

South Norfolk Planning & Economic Growth Committee

Tuesday, 7 January 2025 at 10.00 am

Supplementary Item

Agenda No.	Item	Page
5.	Greater Norwich Five Year Infrastructure Investment Plan and Annual Growth Programme – Appendix A	(Pages 2 - 81)

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Agenda Item 5

Appendix A

P&E Growth Committee

7 January 2025

**Greater Norwich
Growth Board**

Draft Joint Five-Year Infrastructure Investment Plan 2025-2030

November 2024

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1 Context

1.1 Introduction

This Plan is published on an annual basis by the Greater Norwich Growth Board (GNGB) who work in partnership to monitor and drive forward the delivery of infrastructure which is required to support planned growth. The development of this plan is informed by the [updated Greater Norwich Infrastructure Plan \(GNIP\) which is published in a digital format on the GNGB website.](#)

The projects detailed within this Plan are those currently considered to be a priority for delivery, to assist in achieving the economic growth targets as set out in the Greater Norwich Local Plan and the Greater Norwich City Deal; one of the key strands of the City Deal was the delivery of an infrastructure programme facilitated by a pooled funding arrangement between the Authorities.

To support the delivery of infrastructure, the partners pool their strategic income received from the Community Infrastructure Levy (CIL) into one Infrastructure Investment Fund (IIF). This Plan reports all agreed financial commitments of the IIF, providing current delivery updates to the programme of projects that have previously been funded. It also includes high level details of the different funding mechanisms the partnership has developed to fund the delivery of infrastructure, plus CIL income projections for the next five years. Together this information forms the evidence base against which all new allocations are reviewed.

This Plan includes details of the new projects which are to receive IIF funding during the next financial year. These will be adopted as the 2025/26 Annual Growth Programme (AGP).

Each district planning authority area is required to prepare a CIL income report called the Infrastructure Funding Statement (IFS). Each partner authority publishes their own IFS confirming the income that has been received. Uniquely, this Plan reports how that income has been spent across the combined administrative areas of Norwich City Council, South Norfolk, and Broadland District Councils. This area is known as Greater Norwich.

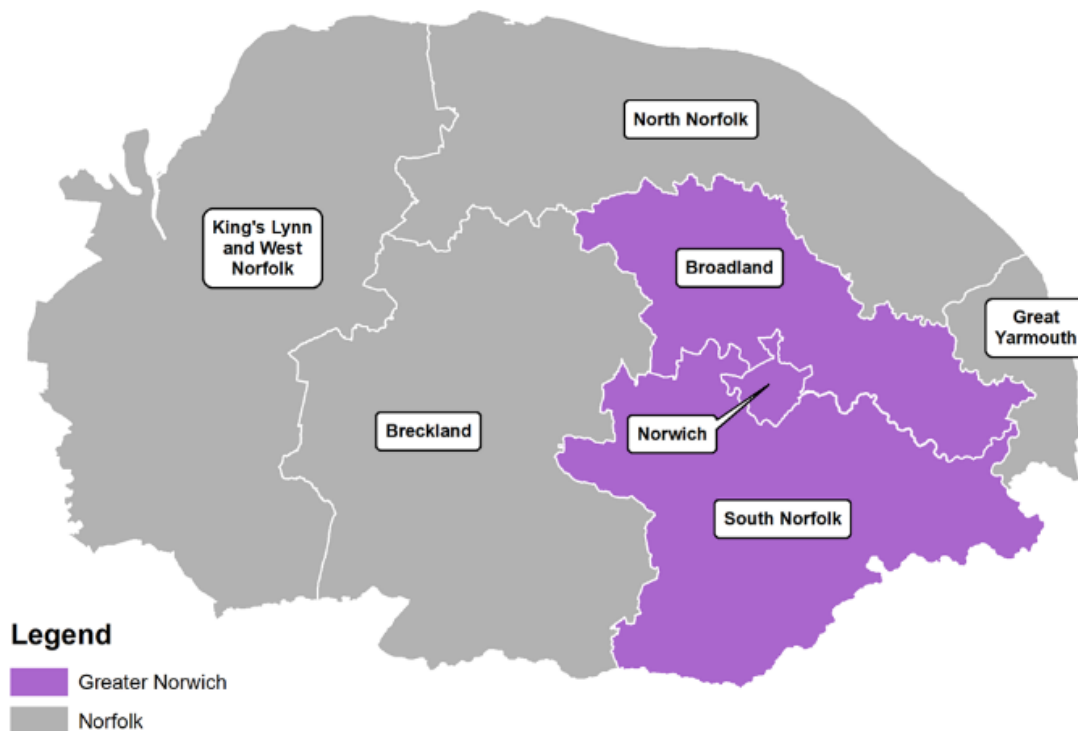
1.2 The Greater Norwich Growth Board

The Leaders from the Councils of Norfolk County, Norwich City, South Norfolk, and Broadland District form the Greater Norwich Growth Board (GNGB), which is a partnership unlike any other in the UK. They have voluntarily chosen to work together to accelerate the delivery of infrastructure within the Greater Norwich area, because they recognise the benefits that can be achieved by looking beyond their individual administrative boundaries.

Just under £46m of funding and £54.5m of CIL supported borrowing is currently allocated from the IIF. This has helped lever in at least £305m additional match funding to deliver infrastructure projects across the Greater Norwich area.

Since the establishment of the GNGB in 2014, their partnership working practices and particularly the pooling arrangements of CIL contributions within the IIF, have become an exemplar model of working. The Planning Advisory Service (PAS) have described the GNGB 'as a partnership who are pursuing ambitious growth agendas under strong strategic leadership and cross boundary collaboration'.

Figure 1 - Map of Greater Norwich and Norfolk



The GNGB received their first accolade in 2020 when they became the winners of the partnership working category at the national Planning Awards, this confirmed that their unique working arrangement is to be celebrated. Since then, the partnership has continued to develop, and now leads the way on a national scale, often invited to share their knowledge and experience with other authorities and industry experts.

In more recent years the GNGB has brought forward the design of new financial solutions, so that the IIF can be used in a variety of ways to deliver a range of projects and accelerate growth through the forward funding of infrastructure. The IIF has grown from being a programme of directly funded projects to becoming an award winning, unique fund that supports a programme of interdependent financial streams, which are managed through clear and robust partnership working practices.

In addition, their publication of reports and plans in a more user-friendly digital format is also considered as a clear example of how the board continue to lead the way for best practice.

The GNGB looks forward to continuing to work together to pool their shared skills and resources, leveraging additional funding and increasing delivery outcomes, whilst continually planning for future infrastructure schemes.

1.3 Development of the joint Five-Year Infrastructure Investment Plan

The development of this Plan is informed by the [updated GNIP which is published in a digital format on the GNGB website](#). The GNIP provides an overview of:

- the infrastructure required to support growth, as agreed in the Greater Norwich Local Plan (adopted March 2024)
- the progress of infrastructure delivery within the Greater Norwich area
- an overview of funding streams that are utilised to support infrastructure delivery, in addition to CIL.

