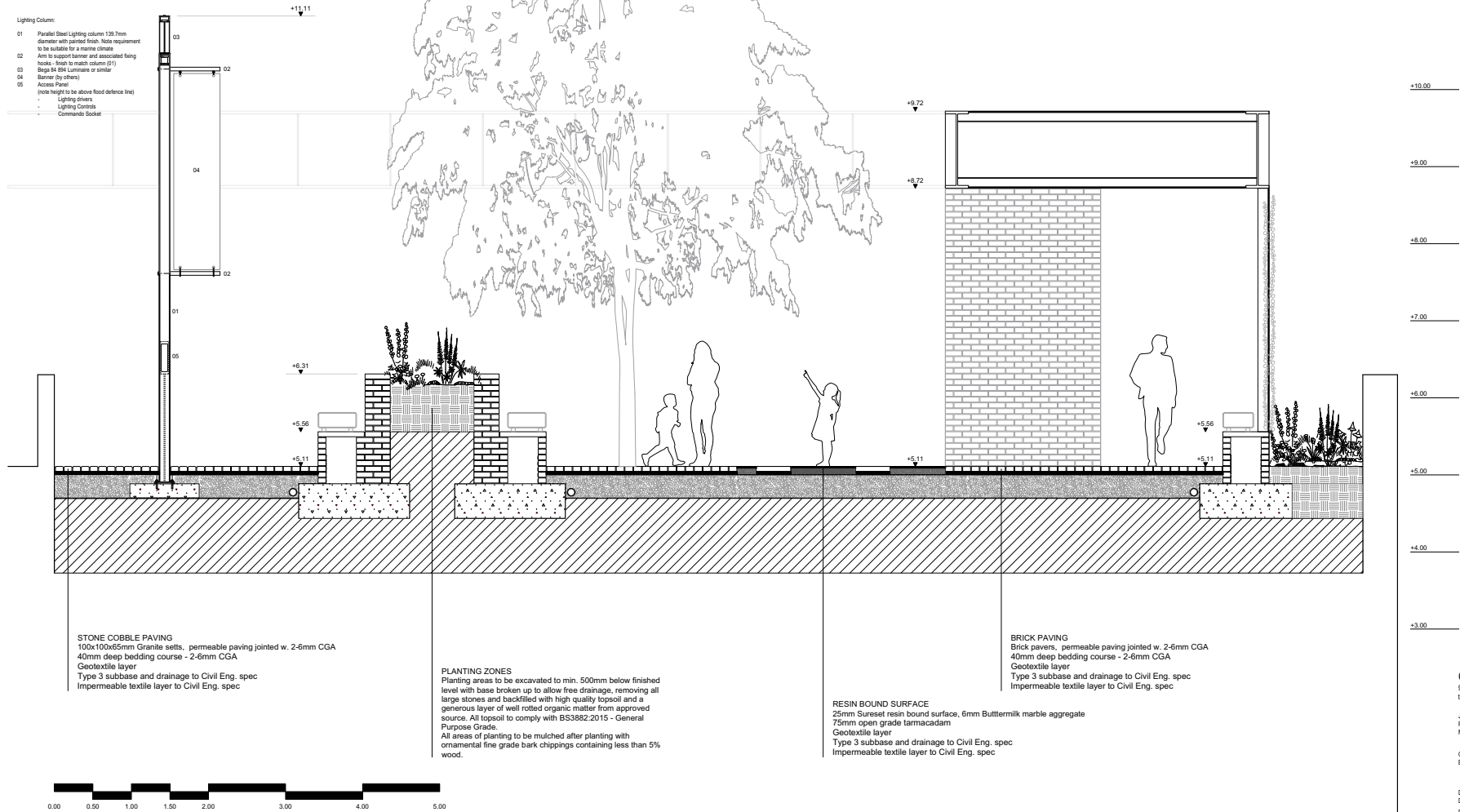
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 2324 - 113
 Scale:
 1:100

Revision:
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 Date:
 01.12.23

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Devils Alley _ Typical Section / Key Details

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Job Title:
 Riverfront Regeneration
 Millfeet Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Devils Alley - Typical Section / Key Details

Drawing Status:
 INFORMATION

Drawing Number:
 2304

Scale:
 1:25 @ A1

Revision:

