

**Report to** Council

24 November 2015

**Report of** Executive head of regeneration and development

**Subject** Greater Norwich Growth Programme 2016-7

**Item**

**7**

---

## **Purpose**

To consider the greater Norwich growth programme 2016-7 and the inclusion of the city council projects in the draft capital programme for 2016-7 which will be submitted to cabinet and council for approval in February 2016.

## **Recommendations**

To approve:

- 1) the projects recommended for inclusion in the 2016-7 Annual Growth Programme and commit £2.52m from the pooled Infrastructure Investment Fund towards these projects;
- 2) in principle projects (brought forward in the 2016-7 business plans) for inclusion in the 2017-8 Growth Programme and commit in principle £1,025m from the pooled Infrastructure Investment Fund towards these projects; and
- 3) the inclusion of the city council projects in the draft 2016-7 capital programme.

## **Corporate and service priorities**

The report helps to meet the corporate priority prosperous city.

## **Financial implications**

The council agreed in February 2014 to pool CIL income (not including the neighbourhood funding and administrative funding elements (i.e. excluding 20% or 30% depending on whether there is a neighbourhood plan) to form an Infrastructure Investment Fund.

The total Infrastructure Investment Fund and commitments to date and proposed are set out in the Table 1 below.

£900K for 2016-7 from the pooled fund is proposed to be allocated for projects in Norwich. £500,000 is proposed to be allocated to county council capital projects in the city; £400,000 is proposed to be allocated for city council capital projects. This needs to be included in the capital programme.

**Table 1: CIL income**

	2013-4	2014-5	2015-6	2016-7	2017-8	2018-9	2019-20
	(£)						
Existing Growth Programme commitments*		155,000	1,086,000	730,000	105,000	1,605,000	415,000
Annual pooled fund income**	55,699	850,818	1,962,367	5,657,184			
Surplus/Deficit	55,699	695,629	876,587	4,927,184			
Cumulative pooled funding position	55,699	751,328	1,627,915	6,555,099			

\* revised to reflect actual spend and re-profiling

\*\* actual (13-4 and 14-5) and projection (15-6 onwards)

**Ward/s:** All

**Cabinet member:** Councillor Waters - leader of the council.

**Contact officers**

Gwyn Jones, city growth and development manager

01603 212364

**Background documents:**

None

## **Background**

1. In March 2014, council approved the Greater Norwich Growth Board (GNGB) agreement and constitution. Council also agreed to pool its CIL income (not including the neighbourhood element or the proportion retained to cover its administrative costs) across greater Norwich in an Infrastructure Investment Fund. Delivery of the infrastructure programme is vital to keep planned housing and jobs growth on track.
2. In July 2015 cabinet and council considered the draft Norwich Business plan for 2016-7 (setting out infrastructure projects for Norwich to be funded from the pooled Infrastructure Investment Fund) and recommended that it be presented to GNGB for inclusion in the greater Norwich growth programme.
3. On 24 September 2015, the GNGB approved the Greater Norwich growth programme 2016-7 and this was in turn considered by cabinet in October 2015. Cabinet agreed that it be recommended to council for approval.

## **Proposed 2016-7 Annual Growth Programme**

4. The proposed Annual Growth Programme is formed from project information provided in the three Annual Business Plans. The draft Growth Programme has been developed so that projects put forward for inclusion:
  - a) benefit the growing community and/or the wider economy of the Greater Norwich area;
  - b) have investigated and secured appropriate match funding (where available);
  - c) are deliverable (either in whole or in part) during 2016-7; and
  - d) have been identified as strategic priorities by the relevant working groups and governance structures.
5. Tables 2 and 3 list the projects promoted in the Annual Business Plans and detail those recommended to be endorsed for inclusion in the proposed 2016-7 Growth Programme and those recommended to be endorsed in-principle for subsequent years. Table 4 shows projects recommended to be endorsed for inclusion in the 2016-7 Growth Programme, however these projects do not require funding from the Infrastructure Investment Fund in 2016-7. A summary of all projects can be found in Appendix 1.