Included within the GNIP's infrastructure priorities are the four infrastructure types that are eligible to receive CIL in Greater Norwich (see [Section 2.1 – Eligibility – Four Thematic Groups](#)). These priorities form part of the project appraisal process for all projects that apply to the IIF for funding. A call for new projects is triggered upon the acceptance of the GNIP by the Board.

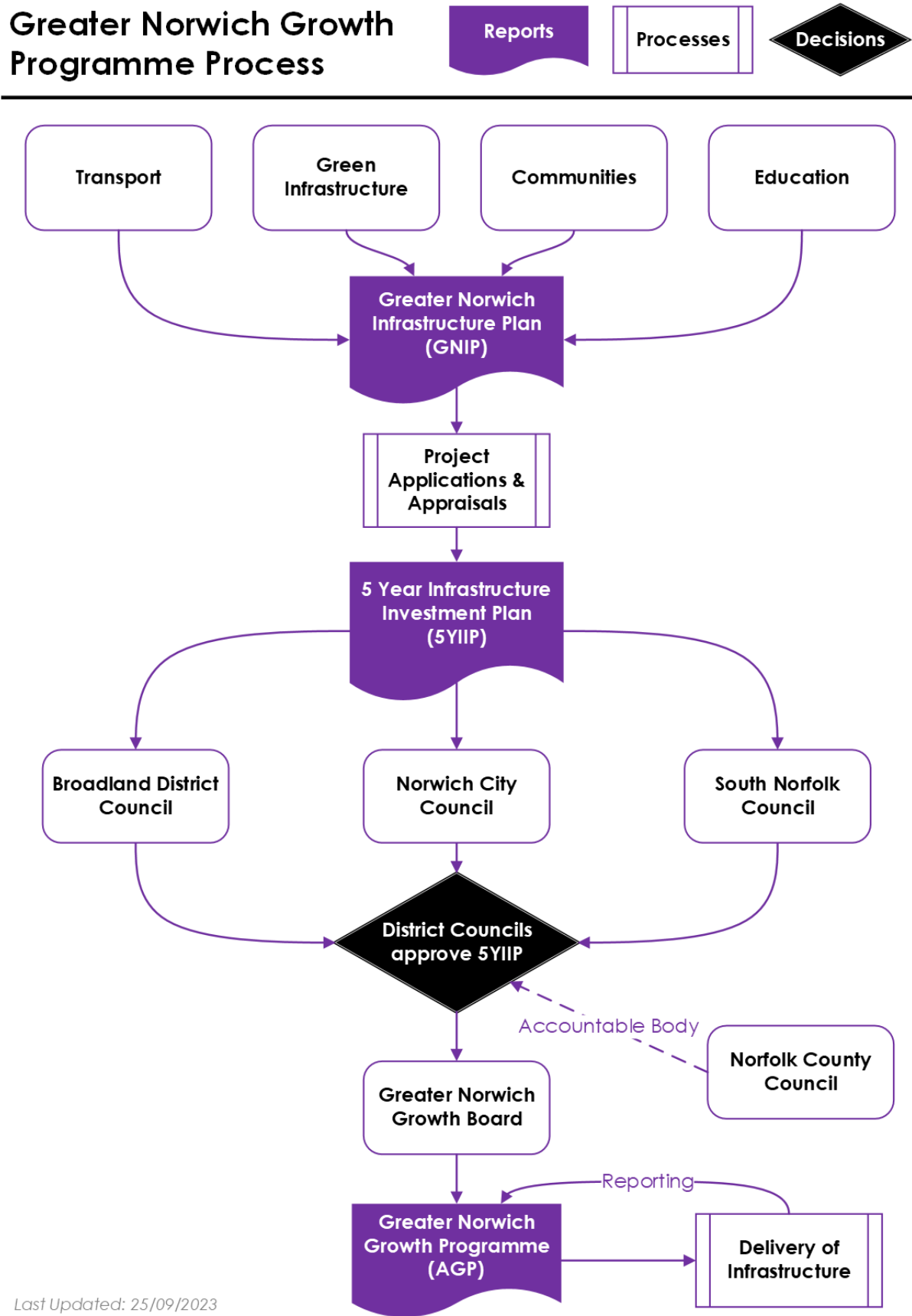
Applications from new projects are appraised by the Greater Norwich Projects Team (GNPT) against clear acceptance criteria. The GNPT provide recommendations to the Infrastructure Delivery Board (IDB) alongside comments received from the Greater Norwich Delivery Officers Group. This provides a measured and robust selection process which supports informed recommendations from the IDB.

Projects listed within this Plan under the forthcoming financial year, comprise the Annual Growth Programme (AGP) for that year.

This Plan considers the cost of these new projects against existing financial commitments for the IIF and the forecasted CIL income. It forms the evidence base to support the partner authorities' annual decision-making process to allocate funding to new projects. This enables the GNGB to allocate CIL from the IIF in a clear and decisive manner. Once this Plan is approved by each District Council's Cabinet, IIF funding is committed to all projects within the forthcoming financial year, accepting them as the AGP.

Figure 2 shows how each Greater Norwich publication informs the decision-making process to establish the AGP.

Figure 2 – Greater Norwich Growth Programme decision making process



This year's timetable for publication of the Plan is below.

- The 2024 GNIP was accepted by the GNGB via written procedures on 25th June and published online shortly after the general election.
- This year's call for new projects closed on 25 July.
- The GNGB initially consider the Draft Five Year Infrastructure Investment Plan on 28 November 2024. As the Accountable Body for the GNGB, Norfolk County Council will receive a report on the 2025/26 AGP in early 2025.
- The three District Councils consider this Plan at their Cabinet meetings in January/February 2025.
- The final report confirming the AGP 25/26 returns to the GNGB for formal joint agreement at their meeting on 11 March 2025.

1.4 A data dashboard to support the Plan

[A data dashboard has been developed](#) to present the financial information contained in this Plan. It provides an interactive and user-friendly platform for readers to explore the financial data more easily. Please note it does not contain all the detail and context so should be viewed alongside this Plan to ensure full understanding.

1.5 Greater Norwich's Long Term Strategic Planning

The Greater Norwich partners have been proactively working together for over 10 years. This voluntary partnership working arrangement was reconfirmed in March 2024 upon the adoption of the Greater Norwich Local Plan. This extended the planned development period to 2038 and reaffirmed the partners' commitment to working together for the longer term.

In addition to extending their joint plan for growth, the Greater Norwich partners:

- have published a joint [Physical Activity and Sports Strategy](#) in accordance with Sport England's planning guidance. [The strategy 'year one update' was published on the GNGB website](#) in March and the team are now preparing to report on the delivery of year two.
- are progressing an update to their joint **Green Infrastructure Strategy**

aligning with the Environment Act 2021. This has progressed through public consultation and stakeholder workshops, with the final strategy due to be reported to the GNGB on 11 March 2025.

