

## Sustainability Appraisal

### Policy E1.KLR: The King's Lynn Riverfront Regeneration Area

Site Ref	Site Sustainability Factor										
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste	Climate Change
<b>LPr</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>+</b>	<b>xx</b>	<b>#</b>	<b>+</b>	<b>#</b>	<b>#</b>	<b>O</b>	<b>+/#</b>
<b>E1.KLR</b>											

The King's Lynn riverfront is an important space for business, living, leisure and activities. The areas which are allocated in the Site Allocations and Development Management Policies Plan (SADMP) (2016) still hold importance for creating a unique place which balances the needs of the economic, social and considerations to create a balanced and sustainable place.

The riverfront regeneration policy aims to build upon the foundations laid by the SADMP and aims to bring a long standing and high-level ambition together by drawing together in one strategic policy which sits above the four sperate polices for each site. With the overall aim of maximising the potential of the riverfront area in King's Lynn with the provision of a substantial, high calibre, mixed use regeneration vision.

The sustainability matrix above illustrates that overall, the introduction of this policy will have a positive impact. The sites are centrally located within King's Lynn and therefore are within close proximity to the services and facilities on offer within the town. The development of the sites has the potential to provide social benefits such as further open/recitational space and depending upon the nature of eth scheme other facilitates which would support the community such as cafes/community centre or affordable housing. The area is not used for farming and a significant proportion is brownfield. The sites are at risk to flooding and this is covered extensively within the sites and this overarching policy. The area is rich in terms of historic and natural environment assets and so any proposals will need to fully consider these elements as per the policies. The sites are long established and safe access can be achieved, given their location walking and cycling should be possible to

services/facilities and possibly employment. The score for climate change is a +/# as has been discussed is central to the town and this has the potential for active travel to be used, King's Lynn itself is one of the most sustainable settlements within the Borough. The final impact will depend upon which type of scheme is taken forward and what design measure are incorporated taking into account the full range of policies contained within the Local Plan review.