<b>Table 2: Projects proposed for inclusion/funding in 2016-7</b>	
<b><i>Scheme</i></b>	<b><i>Recommendation</i></b>
Diamond Centre – £1m loan funding	Endorse for inclusion in 16-7 Growth Programme – subject to exploration and finalisation of borrowing terms etc.
St Faiths to Airport Industrial Estate link road - £500k (16/17) and £500k (17/18)	Endorse for inclusion in 16-7 and 17-8 Growth Programme – subject to outcome of current feasibility work.
Chartwell Road/Denton Road to School Lane Toucan Crossing £120k	Endorse for inclusion in 16-7 Programme
Golden Ball St – (up to) £500k	Endorse for inclusion in 16-7 Growth Programme – subject to detailed costings work and exploration of private sector funding opportunities.
Heathgate Pink Pedalway-£150k	Endorse for inclusion in 16-7 Growth Programme.
Carrow Bridge to Deal Ground cycle path - £100k	Endorse for inclusion in 16-7 Growth Programme.
Colney River Crossing - £150k	Endorse for inclusion in 16-7 Growth Programme.

<b>Table 3: Endorsed in-principle, subject to further work</b>	
<b><i>Scheme</i></b>	<b><i>Recommendation</i></b>
Long Stratton Sports Hub - £500k	Endorse in-principle for inclusion in 17-8 Growth Programme – subject to additional funding becoming available and further site planning
Castle Gardens - £150k	Endorse in-principle for inclusion in 17-8 Growth Programme – subject to securing additional funding
Wensum Strategy Phase 1 - £200k	Endorse in-principle for inclusion in 17-8 and 18-9 – subject to further scheme development via the Wensum Strategy.

Marriott's Way Phase 3 - £365k	Endorse in-principle for inclusion in 17-8 and 18-9 – subject to further scheme development via the Marriott's Way Strategy
--------------------------------	---

<b>Table 4: Strategic projects supported by borrowing</b>	
<b><i>Scheme</i></b>	<b><i>Recommendation</i></b>
Northern Distributor Road - £40m	Endorse for inclusion in 16-7 Growth Programme. First call on pooled CIL Infrastructure Investment Fund anticipated 2017-8.
Long Stratton Bypass - £10m	Endorse for inclusion in 16-7 Growth Programme. Reaffirm commitment to use borrowing powers to ensure timely delivery. Further work on phasing and timing to be undertaken
The GNGB has access to a further £10m of borrowing via the City Deal. These funds may be used for a range of infrastructure projects, including transportation infrastructure in the city centre.	

### **Commentary**

- Of the 13 projects proposed in the Annual Business Plans two projects, **Long Stratton Sports Hub** and **Castle Gardens**, are recommended to be endorsed in-principle for inclusion, in the 17-8 Growth Programme subject to further work and clarification. A further two projects, **Wensum Strategy phase 1** and **Marriott's Way** are also recommended to be endorsed in-principle for inclusion in the 17-8 Growth Programme, however, this is subject to additional scheme development work being carried out. One project, **Yare & Wensum Links**, is not recommended for inclusion in the Growth Programme at this time. Whilst the project was included in the city council's business plan, South Norfolk had not included the elements of the route in their area within their plan. As a consequence it would be preferable for the project to be developed at a future date so that it covers the whole link across both districts. The project was therefore not supported at this time,
- The Diamond Centre** is recommended to be endorsed for inclusion in the 16-7 Growth Programme to receive a £1m loan from the pooled fund. However until the work to clearly identify the funding and financing package is complete a profile cannot be confirmed in the Growth Programme.

