

East Norwich Regeneration Delivery Board – MINUTES

26 July 2023 - 13.30 – 15.00

Members

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

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

Louise Rawsthorne (LR) – Executive Director of Community Services, Norwich City Council

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

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

Fionnuala Lennon (FL) – Head – Markets, Places & People - South, Homes England

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

Phil Courtier (PC) – Director of Place, South Norfolk & Broadland District Councils

Attendees

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

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 Programme Lead, Norwich City Council

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

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

Sarah Hinchcliffe (SHi) - Senior Planner, Norwich City Council

David Parkin (DP) – Development Manager, Norwich City Council

Item	Topic	Actions
1.	Welcome: Shelley Hall - Senior Partnership & Business Manager, Homes England Apologies: Phil Courtier, Sarah Ashurst	
2.	Minutes of meeting 21 June 2023 and matters arising FL title not correct in previous minutes, and remains the appropriate lead for HE in this geographical area. In future, if governance arrangements change, then EN Board representation may change. Minutes to be revised accordingly. Otherwise, minutes agreed.	IC
3.	Update on Sites & Planning Significant planning applications – Carrow Works 95% of way there in terms of material submitted, being validated	

w/c 31/07, and Reserved Matters application submitted for May Gurney/Deal Ground.

A brief status update was given on each application. GN advised that Board has no role in planning application determinations and once given update – Development Management colleagues will leave the call to observe correct protocols.

Sarah Hinchcliffe – Senior Planner update

1) May Gurney / Deal Ground –

- Application received w/c 3rd July - required in accordance with outline consent granted 10 years ago.
- SHi ran through the principles of the application.
- A key objective is 'keeping the consent alive', and as an Outline granted before the Masterplan was established, does not reflect key aspects of the, since, identified Masterplan. A basis of the application is to not preclude future implementation of a more Masterplan compliant (larger) scheme – this needs to be assessed.
- Consultation has commenced – end of September before likely to receive consultee comments at the earliest. Once this has been received, a fuller assessment of key issues can be made. Given the principles of the scheme have been approved, there shouldn't be any insurmountable issues, but there are some complexities, eg re flooding where requirements have changed.
- A determination could, potentially, be made in early/late Spring 2024 dependent on being able to resolve issues on Nutrient Neutrality.

2) CARROW WORKS

- SHi ran through principles of the application.
- It is felt that the application is disappointing in not meeting many of the principles of the Masterplan, or the Draft Supplementary Planning Document. Clear that significant negotiations are needed, especially based on the preApp, and initial concerns from 2 key statutory consultees – the Highway Authority and Historic England.
- The application does not include any details of a ped/cycle bridge over the Wensum or Underpass through to Deal Ground.
- Re May Gurney/Deal Ground, GN noted that Infrastructure is required to unlock wider and denser

	<p>development, more in accordance with the Masterplan.</p> <ul style="list-style-type: none"> • There is a validation for a clear rationale for setting up a Masterplan. This needs to be assessed as part of the determination. • IC stated that it was felt by some that the Masterplan bar is set too high, is too ambitious, expected too much and needed to be adjusted. It is on the Risk Register that this has become an issue. The bar is there for good reason – many significant areas are related to Highway Authority and Historic England matters, and related to the Education Authority position. Board agreed, now is not the time to lower ambitions. • Fuel Properties have identified a viability gap such that no affordable housing can be provided by the developer. • FL Inquired if the CW scheme would be presented to a Design Review Panel. This will be considered. • Board will be kept advised about the progress of these key applications. 	
4.	<p>Review of Workstream Programme, Key Tasks & Resourcing</p> <ul style="list-style-type: none"> • The Workstream Programme sets the framework for workstreams, as a ‘live document’, and is routinely circulated to Board. • Key tasks – Wensum navigation, infrastructure and Economic Appraisal. • Resourcing – City council close to finalising case for securing budget. Can report back to September Board. • County are progressing proposals for resourcing, which could be via a Growth Bid, or additional resourcing and back-filling roles. Homes England have made available up to £60k of match funding, and a further up to £90k for further studies to be undertaken. • Recommendations for Board – workstream programme be agreed and reviewed on at least a monthly basis; discussions continue within and between partners to finalise the above proposed Budget commitments. • Homes England funding is available this financial year – need to be aware that if this isn’t used, it will be allocated to other schemes. 	

	<p>Workstream Programme</p> <ul style="list-style-type: none"> • A key workstream is the update of the Supplementary Planning Document, which needs to be completed to enable Consultation in early 2024, enabling formal adoption in Spring '24. • GN – added that we will further assess delivery aspects of the East Norwich initiative. <p>Key Task To identify an individual with significant experience in Regeneration who can become a Member, or preferably Chairman, of the Board. A role specification will be set out, and Homes England, and other Partners will give consideration to this.</p>	IC / FL
5.	<p>Risk Register</p> <p>Planning risks Risk added – re if planning policy/SPD/Development Management expectations are too high. But Board agreed, we need to maintain ambition.</p> <p>Financial, economic, viability Risk added – uncertainty about funding opportunity via County Devolution Deal. Joint discussions on this are important.</p> <p>Landowner, developer risks Risk added – lack of public sector ownership in E Norwich</p> <p>Infrastructure, Technical–</p> <ul style="list-style-type: none"> • Risk of delay from stakeholder parties for agreement to key Briefs (eg Trowse Underpass, Navigation) 	IC
6.	<p>AOB</p> <p>FL raised that Brownfield Infrastructure Land Funding (BIL) announcement is expected soon, and – in due course, Homes England would expect to engage with a number of landowners re. advising about opportunities associated with this new funding stream.</p> <p>FL also advised that Homes England are looking to promote East Norwich as one of their Priority Sites.</p>	

Next meeting: Wednesday 20 September 2023, 13:30 – 15:00.