## Development, Delivery and Property Advice for the Southgates Masterplan Area Project Brief

The Southgates Regeneration Masterplan, led by the Borough Council of King’s Lynn and West Norfolk (BCKLWN) sets out the vision and ambition for the redevelopment of the Southgate’s area of King's Lynn, Norfolk. The site offers the potential to create a high-quality gateway to King’s Lynn to change the perception and first impression of the town and strengthen the identity of King’s Lynn as a sub-regional economic centre and visitor destination.

The area is located at the southern entrance to the town and is currently dominated by traffic. The area is home to a number of historic buildings, including the South Gate, which is a 15th century gatehouse. The South Gate and the northernmost parts of the site are within the boundary of the large King’s Lynn Conservation Area. The masterplan aims to create a more attractive and active gateway to King's Lynn by reducing traffic, improving public and active transport, and enhancing access to the area's heritage.

The key objectives of the masterplan are:

* Placemaking:
  + Create a sense of place linked to South Gates’ role as a key gateway into the town, in order to facilitate pride of place and belonging. This will be achieved by enhancing existing heritage assets, as well as high quality new development responding to local character;
* Heritage:
  + Preserve and enhance the area’s nationally and locally important heritage assets through interventions that bring them into new use and relevance while respecting their historic significance;
* Active travel and transport:
  + Resolve existing highways issues including vehicle dominance, accident rates, congestion, and associated air quality, noise quality and accessibility issues. Promote and enhance active travel connections through and beyond the area;
* Social value:
  + Create long-lasting social, economic and environmental outcomes for the people of King’s Lynn, and ensure that due consideration is afforded to social and environmental benefits - such as meeting local housing needs and responding to the climate change emergency;
* Environmental Sustainability:
  + Resolve existing issues including land contamination, flood risk and poor air quality, and offer subsequent enhancements which enhance local environmental amenity and meet wider challenges of climate change;
* Interface with surrounding development:
  + Complement surrounding development in order to lever maximum benefit for the area as a whole. This includes long-standing land uses along London Road, the Nar Ouse Regeneration Area, the West Winch Growth Area, and forthcoming new development at King’s Lynn Waterfront;
* Deliverability:
  + Ensure that proposals are deliverable through either private investment or public funding; including the ability to achieve a high quality of design.

The masterplan includes a number of proposals to achieve these objectives, including:

* Relocating the road space currently dominated by the existing Southgates roundabout to a new Highway’s layout;
* Creating a new bus priority corridor;
* Developing new pedestrian and cycle routes;
* Improving the public realm around the South Gate;
* Enhancing the setting of the South Gate;
* Redevelopment of the surrounding brownfield sites for residential and mixed use to create a sense of place and community adjacent existing and other growing communities in the area.

The Southgates Regeneration Masterplan is a significant project that has the potential to transform the area and improve the quality of life for local residents and visitors. It is a key part of the Borough Council's plans to make King's Lynn a more attractive and sustainable place to live, work, and visit as set out in the Town Investment Plan.

Specifically related to this commission, the property advice is focussed on the redevelopment of the brownfield sites, supporting the creation of a new community with a sense of place to this part of King’s Lynn.

The appointed Property Advisor will be forwarded The Delivery Strategy Report which set out initial options available to the council to take the scheme forward to development – due to the commercially sensitive nature of this document it will be provided to the appointed consultant upon award. The report sets out delivery options and initial viability, and agreed that further work is required as part of this commission to explore all options further, which will include:

* + - Review and quantify the extent of abnormal costs to support potential funding sources, based on further site investigation and comparison against abnormal costs (factoring in inflation) on similar schemes delivered by the council under the Major Housing Programme;
    - Market engagement with housing providers/ associations on their interest to deliver the scheme using their access to Affordable Housing grants;
    - Further market testing with developers and third-party landowners in the area;
    - Engagement with third-party landowners, alongside the Design team, to coordinate the design and delivery of their sites with those owned by the council;
    - Quantum and mix of development appropriate and deliverable for the sites;
    - Undertake Valuations and Appraisals; for example: residual land valuation and build cost estimates, as necessary to develop the sites;
    - Provide necessary supporting information relating to the above to support submission of funding applications.

An experienced consultant is required to provide guidance to the Borough Council of King's Lynn and West Norfolk and the appointed Lead Design Team through the concept design stage (RIBA Stages 1-2) of the Southgates Regeneration Masterplan on all matters related to the above, to identify the preferred route to delivery on which the council will be able to make an informed decision to delivery.

It is not assumed at this stage the council will develop the site; it is one of many options that should be assessed further. The Southgates Masterplan's aims may be delivered through a number of development routes, with multiple blocks of land available for development. Each plot has its own challenges and may be suitable for different types of development, including residential, affordable housing, commercial, or a mix of each, depending on its access, size, floorspace, and a number of other constraints.

A further report is due back to BCKLWN members in 2024, setting out the options and recommendations for a preferred delivery route for the council to proceed with, along with information required to support funding opportunities that may arise during this period, including the Brownfield Land Release Fund.

The appointed consultant will be expected to work as part of the Design team and advise in six key areas: demand, valuation, costing, market testing, delivery options and marketing advice.