

East Norwich Regeneration - Partnership Board Meeting

29 March 2022, 2.00 – 3.30pm

Members:

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

Graham Nelson (GN) – Norwich City Council
Matt Tracey (MTra) – Norfolk CC
Carlton Roberts-James (CRJ) – Homes England
kis Chrisovelides (ACh) – Serruys Property Company

Attendees:

Sarah Ashurst (SA) – Norwich City Council
Ian Charie (IC) – Norwich City Council
James Waterhouse (JWa) – Icen, rep Fuel Properties
Martyn Saunders (MSa) – Avison Young
Kim Grieveson (KG) – Avison Young
Georgina Illife (GI) – Avison Young
Anthony Benson (AB) – Allies & Morrison
Lianne Peterkin (LP) – Allies & Morrison

Minutes

Item	Topic	Actions
1	<p>Welcome/Apologies & Minutes of the previous meeting.</p> <p>Apologies: Charles Amies – Homes England Ellen Goodwin (EG) New Anglia LEP Phil Courtier – South Norfolk & Broadland District Council Paige Chappell – Network Rail Matt Trigg – RWE Adrian Cross – NG Charles Whitworth – Cushman Wakefield</p> <p>No matters were raised from the 3 March 2022 Draft Minutes</p>	<p>Minutes from 030322 were agreed</p>
2	<p>Project Manager's Report – IC</p> <p>IC gave an update covering:</p> <ol style="list-style-type: none">1. Key updates since last meeting2. Workstreams3. Governance/Next Steps <p>Ach asked about timelines for adoption of the SPD wrt GNLP. GN and IC advised that adoption of the SPD could not take place until after adoption of the GNLP, and that was looking like a Q1/2 2023 timescale with Statutory Consultation on the Draft SPD taking place at the same time as, or after, GNLP Plan Modifications (also to be consulted upon), which was expected to be in Autumn 2022.</p>	<p>A copy of the Presentation is attached to the Minutes</p> <p>A copy of the Risk Register is attached to the Minutes</p>

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3	<p>GNLP Update – GN</p> <p>GN advised that a ‘refresh’ was being undertaken to Policy 7.1, along with further information being provided on housing/jobs numbers, and viability to the Inspectors. This information would be shared with Partners.’</p> <p>Ach and JWa both raised questions about the Nitrates in rivers issue; GN advised that a legal Opinion was being sought, and there would be a further update and advice given on the NVCC website in due course.</p>	<p>Updated information to GNLP Inspectors to be circulated to Partners.</p>
4.	<p>Consultants Presentation – Update re Draft Final Stage 2 Deliverables</p> <p>The consultant team gave a presentation covering the above.</p> <p>Supplementary Planning Document AB gave a walk through of the Draft Final SPD document, highlighting its improved structure and presentation, and highlighting key changes from the 1st iteration of the IDP, and presentation to Board on 3 March 2022, including that site contextual and analysis material had been moved into an Appendix.</p> <p>IC reiterated that the format, presentation and structure of the document were all improved, making this a more ‘user friendly’ document.</p> <p>Board Members/Attendees were reminded that comments on the Draft Final documents, which were circulated on 24 March, were sought by COB 14 April 2022, enabling the Consultant Team 2 weeks after Easter to conclude the Stage 2 work.</p> <p>No other comments or questions were raised.</p> <p>MS gave a presentation covering the IDP, Viability and Delivery Report.</p> <p>Infrastructure Delivery Plan MS outlined the improved structure/format for the IDP, advising in particular that more information on flood mitigation was awaited for incorporating into both the IDP and SPD. The accompanying Cost Plan was awaited and would be circulated.</p> <p>Delivery Report and Viability MS advised that continuing work had been carried out on Viability, and this, and the work on the IDP/Costs – linked in to consideration of phasing and funding – was wrapped up in the Delivery Report which had been circulated.</p> <p>Board Members/Attendees were asked to provide comments by 14 April.</p>	<p>Copy of the Presentations attached to the Minutes</p> <p>EN Cost Plan to be circulated (PMN this was done on 12 April 2022)</p>
5.	<p>Partner Updates</p> <p>CRJ (attending in place of Charles Amies) gave the following update:</p> <p><i>EN remains a significant priority for Homes England and we are now moving into the next more detailed phase of our engagement and</i></p>	<p>A response will be given</p>

Item	Topic	Actions
	<p><i>involvement – a key part of which will be proposed 121's with individual landowners – to give visibility and detail on how the Agency goes about looking at interventions and to give a direct relationship so they can understand and participate with us and NCC in thinking through the wider role of the public sector.</i></p> <p><i>An initial budget approval has been secured for a new commission in 2022/23 on viability assessment, subject to final approval of the 2022/23 Homes England budget. Stakeholders will be consulted on the brief for this work which is presently being developed with the City Council. Our 2021/22 £81,000 contribution towards the masterplan and technical work has been paid. We have submitted two supportive statements of common ground to the LP examination.</i></p> <p><i>Finally, Homes England cannot be seen as a 'cash machine', and no pledges can be given at this stage, nevertheless we recognise that a major brownfield constrained regeneration scheme will need support for infrastructure, be that loan or potentially grant amongst other support.</i></p> <p>GN (as landowner of Carrow House): delegated approval was being sought from Cabinet for approval for a Tender to go out for works to old Carrow House and the Conservatory. It is hoped a Contract would be awarded in May, and work start in July.</p> <p>Ach advised Board that SPC had submitted a Statement to Board.</p>	
6.	<p>AOB</p> <p>JWa with it being agreed that landowner supporting Statements to the GNLP Inquiry would be submitted in June, could a joint session to prepare for the GNLP be arranged.</p> <p>IC advised that future Governance arrangements with respect to the expected Stage 3 work for East Norwich would be advised, noting that the pXStage 2 Deliverables would be presented to Norwich Cabinet on 8 June, to focus for the next stages of unlocking development and moving towards delivery.</p> <p>IC thanked the Consultant Team for their inputs over the last year on the ENR work, noting that this was the last scheduled Board Meeting as part of the Stage 2 process. This was endorsed by the Chair and other Members.</p>	GN agreed this would be helpful, a date would be advised