

East Norwich Delivery Board – Minutes

9 April 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 (JE) – Norwich City Council, Executive Director (Interim), Major Projects

Louise Rawsthorne (LR) – 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

Rob Rogers (RR) – Broads Authority, Director of Operations

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

Officers

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

Julia Krause (JK) – Homes England, Assistant Director

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 (HE) welcomed to her first meeting. John Whetstone (covering Norfolk for HE) also joined. Apologies: Lou Rawsthorne Rob Rogers	
2.	Minutes of meeting 12 March 2024 and matters arising – MS <ul style="list-style-type: none">Minutes of 12 March 2024 agreed as accurate.Actions listed will be raised in the agenda today.	
3.	Project Update - IC River Wensum Navigation	

Item	Topic	Actions
	<p>IC - Important to understand position of Broads Authority, so meetings are pending. Also waiting for NP Law.</p> <p>Trowse Underpass</p> <p>IC – Network Rail saying that they might fill in the underpass. This would be disappointing in view of the previous partnership working and would cause significant issues. We have asked NPLaw for advice on this, and will be communicating with Network Rail at a senior level.</p> <p>There will be an update at the next Board.</p>	
4.	<p>Planning Update - GN</p> <p>GN - planning application for Carrow Works refused; they had failed to meet deadlines for addressing significant objections. The applicant is saying they will appeal. We have received no notification that an appeal process has been started. NCC are confident of successfully defending the refusal if challenged. The issue would be resourcing an appeal process, even assuming that costs would be awarded, the appellant is likely to have insufficient funds to pay them. Our planning team is working with Planning Inspectors to mitigate that risk.</p> <p>GN – the pause on Carrow Works is a significant matter. The risk is around momentum for the East Norwich project.</p> <p>GN – regarding the Reserved Matters application relating to the Deal Ground. There is inertia, as Serruys is refusing to engage following concerns highlighted by the Environment Agency relating to flood risk. The planning teams from Norwich City Council and South Norfolk District Council are seeking to re-engage with Serruys’ planning consultants (Maddox), using an implied threat of planning refusal. Earliest possible date for refusal is July. This is a disappointing position.</p> <p>GN – work on the supplementary planning document is ongoing, although won’t be able to consult until after the elections. The timetable allows scope for the newly-appointed strategic development consultants to undertake a commercial review.</p>	

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5.	<p data-bbox="368 271 794 309">Landowner Update – JE/GN</p> <p data-bbox="464 344 1206 600">GN: Britvic Unilever is seeking other backers and talking to a potential party. It is important that any incoming party appreciates the scale of change that any future application needs from that previously submitted, and NCC have made that clear. Our newly-appointed consultants will now engage with Britvic Unilever.</p> <p data-bbox="464 636 1198 819">JE – Continuing to talk with B/U and their chosen party particularly around the nature of development partners they might consider. There is some way to go, if they decide they wish to proceed with the Carrow Works site.</p> <p data-bbox="464 855 1182 931">AJ – what sort of delay would an appeal cause? Is the party being introduced a serious party?</p> <p data-bbox="464 967 1219 1115">JE – The party being introduced clearly now see that it is a much more complex project than they had originally been led to believe by the representatives of Fuel.</p> <p data-bbox="464 1151 1214 1335">JE – there are other investors on the sidelines, who are keen to get involved. The contractual position between Britvic-Unilever and Fuel has caused difficulties here. One of the consultants’ first jobs will be to unlock these issues.</p> <p data-bbox="464 1370 1209 1518">GN – an appeal would take 18 months – 2 years for determination. Our tactic will be to persuade the Planning Inspectorate to intervene early, and use its powers to prevent timewasting.</p> <p data-bbox="464 1554 1214 1702">MT – added that the County Council was a party to reasons for rejection of the planning application. Will fully support the City Council if the appeal is progressed.</p>	
6.	<p data-bbox="368 1740 983 1778">Strategic Development Consultants - JE</p> <p data-bbox="368 1814 906 1852">JE – have appointed a partnership of:</p> <p data-bbox="368 1888 1214 1991">PRD (strategic development and regeneration consultants) who have worked on public and private sector projects, including Temple Quarter in Bristol and Meridian Quarter in</p>	

Item	Topic	Actions
	<p>Enfield, which are projects similar in size and complexity to East Norwich. They will focus on three core pieces of work:</p> <ul style="list-style-type: none"> • a commercial review, particularly focussing on whether the masterplan can work harder and whether there are opportunities to reduce the viability gap, as well as providing a sense-check of the planning documents and Infrastructure delivery plan. These tasks are essential to ensure we have the most up-to-date information, are on the same page with landowners and developers, as well as ensuring we are focussing on what we need to obtain public sector funding. • production of a strategic outline business case. • production of a delivery and development strategy – how we will take forward the scheme to delivery. <p>Place Partners (MDBek Seeley, who was previously MD of Lendlease UK and Europe) who have experience managing private/public partnerships (Euston Station, Silvertown Quays/Royal Docks) will be focussing on strategy and tactics, especially engaging with landowners and developers.</p> <p>JE – the commercial review will include workshops with members of this Board over the next months. We expect the draft strategic outline business case to be ready by the early autumn, to then report to authorities and cabinets in November.</p> <p>JE – next stage will be to appoint consultants who will review the financial model and undertake a social and economic assessment which will feed into the strategic outline business case. This will be essential in order to secure public sector finance.</p> <p>AJ – PRD looks exactly right for this work. When will the business case be in place? When will we have something to look at?</p> <p>JE – plan is to have draft strategic outline business case and delivery strategy ready for early September; there will be interim reports to this Board.</p>	
7.	Project Plan - IC	

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	IC – this is the roadmap between inter-dependencies and showing key decisions. Has not changed since last meeting.	
8.	<p>Board Members Update – JE/GN</p> <p>GN – Bob Lane has agreed to take on role as Chair; he has significant experience of leading large scale regeneration initiatives, and acting as Chair. He will be in the role for the next meeting.</p> <p>GN – going through similar process with Saul Humphrey, who will provide a different area of expertise – his background is commercial construction, and he has a significant expertise and network in the field of sustainable construction, sustainability and climate resilience.</p>	
11.	<p>AOB – MS</p> <p>JE – Carrow House update. Exploring with a consortium of local charities about a meanwhile-use. Have commissioned Inner Circle Consulting alongside architects and cost consultants, to carry out a long-term feasibility study of Carrow House, including its status relating to Carrow Works. We are interested in looking at how bringing forward work on Carrow House will stimulate progress on the wider East Norwich site.</p>	
	Next meeting Friday 10 May 9:30	