

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



# **Regeneration and Development Panel**

## **Agenda**

Tuesday, 30th January, 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 19 January 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, 30th January, 2024 at 6.00 pm** in the **Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ** to discuss the business shown below.

Yours sincerely

Chief Executive

**AGENDA**

**1. Apologies 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 - Lynnsport 1 (Valentine Park) Development Update**  
(Pages 13 - 26)

**8. Work Programme and Forward Decision List** (Pages 27 - 34)

**9. Date of the next meeting**

To note that the next meeting of the Regeneration & Development Panel is scheduled to take place on 20<sup>th</sup> February 2024 at 6.00pm in the Town Hall, King's Lynn.

**10. 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".

**11. EXEMPT - Appendix 2 - Lynnsport 1 Cabinet Report** (Page 35)

**12. EXEMPT - Cabinet Report - Acquisition of Homes** (Pages 36 - 46)

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, D Heneghan (Vice-Chair), A Kemp and C Rose

**Portfolio Holders:**

Councillor A Beales – Portfolio Holder for Business

Councillor J Rust – Portfolio Holder for People and Communities

**Officers**

Duncan Hall – Assistant Director

David Ousby – Assistant Director

Nikki Patton – Housing Strategy Manager

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

**REGENERATION AND DEVELOPMENT PANEL**

**Minutes from the Meeting of the Regeneration and Development Panel held on Wednesday, 10th January, 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, Colwell, Crofts, Dickinson, Heneghan, Rose and Spikings (substitute for Collingham).

**PORTFOLIO HOLDERS:**

Councillor Beales – Portfolio Holder for Business

Councillor de Whalley – Portfolio Holder for Climate Change and Biodiversity

Councillor Moriarty – Portfolio Holder for Development and Regeneration

**OFFICERS:**

Stuart Ashworth – Assistant Director

Luke Brown – Senior Planning Officer

Jemma Curtis – Regeneration Programmes Manager

Duncan Hall – Assistant Director

Oliver Judges – Executive Director

**RD65: APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Collingham and Kemp.

**RD66: MINUTES**

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

**RD67: DECLARATIONS OF INTEREST**

There was none.

**RD68: URGENT BUSINESS**

There was none.

**RD69: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34**

There was none.

**RD70: CHAIR'S CORRESPONDENCE**

There was none.

RD71: **BAXTER'S PLAIN FINAL REPORT**

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

The Regeneration Programmes Manager presented the update. A copy of the presentation is attached. It was explained that the West Norfolk Transport and Infrastructure Group would be asked to endorse the Final Report in February 2024. The next stage would be to look at the detailed design required and explore funding options. There was currently no funding allocated to take forward the project.

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

The Vice Chair, Councillor Heneghan, commended the scheme as improvement was needed in the area and would complement the MUCH and library project. She asked about indicative costs and the Regeneration Programmes Manager explained that indicative costs had been looked at, based on current market conditions, but would be firmed up in the detailed design stage.

Councillor Crofts referred to the market and events area and asked if there was a plan in place for its use. The Regeneration Programmes Manager explained that the use of the space would be driven by the buildings and property owners surrounding the area and could be used to supplement activities at the MUCH. Councillor Crofts asked Councillor Beal how well used the Spinney area was, which was a similar multi user space in Hunstanton and Councillor Beal stated that it had been used a couple of times in the past year. Councillor Crofts explained that licences would need to be in place for live or recorded music.

Councillor Colwell referred to resident engagement in the consultation and how residents had wanted more greenery and seating in the area. He felt that this would be achieved through out the project and welcomed the improvements to the area but was disappointed that one of the existing trees would need to be removed. Councillor Colwell also commented that the improvements in the area could make it more attractive to potential developers and the owners of the old Post Office building hopefully encourage investment in the area.

The Regeneration Programmes Manager explained that they had tried to engage with the owner of the old Post Office Building and looked at previous consents for the site to ensure that the improvements complemented potential future development opportunities.

The Assistant Director commented that the improvements would enhance the space and hopefully attract investment in the area. He felt that the outside flexible use space would be well used.

The Chair, Councillor Bearshaw, was concerned that the outside space would be filled with seating and planting which would reduce the space available for events. He hoped that adequate space would be available for events to make the area attractive.

Councillor Spikings commented that it would be a benefit to the town centre if the old Post Office Building was brought back into use. She also cautioned the type of greenery proposed for the area and asked that consideration be given to non-toxic trees which did not produce sap. She also asked for consideration to be given to using trees which could provide a canopy and therefore keep the area cool in the summer. Councillor Spikings commented that a living wall was a good idea, but cautioned the use of Ivy. She welcomed the proposals for an outside events area, but did not want to see the existing trees removed as they were established and an asset to the area.

The Regeneration Programmes Manager confirmed that there would be a net gain of trees overall in the area. Councillor Spikings questioned what standard and size the new planting would be as it needed to be suitable for the area.

Councillor Bone welcomed the café culture feel that the proposals would provide, but echoed the concerns of Councillor Spikings in that planting and greenery needed careful consideration and he did not want to lose the existing trees in the area.

The Chair commented that it would be good to have a space that could be covered so that events could take place in the Winter.

Councillor Bubb referred to the Museum which was just outside of the plan area and referred to the cut through to the Museum, which was currently unwelcoming. He asked if any plans were in place to enhance the route from Baxters Plain to the Museum. The Regeneration Programmes Manager commented that this could be looked into, but access through the rear of service yards was not encouraged, and some of the area was not in the Borough Council's ownership.

