

Southgates Masterplan Update

Regeneration & Development Panel

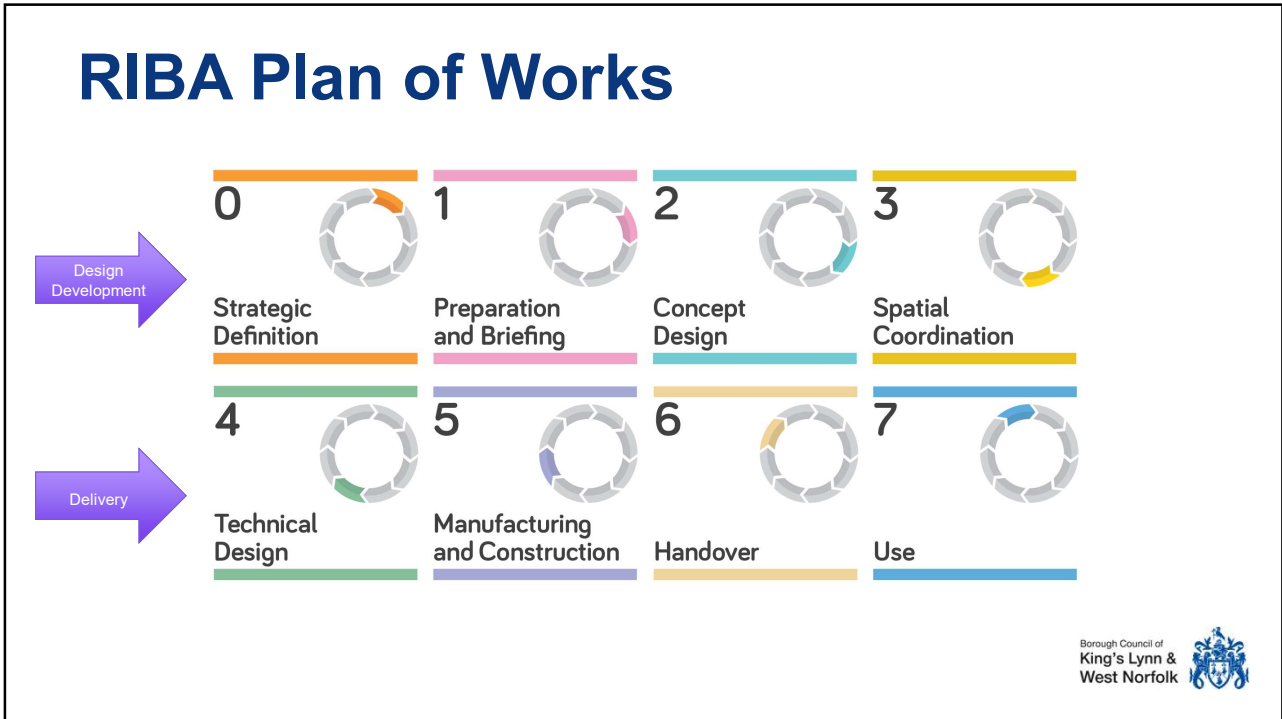
Presentation by James Grant

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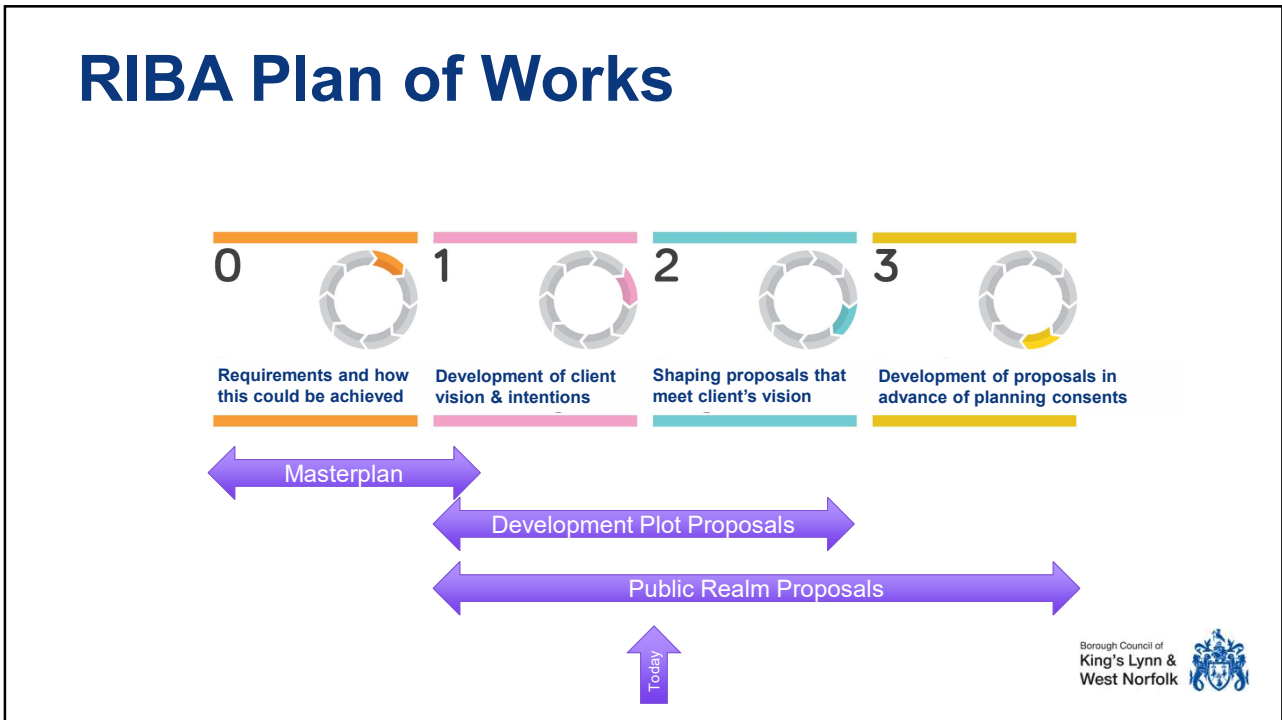
Content

- Refresher on Masterplan
- Strategic Fit
- Project Update – Key appointments and workstreams
- Project Timeline
- Outputs
- Risks
- Next Steps

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‘Establish a transformational vision for the area and in doing so consider the appropriate future land use, highways, town centre access and walking and cycling connectivity needs and opportunity for high quality