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NORA Update

Merry Christmas and a happy New Year from the NORA Partners

Welcome to our latest update on the Nar Ouse Regeneration Area programme.

The economic climate has made it a challenging period for all the NORA partners but we are pleased to be able to report on the progress that has been made to date and to tell you about some of the projects that are in the pipeline.

We hope you find this update useful and informative, but if you do require any further information please give the NORA project team a call on 01553 763620.

In the meantime we would like to take this opportunity to wish you a very merry Christmas and a happy New Year.

Cllr Jason Law
Cabinet Member for
Regeneration

NORA Partners:

Borough Council of King's Lynn & West Norfolk, Homes and Communities Agency, Norfolk County Council, Morston Assets, East of England Development Agency.



Spring opening planned for Central Park

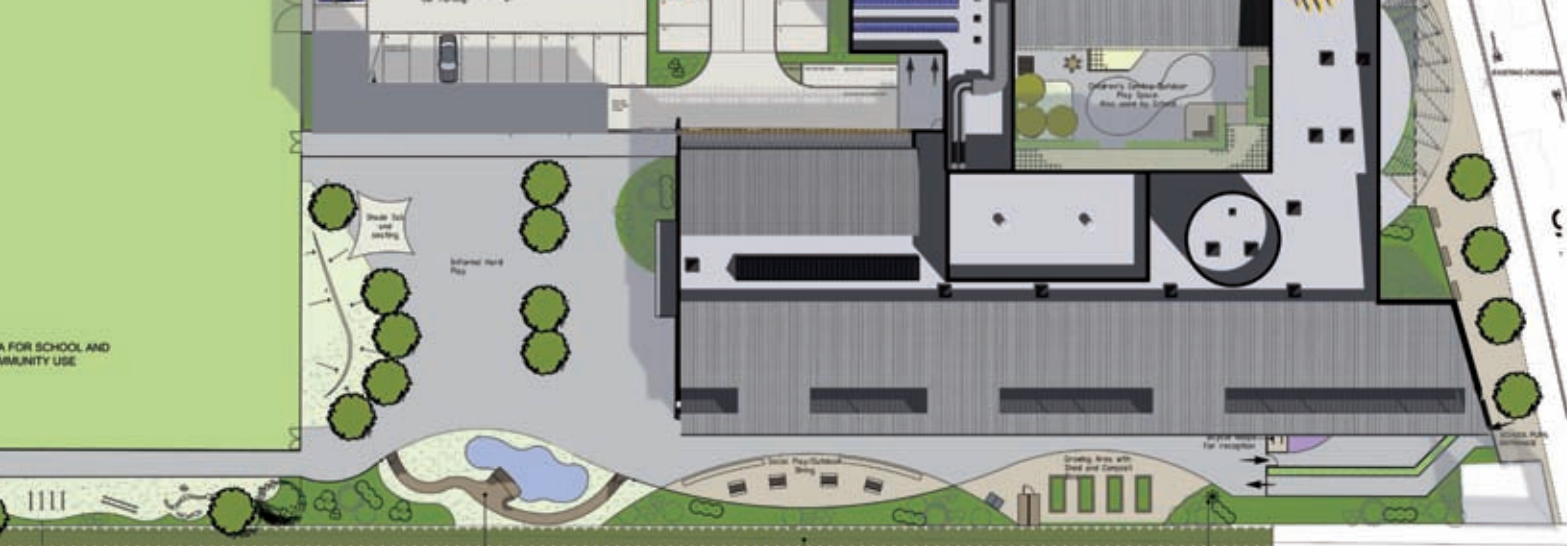
This spring local residents will be able to enjoy the new 7.13 acre park in South Lynn when it opens to the public for the first time.

The park has been designed to provide an area of public open space that residents will be able to relax in. A grassed area is located at the centre of the park, edged by an oval path bordered by clipped yews. Around 40 varieties of plants and shrubs have been planted including, kashmir and silver birches, cherry trees, the distinctive corkscrew hazel and English oak. Bespoke park furniture has been designed in a contemporary maritime-style helping to create a real sense of place.

Paths in and around the park, will provide East-West links across the River Nar thanks to new bridges installed as part of NORA project, improving access for both walkers and cyclists.

There will be a surfaced footpath along the top of the flood relief banks which will link the northern and southern areas of the development.

The park was constructed by the Norfolk Strategic Partnership. The opening has been delayed due to current utilities works which have been sited around the park. These works should be completed in time for a spring opening. More information on plans for the opening event will be published nearer the time.



New school set to open in autumn 2010

Construction of Norfolk County Council's new 210-place St Michael's Primary School and Children's Centre on the former Puny Drain site is progressing well.