8. The proposed 2016-7 Growth Programme includes a number of transport projects which if endorsed will be incorporated into the overall NATS delivery programme which also includes City Cycle Ambition Grant and LGF funded projects.
9. It is recommended that the 2016-7 Annual Growth Programme as shown in Table 2 and pooled funding support of £2,520,000 is endorsed.
10. It is also recommended that the four projects deferred to commence in 17-8 (as shown in Table 3) are endorsed in-principle with pooled funding support of up to £1,025,000. Final endorsement will be subject to the completion of additional scheme development work and reconsideration in line with the rest of the infrastructure programme.
11. It is recommended that the projects shown in Table 4 are endorsed for inclusion in the 2016-7 Growth Programme, however these projects will have no call on the pooled Infrastructure Investment Fund in 2016-7.
12. Table 5 sets out the cost profile of the projects recommended for inclusion in the Growth Programme to receive direct funding from the pooled funds. An indication of the cumulative position to 2020 including existing and proposed commitments shows that there is a projected pooled Infrastructure Investment Fund balance of £24.1m that is available to directly fund other future projects and to support the financing of projects where borrowing may be required.

**Table 5.**

Proposed Annual Growth Programme for 2016/17									
Directly funded Projects			13/14	14/15	15/16	16/17	17/18	18/19	19/20
	Total Cost (£,000)	Pooled funding							
Diamond Centre	2,400	1,000				1,000			
St Faiths to Airport Ind. Estate link	1,000	1,000				500	500		
Long Stratton Sports Hub	2,545	500					500		
Chartwell Road/Denton Rd Toucan Crossing	120	120				120			
Golden Ball St	3,000	500				500			
Heathgate	250	150				150			
Carrow to Deal Ground	350	100				100			
Colney River Crossing	401	150				150			
Castle Gardens	1338	150				0	150		
Marriott's Way Phase 3	365	365					275	90	
Wensum Strategy Phase 1	410	200					100	100	
<b>16/17 AGP Commitments</b>	<b>12,059</b>	<b>4,115</b>				<b>2,520</b>	<b>1,525</b>	<b>190</b>	
Existing AGP commitments (14/15 & 15/16)			0	155	1,086	730	105	1,605	415
CIL income (actual and projected)			56	851	1,962	5,657	7,708	7,993	8,208
Cumulative Surplus			56	751	1,628	4,035	10,113	16,311	24,104
Project funded by supported borrowing									
Northern Distributor Road	178,450	138,450				22,320	16,680	1,000	
Long Stratton Bypass	20,000	10,000				5,000	5,000		

13. Details of projects included in the 2016-7 growth programme are set out in appendix 1.
14. The Norwich projects included in the growth programme differ slightly from those originally included in the 2016-7 business plan. Golden Ball Street, Heathgate, Carrow to Deal Ground and Colney Crossing are approved, as proposed, for 2016-7. The following projects were approved in principle for 2017-8:
- Wensum Strategy- project approved in principle for 2017-8, following completion of Wensum Strategy itself)
  - Marriotts Way) approved in principle in 2017-8 programme once strategy completed
  - Castle Gardens- recommended for 2017-8 to tie in with HLF bid timing
  - Wensum- Yare valley link- was not supported at this stage due incomplete nature of project without South Norfolk element
15. The total value of pooled funding for projects in Norwich for 2016-7 will be £900K. The following schemes need to be included in the council's capital programme for 2016-7:
- Heathgate (£150K)
  - Carrow to Deal Ground (£100K)
  - Colney Crossing (£150K)
- TOTAL £400K**
16. The following capital scheme will be promoted by the County Council in the City Council area in 2016-7:
- Golden Ball Street - £500K
17. It should be noted that the risk of cost recovery for preparatory work (i.e. revenue funding for feasibility work for schemes which for any reason do not progress to delivery) lies with the scheme promoter.