- worked in consultation with Norfolk County Council to implement the **Transport for Norwich Strategy** and develop a new pipeline of projects for future funding.
- together with North Norfolk and Breckland district councils, established the **Norfolk Mitigation Fund** with an initial £9.6M received from Government in 2023. The fund helps to address the nutrient neutrality issues specifically in the Broads & Wensum catchment areas, offering loans and feasibility grants to landowners and businesses to enable them to bring forward projects that reduce the levels of phosphorus and nitrogen in the rivers. This will in turn allow new housing development to come forward. Applications for funding have exceeded the money that was initially available and an extra £8.85m was more recently awarded from Government to continue this work. [Visit the Norfolk Mitigation Fund website for more information.](#)
- Broadland and South Norfolk district councils together with North Norfolk and Breckland district councils established **Norfolk Environmental Credits Ltd** (Norwich have recently resolved to request to join). This is a not-for-profit joint venture that is providing a trading platform for nutrient mitigation credits. The core focus of the company is to accelerate delivery of nutrient mitigation through the continued development of a Norfolk wide catchment-based solutions to Nutrient Neutrality, with further environmental credit schemes being explored for the future, including Biodiversity Net Gain.

Each of these examples demonstrates that the partnership's strategic planning of infrastructure delivery is well informed, providing clear evidence of need alongside identified delivery solutions, whilst also supporting the transition to net zero.

For these programmes to progress, investment is also required to support project development, particularly the cost to undertake feasibility studies and bring forward major projects. Whilst the IIF's Annual Growth Programme is prioritised for projects that are nearing delivery, the Greater Norwich authorities understand the need to commission new project development. They continue to work together to source new funding streams and seek new routes of financing to ensure this work continues in the future, with the Norfolk Mitigation Fund just one example of this.

All funds currently unallocated within the IIF will be used to support projects arising from the plans and other policies and strategies that relate to the Greater Norwich area. This includes but is not restricted to:

- The **Stage 2 Masterplan for East Norwich** which indicates a total cost of £171m for the infrastructure required to underpin regeneration at East Norwich.
- **Schools' capital programme** - approximately £195.5m of which £50-£70m is required for a new high school.
- **Norfolk Strategic Infrastructure Delivery Plan** (includes the Broadland Growth Link Road £38m), and the **Norfolk Strategic Planning Framework**.
- **Local Transport Plan** and **Transport for Norwich Strategy** Implementation Plans, including the **Transforming Cities Programme**, the **Local Cycling and Walking Infrastructure Plans** (includes the Green Loop £5.8m), the **Walking, Wheeling and Cycling Strategy** and the **Norfolk Access Improvement Plan**.
- Mitigating the effects of **nutrient neutrality**
- **Strategic development locations** including: The North-East Growth Triangle, East Norwich, Long Stratton, the Cambridge-Norwich Tech Corridor and Anglia Square.
- The potential new City Centre Vision

Eligible projects that progress to delivery are welcomed to apply to the IIF but as demonstrated by the size of the above programmes, **the amount of pooled CIL available within the fund is small when compared to the total that will be required**. This is why the GNGB continues to work together, proactively seeking to close the funding gap, using the IIF to lever in additional match funding and sharing their resources, skills, and influence to accelerate the delivery of infrastructure in their joint Greater Norwich area.

2 The Infrastructure Investment Fund

The Community Infrastructure Levy (CIL) was introduced by Government in 2010, as a new means to collect developer contributions to help fund infrastructure projects. In Greater Norwich we have adopted a unique partnership arrangement. The three district planning authorities receipt their own CIL income, an amount is deducted for administration and the neighbourhood portion is allocated locally, then the remaining balance is transferred to a 'shared pool' called the **Infrastructure Investment Fund (IIF)**.

The IIF provides funding for strategic projects which support the planned growth in Greater Norwich. It is intended to offset the impact of growth on communities through the delivery of a variety of infrastructure measures. Priority is given to the areas which have experienced the most growth.

Together the GNGB oversee the delivery of a joint growth programme of projects across their joint Greater Norwich area. **This pooling process simplifies the delivery of cross border projects where the benefits can be realised by residents in multiple districts.** It helps bring forward the delivery of larger or more complex projects that the individual partners would struggle to achieve alone.

The GNGB are the only local authorities in the country that are voluntarily pooling CIL contributions in this way. This fund has been highly successful, and since 2014 we have allocated approximately £46m of IIF funding to over 100 projects. This approach to partnership working has been celebrated by the Planning Advisory Service (PAS), who cited the GNGB as a partnership pursuing ambitious growth agendas under strong strategic leadership and cross boundary collaboration. The GNGB continues to lead the way on a national scale by developing creative solutions to accelerate the delivery of infrastructure.

The IIF has specific eligibility criteria and is used to support the delivery of infrastructure through a growing number of mechanisms. **The same eligibility criteria and rules apply across all these funding routes**, details of these are provided in this chapter.

2.1 Eligibility - Four Thematic Groups

Allocations from the IIF are prioritised for projects that are nearing delivery and are considered strategically important, meaning those that support the broader growth ambitions of Greater Norwich rather than a localised need. In addition, the IIF is currently restricted to the four thematic groups as agreed within the Greater Norwich adopted CIL charging policy. These are **Transport, Education, Green Infrastructure** and **Community** (which includes sports). When CIL was initially adopted, local authorities were required to report a Regulation 123 list confirming the infrastructure thematic groups which were considered within their CIL charging calculations and therefore the groups to which CIL can be reallocated to. The need for this list was withdrawn by legislation from September 2019, but this does not automatically allow other groups to apply to the IIF because the Greater Norwich authorities are still adhering to their locally adopted CIL charging policy.

The GNGB understand the funding pressures that other infrastructure thematic groups are experiencing and were planning to undertake a review of CIL alongside the development of the Greater Norwich Local Plan. However, this was put on hold following the publication of the Planning For The Future - White Paper in August 2020, which proposed the cessation of CIL in favour of a new Infrastructure Levy (IL). This change was reconfirmed over subsequent years and a framework for its implementation was included within the Levelling up and Regeneration Act.

More recently, the new Labour government's consultation on the National Planning Policy Framework (Sept 2024) made it clear that it will not be implementing the new IL, but the Government are yet to release any further details. The Greater Norwich partners will work together to carefully consider the timing and approach for conducting a CIL review, but until this is complete **the GNGB are required to proceed with their existing adopted CIL charging policy.**

2.2 Grant Funding

Grant funding for projects using the IIF was introduced in 2014, providing grant funding for strategic projects to support growth and development in Greater Norwich.

Projects applying for grant funding vary from large projects with multimillion budgets that are supported by substantial amounts of match funding, to smaller projects that are looking for thousands of pounds to build something that forms part of the wider strategic network.