The Puny Drain was infilled utilising funding from the Homes and Communities Agency, creating a development platform for the school. As well as being a school, the building will provide a valuable community resource with rooms and sports facilities available for hire by local residents.

The school will be ready for occupation by Autumn term 2010.

The footpath to the north of the site, linking Saddlebow Road and Wisbech Road, is now open to the public. New fencing has been installed to the south of the site, behind properties on Burney Road and additional trees will also be planted to provide further coverage. Preparations for the new football pitch are now well underway, with the initial grass seeding now completed.

The football pitch, changing rooms and children's play area are being provided by the Borough Council of King's Lynn & West Norfolk, with financial support from the HCA for use by both the school and the community.

The construction of the play area will commence in spring 2010. It is hoped that local children will get involved with identifying the sort of play equipment they would like to be installed in the area and we will of course keep you informed as this project progresses.



SOUTH EAST (SADDLEBOW ROAD) ELEVATION



NORTH WEST ELEVATION

Utilities upgrade



The Borough Council of King's Lynn and West Norfolk, with support from NORA partners along with assistance from the Norfolk Strategic Partnership in

both the design and construction of this project, has been working on a scheme to provide primary utilities (water, gas, telephone, electric and sewers) to enable the development of this brownfield site at South Lynn.

Works which began in April 2009 are due to finish in March 2010. Construction of the foul sewer pumping station close to the roundabout on Nar Ouse Way is now underway, with the majority of the water mains, gas pipes, electric cables and BT ducts now laid.

Linked to this scheme is the installation of two new bridges. These will enhance public access providing cycle and walkways through the area. They are also being used to carry utilities across the River Nar. In the New Year the old timber bridge, affectionately referred to as the Casey Jones Bridge, will be dismantled.

Roadworks and transport improvements get underway



Thanks to a successful bid for cash from the Government's Community Infrastructure Fund a project to improve traffic and public transport access in King's Lynn and to facilitate development is now well underway.

The work, which has been designed, planned and is being constructed by the Norfolk Strategic Partnership, includes junction improvements on the main town centre road network, remodelling of Southgates roundabout on the approach to town from Hardwick Road, a new bus route linking Wisbech Road to the town centre, the widening of Nar Ouse Way at the exit from the A47 and a general upgrade of traffic signals to give buses priority.

Together, these schemes will help to reduce congestion into the town and should help to improve air quality in the area. Public transport will also be improved with journey times being shorter and more reliable.

Work on the scheme started in April 2009 and is due to be completed by March 2011.

To date four junctions have been completed – three on St James Road approaching the town centre from the south where St James Street, Regent Way and Blackfriars Road join, plus the Railway Road/John Kennedy Road junction at the north-west corner of the one-way system. These all incorporate upgraded traffic signals.

Two new signal-controlled pedestrian/cyclist crossings have been built – one to replace the pedestrian crossing on Littleport Street, the other a new facility on Nar Ouse Way.

Work on the South Gate roundabout is due to commence in January and should be completed by late summer. The first element of this work will be the diversion of existing utilities pipes and cables. This will involve varying degrees of traffic control with disruption likely. To minimise this, plans are being

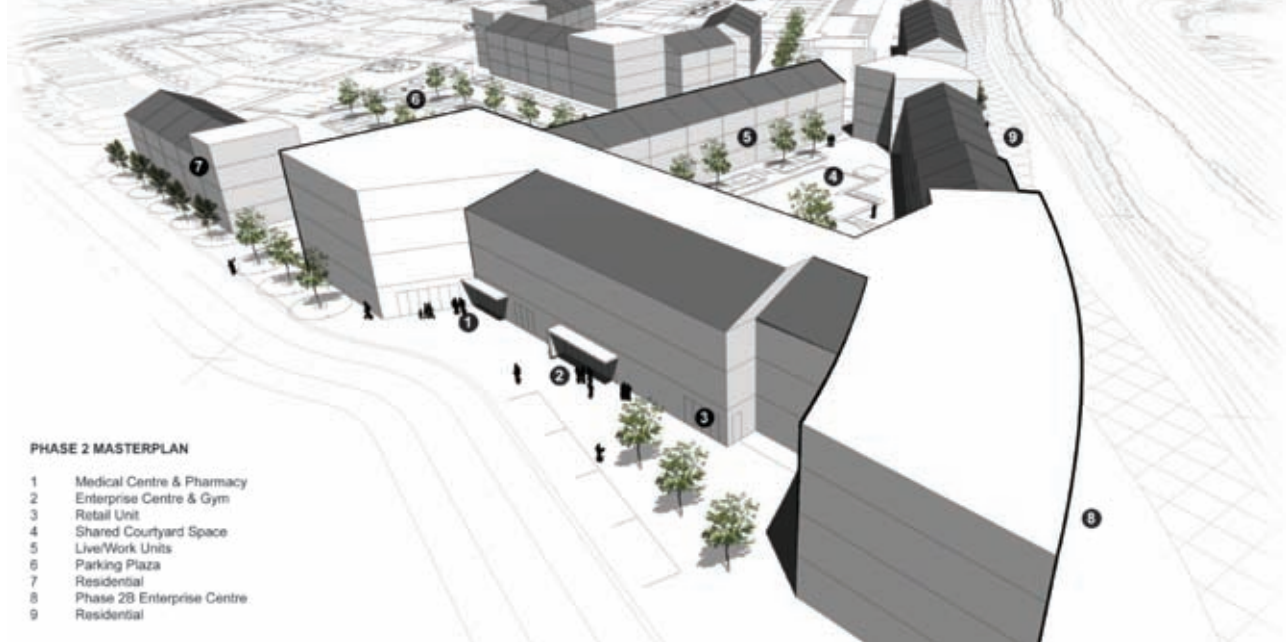
drawn up to utilise off-peak and weekend working. This should reduce the impact on most commuters. Obviously there is a need to balance this with making sure that only quieter work is carried out at unsociable times so as not to cause a nuisance to nearby residents.

