

## East Norwich Regeneration - Delivery Board Meeting

9 November 2022, 15.00 – 16.30

### Attendees

#### Members:

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

Graham Nelson (GN) – Executive Director, Development & City Services, Norwich City Council  
Stephen Evans (SE) – Chief Executive, Norwich City Council  
Cllr. John Fisher (JF) – Cabinet Member Children’s Services, Norfolk County Council (sub for Cllr Martin Wilby)  
Carolyn Reid (CW) – Assistant Director, Growth & Economic Development  
Fionnuala Lennon – Area Manager, Homes England  
Carlton Roberts-James (CR-J) – Senior Manager, Homes England  
Cally Smith (CS) – Head of Planning, Broads Authority  
Phil Courtier (PC) – Director of Place, Broadland & South Norfolk Council  
Ellen Goodwin (EG) – Infrastructure Manager, New Anglia LEP

#### Officers:

Sarah Ashurst (SA) – Head of Planning & Regulatory Services, Norwich City Council  
Judith Davison (JD) – Planning Policy Lead, Norwich City Council  
Ian Charie (IC) – East Norwich Regeneration, Interim Project Manager, Norwich City Council  
Matt Tracey (MT) – Growth & Infrastructure Manager, Norfolk County Council

### Minutes

Item	Topic	Actions
1	<b>Welcome/Apologies</b>  <b>Apologies:</b> Cllr Wilby, Carolyn Reid, Ellen Goodwin	
2	<b>Minutes of 17 October Delivery Board and matters arising</b> Minutes accepted as an accurate record of the meeting.  Matter arising: GN will set up a MP briefing on East Norwich.	GN
3	<b>Review of ToR</b> PC noted that he represents Broadland DC as well as South Norfolk council and would like the ToR to be updated accordingly. Action : IC to amend as proposed.  FL noted that she would like the ToR to be more concise, to clarify the role of the Delivery Board and status of Partnership Board. The delivery board is not just about Stage 3 but about delivery overall. The Delivery Board should have oversight of a programme plan. FL offered to provide written feedback. Action: IC to discuss with HE and circulate an updated ToR for discussion at next meeting.	IC  IC/FL
4	<b>Project Update</b>  IC gave a project update with slide presentation.  Key project workstreams include: <b>Nutrient neutrality:</b> <ul style="list-style-type: none"><li>• issue of cost per property is not clear yet.</li><li>• GN noted that the scope for on-site mitigation for on-site mitigation may be limited due to the highly dense nature of development proposed. Need to do further work on technical</li></ul>	

	<p>solutions. CWS needs investigation, as does that historic level of nutrients discharging into the river. Britvic/Unilever is currently looking at the latter.</p> <p><b>Ecology</b></p> <ul style="list-style-type: none"> <li>• SPC commissioned an ecology report to inform CWS boundary – for discussion with County ecologists and NWT.</li> </ul> <p><b>Sustrans</b></p> <ul style="list-style-type: none"> <li>• IC will discuss E-W ped/cycle route with MT, and onward contact with Sustrans</li> </ul> <p><b>Bridges/navigation/compensation issues</b></p> <p>CS noted that the BA will report to their members in December on these issues, though not likely to take any decisions at this stage. Norwich CC may need to input into report.</p> <p><b>Engagement with key stakeholders:</b> Continuing</p>	<p>IC</p> <p>IC</p>
5	<p><b>Stage 3 Delivery Update</b></p> <p>FL and CR-J provided a presentation on the Stage 3 Delivery Study:</p> <ul style="list-style-type: none"> <li>• Project purpose is to assist with delivery and inform business cases for funding.</li> <li>• Development of flexible financial/development appraisal model to test development scenarios: accurate inputs are critical. Clarity needed on costs / triggers.</li> <li>• Key deliverables include: strategic review of stage 2; market report; cost analysis review; delivery mechanism options and Financial Model.</li> </ul> <p>NB The stage 3 work won't deliver certainty on public sector funding (business case will still be required and aligned with govt funding opportunities), and it won't implement a delivery solution or provide certainty for delivery of infrastructure.</p> <p>Report in draft form expected by end of year.</p> <p>In relation to financial model, GN noted uncertainties over phasing of infrastructure, nutrient neutrality costs, and Biodiversity Net Gain tariff.</p>	
6.	<p><b>Risk Register update</b></p> <p>IC shared the updated Risk Register;. Board members to advise of any comments of if anything is missing.</p>	
7.	<p><b>Upcoming Steps, Timeline and Resourcing</b></p> <p>Stage 3 work continuing, Workstream Programme, reflecting Resourcing is being progressed and will be shared with next Board</p>	
8.	<p><b>Comms / engagement</b></p> <p>FL states Homes England position as to not publicise Stage 3 work at this stage.</p> <p>GN – last stage of publicity was around Stage 2 masterplan in June. May be appropriate to share some info in public in the future when there any significant announcements to publicise.</p>	
9.	<p><b>AOB</b></p> <p>No other Business was raised</p>	

**Next meeting: Monday December 12th, 2022: 15:30 – 17:00 (subsequently cancelled)**