The IIF is open to applications for four-six weeks each summer, following the approval of the Greater Norwich Infrastructure Plan (GNIP) by the GNGB. All applications are expected to clearly demonstrate how they support the strategic priorities for their infrastructure theme, as outlined in the GNIP.

Applications must be sponsored by at least one member of the Greater Norwich Infrastructure Delivery Board. Applications are appraised following the agreed IIF appraisal guidance. A unanimous agreement is required by the GNGB before grant funding can be allocated to a project. All grant funded projects must be shovel ready in order to apply, meaning they must be ready to commence delivery in the next financial year.

For full details on all projects that have previously received granted funding, see [Section 4.5 – Grant Funded Projects](#).

2.3 Match Funding

This ringfenced pot of money is set aside within the IIF. It was introduced to the fund in April 2023 and can be allocated to projects as match funding. It is intended only for **major projects that require local match funding to lever in additional, more substantial amounts of funding**.

This match funding is overseen by the GNGB under delegated authority from the district partners. Ringfencing the match to only those projects that are applying for central government funds provides additional assurance to the partners that the fund will only be used to support projects which have already gone through a rigorous approval process.

Applications can be made in-year and must be sponsored by at least one member of the Greater Norwich Infrastructure Delivery Board. Applications are appraised following the agreed IIF appraisal guidance. A unanimous agreement is required by the GNGB before match funding can be allocated to a project. For an update on the use of the match funding category see [Section 4.2 - Match Funding Allocation](#).

2.4 Major Infrastructure Projects

This category was introduced to the fund from April 2023 and **allows for large strategic projects to earmark future IIF spending in the medium to long term.**

As major infrastructure and regeneration projects take many years to progress, this category does not require that projects are 'shovel ready'.

This funding allocation allows the partners to smooth the cost of major projects over several years, by gradually building up fund reserves in readiness for future spend.

Applications can be made in-year and must be sponsored by at least one member of the Greater Norwich Infrastructure Delivery Board. To secure funding, a full business case must be unanimously approved at a public meeting of the GNGB. Applications to this category will be the exception rather than the norm and to date no applications have been received to this category of projects.

2.5 Education Allocation

Education projects are not required to apply through the grant funding process, instead an allocation is agreed alongside each version of this Plan to support the delivery of their programme. As the Children's Services education programme spans the whole of Norfolk, all allocations from the IIF are ringfenced specifically for projects within the Greater Norwich boundaries. Flexibility regarding how this funding is invested and reported has been agreed, allowing either direct funding into a named project or the funding can be used to repay NCCs own borrowing if drawn to fund the delivery of the Greater Norwich school's capital programme.

2.6 Programme Management Fee

An annual allocation from the IIF is made to support the programme management of the projects in the growth programme, and the overall management of the fund. This is in accordance with section 59 of the CIL regulations which states that CIL can be applied to the 'provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area'. This allocation ensures there is sufficient resource to fund the Greater Norwich Project Team, who are instrumental in driving forward the delivery of the 110+ infrastructure projects that have been allocated funding from the IIF.

2.7 City Deal Borrowing

As part of the Greater Norwich City Deal agreement signed with Government in 2013, the GNGB were afforded the opportunity to access lower-cost loan funding from the Public Works Loan Board (PWLB).

The borrowing is allocated in this way:

- £60 million for strategic **infrastructure projects**:
 - £40m for the Broadland Northway
 - £10m for the Long Stratton Bypass
 - £10m for Central Norwich Road network schemes
- £20m to establish a Local Infrastructure Fund (LIF) – now the **City Deal Borrowing Loans** (CDBL) Fund

£60m Infrastructure Project Funding

This borrowing aims to unlock growth by accelerating the delivery of strategic infrastructure. This will remove some of the constraints that prevent the private sector from delivering the housing and job growth, as set out in the City Deal.

To date, £40m for the Broadland Northway has been drawn down and a further £10m is due to be drawn in the coming months to support the delivery of Long Stratton Bypass. These loans are borrowed by Norfolk County Council (acting as the GNGBs Accountable Body) and are repaid over a period of 25 years from the LIF. Further detail is available on these loans in [Section 4.3 - City Deal Borrowing - £60m Infrastructure Project Funding](#).

The £10m remaining borrowing allocation within this category, is intended to be used for Central Norwich Road network schemes, but this borrowing has not yet been drawn. This is due in part to the partners being successful in securing alternative funding streams over the past ten years e.g. Cycling City Ambition Grant and Transforming Cities Funding.

As set out in terms of the Greater Norwich City Deal, this borrowing is available to the partners until the end March 2026.

£20m City Deal Borrowing Loans (CDBL) Fund

£20m was initially allocated in the City Deal to establish a local infrastructure fund which was later agreed by all partners to be repurposed to create the City Deal Borrowing Loans Fund.

This fund provides the partners with upfront loan funding to support the delivery of key infrastructure in the Greater Norwich area. The GNGB will drawdown funds from the PWLB which will be repaid over an agreed period from the IIF. The amount drawn from PWLB will be onward loaned to one or more of the partner authorities, who will repay the full amount plus interest to the GNGB. The process of drawing down of funds will be undertaken by Norfolk County Council acting as the GNGBs Accountable Body.

The establishment of the CDBL Fund was approved by the Greater Norwich Growth Board at their meeting on 27 September 2023 and consequently opened to receive applications from the partners.

Applications are welcomed all year round and must come from one of the Infrastructure Delivery Board (IDB) Directors acting as the Lead Authority. The proposals will be reviewed by the IDB and if approved, an assurance check will be undertaken by the Greater Norwich Projects Team before being progressed for unanimous agreement by the Greater Norwich Growth Board.

2.8 Strategic Investment Fund

Loans that are taken out by partners, through the City Deal Borrowing Loans Fund, will be repaid into a new **Strategic Investment Fund (SIF)**, which will be held separately to the IIF.

The SIF will be available to all Greater Norwich partner authorities. It will provide upfront loan funding for projects that support the unlocking of sites specifically for housing or employment growth.

The SIF application processes currently being developed by the Greater Norwich Projects Team. Once written, they will return to the Greater Norwich Growth Board for agreement before any projects can be considered. This fund will not be available for applications until the first interest and loan repayments are received from the City Deal Borrowing Loans Scheme. At this stage, it is anticipated that **the fund will not be available until at least 2027/28.**

3 New allocations

3.1 Current balance

This Plan proposes committing **just over £ 5.6m** to new projects which will commence delivery from April 2025. [Table 1 - Infrastructure Investment Fund](#) evidences the affordability of this new commitment, forecasting that just under £3.5m of uncommitted funds will remain within the fund at the end of 25/26.

Forecasts for the balance of the IIF are calculated using a combination of received and forecasted CIL income figures. Please note that the forecasted balance is subject to change because it is dependent upon CIL income for the second half of 24/25 and all of 25/26 being received as forecast. Given the complex nature of CIL income, it is expected that these figures will change between publications of this Plan, particularly in years three-five when the effects of inflation and market changes are not yet known.