Councillor Blunt welcomed the report and how comments received as part of the consultation had been considered. He asked if any future development of the Old Post Office Building could detrimentally affect the project and the Regeneration Programmes Manager explained that any redevelopment of the Old Post Office Building would have to be managed at that point in time and organisations could work together to get the best out of both schemes.

In response to a question from Councillor Colwell, it was explained that cycle parking provision was included in the scheme.

In response to a question from Councillor Blunt, it was confirmed that the project was currently unfunded, however officers would be looking at funding options and the opportunity to phase the scheme to make use of different sources of funding.

The Vice Chair, Councillor Heneghan asked if H&M had been engaged in the consultation process and the Regeneration Programmes Manager confirmed that they had. She explained that corporately H&M had set rules on their buildings, therefore two options had been included and more work would be carried out during the detailed design phase.

The Portfolio Holder for Business, Councillor Beales, welcomed the Panel's comments, especially relating to trees and planting and explained that these would be considered during the detailed design phase. He explained that funding was key and officers were working with partners at Norfolk County Council to look at sources of funding.

**RESOLVED:** The update was noted.

RD72: **CABINET REPORT - LOCAL PLAN GYPSY AND TRAVELLER POTENTIAL SITES CONSULTATION DOCUMENT**

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

The Assistant Director and Senior Planning Officer presented the report which sought authority to proceed with a consultation on potential sites. The consultation would run for 6 weeks, and would help to inform a final proposed Gypsy, Traveller and Travelling Showpeople Policy, which would be submitted to Cabinet for approval in April 2024 and submitted for formal examination likely in July 2024.

Councillor Moriarty, in his capacity as Chair of the Local Plan Task Group informed the Panel that the Task Group had considered this report and would be submitting an additional recommendation to Cabinet that the Panel may wish to consider. The additional recommendation was:

*“Delegated authority be granted to the Portfolio Holder, Development and Regeneration to ensure new sites which come forward from the consultation exercise be communicated in a timely manner to Borough Councillors and where possible Parish Councils.”*

The Panel received a presentation, a copy of which is attached.



The Chair thanked the Assistant Director and Senior Planning Officer for the report and invited questions and comments from the Panel, as summarised below.

In response to a question from Councillor Crofts, it was explained that six sites had come forward following the call for sites. Additionally three Borough Council and one Norfolk County Council site had also been brought forward for consideration. It was confirmed that the Saddlebow and Blunts Drove sites were operated as public sites for Gypsy and Traveller Accommodation. The Saddlebow site was owned by Norfolk County Council and Blunts Drove was owned by Hastoe Housing Association. In relation to the Saddlebow site, it was explained that this site was currently at capacity and there was a waiting list for pitches. There was no scope to extend the site due to land ownership constraints.

In response to a further question from Councillor Crofts regarding the overwhelming of sites and joint working with neighbouring Local Authorities, it was explained that the Council was required to meet their own accommodation needs for Gypsies, Traveller and Travelling Showpeople, but had met with Officers from Fenland District Council to look at joint working opportunities. It was also explained that the consultation would provide the opportunity for comments to be received by stakeholders such as Fenland District Council.

The Chair agreed that it was important to look at working with neighbouring Local Authorities where possible.

Councillor Beal asked for a provision to be put in place for short term and temporary sites and made reference to issues in Hunstanton.

Councillor Bone called a point of order relating to the language used by Councillor Beal.

The Assistant Director commented that temporary stopping points and transit sites had been looked at through the Gypsy and Traveller Accommodation Assessment and there was no need, at this time, to provide such a site. However it would continue to be monitored through the Local Plan process.

In response to a question from the Chair, it was confirmed that the consultation covered more pitches than was required. This had been undertaken to explore all options and build in flexibility for when final decisions on any preferred sites were made over the coming months.

Councillor Bone commented that there was only one site identified for the north of the Borough and the Senior Planning Officer confirmed that the list of potential sites reflected where the current and future accommodation need was coming from.

The Chair asked if another site needed to be identified near to Hunstanton to address the issues raised by Councillor Beal and the Assistant Director explained that this was not necessary as in reality the sites were unlikely to be occupied. The Assistant Director informed Members that a list of FAQ's would be included in the consultation document.

Councillor Blunt explained that one of his Parishes, who would like to respond to the consultation, would not be meeting during the consultation period and asked if there was scope to extend the consultation period if required. The Assistant Director explained that individual requests for an extension of time to respond to the consultation would need to be made to the Council, who would consider them along with the Local Planning Inspectorate. It was acknowledged that the Parish Council in question were important with regard to a consultation response and officers and the Chair of the Local Plan Task Group would work with them if required to ensure their response was included.

Councillor Moriarty, as Chair of the Local Plan Task Group, commented that he had received lots of correspondence on this matter and public interest and wanted to assure the public that their responses to the consultation would be considered.

The Chair referred the Panel to the additional recommendation which the Local Plan Task Group would be submitting to Cabinet and this was discussed by the Panel. The Panel agreed to the additional recommendation being submitted via this Panel also.

**RESOLVED:** That the Regeneration and Development Panel support the recommendations to Cabinet as set out below, with the addition of recommendation three in bold below.

