

Greater Norwich Growth Board

Date: 16 March 2022

Supplementary Agenda

Time: 13:00

Venue: Virtual – Zoom

Board Members:

Officers:

Norwich City Council:

Cllr Alan Waters (chair)

Stephen Evans

Graham Nelson

South Norfolk Council:

Cllr John Fuller (vice chair)

Trevor Holden

Phil Courtier

Norfolk County Council:

Cllr Andrew Proctor

Tom McCabe

Vince Muspratt

Broadland District Council:

Cllr Shaun Vincent

Trevor Holden

Phil Courtier

New Anglia Local Enterprise Partnership:

CJ Green

Chris Starkie

Jobs, homes and prosperity for local people



NORWICH
City Council



Norfolk County Council

NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk

SUPPLEMENTARY AGENDA

- | | |
|-----------|---|
| 1. | East Norwich Masterplan – Oral Update
<i>Graham Nelson, Executive Director of Development and City Services,
Norwich City Council</i> |
|-----------|---|

FOR FURTHER INFORMATION PLEASE CONTACT:

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If you would like this agenda in large print, audio, Braille, alternative format or in a different language, please call Grace Burke, Greater Norwich Project Team Leader on 01603 222727 or email grace.burke@norfolk.gov.uk

Access



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Greater Norwich Growth Board.

East Norwich Masterplan Update
16/03/22

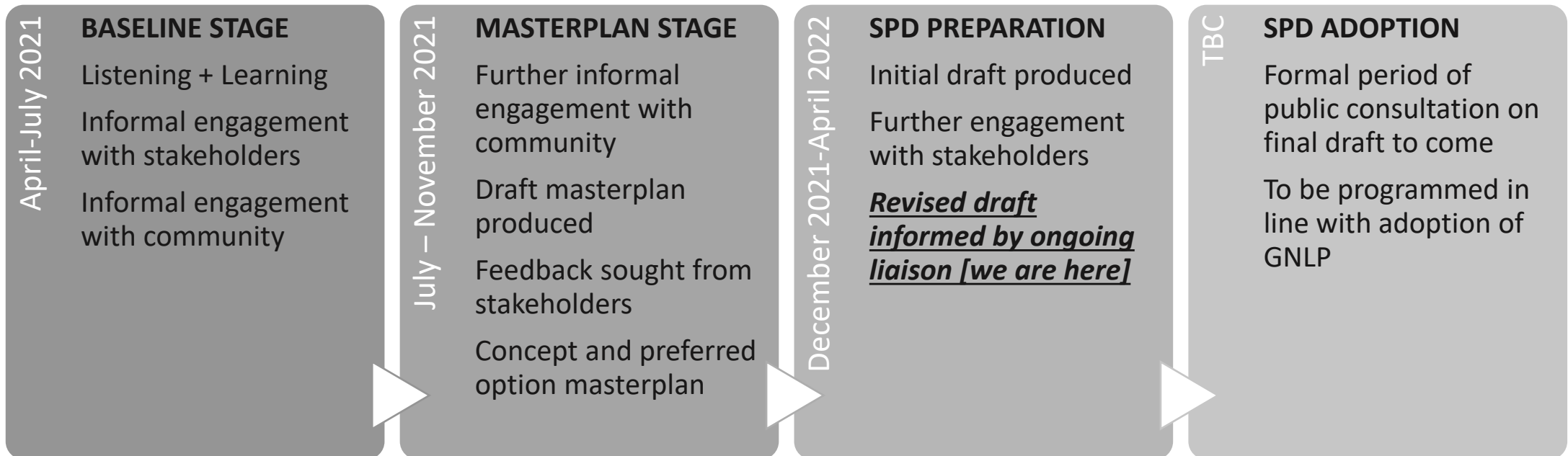
Allies and Morrison

rps

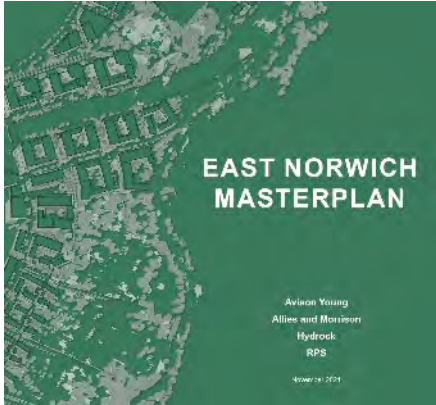
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East Norwich Masterplan Process



STAGE 1 Masterplan Finalised



STAGE 1 Stakeholder Feedback

Landowners

- Fuel
- SPC
- Nat Grid/RWE
- Network Rail
- Broads Authority

Technical

- Movement + Access
- Economic Uses
- Landscape + Ecology
- Education
- Flooding + Drainage
- Heritage
- Health
- Utilities + Energy
- Buses
- Libraries

Other

- NCFC



STAGE 2 'Interim Outputs'

IDP

- First draft 31/01/22
- Work in progress
 - Refining infra definitions
 - Interaction with phasing

SPD

- First draft 14/02/22

Viability Assessment

- Interim assessment
 - To inform further engagement
- First full draft 14/02/22

Flood Modelling

- Initial findings
 - 09/02/22

Underpass Feasibility Study

- Draft report
 - 21/02/22



STAGE 2 'Suite of Documents'

CORE OUTPUTS

SPD

Delivery Report

- Viability
- Funding + Financing
- Structures + Strategies
- Planning

SUPPORTING INFORMATION

Viability Assessment

IDP

Cost Plan

Flood Modelling Report

Underpass Feasibility Report

Updating the Masterplan.