landscaping and public realm to reflect the gateway location and sensitive setting of the South Gate Scheduled Ancient Monument’

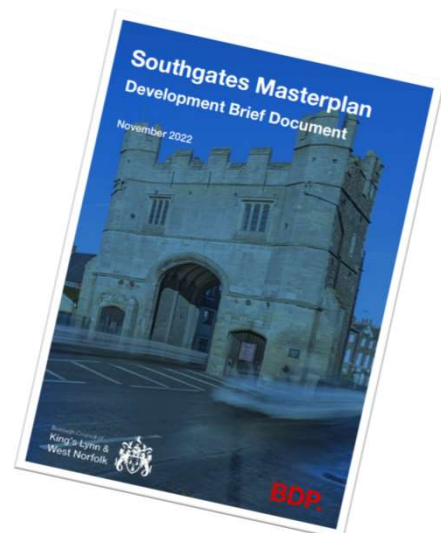
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Southgates Masterplan

- A vision
- Design principles
- Concept layout to enhance the setting of the South Gate itself
- Explores opportunities for development of the long-term, under-utilised brownfield sites around it.
- Key Principle
 - Placemaking and Urban form
 - Travel and movement
 - Environmental and sustainability
 - Heritage



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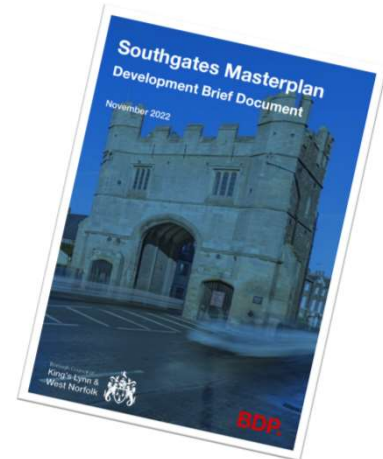