Forecasting CIL income has become particularly difficult to calculate in recent years with a reduction in annual income already evident, which is expected to continue into 25/26. This is mostly attributed to the planning delays caused by **Nutrient Neutrality**.

The development of nutrient pollution mitigation is now advancing and enabling some new housing schemes to proceed through the planning system. However, the increase in delivery is likely to be gradual. It will take time before Greater Norwich reaches the rates of delivery and CIL income previously achieved. This is not only because authorities will need to address all the planning backlog, but because the housing market will need time to remobilise and progress to the point of delivery.

Previous CIL income forecasts suggested that it may not be possible to open a call for projects in some future years, but changes to the existing programme have provided a welcome financial buffer within the fund in 25/26. Several projects do not require their funding as soon as previously expected, plus a lower allocation is being committed to new education projects. This has enabled new allocations to be committed within this Plan for the forthcoming year.

The financial balance of the IIF will continue to be closely monitored by the Infrastructure Delivery Board under the direction of the GNGB. The decision on whether to open the fund again in Summer 2025 will be made by the GNGB at their meeting in May/June 2025.

The financial framework in Table 1 below has been provided for the specific purposes of this Plan to support the decision making of new allocations of CIL from the IIF. A detailed breakdown of individual project drawdowns set against CIL income as required within an Infrastructure Funding Statement, is detailed within [Section 4.5 – Grant Funded Projects](#)

Table 1 - Infrastructure Investment Fund

ITEM	To End March 2024	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Actual CIL receipts ¹	£67,830,316	£0	£0	£0	£0	£0	£0
Interest ²	£2,185,057	£0	£0	£0	£0	£0	£0
Forecast CIL receipts ³	£0	£2,651,381	£3,350,418	£5,349,559	£6,966,396	£6,571,365	£9,244,296
Cumulative Income⁴	£70,015,373	£72,666,754	£76,017,172	£81,366,731	£88,333,127	£94,904,492	£104,148,788
Programme agreed ⁵	£8,872,534	£2,335,457	£7,203,782	£4,766,000	£0	£0	£0
Programme proposed (25/26 AGP) ⁶	£0	£0	£3,562,653	£600,000	£0	£0	£0
Borrowing agreed and drawn ⁷	£14,970,202	£2,057,000	£2,057,000	£2,057,000	£2,057,000	£2,057,000	£2,057,000
Borrowing agreed but yet to be drawn ⁸	£0	£726,596	£1,297,858	£1,296,283	£1,296,283	£1,296,283	£1,296,283
Cash Reserve: Borrowing ⁹	£2,345,000	£0	£1,000,000	£0	£0	£0	£0
Cash Reserve: Match Funding ¹⁰	£2,000,000	£0	£0	£0	£0	£0	£0
Education ¹¹	£14,500,000	£2,500,000	£1,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000
Programme Management Fee ¹²	£0	£115,000	£123,000	£130,380	£138,202	£146,494	£155,284
Total Expenditure	£42,687,736	£7,734,053	£16,744,293	£11,349,663	£5,991,485	£5,999,777	£6,008,567
Cumulative Expenditure¹³	£42,687,736	£50,421,789	£67,166,082	£78,515,745	£84,507,230	£90,507,007	£96,515,574
Cumulative Surplus/Deficit¹⁴	£27,327,637	£22,244,965	£8,851,090	£2,850,986	£3,825,897	£4,397,485	£7,633,214
Funds proposed and committed for spend in future years (25/26-29/30)¹⁵	N/A	N/A	£5,366,000	N/A	N/A	N/A	N/A
FORECASTED non committed funds, available to spend¹⁶	N/A	N/A	£3,485,090	N/A	N/A	N/A	N/A

Explanation of the table.

1. The amount of CIL income received from the District receipting authorities which has been paid into the IIF.
2. Interest earned on the balance of funds held within the IIF since 2014.
3. The CIL income that the IIF is forecasting to receive in the next five years. Given the complex nature of CIL income, it is expected that these figures will change between publications of this Plan, particularly in years three-five when the effects of inflationary rises are not yet known. The medium to long term effect on the construction industry following the Covid-19 outbreak, Brexit, the war in Ukraine, Nutrient Neutrality plus any emerging planning reform all add additional uncertainty to these figures.
4. Total CIL income received since the opening of the IIF to the end of each given financial year. Future years are forecasted figures.
5. The amount of CIL which will be drawn down from the IIF to deliver all projects in each given financial year. These projects have been agreed in previous AGPs and will either be delivered over multiple years or are projects whose delivery has been delayed and their draw-down has rolled over from a previous year.
6. The amount of CIL which will be drawn down by the projects included within the 2025/26 Annual Growth Programme in each given financial year. All projects are due to begin delivery in 25/26 but the delivery and funding draw down can continue over multiple years. These projects have been through the project selection process and are sponsored by the Infrastructure Delivery Board.
7. The agreed loan and interest repayments for a £40m loan drawn down to support delivery of the Broadland Northway. This is a 25-year loan, with the final repayment due in 2041.
8. The forecasted loan and interest repayments for Long Stratton Bypass including the administrative fee (a one-off charge for drawing down the money). £10m is due to be drawn imminently in 24/25 and £4.5m is due to be drawn the first quarter of 25/26. Please note that the £4.5m loan will be repaid to Greater Norwich. For more details regarding these loans please see [Section 4.3 - City Deal Borrowing - £60m Infrastructure Project Funding](#) and [Section 4.4 – City Deal Borrowing Loans Fund](#).

9. A £1m allocation is being made to reserves to cover the additional amount that will be required to cover all loan repayments. It was agreed by each partner s151 officer that an amount equal to one annual loan repayment was required to be kept in reserves as a safeguard. Loan and interest repayments are forecasted to total just under £3.5m a year from 25/26. A £2m cash reserve to support the repayments for the Broadland Northway was allocated in 20/21 and £345,000 was allocated in 22/23 in readiness for the repayments of the borrowing for Long Stratton Bypass.
10. The amount allocated as Match Funding. This is for major projects that require match funding to lever in additional, more substantial amounts of funding from central government. The GNGB has delegated authority to allocate this match funding to eligible projects throughout the year. See [Section 2.3 – Match Funding](#) for more information, and for financial information.
11. No new allocation is being sought for Norfolk County Council's (NCC) own education capital programme this year, instead £1.5m is allocated to an education project delivered by the University of East Anglia with NCC acting as their sponsoring authority. Education allocations are confirmed annually alongside the acceptance of each new Annual Growth Programme, so no commitment is made for future years, they are indicative figures only. See [Education](#) for further details.
12. The introduction of a Programme Management Fee was agreed from April 2024. This will supplement the cost of the Greater Norwich Project Team, who manage all funding streams within the IIF and are instrumental in driving forward the provision of infrastructure across the full Greater Norwich area. Amounts in future years are forecasts which will be adjusted when each subsequent year's salary inflationary rises are confirmed.
13. Total committed funding from the opening of the fund to each year end. Future years are forecasted figures.
14. Total amount remaining within the fund at the end of each financial year. This amount does not consider any future committed expenditure. Future years are forecasts only and are subject to change because both the income and expenditure are forecasted.
15. Amount programmed to be drawn from the fund beyond 25/26 for projects that are delivering over multiple years. This amount will not be spent in the forthcoming year but is included in the calculation because it is committed and therefore not available to be allocated to other projects.