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3,470 new homes
4,000 new jobs

STAGE 1 MASTERPLAN



Cary's Meadow

Riverside Retail Park

KOBLENZ AVENUE

Carrow Road Stadium

Carrow Park

ATB Laurence Scott

Whitlingham Great Broad

Whitlingham Country Park

GEOFFREY WATLING WAY

RIVER WENSUM

Yacht Club

Whitlingham Little Broad

Norwich Canoe Club

Norwich Rowing Club

KING STREET

Carrow House

Carrow Abbey

BRACONDALE

Norfolk County Council

MARTINEAU LANE

WHITLINGHAM LANE

Lord Rosburgh's Ground

Trowse Woods

3,630 new homes
4,100 new jobs

Trowse Newton

1. Adoption of highway required to allow for a bus and vehicular connection
2. Upgrade access to incorporate a vehicular access for emergency only
3. Respond to new listing
4. Include flint wall and pet tombs
5. Improvements to framing of Abbey gardens
6. Open up access and views from gateway to the Abbey
7. Respond to new listing
8. Explore change of use to include more resi
9. Ensure access to Network Rail estate
10. Change of use near to Rail and Tarmac Site
11. Access review for Network Rail
12. Change of use to employment re proximity of Tarmac operations
13. CWS boundary change
14. Improve views from the church, review set back from the road

- Access change
- Heritage change
- Land use change
- Ecology change



Supplementary Planning Document.

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Infrastructure + Delivery.

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Essential Infrastructure

1. Upgraded pedestrian and cycle underpass between Carrow Works and Deal Ground
2. All modes vehicular bridge across the River Yare between May Gurney and Deal Ground (fixed)
3. All modes vehicular bridge access the River Wensum between Deal Ground and Utilities site (either opening or fixed)
4. Pedestrian and cycle bridge between Deal Ground and Whitlingham Country Park (fixed)
5. Pedestrian and cycle bridge between Carrow Works and Geoffrey Watling Way
6. Boating marina on Utilities site
7. Small leisure marina on Deal Ground site
8. Low level riverside walk along banks of Wensum (part of flood mitigation strategy)
9. Other flood mitigation (TBC)
10. Contributions to support bus services through the Carrow Works site
11. Infrastructure to support e-bike hire, e-car-hire scheme and e-car charging
12. 2FE primary school and contribution towards secondary school place provision
13. Local public open and child play space as required
14. Appropriate community health facilities (to be agreed with CCG)
15. Ongoing maintenance and investment in Witlingham Country Park to cope with increased footfall and visitor numbers



Fig 53 Essential infrastructure

IDP Contents

1. Accessibility

- a. 4 x river crossings
- b. Underpass
- c. Cycle routes, hub and eBike hire infrastructure
- d. Junctions + highway improvements
- e. Bus infrastructure
- f. eVehicle infrastructure

2. Community + Education

- a. 2FE Primary School
- b. Community Hub
- c. Health Facility

3. Flood Management

- a. Lowered walkway along Wensum
- b. Minor level alterations elsewhere

4. Environment + Open Space

- a. Open and play spaces
- b. CWS Improvement/Maintenance
- c. Ecology Improvement (allowance)
- d. Zero carbon heating and energy

5. River + Broads

- a. Large visitor marina
- b. Small 'day boat' marina

6. Other allowances

- a. Remediation and earthworks
- b. Demolitions and alterations
- c. Offsite highways, drainage etc



Delivery Strategy

1. Achieving equitable provision of infrastructure

- a. Full picture across sites and needs
- b. Paired with site and area-wide viability

2. Deployment and use of CIL/S106

- a. How far it could 'reach'
- b. Appropriate calls on funds

3. Public Sector Gap funding

- a. Targeted at key interventions that can't be funded by development
- b. Linked to specific outcomes or strategic benefits

4. Repayable investment fund

- a. Smoothing the investment curve
- b. Potential link to/from Infrastructure Investment Fund
- c. Developer contribution

5. Investment for return

- a. Ownership of utility infrastructure
- b. Operation of 'commercial' assets
- c. Leverage covenant strength

6. Delivery approaches

- a. Coordination across sites
- b. Delivery partner
 - i. Enabling infrastructure
 - ii. RPs, Investor etc



Thank you - East Norwich Masterplan
Update

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