

East Norwich Delivery Board – Minutes

12 March 2024 – 09:30 – 11:00

Microsoft Teams

Members

Chair: Cllr Mike Stonard (MS) – Leader of Norwich City Council

Cllr Paul Kendrick (CP) – Norwich City Council, Cabinet Member for Resources

Graham Nelson (GN) – Norwich City Council, Executive Director, Development & City Services

John East – Norwich City Council, Executive Director (Interim), Major Projects

Louise Rawsthorne – Norwich City Council, Chief Executive Officer

Cllr Andrew Jamieson (AJ) – Norfolk County Council, Deputy Leader, Cabinet Member for Finance

Cllr. Graham Plant (GP) – Norfolk County Council, Cabinet Member Highways, Infrastructure & Transport

Chris Starkie (CSt) – Norfolk County Council, Director Growth & Investment

Fionnuala Lennon (FL) – Homes England, Head, Market, Partners & Places (South)

Rob Rogers/Cally Smith (RR/CSm) – Broads Authority, Director of Operations/Hd of Planning

Phil Courtier (PC) – South Norfolk Council & Broadland DC, Director of Place

Officers

Shelley Hall (SHa) – Homes England, Senior Partnership & Business Manager

Matt Tracey (MT) – Norfolk County Council, Growth & Infrastructure Manager

Ian Charie (IC) – Norwich City Council, East Norwich Programme Lead (Interim)

Judith Davison (JD) – Norwich City Council, Planning Policy Team Leader

Andrew Turnbull (AT) – Norwich City Council, Development Strategy Manager

Sharon Page (SP) – Norwich City Council, Communications Manager, Community Services

Item	Topic	Actions
1.	Welcome / Apologies – MS Julia Krause will attend instead of FL going forwards due to FL changing roles. Apologies: Cllr Paul Kendrick Matt Tracey Chris Starkie Phil Courtier Andrew Turnbull Sharon Page	
2.	Minutes of meeting 13 February 2024 and matters arising – MS <ul style="list-style-type: none">Minutes of 13 February 2024 agreed as accurate.Actions listed will be raised in the agenda today.	

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3.	<p>Project Update – IC</p> <ul style="list-style-type: none"> • River Wensum Navigation – had time to review the Legal Opinion. IC will be meeting with NPLaw on 14 March 2024 to get clarification on the legal points and look at the approach for moving forward. • Next steps include agreeing overall approach, including, critically, establishing the position of the Broads Authority. Meetings with BA to be set up after receiving Paper from NPLaw. • AJ queried the timing on this – at what point would we be able to go to the Secretary of State? Understand there are a number of complex legal issues, but for the residents of Norfolk, it would be good to see accelerated progress on this. IC stated that a decision about fixed bridges was not holding back development, as any proposals for the Utilities site – requiring a Wensum bridge crossing - are some way off. In the Autumn, we should be closer to setting out the approach, and potential timescale. • GN advised that this is a complex process that hasn't been fully mapped out. Minimum of a couple of years before an Order could be formally submitted to the Secretary of State for a decision on the matter. Need to go through a number of steps following early discussion with the BA eg re Compensation and mitigation measures with Broads Authority before any concrete steps can be taken. A minimum of six to nine months will be required for technical work and environmental impact assessment, plus a further period for detailed design work. A key aspect is the public sector being able to capture some of the land value uplift, and cost savings regarding existing opening bridges, if there is future implementation of fixed bridges • GP is concerned if development at East Norwich can fully be implemented if there remains a significant concern about whether fixed bridges can be provided. A lot of public money has been spent encouraging development, and we need to press for a successful outcome of this matter. MS feels positive that there is a way through this as it is an important but complex set of sites. RR stated that navigation of waterways is a statute that has to be protected. The decision to give it up isn't down to the BA as it is a public right. • Regeneration of Carrow Works as a whole can take place without the issues regarding the bridges being resolved – although a ped/cycle bridge over the 	IC