All traffic management plans have been coordinated with other planned works to limit disruption throughout this period.

Planning consent for the bus route was granted on 5 November. Final design work is now underway and construction plans are being drawn up to meet the conditions of the consent. Work is due to take place during 2010. The majority of the work is off the existing highway, but work on the junction with Wisbech Road will be coordinated with work at the South Gate.

Initial earthwork in preparation for widening the Nar Ouse Way between the A47 Saddlebow junction and the roundabout at Morston's Drift will be undertaken in the new year with road construction planned for early 2011. Completion of this element of work will enable the Highways Agency to lift the current cap on development in this area.





PHASE 2 MASTERPLAN

- 1 Medical Centre & Pharmacy
- 2 Enterprise Centre & Gym
- 3 Retail Unit
- 4 Shared Courtyard Space
- 5 Live/Work Units
- 6 Parking Plaza
- 7 Residential
- 8 Phase 2B Enterprise Centre
- 9 Residential

Revised plan for Institute for Enterprise

As you may well be aware, the proposed 'Institute for Enterprise' was refused planning permission on the 3rd August on design grounds.

Following a redesign of the building, we have submitted a revised planning application for the 'Institute for Enterprise' taking into consideration the comments received by the design committee back in the summer.

The current application proposes to create the following:

- Medical centre including Doctors' Surgery
- Managed workspace
- Meeting and conference rooms
- Eight live/work properties
- Three new small retail units that will be complementary to the medical centre. These will be ideal for businesses such as a pharmacy, optician or similar
- Associated landscaping and car parking

The creation of the 'Institute for Enterprise' in the current economic climate reinforces our confidence in King's Lynn as a town and our ongoing commitment to the regeneration of South Lynn. It will support the local economy through job creation and provide training opportunities for the local community.

As a result of our passion in the delivery of Yours South Lynn, we have held various meetings with education/training providers, health outreach workers and charities to discuss our plans for the 'Institute for Enterprise'. All we have spoken with are very excited by the opportunities presented by this scheme and the positive effects it will have on South Lynn.

This next phase of development will complement the work already underway in the area and provide fantastic opportunities for organisations who want to have a presence within South Lynn.

At the same time as promoting this new building, we are seeking to redefine an area east of the Nar, previously designated as a live/work area, to an area of housing; effectively swapping the allocation with the new 'Institute for Enterprise'.

A current business presence within South Lynn is the existing pharmacy on Saddlebow Road. The Masterplan for South Lynn included a pharmacy that would be located next to the new Medical Centre. Due to this, and our desire for Yours South Lynn to work fully with local retailers, we have been involved in discussions with the operator of the existing pharmacy presenting them with an opportunity to move from their current shop and run the new unit.

We have made some changes to the current application which no longer features a nursery as originally planned. Taking into consideration the uncertainty surrounding the delivery of the COWA (College of West Anglia) scheme on the other side of the River Nar, we have concluded that there is no longer a demand for a new nursery, as needs will be met by the valued and good quality facilities already provided in South Lynn.

We hope that, through this newsletter, we have successfully updated you on the next stages in the development of South Lynn. The planning application was submitted in November 2009 and we are hoping that it will go to planning committee on either 11 January or 1 February next year. It is important to us that your views are heard and that the planning officer can consider your thoughts. Plans will be up in the Residents' Office and the NORA office and if you wish to comment please contact the case officer, David Parkin on 01553 616200 quoting the reference number 09/02035/RM.

In the meantime, from us all at Morston, may we wish you a very Merry Christmas and a Happy New Year.