

Regenerating King's Lynn

issue three | Spring 2010



Welcome

Much has changed since the last edition of Regenerating King's Lynn particularly in respect of the economic climate, but in spite of the difficult financial conditions that everyone is having to deal with, the Borough Council of King's Lynn & West Norfolk is moving ahead with its plans to support the regeneration of King's Lynn.

Whilst some of the work that is being done is highly visible, much of it goes on behind the scenes. In this edition of Regenerating King's Lynn, we update you on the projects we are working on with our partners, set out some of the funding arrangements we now have in place and detail some of our future plans.

We firmly believe that investing in preparatory works and infrastructure now will put King's Lynn in the best possible position when the upturn in the economy comes, making it a very attractive proposition for potential developers and investors.

If you would like to know more about any of the projects detailed in this newsletter or would like to contribute articles for future publication, please contact Jemma Curtis at the Borough Council on 01553 616716.

Cllr Jason Law, Cabinet Member for Regeneration



South Gate improvements well underway

£5.3m worth of traffic and transport improvements are well underway in the South Gate area of the town, thanks to a successful funding bid by Norfolk County Council and the Borough Council of King's Lynn & West Norfolk to the Government's Community Infrastructure Fund. Improvements include:

- Increasing lane capacity at the South Gate roundabout, and providing traffic signalled junctions to improve traffic flow
- Providing a public transport route from Wisbech Road to Boal Street to enable faster and more reliable bus journey times and encourage the use of public transport
- Widening the Nar Ouse Way near Saddlebow Roundabout

- Upgrading traffic signals to incorporate Selective Vehicle Detection giving priority to public buses
- Providing additional cycle paths and improving pedestrian crossings

Once complete, these works will improve the movement of traffic in the town and encourage people to travel more sustainably. Further development of the Nar Ouse Regeneration Area, which had previously been limited by a development cap. Preventing additional building on the site will also be possible.

For more information contact: Quentin Brogdale, Norfolk County Council, on 01603 727321.

Funding agreement signed

The Borough Council and the Homes and Communities Agency (HCA), the Government's national housing and regeneration agency, have signed a Local Investment Plan (LIP) setting out how the housing and regeneration needs of the borough will be addressed. This plan demonstrates the council's commitment to ongoing investment in the borough.

The LIP, signed on 31 March 2010, sets out how public funding could enable key housing sites in King's Lynn to be developed, by addressing various issues such as infrastructure, utilities, and flood risk specific to the local area, which have previously inhibited development of these sites.

Cllr Nick Daubney, Leader of the Borough Council, said: "Getting the backing of the Homes and Communities Agency is crucial to our regeneration aims. The Local Investment Plan that we have developed with them will form the backbone of housing-led regeneration in this area and will ultimately bring with it a much-appreciated funding boost. We are now busy working up detailed proposals for early consideration for funding by the

HCA in order to make an early start on development of some of the key sites identified within our Decade of Development regeneration plan."

Projects being considered include:

- A joint venture with Norfolk County Council, the Borough Council of King's Lynn & West Norfolk and the HCA which will enable residential development on land at NORA.
- The grain silo site on the quay. The site is currently the subject of an enforcement notice requiring the owners to tidy it up. If this is not successful then the council will look into the possibility of taking further action such as a compulsory purchase.
- Development at Marsh Lane. This previously unused land has been earmarked for housing development for many years. In March local people were consulted on outline proposals for 170 dwellings on the 12.5 acre site. A planning application is due to be submitted later this summer.

For more information contact: Mike George, Borough Council of King's Lynn & West Norfolk, on 01553 616283.

Consultation on planning blueprint continues this summer

Planners at the Borough Council have been putting the final touches to the Core Strategy which forms a key component of the Local Development Framework (LDF). The LDF is like a planning blue print which sets out what can be developed and where, for the whole borough up to the 2025. The Core Strategy sets out the vision and strategic planning policies for the borough. It details the borough's approach to housing, employment, the environment and so on.

The next step is to produce a document which sets out where specific types of development can take place. Planners will be consulting on the preferred sites for development this Autumn. They will be able to explain the reasons why certain sites have been chosen and will be able to answer any questions.

For more information, contact: Claire Churchill, Borough Council of King's Lynn & West Norfolk on 01553 616236.

News in Brief

NORA Infrastructure works completed

Funding of £1.8m, secured as a result of the King's Lynn's designation as a Growth Point in 2008, has enabled essential infrastructure in the Nar Ouse Regeneration Area (NORA) to be upgraded. This work, which has included a new electricity sub-station, gas, electricity and water supplies and foul sewerage, is now complete and awaiting adoption by utility providers.

Meanwhile, planning permission and statutory consent has been

granted to widen the River Nar to the south of the Millennium Community to provide a facility for managing surface water for parts of the NORA development.

Opening of Central Park, South Lynn

The new 7.13-acre Central Park will shortly open to the public. An official opening event is being planned for later this summer to celebrate the transformation of this area. The park features a viewing platform, three lawned areas and striking silver spheres.



Traffic and transport plans

Data, collected from vehicle, cycle, pedestrian and bus travel surveys in 2007, has been used to develop a traffic model which enables us to understand the movement of traffic in and around King's Lynn. Projections for growth in the area have been incorporated into this model up to the year 2026 enabling us to identify potential issues such as increased congestion before they occur.

This has led to the development of the King's Lynn Area Transport Strategy, which has highlighted a number of potential schemes which could lessen the impact of planned development on traffic flow in the area. Six schemes have been highlighted and are currently being explored further, these include:

Hardwick Road alternative

– exploring the possibility of creating a transport link that will

run adjacent to the track of the 'sandline' between the Hardwick Estate and the town centre.