1. Cabinet endorses the draft Gypsy, Travellers and Travelling Showpeople Potential Sites and Policy document, the Gypsy and Traveller Site Assessment Document, the associated Strategic Flood Risk Assessment and the Sustainability Appraisal, for consultation, for a period of 6 weeks from 26<sup>th</sup> January until 8th March 2024.
2. That delegated authority be granted to the Portfolio Holder for Development and Regeneration, and the Assistant Director – Environment & Planning, to include minor amendments as required to the consultation document prior to consultation starting at the end of January.
3. **Delegated authority be granted to the Portfolio Holder, Development and Regeneration to ensure new sites which come forward from the consultation exercise be communicated in a timely manner to Borough Councillors and where possible Parish Councils.**

RD73: **WORK PROGRAMME AND FORWARD DECISION LIST**

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

RD74: **DATE OF THE NEXT MEETING**

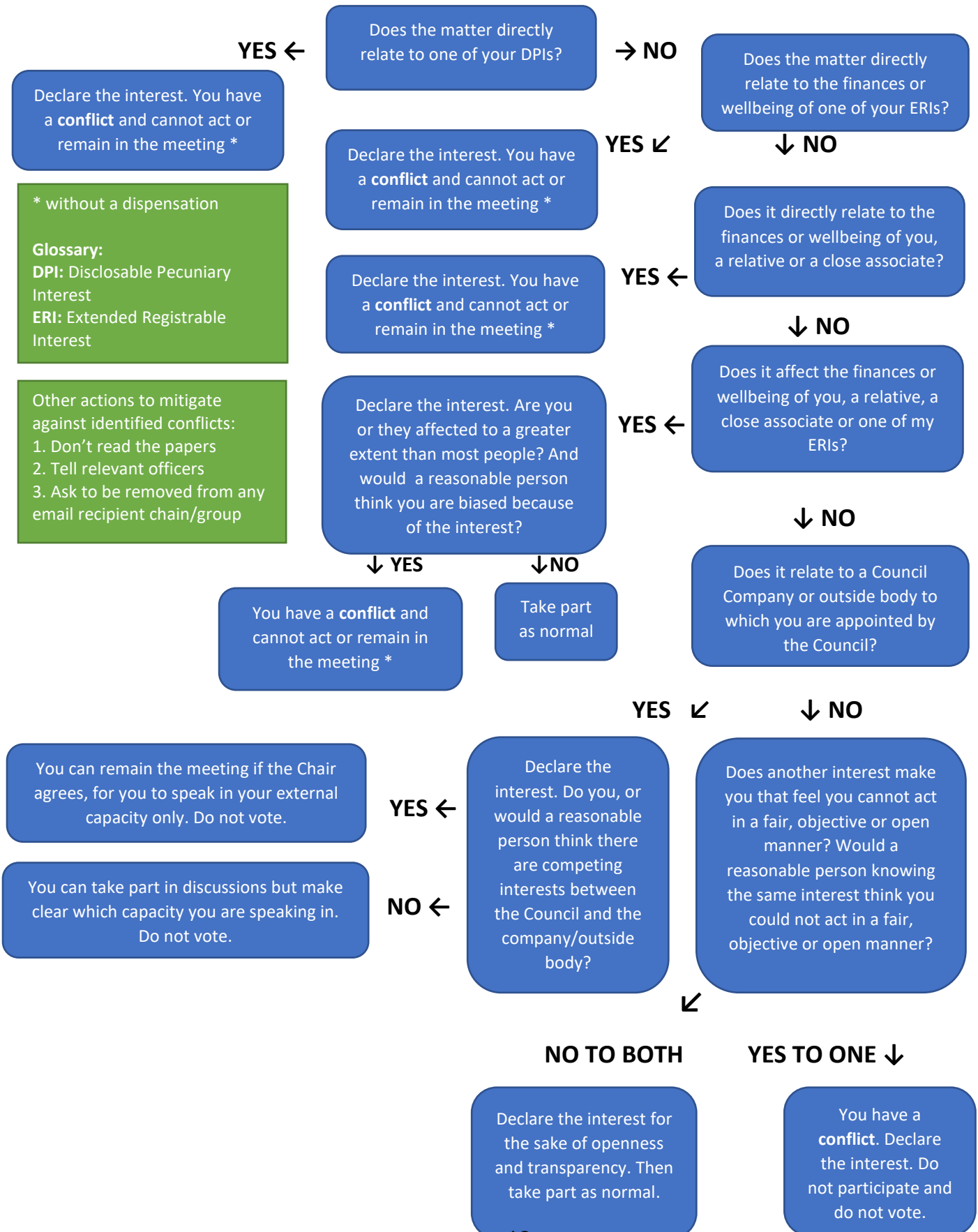
The next meeting of the Regeneration and Development Panel was an additional meeting and would be held on 30<sup>th</sup> January 2024 at 6.00pm in the Council Chamber, Town Hall.

**The meeting closed at 7.05 pm**

**DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART**



**START**



**POLICY REVIEW AND DEVELOPMENT PANEL REPORT**

REPORT TO:	Regeneration and Development Panel		
DATE:	30 <sup>th</sup> January 2024		
TITLE:	Lynnsport 1 (Valentine Park) Development Update		
TYPE OF REPORT:	Cabinet Report		
PORTFOLIO(S):	Councillor Beales – Portfolio Holder for Business		
REPORT AUTHOR:	David Ousby		
OPEN/EXEMPT	Open	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Yes

**REPORT SUMMARY/COVER PAGE**

<b>PURPOSE OF REPORT/SUMMARY:</b>
The report provides an update on the Lynnsport 1 development, seeking final approval to proceed with the scheme.
<b>KEY ISSUES:</b>
Members are directed to the attached Cabinet report for full details of the key issues.
<b>OPTIONS CONSIDERED:</b>
Members are directed to the attached Cabinet report for full details of the options.
<b>RECOMMENDATIONS:</b>
The Panel are requested to consider the report and make any appropriate recommendations to Cabinet.
<b>REASONS FOR RECOMMENDATIONS:</b>
To scrutinise recommendations being made for an executive decision.