**Greater Norwich Growth Programme projects**

<b>Area Wide:</b>
The Norwich Area Transportation Strategy (NATS) sets out a programme of improvements to the transport networks. In the 15-6 business plan a 5 year programme of NATS measures to facilitate planned growth supported by Local Growth Fund and Pooled CIL was approved in principle. This programme has been expanded as a result of a further successful bid for Local Growth Fund and the Announcement of the second round of cycle city ambition grant funding.
<b>NDR</b> All 3 business plans recognise the importance of the NDR in supporting the planned growth of the Area. The NDR is identified in the JCS as a requirement of the growth strategy and a key element NATS. The NDR has secured its development consent order and DTF funding has been confirmed. The Growth Board Partners have agreed to use up to £40m of pooled CIL to support delivery of the NDR. The NDR is planned to commence late 2015.
<b>Broadland:</b>
<b>Sprowston Diamond Centre</b> Redevelopment of a former school building for community uses. Sprowston Neighbourhood Plan has identified a lack of community facilities. The continued development will create more new facilities and a sports hall in Sprowston, offering several function rooms. The project is estimated to cost £2.4m and £1.4m of these is being sought from various funding sources. £1m is proposed for forward funding from the pooled fund in 2016-7, subject to the development of an appropriate loan agreement with Sprowston Town Council setting out terms and repayments.
<b>St Faiths Rd to Airport Transport Link</b> Link Road and Cycle Links between St Faiths Rd and Airport Industrial Estate (AIE) will join the existing employment area with the growth triangle providing connectivity between residential and employment areas. The part of the link between St Faiths Road and the edge of the Airport Industrial Estate will be delivered through the development of proposed AAP allocation GT15: Land North of Repton Avenue. The final section of the link to Hurricane Way will need to be delivered through the combined intervention of Norwich City Council, Broadland District Council, Norfolk County Council and the Estate Manager NPS. Feasibility work is underway
<b>Chartwell Road/Denton Road to School Lane Toucan Crossing</b> This project was given approval in principle as part of the 5 year programme of Norwich Area Transportation Strategy projects approved in the 2015-6 Growth Programme. However, additional funding awarded through the City Cycle Ambition Grant allowed an improved Blue Pedalway scheme with an amended route and requirement for a Toucan Crossing between St Clement's Hill and Spixworth Road. The funding for this project has been re-allocated to the new crossing but the Denton Road to School Lane crossing remains of local importance and is therefore put forward for replacement funding in the 16-7 Growth Programme.

**Norwich City:****Golden Ball St / Westlegate, Norwich**

This scheme build on the traffic improvements realised as part of the Chapelfield North scheme and is an important element of the City Centre NATS measures that will provide a more attractive environment for pedestrians and cyclists. Additional funding of £500k is being sought to enhance the quality of public realm in Westlegate and All Saints Green.

**River Wensum Parkway (City and SNDC)**

Enhancements to the strategic green link network between the River Wensum and Ber Street/Thorn Lane. This will include improvements to the wooded ridge path between Thorn Lane and Carrow Hill, measures to improve access to the link for pedestrians on King Street close to the southern Boom Tower, and enhancement of the setting of the Boom Towers and City Walls between the river and Ber Street including some repairs and tree work.

**Cycle routes - Carrow Bridge to Deal Ground riverside path**

Delivery of a short section of cycle / footway on north bank of the River Wensum. This will provide a key 'missing link' in the route between Norwich city centre / rail station and Whitlingham Country Park, which is also needed to serve several planned new developments in the area.

**Colney river crossing (NRP to Threescore)**

Improvements to the existing right of way, including a new footbridge across the River Yare and improvements to the existing footpaths will improve linkages between housing at Three Score and the Norwich Research Park. This is part of a wider project of improvements to green space in Bowthorpe associated with the development of Three Score. The river crossing and footpath improvements would provide a direct link between housing in Bowthorpe, the Bowthorpe Southern Park and the major employment locations at the NRP and the Norfolk and Norwich University Hospital.