Dualling of A149 – this is a long-term aim which could increase capacity on this vital route.

Town centre one way system – looking at ways to reduce congestion, improve air quality but still accommodate development in the area

Queen Elizabeth Hospital Junction improvements

– exploring the opportunities for alternative car parking and access arrangements.

Car parks, including park and ride

– Exploring the possibility of alternative locations for car parks. This will include:

investigating the feasibility of locations for a park and ride facility, looking at options for consolidating existing surface car parks; and identifying the possibility of further multi-storey car parks.

South East Lynn – initial investigations are underway to explore how growth in this area can be accommodated through the transport infrastructure.

Once these schemes have been developed and tested in more detail they will form the KLATS implementation plan which will be presented to the King's Lynn Growth Partnership for endorsement later this summer.

For more information contact: Owen Jenkins on behalf of Norfolk County Council, on 01603 222211 / owenjenkins@Norfolk.gov.uk



New Institute for Enterprise at NORA

In February of this year planning permission was granted for a new Institute for Enterprise, medical centre, live/work units, courtyard, landscaping and car parking. Private developer Morston Assets is set to commence construction this summer. The new Institute for Enterprise will encourage business start-ups by linking with the College of West Anglia, Business Link and the University of East Anglia to

provide easy-to-access support and expertise. The state-of-the-art facilities at the Institute could also be used to support home-working for people living in the Yours South Lynn development.

For more information contact Ian Dove, Project Manager, Morston Assets on 07919 918215.

School nears completion

Work on the new St Michael's Primary School is ahead of schedule and it should be opening its doors to pupils ready for the new school year in September.

Meanwhile, a decision is awaited regarding the future use of the old St Michael's School. It is hoped that it will be retained for use as a community centre for South Lynn. Norfolk County Council and the diocese are currently considering proposals.

Forthcoming developments

- Supermarket giants Tesco and Sainsbury are awaiting the outcome of their planning applications for new superstores in the Hardwick Road area of King's Lynn. Both applications were delayed as a result of changes to national planning policy at the end of last year. The new policy means that the impact on the town centre has to be considered, as part of the planning process. A special meeting of the Development Control Board has been set for June this year to determine these applications.
- A feasibility study has been undertaken to establish whether council-owned land at the Lynnsport site in King's Lynn could be used for housing development. Further technical studies are now being undertaken in preparation for the submission of an application for outline planning permission on the site.
- An area of the existing Baker Lane car park in the historic core of the town has been identified for a mixed-use development. The proposal was granted planning permission in March this year and the site is being marketed as a development opportunity.



Baker Lane by Desmond K. Waite

Bringing land and buildings back into use

There are a number of buildings and pieces of land that could be brought back into use not only to help us meet housing targets, but also to reduce the negative impact some of these properties have on the appearance of an area. The Council has put together a team of officers who, using their combined powers of enforcement or compulsory purchase, are targeting properties which have a significant visual or environmental

Growing Communities

Laura Cole-Matthews from The Ancient House Museum, Thetford, has commissioned a Growing Communities Project in King's Lynn, which is being supported by the Borough Council. The project will help the Growth Partnership gather photographs, artefacts and memories from local people to create an exhibition that will tell the town's growth story both in the past and, by linking it to growth plans, in the future. The exhibition materials will be pulled together by holding a series of workshops and reminiscence events in the coming months. It is hoped the exhibition will be on display in libraries and other key locations from this summer through until next March.

For more information Laura Cole-Matthews, Growing Communities Project Officer, on 01842 768501.

Re-imagining Hillington Square

The first Growing Communities reminiscence event is being organised to support Freebridge Community Housing's work on the 1960s development, Hillington Square.

Freebridge Community Housing has commissioned Wayne Hemingway, the creator of Red or Dead, to re-imagine Hillington Square. Wayne, who now specialises in urban design, will be working with residents to develop new proposals for the interior and exterior of Hillington Square.

For more information, contact: Jacqueline Fry, Freebridge Community Housing, on 01553 667707.

Useful contacts

Economic Regeneration

Mike George
Economic Regeneration Manager
Tel: 01553 616283
Email: mike.george@west-norfolk.gov.uk

Jemma Curtis
Growth Point Project Officer
Tel: 01553 616716
Email: jemma.girdlestone@west-norfolk.gov.uk

David Hardy
Regeneration Programmes Manager
Tel: 01553 616891
Email: david.hardy@west-norfolk.gov.uk

Nicola Cooper / Laura Razzell
Project Officer (NORA)
Tel: 01553 616890 / 616889
Email: nicola.cooper@west-norfolk.gov.uk

Development Services

Geoff Hall
Executive Director, Development Services
Tel: 01553 616618
Email: geoff.hall@west-norfolk.gov.uk

Stuart Ashworth
Planning Control Manager
Tel: 01553 616417
Email: stuart.ashworth@west-norfolk.gov.uk

David Parkin
Principle Planner (Planning Control)
Tel: 01553 616468
Email: david.parkin@west-norfolk.gov.uk

Alan Gomm
Local Development Framework Manager
Tel: 01553 616237
Email: alan.gomm@west-norfolk.gov.uk

Peter Jermamy
Planning Policy Manager (Growth Point)
Tel: 01553 616239
Email: peter.jermamy@west-norfolk.gov.uk

Property Services

Matthew Henry
Property Services Manager
Tel: 01553 616272
Email: matthew.henry@west-norfolk.gov.uk

This publication has been produced by the Borough Council of King's Lynn & West Norfolk. Every effort has been made to ensure information was correct at the time of going to press.

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