## REPORT TO CABINET

<b>Open (Appendix 2 exempt)</b>		Would any decisions proposed:			
<b>Any especially affected Wards</b>	<del>Mandatory/</del>	Be entirely within Cabinet's powers to decide		YES/NO	
	Discretionary /	Need to be recommendations to Council		YES/NO	
	<del>Operational</del>	Is it a Key Decision		YES/NO	
<b>North Lynn</b>					
Lead Member: Cllr Beales E-mail: <i>cllr.alistair.beales@west-norfolk.gov.uk</i>			Other Cabinet Members consulted: Leader and Deputy Leader		
			Other Members consulted: Cabinet		
Lead Officer: David Ousby E-mail: <i>david.ousby@west-norfolk.gov.uk</i> Direct Dial: 01553 616505			Other Officers consulted: Executive Directors, Chief Executive, Monitoring Officer, S151 Officer		
Financial Implications YES/NO	Policy/ Personnel Implications YES/NO	Statutory Implications YES/NO	Equal Impact Assessment YES/NO If YES: Pre-screening/ <del>Full Assessment</del>	Risk Management Implications YES/NO	Environmental Considerations YES/NO
If not for publication, the paragraph(s) of Schedule 12A of the 1972 Local Government Act considered to justify that is (are) paragraph(s)					

Date of meeting: 6<sup>th</sup> February 2024

### LYNNSPORT 1 (VALENTINE PARK) DEVELOPMENT UPDATE

#### Summary

An update on the Lynnsport 1 development, seeking final approval to proceed with the scheme.

#### Recommendation

##### Cabinet Resolves:

1. To proceed with the Lynnsport 1 development to deliver 96 homes with Lovell Partnership Limited (LPL) under the Major Housing Partnership Development Management Agreement (30 April 2015).
2. That the Executive Director (Place), in consultation with the Portfolio Holder for Business and Monitoring Officer be given delegated authority to approve the final terms of a Project Partnering Contract (PPC) 2000 with LPL to deliver this project.
3. That the Council shall dispose of the properties in accordance with the tenure mix as set out in Table 2 of the report. In line with the corporate strategy.
4. Pending the transfers referred to at resolution 3 above, the affordable and private rented tenures may be leased to WNHC and WNPL respectively.

#### Recommendation to Full Council

5. To approve the Capital budget estimate as detailed in section 5 and appendix

2 of the report.

### **Reason for Decision**

- Deliver housing of a range of tenures to meet local needs
- To deliver on Council Corporate Objectives:
  - Promote growth and prosperity to benefit West Norfolk;
  - Protect our environment;
  - Efficient and effective delivery of our services; and,
  - Support our communities.
- To deliver affordable and private rented (PRS) housing for acquisition by the council's wholly owned housing companies to support the delivery of council corporate objectives.

## **1. BACKGROUND**

- 1.1. This site is the last of the Lynnsport housing sites following the successful completion of Cowper Place (Lynnsport 3), and Dewside (Lynnsport 4 & 5), and the latest scheme being delivered as part of our Major Housing Programme delivered through a Development Management Agreement (DMA) with Lovell Partnerships.
- 1.2. The latest approved planning consent (21/00855/FM) permits the development of 96 homes. This is a revision of the designed and consented scheme of 82 homes (16/02227/FM), improving the layout with a more efficient use of space. This has improved the Borough Council's ability to deliver the maximum amount of housing, and therefore, improve the viability of the scheme without impacting on its overall quality.
- 1.3. The land has been under the council's ownership for over 70 years. This is a King's Lynn allocated site, under Policy E.1.7
- 1.4. Prior to their relocation as part of an earlier phase of the Major Housing Programme, the site was used as a hockey pitch. It currently serves as a compound and site offices for Lovell's operations within the town, associated with Borough Council projects.
- 1.5. The reason for prioritising other Lynnsport schemes in advance, thus leaving Lynnsport 1 for later, was the need to construct the Lynnsport Way and Greenpark Avenue links, now successfully built and under the adoption process with the Norfolk County Council (NCC). The Lynnsport 1 scheme and the delivery of housing was one of the outputs that supported the New Anglia Local Enterprise Partnership's funding of the scheme.
- 1.6. The scheme will provide affordable dwellings. This is in line with the Council's policy of 15% 'tenure blind' affordable housing homes in King's Lynn. The remaining 85% of homes will be a mixture of for sale and private rented (PRS), representing 65% and 20% of the properties, respectively.
- 1.7. It is proposed that the Affordable and PRS housing will be disposed to and managed by the council's wholly owned companies: West Norfolk Housing Company (WNHC) and West Norfolk Property Ltd (WNPL), respectively.

1.8. Lovell Partnership Ltd (LPL) are currently engaged to undertake all necessary pre-development under our existing Development Management Agreement (30 April 2015). To proceed with construction works the council is required to enter a Project Partnering Contract (PPC 2000).

## 2. PROGRESS TO-DATE

2.1. A Section 106 agreement for the site has been agreed and entered by all necessary parties. Pre-commencement planning conditions have been either submitted or are under preparation to be submitted for discharge prior to works commencing.

2.2. Detailed design development has been progressed including house designs, utility infrastructure designs, and highways designs.