**Marriotts Way Phase 3**

Work to make the section of Marriott's Way within the Norwich urban area more usable and attractive for commuter and leisure cycling and walking through:

1. Barn Road entrance public realm improvements
2. Mile Cross Road access improvements
3. Sloughbottom Park – Andersons Meadow path improvements
4. Hellesdon Road – Sloughbottom Park surfacing enhancements
5. Access improvements to Burnet Road (Sweetbriar industrial estate)

**Heathgate - Pink Pedalway**

The construction of a 3m wide lit cycling and walking path between Heathgate and Gurney Road at the junction with Britannia Road.

**Castle Gardens**

Comprehensive restoration of Castle Gardens and improvements to Castle Green to complement the planned refurbishment of the interior exhibition spaces within the Castle.

## **South Norfolk:**

### **Long Stratton Bypass**

The project consists of a bypass to Long Stratton, at least two roundabouts, an improvement to Hempnall crossroads and village centre enhancement measures. A planning application is currently being worked up for the development including the bypass, its junctions and Hempnall crossroads improvements. Current estimates put the cost of these schemes at about £20m. This will be refined through the application process.

### **NATS**

In addition South Norfolk Council's business plan identifies **B1172 bus/cycle improvements, Pink Pedalway extension (B1172) and bus priority at the Harford A47 junction**. These projects have been given approval in principle as part of the 5 year programme of Norwich Area Transportation Strategy projects approved in the 2015-6 Growth Programme.

### **Long Stratton Sports Hub & pitch improvements**

The project aims to bring together a number of facility-providing partners (South Norfolk Council, Long Stratton High School and Long Stratton Parish Council) to improve the sport and leisure facility stock in the village in anticipation of significant housing growth. It will create a new sport and leisure 'Hub' across three adjacent sites and provide new and enhanced facilities that are fit for purpose and better suited to the current and future facility needs of local residents

### **Wymondham High Extension**

Expansion of the existing high school to provide capacity for planned growth. The first phase of expansion is expected to cost approximately £1m and will commence in 15-6 and a planning application for the classroom block extension has been submitted. The project is funded from S106 contributions.

### **Hethersett Primary**

Provision of a new primary school to serve the consented housing growth. Discussions are being held with existing local schools about school organisation within the context of growth. The project is identified for delivery in 16-7 with a cost of £5.1m. The project is funded from a combination of S106 and Children's Services mainstream public funding sources.

### **Brooke Primary Relocation**

Relocation and expansion of the existing primary school. Land acquisition is in progress. The project has an estimated cost of £4.5m with delivery programmed to commence 16-7. The project is fully funded from Children's Services mainstream public funding sources to address condition.

## Integrated impact assessment



**NORWICH**  
City Council

### Report author to complete

<b>Committee:</b>	Council
<b>Committee date:</b>	November 2015
<b>Head of service:</b>	Andy Watt
<b>Report subject:</b>	Greater Norwich growth programme 2016-7
<b>Date assessed:</b>	12 October 2015
<b>Description:</b>	To approve the projects in the Greater Norwich Annual Growth programme for 2016-7

<b>Economic (please add an 'x' as appropriate)</b>	<b>Neutral</b>	<b>Positive</b>	<b>Negative</b>	<b>Comments</b>
<b>Finance (value for money)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CIL income will allow delivery of projects in Norwich
<b>Other departments and services e.g. office facilities, customer contact</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>ICT services</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Economic development</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CIL projects eg transportation and public realm make Norwich more attractive for investors
<b>Financial inclusion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposes support for transportation projects which include priority for non- car modes

Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projects promote active lifestyles
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projects will improve transportation in Norwich
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Projects provide for improvements to strategic open space
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sustainable transport projects will provide potential to reduce pollution through reduced car use.
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sustainable transport projects will provide potential to reduce energy consumption through reduced car use.
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Recommendations from impact assessment

Positive

The projects proposed will improve the quality of the environment and provide benefits for local people.

Negative

Neutral

Issues