16. The forecasted funds available within the IIF at the end of the forthcoming year which could be allocated to new projects. This is a forecast only, because both income and expenditure are forecasted and are subject to a high degree of change.

3.2 2025/26 Annual Growth Programme

In accordance with the agreed processes for the Infrastructure Investment Fund (IIF), the Infrastructure Delivery Board met on 5th September 2024 to agree which projects are to be put forward as the 2025/26 Annual Growth Programme (AGP). 14 projects totaling £5,662,653 have been identified to receive IIF funding. A summary of these projects has been included below

Table 2 - 2025/26 Annual Growth Programme

Project Name	Applicant	Amount of CIL requested	Total project size
Sweetbriar Marshes	Norwich	£ 546,116	£ 1,915,471
Wherryman's Way: Bramerton Improvements	County	£ 221,962	£ 302,272
Broadland Country Park Café & Visitor Centre	Broadland	£ 871,210	£ 1,639,958
Rothbury Park	South Norfolk	£ 144,449	£ 184,449
Buckenham Ancient Woodland	Broadland	£ 104,095	£ 169,143
Lion Wood	Norwich	£ 448,820	£ 569,301
Diss Leisure & Public Realm	South Norfolk	£ 1,100,000	£ 6,198,000
Aylsham Library Improvements	County	£ 110,000	£ 130,000
Long Stratton Library Improvements	County	£ 55,000	£ 65,000
Diss Library Improvements	County	£ 100,000	£ 115,000
Hethersett Library Improvements	County	£ 121,000	£ 160,000
Urban Area Library Improvements - Earlham, St Williams Way, Sprowston	County	£ 90,000	£ 105,000
Wymondham Baptist Community Space	South Norfolk	£ 250,000	£ 577,712
School of Oral Health	County	£ 1,500,000	£ 10,300,000
Total	N/A	£ 5,662,653	£22,431,307

In addition to the above projects, the following financial considerations are included in this year's plan:

£123,000 will be allocated as a programme management fee. This will supplement the cost of the Greater Norwich Project Team, who manage all funding streams within the IIF and are instrumental in driving forward the provision of infrastructure across the full Greater Norwich area.

A **£10m loan is imminently due to be drawn** from the Public Works Loan Board, to support the delivery of the Long Stratton Bypass. This loan has already been agreed by all partners with delegated authority for the signing of the final loan agreement granted to the GNGB and their s151 officers, under the direction of Norfolk County Council as the Accountable Body. The current forecasted annual repayment is in the region of **£723,000**, to be paid from the IIF for 25 years. (Please note that this is a forecasted figure. The interest repayments for this loan will not be confirmed until the date that the money is drawn down).

A separate **£4.5m loan is also due to be drawn** from the Public Works Loan Board to forward fund the developer contribution for the Long Stratton Bypass. This loan is due to be drawn in quarter one of 25/26 and has been agreed through the newly established City Deal Borrowing Loans Fund (see [Section 2.7 - City Deal Borrowing](#) for more details). The current forecasted annual repayment is in the region of **£573,000**, to be paid from the IIF for 10 years. (Please note that this is a forecasted figure. The interest repayments for this loan will not be confirmed until the date that the money is drawn down).

A **£1m** allocation is being made to reserves to support the Long Stratton Bypass loan repayments. It was agreed by each partner s151 officer that a reserve equal to one annual loan repayment was required to be kept in reserves as a safeguard. A £2m cash reserve to support the repayments for the Broadland Northway was allocated in 20/21 and £345,000 was allocated in 22/23 in readiness for the repayments of the borrowing for Long Stratton Bypass with the intention to increase this when the final amount was known. All loan repayments are forecasted to total just under £3.5m a year from 25/26, therefore requiring this uplift in reserves.

Over **£5m** from the IIF is committed to projects that have a delivery programme spanning multiple years which stretch beyond 25/26, some of which were agreed in previous AGPs. Updates on previously agreed projects are provided in [Section 4.5 - Grant Funded Projects](#).

Education

No new allocation is being sought for Norfolk County Council's (NCC) own education projects this year, **instead part of the allocation they have not claimed is allocated to the School of Oral Health**. This project is being delivered by the University of East Anglia with NCC acting as their sponsoring authority. Further details are provided in [Section 3.3 - New Project Descriptions](#)

Norfolk Children's Services provided a delivery update of their capital education programme to the GNGB at their meeting on 26th September, detailing the current and future educational infrastructure needs, funding sources, and key projects. The overall increased cost of borrowing is a challenge for all public bodies, NCC is no exception. Therefore, although the GNGB has approved the principle of IIF funding to be used to repay borrowing, NCC is having to scrutinise all capital expenditure borrowing commitments, including for the schools' capital programme. As a result of this process, only a one-year delivery programme has been confirmed by NCC Cabinet Members with future years yet to be agreed. There are Greater Norwich schemes on the agreed programme, including the key expansion at Wymondham High Academy which has already secured a total of £5m from the IIF to support its delivery. (For more details about this project see [GP088 – Wymondham High School](#)).

Of particular note within the **planning for future schools** is the necessity for a new 900-place secondary school within the North-East Growth Triangle to accommodate the 3,000 new homes in Beeston Park and the 4,000 in the Rackheath developments. Although full costs have not yet been determined, national benchmarks suggest the expenditure will be between £50-70 million. Two potential sites for the new secondary school have been allocated within the Greater Norwich Local Plan. It will be the first new secondary school opened by the County Council in Greater Norwich since 1979, when Hethersett High was opened. It aims to provide secondary phase education in an area where many students currently travel to outer Norwich schools or more rural locations in Broadland.

To support the timely development of this vital education infrastructure project, NCC's children services will work with the Greater Norwich Project Team over the next year to develop the business case for the new high school and **progress an application for Major Infrastructure Funding, aiming to secure agreement to earmark some IIF funding in future years**. The details and decision making for this are expected to come forward in the next version of this Plan, which is due at end of 2025.

3.3 New Project Descriptions

GP102 - Sweetbriar Marshes - £546,116

This project will deliver new access infrastructure at Sweet Briar Marshes, based in the northwest of Norwich beside the River Wensum. The 90-acre site was purchased by the Norfolk Wildlife Trust with support from Aviva and is undergoing development to protect the wildlife and make it a destination for people to experience nature in the heart of Norwich. This project will form the third phase of works at Sweetbriar Marshes and aims to unlock the northern gateway of the site by increasing accessibility.