2.3. Utility companies have been engaged and necessary applications/ sectional agreements have been progressed.

2.4. Lovell Partnerships Ltd undertook an exercise with the local Academy Trust, West Norfolk Academies Trust to select a marketing name to the development. The name "Valentine Park" was selected after John Sutherland Valentine, engineer for the railway line between King's Lynn and Hunstanton, which once ran adjacent to the proposed development site.

2.5. Lovell have undertaken a full financial adjudication of the site outlining all anticipated risks, costs, income sources, and grant funding opportunities. Their cost estimate is included in the **Error! Reference source not found.** (Appendix 2).

2.6. Designs, investigations, and other due diligence have therefore progressed to a point in which development can commence and start on site.

## 3. OPTIONS CONSIDERED

3.1. The original application (16/02227/FM), which has now lapsed, proposed to deliver 82 homes, as per breakdown shown on Table 1 below:

<i>Table 1 - Tenure distribution on original application</i>		<b>Bedrooms</b>			
		<b>2</b>	<b>3</b>	<b>4</b>	<b>Total</b>
<b>Tenure</b>	Open Market	15	36	19	<b>70</b>
	Affordable Rent	8			<b>8</b>
	Shared Ownership		4		<b>4</b>
	<b>Total</b>	<b>23</b>	<b>40</b>	<b>19</b>	<b>82</b>

3.2. The current application (21/00855/FM), proposes to deliver 96 homes, as per breakdown shown in table 2 below:

<i>Table 2 - Tenure distribution on current application</i>		<b>Bedrooms</b>			
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>



<b>Tenure</b>	Open Market		11	30	22	<b>63</b>
	Affordable Rent	6	4			<b>10</b>
	<i>First Home</i>		2	1		<b>3</b>
	Shared Ownership			1		<b>1</b>
	<i>Private Rental</i>		9	10		<b>19</b>
	<b>Total</b>	<b>6</b>	<b>26</b>	<b>42</b>	<b>22</b>	<b>96</b>

3.3. The benefit of the current scheme is that it is designed to:

- minimise resource consumption
- maximise design quality
- improve construction quality and efficiency
- increase social inclusion and participation
- improve quality of life, and
- achieve long-term economic viability

3.4. **Tenures:**

Two new tenures have been added (First Homes & Private Rental);

**Affordable Housing Provision:**

- . The development will deliver 14 affordable homes (15% of the total, split into Affordable Rent, First Homes and Shared Ownership) First Homes are discounted homes for first time buyers who meet certain eligibility criteria. The discount, eligibility criteria and terms of use are secured by a Section 106 agreement The affordable rent and shared ownership homes are intended for the council's wholly owned Affordable Housing Company (WNHC); the establishment of which was approved by Cabinet on 28th June 2016.

**Private Rented Units (PRS):**

- The development will deliver 19 private rented homes (20% of the total) for the council's wholly owned Private Rented Housing Company (WNPL). The retention for private rent of a minimum of 20% of the housing units developed by the council on large urban sites over 50 units was approved by Cabinet on 8th January 2019 ,and it is also in line with current Housing Needs Assessment .
- The potential for this site to deliver additional PRS homes is limited by the number of available plots that would be suitable for conversion from open market sale to private rent. The council can reserve an option to lease some of the properties intended for open market sale to West Norfolk Property Limited for PRS lettings, depending on market conditions and demand. Recommendations on the mechanism for transferring the properties to the wholly owned housing companies has been made to Cabinet on 15<sup>th</sup> January 2024

3.5. **Environmental enhancement items:**

Cabinet agreed the Climate Change Strategy and Action Plan at its meeting on 21st September 2021. The Lynnsport 1 project will support the Strategy by investing in environmental benefits. These include:

- “EV-ready” charging points for all properties (ducting and cabling installed in preparation for home buyer);
- Enlarged windows to enhance natural daylight;
- Maximisation of Solar PV throughout the scheme – 30 Units;
- Air Source Heat pumps throughout, in lieu of gas central heating;
- Thermal efficiency / insulation above Building Regulations requirements.

#### **4. POLICY IMPLICATIONS**

4.1. The site will help deliver on a range of the council’s priorities and objectives, in accordance with the Corporate Strategy 2023-2027:

##### **Promote growth and prosperity to benefit West Norfolk:**

- Increase the number of good quality new homes and associated infrastructure built through direct provision by working with registered social landlords and private sector developers, by delivering this allocated site, including the delivery of the council’s Affordable Housing in line with the King’s Lynn & West Norfolk Housing Needs Assessment (2020).

##### **Protect our environment:**

- Lead by example by reducing our own carbon emissions and considering our impact on the climate with all our projects and initiatives. The environmental enhancements included within the design of the scheme will help to deliver on the council’s commitment to be carbon neutral by 2035.

##### **Efficient and effective delivery of our service:**

- Provide value for money through efficient and effective service delivery, as well as focus our capital expenditure on priority areas.

##### **Support our communities:**

- Promote and maintain attractive public open spaces across the borough for all to enjoy and that are accessible, as well as promote active lifestyles and clean travel options, both within the site and by connecting surrounding neighbourhoods to green travel corridors throughout the town. This will in turn help to improve the health and wellbeing of our communities.

## 5. FINANCIAL IMPLICATIONS

5.1. The table in (exempt) appendix 2 sets out the current cost estimate against the initial budget figures provided by Lovell in their 2015 DMA estimate. Some of the principal cost changes are as follows:

- **Revenues**

- The initial 2016 application was revised, and a new application submitted in 2021, increasing the number of dwellings from 82 to 96. The initial 2015 appraisal of 112 homes was found not to be achievable.
- Market sales values have increased by 50% over the period<sup>1</sup>
- The First Homes are a new form of 'affordable housing' and are sold at 70% of OMV.

