

# Nelson Quay

REGENERATION AND DEVELOPMENT PANEL

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# DESIGN DEVELOPMENT

Graeme Massie Architects



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# KEY DESIGN CHANGES

- Development of Nar Loop Wetland Option
- Focus on Infrastructure Planning
- Development of Flood Defence Strategy
- Fishing Cooperative Needs
- Addressing EIA Scoping
- Refining Parking Strategy
- Development of Massing & Capacity
- Refining Access Strategy

# PUBLIC CONSULTATION UPDATE

# STAKEHOLDER WORKSHOPS

## Fishery Cooperative meeting:

- Want to stay.
- Quayside Vehicular Access by articulated vehicle required.
- 24/7 operation noted in relation to proposed residential use.
- Design implications of detailed requirements.

## Statutory Workshops:

- Norfolk Wildlife: Concern regarding birdlife significance. Connectivity through Nar Loop to Hardings Pits.
- Historic England: Southgates & Whitefriars Arch connectivity & Design Code
- EA: Flood defence ownership. Climate change to be allowed for.

## Stakeholder Questionnaires 10.

- Broadly supportive.
  - Desire for quality, open access to open space
  - Hardings Way opening perceived negatively to be part of the scheme
  - Access for mobility impaired a concern
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- EIA Scoping – response received

# Consultation





# STAKEHOLDER ENGAGEMENT ONGOING

Including:

- Planning authority
- Environment agency
- Historic England
- Archaeology
- Natural England & Norfolk Wildlife Trust
- statutory utility companies
- Local drainage authority
- Lead Local Flood Authority
- Highway Authority

# PUBLIC CONSULTATION OVERVIEW

- High turnout
- Positive press coverage
- 85 Written responses
  - (32% supportive, 34% supportive to an extent, 34% against)
- Reservations about the scheme related to building density and heights, traffic concerns, heritage impact, loss of views.
- Regeneration and provision of public areas welcomed by many.
- The most important elements of the scheme were considered to be design quality, followed by ecological enhancement, followed by provision of accessible public space.
- Most important considerations moving forward were scheme design and historic context.
- Calls for both Hardings Way to be retained as is, and also for it to be opened up to traffic
- A lot of interest in detail of building design, which will come forward at a later date.
- General concern over public car parking in the area.

# PUBLIC CONSULTATION - LETTERS

- King's Lynn Civic Society
- Nelson's Street Residents Group
- St Margaret's with St Nicholas Ward Forum
- Bridge Street Residents Group
- Harding's Pits Community Association
- Individual Letters (5)

# PUBLIC CONSULTATION

- Details to be circulated in full to Panel
- Feedback analysed in more detail as part of the Statement of Community

Involvement

# NEXT STEPS

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- Refinement of Masterplan following Consultation
  - Density, heights
  - Key views
  - Impact on Heritage Assets – Historic England & Conservation Team Meeting
  - Harding's Way & Car Parking to be addressed as part of separate studies
- Final Approval and scheme and pre-app with LPAs in January
- Cabinet Report anticipated early 2019
- Application submission in March '19

# QUESTIONS