Date:
 28.02.24

Proposals Developed in Response to Consultation Feedback

Historic England

Cellars: acceptable loss if acceptable to Norfolk CC archaeology

Understand reasons for a 'marker' at end of South Quay

'Marker' shouldn't obscure S+T warehouse when approaching from the south

Consistency of lighting columns with Purfleet Quay

Less banners

More reference to heritage of the area

Need for a maintenance strategy for the planting

Public

Majority supportive of the proposals

Support for use of the space for events

More reference to heritage of the area

More green space

Sensory garden / community gardening

Different forms of play

Chess boards

Less banners

Need for good lighting to ensure safety

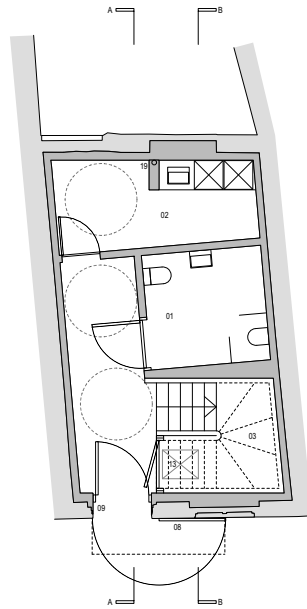
Dryside Facilities

RIBA Stage 3 Proposals

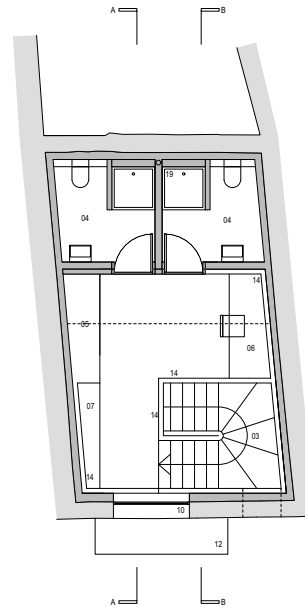


RIBA Stage 3 Proposals

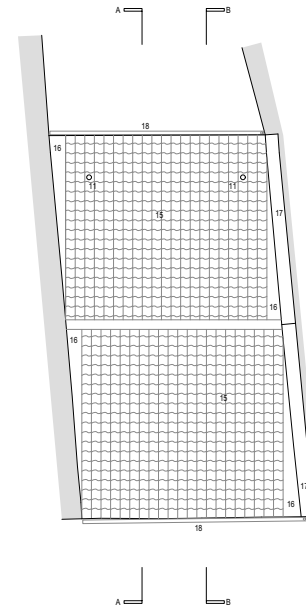
59



Ground Floor scale 1:50



First Floor scale 1:50



Roof Plan scale 1:50

Notes:
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- KEY
- 01 DDA WC/Shower
 - 02 Laundry Room
 - 03 Timber Stair
 - 04 Wet Room
 - 05 Map Storage Drawers
 - 06 Reading Desk
 - 07 Timber Bench
 - 08 New Flood/Security Door
 - 09 New Timber External Door
 - 10 Double Glazed Fixed Window
 - 11 Mech Vent Extract
 - 12 Metal Canopy
 - 13 Refuse Store
 - 14 Timber Datum / Balustrade
 - 15 Existing Perforated Roofing Tiles
 - 16 Existing Flashing
 - 17 Existing Upstand
 - 18 Replacement Metal RWP/Gutters
 - 19 SVP

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning
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Job Title:
 Riverfront Regeneration
 Millfield Site

Client:
 Borough Council of King's Lynn and West Norfolk

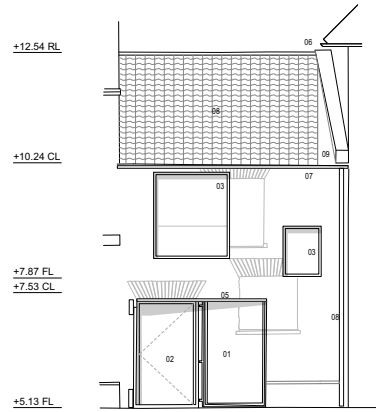
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 Dryside - Plans (Proposed)
 Drawing Status:
 PLANNING
 Drawing Number:
 2304-320
 Scale:
 1:50
 Revision:
 A
 A
 Date:
 21.02.24

RIBA Stage 3 Proposals

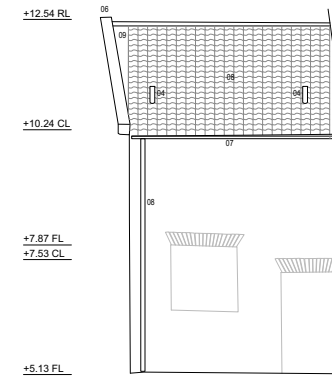
09



Context Visualisations scale NTS



Front Elevation scale 1:50



Rear Elevation scale 1:50



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KEY

- 01 New Flood/Security Door
- 02 New Timber External Door
- 03 Double Glazed Fixed Window
- 04 Mesh-Vent Extract
- 05 Metal Canopy
- 06 Existing Upstand
- 07 Replacement Metal RWP/Gutters
- 08 Existing Panicle Roofing Tiles
- 09 Existing Flashing