- **Costs**

- General building cost inflation over the period has been 40%<sup>2</sup>
- Abnormal costs not factored into the 2015 viability, principally ground stabilisation and earthworks, is estimated to cost £3.2m
- Around £405k is the abortive costs of the previous planning consent
- The environmental enhancements that will be delivered, over and above Building Regulations, will cost around £250k

5.2. The current Capital Budget for the project is £20,816,539, including historical spend. This report seeks approval to increase the Capital budget to £24.38m.

5.3. Overall, scheme costs have risen due in part to inflation, but also the challenging ground conditions within King's Lynn, and these have been partially offset by house price inflation. The development costs are consistent with those experienced on recent developments (Nar Valley Park, Salters Road) and estimated (Florence Fields), as evidenced in the council's cost consultant report GBA associates.

5.4. The change between the initial appraisal in the 2015 DMA and the current valuation and revised Capital Programme are shown in appendix 2.

5.5. The total capital spend to date (including £130k received from NCC for land to build the Greenpark Academy) is £1.095m, as detailed in table 3 below:

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<sup>1</sup> Nationwide Building Society

<sup>2</sup> Source: Office for National Statistics - Construction Output Price Indices

Table 3 – spend to date

<b>Lynnsport 1 spend to date (October 2023)</b>		<b>£,000</b>
BCKLWN direct costs		(125)
CIL / S106		(2)
Corporate project team overheads - including GBA fees		(142)
Lovell DMA fees		(939)
NCC contribution for land, Greenpark Academy		130
offsite contributions		(13)
<b>Total costs to date</b>		<b>(1,095)</b>

#### 5.6. S106 Commitments

The Lynnsport 1 project has generated £61,982 in S106 funding detailed in 4 below, which have been invested in off-site provisions:

Table 4 - S106 Commitment Items

<b>Item</b>	<b>£</b>
Improvements to Lynnsport Neighbourhood Equipped Area of Play (NEAP)*	39,502
Habitats Monitoring and Mitigation Strategy Contribution	5,280
The River Gaywood Restoration Contribution – Rivers Trust Enhancement (HLF Project)*	10,000
Increasing capacity of local libraries service	7,200
<b>Total</b>	<b>61,982</b>

\* Undertaken as part of original Lynnsport planning application (16/02227/FM), but costs transferred to these proposals.

## 6. PERSONNEL IMPLICATIONS

6.1. The scheme will be delivered by the Corporate Projects team, using the Major Housing Contract with LPL. As a result, there are no personnel implications.

6.2. Staff costs and other overheads are included within the council's revenue budget and are not separately capitalised.

## 7. ENVIRONMENTAL CONSIDERATIONS

Environmental considerations, as Photovoltaic Solar Panels, Air Source Heating, Electric Car Charging, and other environmental technologies are core to the site's design approach, as outlined in sections 4.4 above.

## 8. STATUTORY CONSIDERATIONS

8.1. The statutory authority for the proposal is contained in S1 of the Localism Act 2014 and S12 and S95 of the Local Government Act 2003.

8.2. This report complies with the Terms and Conditions of the council's contract with Lovell for the Major Housing Project.

## 9. EQUALITY IMPACT ASSESSMENT (EIA)

No relevant impacts, as per Pre-Screening Equality Impact Assessment, on page 10.

## 10. RISK MANAGEMENT IMPLICATIONS

The main risks associated with proceeding with the development are as follows:

- Market values fall;
- Market values fail to increase as expected;
- Cost increase more than anticipated;
- Higher than anticipated interest rates;
- Borrowing requirement to fund the development phase.

Table 5 below presents the risk assessment for this scheme:

Table 5 Risk items	Risk Implications and Sensitivity	Level of Risk														
Market values fall	<p><b>Risk</b></p> <p>In terms of market values, these are anticipated to fall by 3.5% in 2024, with an overall growth of 16.7% in the 5 years to 2028<sup>3</sup>.</p> <p><b>Sensitivity/Consequences</b></p> <p>The sales valuations are based on current market values, which have fallen by 1.8% over the 12 months to December 2023<sup>4</sup>. The first open market sales on this site are due in Q2 2025, by which time Market values are forecast to have recovered, with further growth expected into 2026 as the scheme reaches completion.</p> <p>MAINSTREAM CAPITAL VALUE FORECAST</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Forecasted Change (%)</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>-3.5%</td> </tr> <tr> <td>2025</td> <td>3.0%</td> </tr> <tr> <td>2026</td> <td>4.5%</td> </tr> <tr> <td>2027</td> <td>6.5%</td> </tr> <tr> <td>2028</td> <td>5.5%</td> </tr> <tr> <td>5 years to 2028</td> <td>16.7%</td> </tr> </tbody> </table>	Year	Forecasted Change (%)	2024	-3.5%	2025	3.0%	2026	4.5%	2027	6.5%	2028	5.5%	5 years to 2028	16.7%	Medium
Year	Forecasted Change (%)															
2024	-3.5%															
2025	3.0%															
2026	4.5%															
2027	6.5%															
2028	5.5%															
5 years to 2028	16.7%															
Market values fail to increase as expected	<p><b>Risk</b></p> <p>The anticipated growth over the 5 years to 2028 does not materialise- property prices either stagnate or fall in real terms</p> <p><b>Sensitivity/Consequences</b></p> <p>Housing markets are cyclical, but demand for housing remains strong. The council will retain the option of transferring properties from the open sales market into the private rented market to mitigate this risk.</p>	Low														