Works will include:

- an accessible entrance to Sweet Briar Marshes
- a new direct route connecting Burnet Road, Marriott's Way and the entrance to Sweet Briar Marshes
- a new accessible route across Mile Cross Marsh connecting the Riverside Walk to the existing eastern entrance of Sweet Briar Marshes and to Marriott's Way
- accessible parking and a changing places toilet
- facilities to enable educational visits.

In addition, a conservation workshop, storage and welfare facilities will be delivered through match funding.

GP103 - Wherryman's Way: Bramerton Improvements - £221,962

This project will deliver access improvements to a section of the Wherryman's Way 38-mile trail, which links Norwich City Centre to Great Yarmouth. Works will allow Bramerton Footpath 5, adjacent to the River Yare, to reopen and provide a gateway to traffic-free enjoyment of both the nature and culture of the Broads National Park.

Works will include:

- nature and access-friendly riverbank restoration
- footpath improvements
- installation of a new bridge
- ecological enhancements
- installation of new accessible interpretation boards and waymarking signs.

GP104 - Broadland Country Park Café & Visitor Centre - £871,210

This project will deliver a new visitor centre at Broadland Country Park in Horsford. The 140-acre site, made up of heath, woodland, and marshy grassland, was purchased by Broadland District Council in 2020 with funding secured previously from the IIF. The site is part of their requirement to deliver Sustainable Alternative Natural Green spaces (SANGs) to mitigate against the impacts of recreational disturbance on internationally designated Natura 2000 sites.

Works will include a new visitor centre with a café, toilets, and indoor seating areas, as well as enhanced parking facilities with EV charging, a highway crossing and an interconnecting Disability Discrimination Act (DDA) Compliant footpath. These developments are designed to elevate the park's appeal as a key outdoor destination and country park, making it more accessible and enjoyable for everyone.

Figure 3 - Broadland Country Park Cafe & Visitor Centre



GP105 - Rothbury Park - £144,449

This project will deliver a range of improvements at Rothbury Park in Wymondham. The project aims to transform the park from an underused, inaccessible, and outdated green space into a biodiverse, accessible, and valued leisure space that can be used by everyone.

Works will include:

- two new paths linking the north and south entrances
- accessible mounding and new play equipment
- a new seating area and litter bins
- cycle stands and fold-down bollards
- natural and native planting

Figure 4 - Design Proposal for Rothbury Park



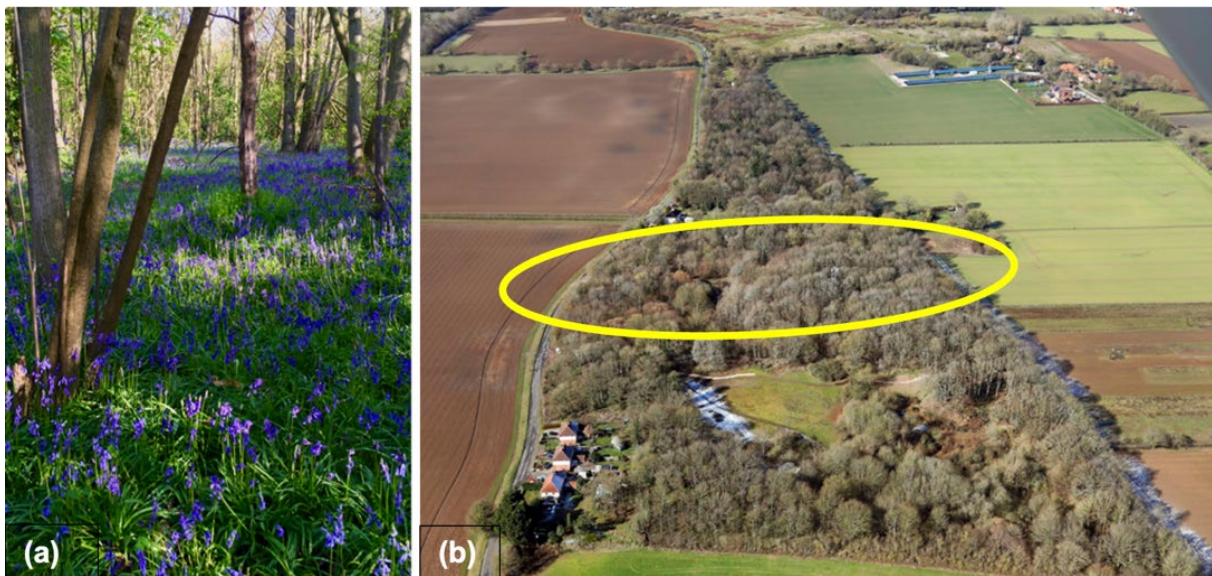
GP106 - Buckenham Ancient Woodland - £104,095

This project will deliver a range of improvements at Buckenham Wood in Strumpshaw, with the ambition of restoring, enhancing, and conserving the integrity of the ancient woodland. Delivering this project will open up and safeguard Buckenham Wood as a central community asset that can be enjoyed by neighbouring communities and visitors from and beyond the Greater Norwich area.

Works will include:

- rationalising, restoring, and monitoring the footpath network
- installing fencing and gates where appropriate to access and manage newly acquired land
- installation of cycle stands, benches and interpretation boards.

Figure 5 - Buckenham Ancient Woodland



GP107 - Lion Wood - £448,820

This project will deliver a range of improvements at Lion Wood on the wooded ridge in Thorpe Hamlet, creating an accessible green space for local residents to utilise, while increasing biodiversity and opening up the purple pedalway for greater use by walkers and cyclists, underpinned by natural flood management measures.

Works will include:

- a new hard surface path connecting Wellesley Avenue North and Wellesley Avenue South
- localised surface improvements
- entrance improvements to reduce access restrictions
- biodiversity improvements with opportunities for natural play
- installation of interpretation boards

GP108 - Diss Leisure & Public Realm - £1,100,000

This project will deliver a new, two-storey dry-side leisure facility and public realm improvements on the old John Grose site, south of Diss Mere. This new facility, on a site purchased by South Norfolk Council in 2023, aims to increase accessibility to leisure provision in Diss and enhance connectivity between the town centre and the site on Park Road to help increase footfall.

The facility will include a 55-station gym, multi-use studio, and spin studio with supporting facilities, as well as a café and car parking. In addition, works will be undertaken to enhance the surrounding area to create a European-style public plaza overlooking Diss Mere.

Figure 6 - Diss Fitness Centre



GP109 – 113 – Libraries Improvement Projects

A programme of library improvement works is planned. As a result of these works, the sites will be able to offer more inclusive services to the public, as well as improving library user experience and enhancing these community assets.

All these projects are strategically located to be delivered in key growth locations, and therefore support the growth ambitions of Greater Norwich.