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Southgates Masterplan Project Goals

Placemaking and Urban form

- **Replace low-quality buildings with high-quality** ones that reflect the character of Southgates and King's Lynn.
- Redesign highways to **create streets that are visually interesting and encourage activity**.
- Create new **public spaces that function as a gateway**, destination, and recreation area, integrating with existing and planned uses.
- Improve access to the South Gate and strengthen connections to the River Nar through better pedestrian and cycling paths.
- Enhance the interpretation and function of the **South Gate as a visitor attraction**.
- New buildings will be a maximum of 3 stories and positioned to create a **welcoming and well-defined public space**.
- Public areas will be landscaped for beauty, recreation, and safety, with a mix of greenery and hardscaped areas, and will prioritize user safety through design.
- Ground floors will be primarily commercial to **create active and engaging street life**.



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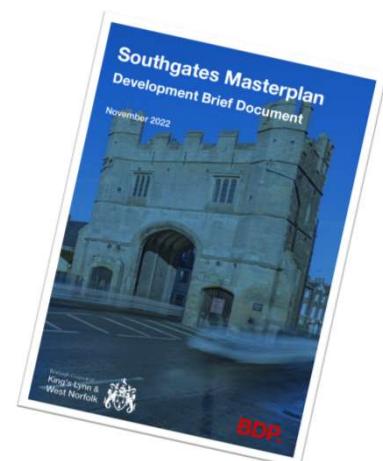


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Southgates Masterplan Project Goals

Travel and movement

- Completely **redesign the current highway junction to be more pedestrian and cyclist friendly**, prioritizing safety and convenience.
- **Divert traffic around the South Gate** to protect it and create a better setting.
- Create dedicated cycling lanes and **prioritise pedestrian movement throughout the area**, with easy access to the River Nar and town centre.
- **Improve sidewalks and crossings** for safe and convenient walking access.
- Include bus priority measures and waiting facilities to **encourage public transport use**.
- Maintain good access to surrounding roads while considering improvements for pedestrians, cyclists, and public spaces on Thomas Street.
- Provide sufficient car and bicycle parking according to local plans.
- Follow best practices for cycling and walking infrastructure as outlined in the NCC and BCKLWN Local Cycling and Walking Infrastructure Plan (LCWIP).



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Southgates Masterplan Project Goals

Environmental and sustainability

- Flood risk mitigation through SuDS and building design.
- Green infrastructure and planting for visual appeal and amenity.
- Assess and remediate land contamination.
- Achieve best practice in energy efficiency and sustainability.
- Minimise air and noise pollution impacts.



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Southgates Masterplan Project Goals

Heritage

- Improve setting and access to existing heritage assets.
- Retain historic movement function of the South Gate.
- Clearly identify route through the South Gate as the main historic route.
- Consider revealing medieval structure of the Southgates bridge.
- Retain and restore locally significant assets where feasible.
- Extend public realm improvements to the northern part of the Masterplan site.
- Understand the archaeological impacts of proposals.



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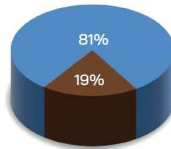
Masterplan Public Consultation Results

Question 2:

Opportunity and ambition

Do you agree with the level of ambition proposed by Masterplan Scenario 3?

	Responses	
Yes	103	81%
No	25	19%
Total	128	100%

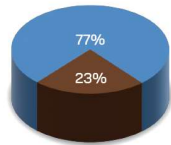


Question 3:

The vision

Do you agree with the proposed Masterplan vision?