<sup>3</sup>Savills Residential Property Market Forecasts, January 2024

<sup>4</sup> Nationwide House Price Index, January 2024


<b>Table 5</b> <b>Risk items</b>	<b>Risk Implications and Sensitivity</b>	<b>Level of Risk</b>
Higher than anticipated interest rates	<p><b>Risk</b></p> <p>Mortgage interest and Public Works Loan Board (PWLB) rates continue to increase impacting on the affordability of the scheme</p> <p><b>Sensitivity/Consequences</b></p> <p>Markets are currently pricing a Bank of England(BoE) base rate cut to 4% by the end of 2024 with no further increases anticipated, and rates remaining at this level until core inflation is seen to fall within acceptable parameters. BoE Base rate changes have an impact on PWLB rates. Opportunities for temporary leasing or temporary borrowing will be explored to mitigate this in the interim.</p>	Low
Borrowing requirement to fund the development phase	<p><b>Risk</b></p> <p>Council is required to use PWLB borrowing to support the development of the scheme, and to fund the purchase of properties for the wholly owned companies</p> <p><b>Sensitivity/Consequences</b></p> <p>The peak debt during the development phase is around £15m, due to cash inflows from sales offsetting expenditure, with the net position at the end of the development near neutral. The council will explore opportunities to mitigate the cost of debt through debt/equity and leasing arrangements</p>	Low
Cost increase more than anticipated	<p><b>Risk</b></p> <p>Build costs exceed the contingencies allowed for within the Lovells contract price, and/ or other unknown additional / abnormal costs materialise.</p> <p><b>Sensitivity/ Consequences</b></p> <p>Tender price inflation has been built into the contract estimates, provided by Lovell, and these have been scrutinised by the council's own cost advisors. Costs will be monitored, updated and reported on frequently in order to ensure corrective action can be taken as required.</p>	Medium

## 11. DECLARATIONS OF INTEREST / DISPENSATIONS GRANTED

None

## 12. BACKGROUND PAPERS

Major Projects Cost Analysis Report, February 2023 – G Baxter Associates

Question	Answer	Comments			
<b>Pre-Screening Equality Impact Assessment</b>		Borough Council of <b>King's Lynn &amp;            West Norfolk</b>			
Name of policy/service/function	Lynnsport 1				
Is this a new or existing policy/service/function?	<del>New</del> Existing (delete as appropriate)				
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.	The creation of 96 new homes, of which: 15% Affordable (14 units); 20% Private Rental (19 units); 65% Private Sale (64 units).  No				
Question	Answer				
<b>1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups <b>according to their different protected characteristic</b>, for example, because they have particular needs, experiences, issues or priorities or in terms of ability to access the service?</b>  Please tick the relevant box for each group.  NB. Equality neutral means no negative impact on any group.		Positive	Negative	Neutral	Unsure
	Age			√	
	Disability			√	
	Gender			√	
	Gender Re-assignment			√	
	Marriage/civil partnership			√	
	Pregnancy & maternity			√	
	Race			√	
	Religion or belief			√	
	Sexual orientation			√	
	Other (e.g., low income)			√	

<p><b>2.</b> 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>	<p><del>Yes</del>/ No</p>	
<p><b>3.</b> Could this policy/service be perceived as impacting on communities differently?</p>	<p><del>Yes</del>/ No</p>	
<p><b>4.</b> Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?</p>	<p><del>Yes</del>/ No</p>	
<p><b>5.</b> 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>	<p><del>Yes</del>/ No</p>	<p><b>Actions:</b></p>
		<p><b>Actions agreed by EWG member:</b> .....</p>
<p><b>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:</b></p> <p>N/A</p> <p><b>Decision agreed by EWG member:</b> .....</p>		
<p><b>Assessment completed by:</b></p>	<p>David Ousby</p>	
<p><b>Job title:</b></p>	<p>Assistant Director, Programme &amp; Project Delivery</p>	
<p><b>Date:</b></p>	<p>20<sup>th</sup> December 2023</p>	



Appendix 1 - Site Plan/ Proposed Design

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## REGENERATION AND DEVELOPMENT PANEL WORK PROGRAMME 2023/2024

DATE OF MEETING	TITLE	TYPE OF REPORT	LEAD OFFICER/ ATTENDEE	OBJECTIVES AND DESIRED OUTCOMES
<b>22<sup>nd</sup> June 2023</b>	Appointment of Vice Chair for the Municipal Year	Operational		
	Appointments to Task Groups and Informal Working Groups	Operational		
	Update on the Town Investment Plan and Town Deal Projects			
	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
<b>25<sup>th</sup> July 2023</b>	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Cabinet Report – West Winch Collaboration Agreement	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – Continuation of the Borough Council as part of the CNC Building Control Partnership	Cabinet Report	Stuart Ashworth	To consider the report and make any appropriate recommendations to Cabinet
	Baxter’s Plain Feasibility Study		Jemma Curtis	To receive information on the Feasibility Study and provide the Panel with the opportunity to comment on the scheme.
	Meeting Times	Operational		
<b>12<sup>th</sup> September 2023</b>	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Update on the Work of the Tourism Informal Working Group			