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning

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Job Title:
Riverfront Regeneration
Millfleet Site

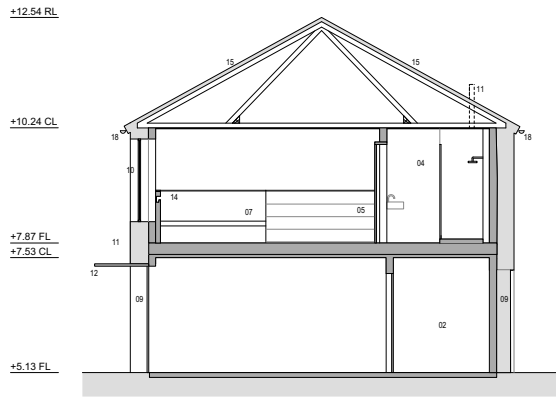
Client:
Borough Council of King's Lynn and West Norfolk

Drawing Title:
Dryside - Elevations (Proposed)
Drawing Status:
PLANNING

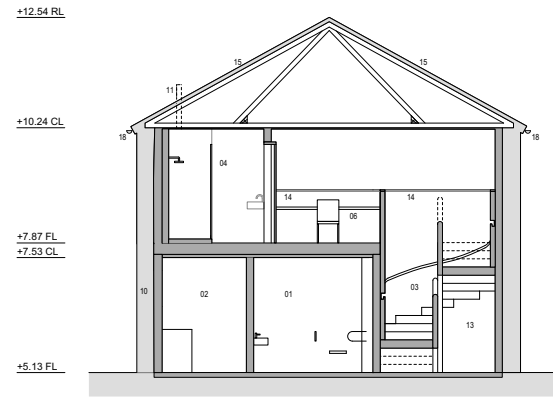
Drawing Number: 2304-321
Scale: 1:50
Revision: A
Date: 21.02.24

RIBA Stage 3 Proposals

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Section AA scale 1:50



Section BB scale 1:50

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- KEY
- 01 DDA WC/Showers
 - 02 Laundry Room
 - 03 Timber Stair
 - 04 Wet Room
 - 05 Map Storage Drawers
 - 06 Reading Desk
 - 07 Timber Bench
 - 08 New Flood/Security Door
 - 09 New Timber External Door
 - 10 Double Glazed Fixed Window
 - 11 Mech Vent Extract
 - 12 Metal Canopy
 - 13 Refuse Store
 - 14 Timber Datum / Balustrade
 - 15 Existing Perimetric Roofing Tiles
 - 16 Existing Flashing
 - 17 Existing Upstand
 - 18 Replacement Metal RWP/Gutters

Note: Brickwork to be made good/repointed as required

Rev A - 23.02.24 - Planning
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Job Title:
 Riverfront Regeneration
 Millfield Site

Client:
 Borough Council of King's Lynn and West Norfolk

Drawing Title:
 Dryside - Sections (Proposed)
 Drawing Status:
 PLANNING
 Drawing Number:
 2304-322
 Scale:
 1:50
 Revision:
 A
 Date:
 21.02.24

Programme

Custom House

Submit for Planning & LBC:
March 2024

Planning & LBC Consent Received:
August 2024

RIBA 4 Tender documents:
July 2024

Issue Tender to Market:
August 2024

Tender Return :
August / September 2024

Contractor Appointment:
October 2024

Works Onsite Start:
October / November 2024

Practical Completion:
March 2026

Devil's Alley Enabling Works

Submit Planning Application :
March 2024

Planning Consent obtained:
April / May 2024

Finalise Works Specification:
April 2024

Agree contract with demo contractor:
May / June 2024

Works Onsite Start:
June / July 2024

Practical Completion:
November 2024

Devil's Alley Main Contract

Submit for Planning:
March 2024

Planning Consent Received:
August 2024

RIBA 4 Tender documents:
August 2024

Issue Tender to Market:
September 2024

Tender Return:
October 2024

Contractor appointment:
November 2024

Works Onsite Start:
December 2024

Practical Completion:
March 2026

Dryside Facilities

Submit for Planning:
March 2024

Planning Consent Received:
August 2024

RIBA 4 Tender documents:
August 2024

Issue Tender to Market:
September 2024

Tender Return :
October 2024

Contractor Appointment:
November 2024

Works Onsite Start:
December 2024

Practical Completion:
March 2026

Document is Restricted