	Responses	
Yes	99	77%
No	29	23%
Total	108	100%



Question 4:

Placemaking and urban form

Do you agree with the site strategy and principles for masterplan? (tick all that apply)

	Responses	
Remove poor quality buildings and structures and replace with high-quality buildings which enhance local character	100	88%
Reconfigure the highways layout to create well-proportioned streets which generate activity and visual interest	86	78%
Strengthen visual and physical connections to key site features including the South Gate and River Nar	97	80%
Create an improved sense of enclosure through appropriate street to building height ratios, to assist with wayfinding, interest, and sense of place	69	81%
Buildings to be max. 3 storeys tall (plus roof level) and offset from the South Gate by at least 20 metres	78	55%
New public spaces to incorporate an appropriate mix of hard and soft landscaping to provide recreational opportunities	91	41%
Location and alignment of public space to ensure that it receives appropriate overlooking and natural surveillance, for safety of users	84	69%
Commercial uses to be located at ground floor, in locations which provide active frontages to public space and pedestrian routes	81	67%

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Strategic Fit – Corporate Strategy 2023 - 2024

Promote growth and prosperity to benefit West Norfolk

- Maximise opportunities to transform and regenerate our high streets and heritage assets,
- 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,
- Encourage private sector housing development that supports local need, delivers on local infrastructure and meets environmental and biodiversity requirements,
- Promote West Norfolk as a desirable leisure, cultural and tourism destination,

Protect our environment

- Encourage active travel by reducing barriers to walking and cycling. In addition, improve EV (electric vehicle) infrastructure when appropriate grants permit,

Support our communities

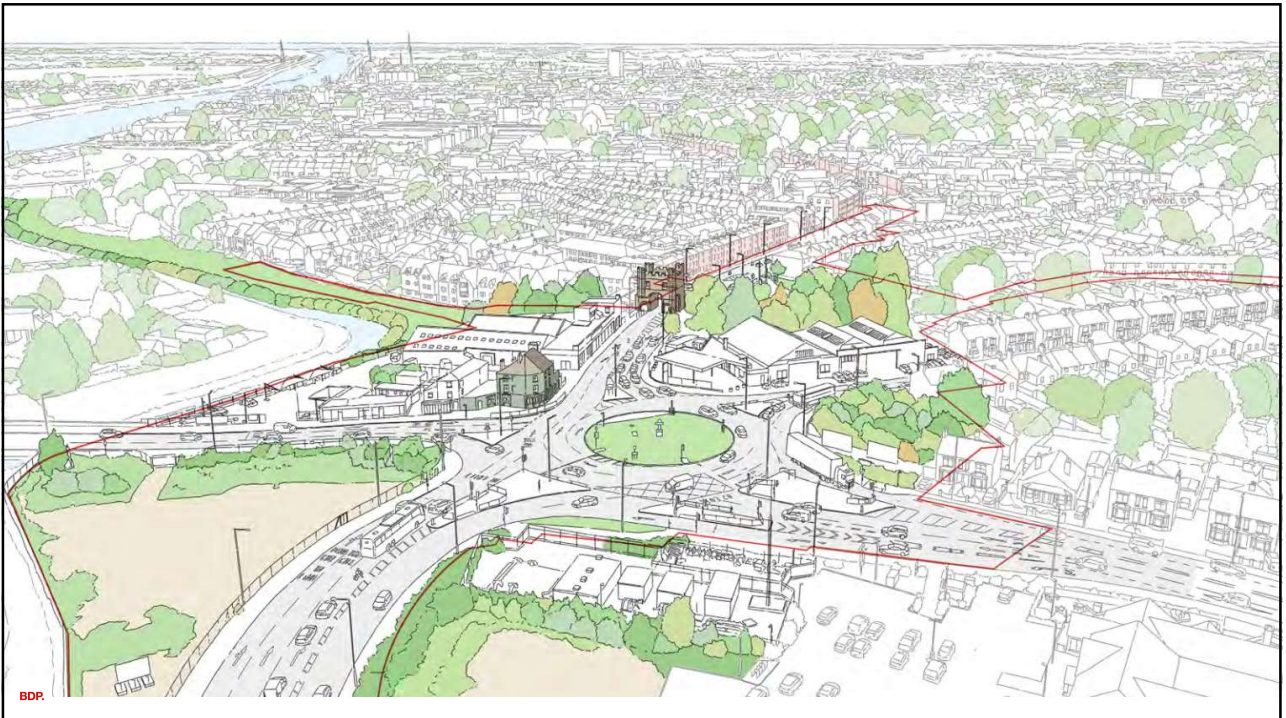
- Improve access to affordable homes and work to improve the quality of rented accommodation,
- Promote and maintain attractive public open spaces across the borough for all to enjoy.