	Southgates Regeneration Area Update	Update	Jemma Curtis and officers from NCC	To receive an update.
	EXEMPT - Chairs Discussion Item – Transport Strategy and Long Term Plan – Panel Brainstorming Session	Panel Discussion		Request from the Chair
<b>17<sup>th</sup> October 2023</b>	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	EXEMPT – Chairs Discussion Item – King’s Lynn Area Transport	Panel Discussion		Request from the Chair
<b>28<sup>th</sup> November 2023</b>	Update from the Carnegie Library	Panel Member Request	Jemma Curtis and officers from NCC	Request from Councillor Kemp
	EXEMPT - Cabinet Report – Finance Model Proposals for the loan facility for Council Companies	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet. JOINT PANEL ITEM. Members of CPP and E&C to be invited.
	EXEMPT - Cabinet Report – Proposed Business Plans for West Norfolk Property and West Norfolk Housing Company	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet. JOINT PANEL ITEM. Members of CPP and E&C to be invited.
	Cabinet Report – CIL Governance and Spending Document 2024 and Annual Infrastructure Funding List	Cabinet Report		To consider the report and make any appropriate recommendations to Cabinet.
<b>10<sup>th</sup> January 2024</b>	Baxters Plain Final Report		Jemma Curtis	
	Cabinet Report – Local Plan Gypsy and Traveller Preferred Sites Consultation Document	Cabinet Report	Stuart Ashworth	To consider the report and make any appropriate recommendations to

				Cabinet
<b>30<sup>th</sup> January 2024 – Additional Meeting</b>	Cabinet Report – Lynnsport One	Cabinet Report	David Ousby	To consider the report and make any appropriate recommendations to Cabinet
	EXEMPT - Cabinet Report – Acquisition of Homes	Cabinet Report	Duncan Hall	To consider the report and make any appropriate recommendations to Cabinet
<b>20<sup>th</sup> February 2024</b>	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	King’s Lynn Transport Strategy Consultation and Engagement		Jemma Curtis	
	Economic Strategy for West Norfolk		Jemma Curtis	
	Norfolk Wide Local Cycling Walking Infrastructure Plan		Representatives from Norfolk County Council	To receive an update.
	Cabinet Report – Article 4 Direction	Cabinet Report	Stuart Ashworth	To consider the report and make any appropriate recommendations to Cabinet
	Cabinet Report – CIL Applications referred to Cabinet	Cabinet Report	Hannah Wood-Handy	To consider the report and make any appropriate recommendations to Cabinet
<b>16<sup>th</sup> April 2024</b>	Portfolio Holder Q&A Session			Questions to be submitted in advance of the meeting
	Car Parking Draft Strategy		Jemma Curtis	
	Cabinet Report - Guildhall RIBA Stage 3 Project Scope		Jemma Curtis	To consider the report and make any appropriate recommendations to Cabinet
	Economic Strategy for West Norfolk		Jemma Curtis	

## **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 – to go early 2023 following final meeting of the Tourism Informal Working Group – to be scheduled once Action Plan has been drafted.
- Review of Task Groups and Informal Working Groups Terms of Reference:
  - Custom and Self Build Policy Development Task Group
  - Guildhall and Creative Hub Task Group
  - Tourism Informal Working Group
- West Norfolk Economic Development Strategy

**FORWARD DECISIONS LIST**

<b>Date of meeting</b>	<b>Report title</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
6 February 2024						
	Lynnsport One	Key	Council	Regeneration & Development Asst Dir Companies & Housing Delivery – D Ousby		Public
31	Acquisition of Homes	Non	Cabinet	Regeneration and Development Assistant Director – D Hall		Part Public and part Private- Contains exempt Information under para 3 – information relating to the business affairs of any person (including the authority)
	Anti-Fraud & Anti-Corruption Policy	Non	Cabinet	Finance Asst Director – M Drewery		Public

<b>Date of meeting</b>	<b>Report title</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
7 February 2024 (Budget related items only)						
	Capital Programme	Key	Council	Finance Asst Director – Resources		Public
	Budget 2024/25	Key	Council	Finance Asst Director – Resources		Public

	Treasury Management Strategy/ Investment Strategy	Key	Council	Finance Asst Director – Resources		Public
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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
5 March 2024						
	Review of Outside Bodies	Non	Cabinet and Council	Leader		Public
	Peer Review Challenge Action Plan	Non	Council	Leader Chief Executive		Public
	Data Protection Policy Review	Non	Council	Leader Monitoring Officer		Public
	Article 4 Direction	Non	Cabinet	Regeneration and Development Assistant Director – S Ashworth		Public
22	KLACC – Area Committee Status	Non	Council	Leader Monitoring Officer		Public
	Redundancy Payments Scheme	Non	Council	Leader Exec Dir – D Gates		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)
	Corporate Strategy - Annual Plan 2024/25	Key	Council	Chief Executive Leader		Public
	Performance Targets setting 2023/24	Non	Cabinet	Chief Executive Leader		Public



	CIL applications referred to Cabinet	Non	Cabinet	Development and Regeneration Asst Dir – S Ashworth		Public
	Indemnity for Councillors and Officers on outside bodies	Non	Cabinet	Leader Monitoring Officer		Public

<b>Date of meeting</b>	<b>Report title</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
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

<b>Date of meeting</b>	<b>Report title</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
23 April 2024						
	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)

<b>Date of meeting</b>	<b>Report title</b>	<b>Key or Non Key Decision</b>	<b>Decision Maker</b>	<b>Cabinet Member and Lead Officer</b>	<b>List of Background Papers</b>	<b>Public or Private Meeting</b>
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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

**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
	Review of Planning Scheme of Delegation (summer 23)	Non	Council	Development and Regeneration Asst Dir – S Ashworth		Public
	Custom and Self Build Site – Stoke Ferry	Non	Cabinet	Regeneration and Development Assistant Director - D Hall		Public
34	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

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Agenda Item 11

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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