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	<p>Wensum is being sought. Similarly with May Gurney and the Deal Ground which can be developed without the bridge issue being resolved.</p> <ul style="list-style-type: none"> • Key point is discussing with the Broads Authority. <p>Trowse Underpass:</p> <ul style="list-style-type: none"> • Stakeholder Workshop held on 8 March was helpful in sharing and further understanding issues. • Five design options have been progressed and shared with Network Rail as preliminary Options. • Officers at Network Rail have said that a default could be infilling of the underpass. This needs following up as part of wider Partnership discussions with more senior Executives at Network Rail. • Consultant Report due at the end of March • FL noted that one way of addressing this could be to invite Network Rail onto the Board - Network Rail's buy-in is needed to help ensure delivery of all opportunities at East Norwich. 	
4.	<p>Planning Update – GN / JD:</p> <ol style="list-style-type: none"> 1) GNLP – contains allocation of the EN sites for mixed use development with supporting overarching policy. The GNLP process is almost at the end; Inspectors have completed modifications, and found the Plan sound. The Partnership have recommended for each council to adopt – first to meet to adopt is Norwich City Council at Full Council on 12 March. <i>PMN: the GNLP is now adopted by Norwich CC.</i> 2) Planning application for the development of Carrow Works – validated after a long period of invalidity. Became valid in August 2023, and key consultee comments effectively told the applicant they need to significantly amend their application to comply with requirements and guidance as per Policy and the emerging SPD. They declined to do so, and haven't engaged, nor shown any signs of wishing to engage, with the Ipa, leaving no alternative other than for a recommendation of refusal to Planning Applications Committee on 21 March 2024. <i>PMN the application has now been refused, and decision notice issued.</i> 3) Re the Deal Ground Reserved Matters application, objections from the Environment Agency have not been addressed and there has been no recent communication from the applicant. 4) Adoption of the GNLP gives scope to bring forward the SPD that will add more detail to supplement the 	

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	<p>GNLP Policies. JD added that Norwich City Council are aiming for consultation in the late Summer. NCC has reviewed, and continues to review, the document, comments are still awaited from some parties.</p>	
5.	<p>Landowner Update – JE/GN</p> <ul style="list-style-type: none"> • Britvic/Unilever (B/U) – have been made aware of how the planning application from Fuel Properties is being dealt with. B/U have reacted with some hostility as a result. Meetings between B/U and NCC continue and B/U are looking at options, including finding a buyer for the site • JE stated that NCC are providing constructive input as part of the dialogue with B/U and other parties relating to how the future of the site can move forward in a positive way. 	
6.	<p>Strategic Development Consultants Brief - JE</p> <p>At the last meeting, Board were advised of the intention to appoint Strategic Development Consultants. A Brief has been prepared, including comments from Homes England seeking three outputs:</p> <ol style="list-style-type: none"> 1. For advisors to take a commercial review of the Masterplan, SPD and the Infrastructure Delivery Plan. 2. To produce a Strategic Outline Business Case that builds on previous work. 3. A Delivery Strategy – to advise on the strategy and actions for moving forward and for the delivery of schemes at East Norwich. <p>Expectation is this work will be completed in Autumn for reporting to Board, and onward to NCC Cabinet.</p>	
7.	<p>Project Plan - IC</p> <p>IC went through key elements of the Plan on a Page.</p>	
8.	<p>East Norwich Budget – JE / IC:</p> <p>Council has agreed budget for East Norwich for next year - £270K with additional earmarked reserves of up to a similar level to be committed. Outcome of the Strategic Business Case will determine future expenditure.</p> <p>Looking for partner financial commitment; Homes England have provided Capacity Funding over the last 3 Financial</p>	

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	<p>Years England. Target is for next supporting work to be undertaken earlier rather than late in the upcoming Financial Year.</p> <p>FL – Homes England have been supportive - future funding is focused on delivery outcomes.</p>	
9.	<p>Carrow House – JE</p> <p>City Council have carried out light touch refurbishment, and been assessing opportunities, including for meanwhile uses:</p> <ol style="list-style-type: none"> 1. Investigating a Business Plan established by a consortium of charities who have expressed interest in occupying the building for three to five years. 2. In parallel, looking at long term feasibility of the site – the future of the Carrow House site - buildings and carpark. Brief in next few weeks for carrying out this work. Remains an opportunity for Carrow House to be put into the wider scheme of East Norwich. 	
10.	<p>Board Members Update – JE/GN</p> <p>In discussion about appointing two new Independent Members to the Board. Both are at similar stages – they both have substantial experience and are positive about wishing to join, just finalising agreement about appointment and dates with a view to join the Board in May.</p>	
11.	<p>AOB – MS</p> <p>There is a tour of key sites in Norwich on 12 March by key DLUHC representatives to discuss regeneration issues in the City, including East Norwich. Shelley Hall and Julia Krause from Homes England have also been invited to attend.</p>	
	<p>Next meeting 9 April 2024, 09:30 – 11:00</p>	