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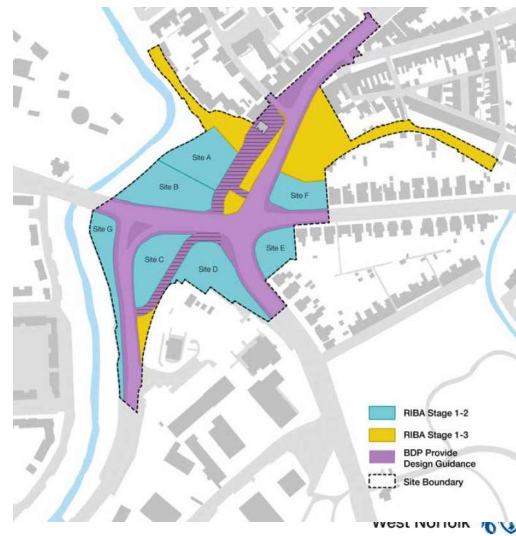
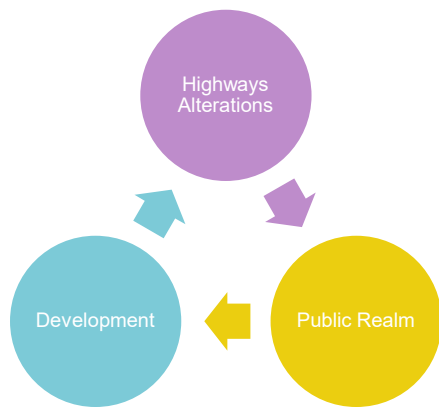


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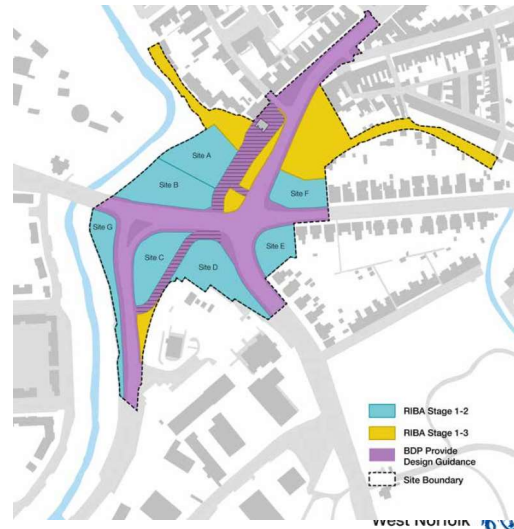
Workstreams & Appointments and Relationship



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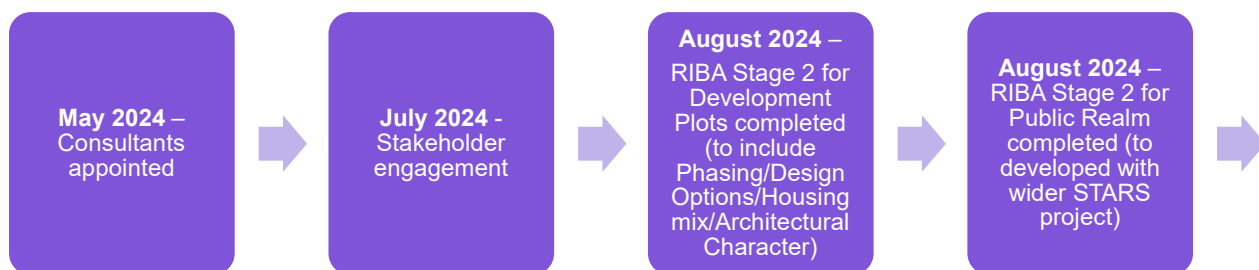
Workstreams & Appointments and Relationship

- Project Management – Pulse Consult
- Planning coordination - BPD
- Highways – NCC (WSP support)
- Public Realm
 - BDP - development of design through to RIBA Stage 3
- Development Plots
 - LSH (Market Demand Assessment/Housing mix)
 - BDP (RIBA Stage 2 design)



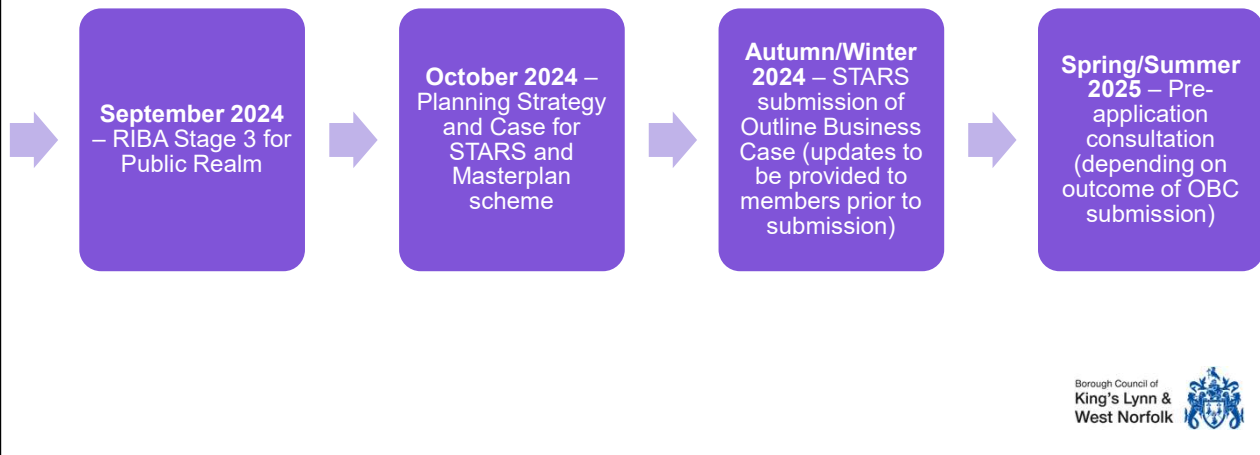
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Timeline - Subject to review



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Timeline – Subject to review



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Stakeholder Engagement

- Key Stakeholders
 - Members
 - Planning Department and Conservation Officer
 - Public Open Space
 - Local Business / Landowners / Adjacent Homeowners
 - Norfolk County Council
 - Levelling Up Place Service
 - Local Groups
 - King's Lynn Civic Society
 - King's Lynn Preservation Trust
 - St Nicholas and St Margaret's Ward Forum
 - King's Lynn Town Guides
 - King's Lynn and West Norfolk Bicycle User Group (KLWNBUG)
 - KL Climate Concern

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Project Outputs

- RIBA Phase 1 Report (Review of Masterplan)
- LSH – Market Demand Report
- LSH – Masterplan Principles Report (proposed tenures and housing mixes)
- BDP Planning Strategy
- Today
- RIBA Phase 2 Report – Development Proposals
- RIBA Phase 3 Report – Public Realm
- LSH – Viability Appraisals & Market Analysis

- Planning Submission (subject to strategy)
- Report to Cabinet
 - Development Plot Proposals
 - What?
 - Where?
 - Who?
 - How?
 - Why?
 - Public Realm Proposals

Key Risks

- Coordination between NCC requirements and BCKLWN requirements
- Delivery of Masterplan
- Funding
- Viability
- Planning
 - Ecology & Biodiversity Net Gain (BNG)
 - Conservation
- Community and Stakeholder Buy-In
- 3rd Party Land Ownership

Next Steps

- Further development of design proposals (RIBA Phase 2)
- Return to R&D, likely Autumn 2024 with detailed update and presentation from design teams
- General comments and thoughts on the proposals and project strategy that we can incorporate into the programme