GP109 - Aylsham Library Improvements - £110,000

This project will deliver an accessible public toilet with baby changing, and new staff facilities at Aylsham Library through the reconfiguration of the internal library space. The remodeling will increase the overall size of the library area by 20m² and create a more coherent layout.

GP110 - Long Stratton Library Improvements - £55,000

This project will deliver an accessible public toilet with baby changing facilities at Long Stratton Library, through reconfiguration of the internal library space.

GP111 - Diss Library Improvements - £100,000

This project will deliver an accessible public toilet with baby changing facilities at Diss Library, through a small extension and reconfiguration of the internal library space.

GP112 - Hethersett Library Improvements - £121,000

This project will deliver an extension at Hethersett Library, which in addition to reconfiguration works will result in a new accessible entrance and meeting room that can be used by local organisations and community groups.

GP113 - Urban Area Library Improvements - Earlham, St Williams Way, Sprowston - £90,000

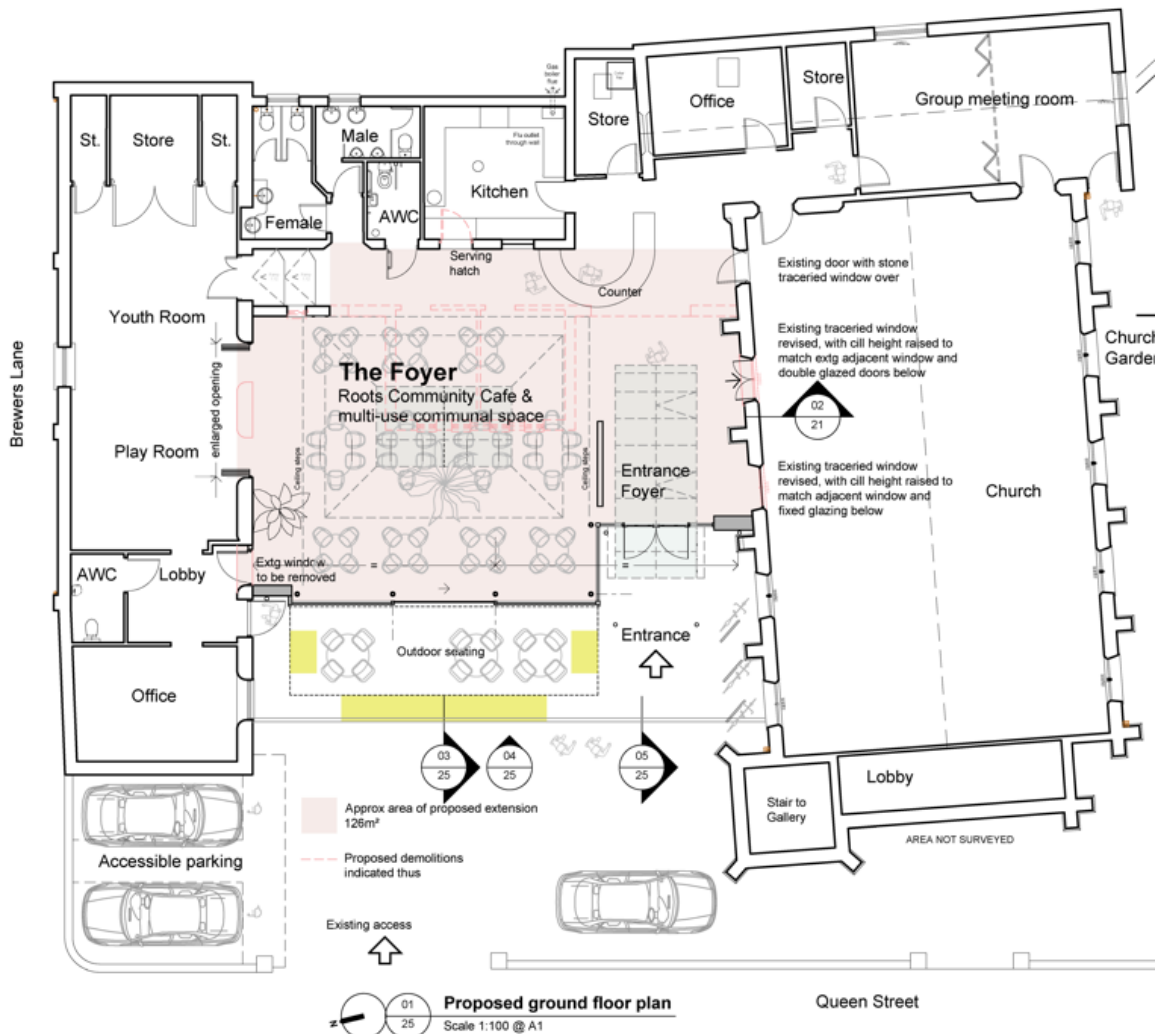
This project will deliver accessible public toilets with baby changing facilities at Sprowston, Earlham, and St Williams Way Libraries, through internal remodeling of the existing buildings.

GP114 - Wymondham Baptist Community Space - £250,000

This project will deliver a 128-square-metre extension to Wymondham Baptist Church which will serve as a key community facility in the growing market town. The extension will be built to an eco-efficient design and create a spacious reception and open plan area that meets accessibility standards.

As a result of this project the extension will create a community space which is accessible to all, providing a much-needed base for a range of community services to operate from. This will allow an expansion of the services currently offered from the site, which include a community café, foodbank, several support groups, and advice from partners such as Citizens Advice and Shelter. In addition, new groups and charities will be able to base their services and support from the building; thereby improving the overall offer to the community.

Figure 7 - Floorplan of extension



GP115 – School of Oral Health - £1,500,000

This project will deliver a two-storey extension to the Edith Cavell Building on the Norfolk and Norwich University Hospital Campus, UEA. This will be delivered in three phases, with the IIF funding phase two.

Phase One is to deliver the ground floor of the extension. This space will serve as a new Anatomy Suite for the University, offering 390m² of teaching space in seminar rooms, an immersive anatomy teaching space, improved preparation areas and associated storage and academic office facilities. This new facility, which replaces the existing suite on campus, will be one of the first in the country to meet contemporary standards set by the World Health Organisation.

Phase Two will deliver the second storey of the extension, which will be home to UEA's new School of Oral Health. This space will provide a space with 8 dentist chairs, clinical grade fittings and other specialist teaching infrastructure such as phantom heads, teaching laboratory and seminar room space. This will provide the initial capacity required for courses in Dentistry starting in 2026 with 40 undergraduate students per year.

A new School of Oral Health will have an immediate impact in Greater Norwich. Training dentists locally will provide much-needed resources for existing dental practices through newly qualified dentists but also through placements during qualification, whilst also addressing health inequalities. If undergraduate training starts in September 2026, the first cohort of dental students would qualify as dentists in June 2031, but they will be able to start delivering basic treatment within just a few years.

Figure 8 - Floorplan of the School of Oral Health



4 Previous Allocation

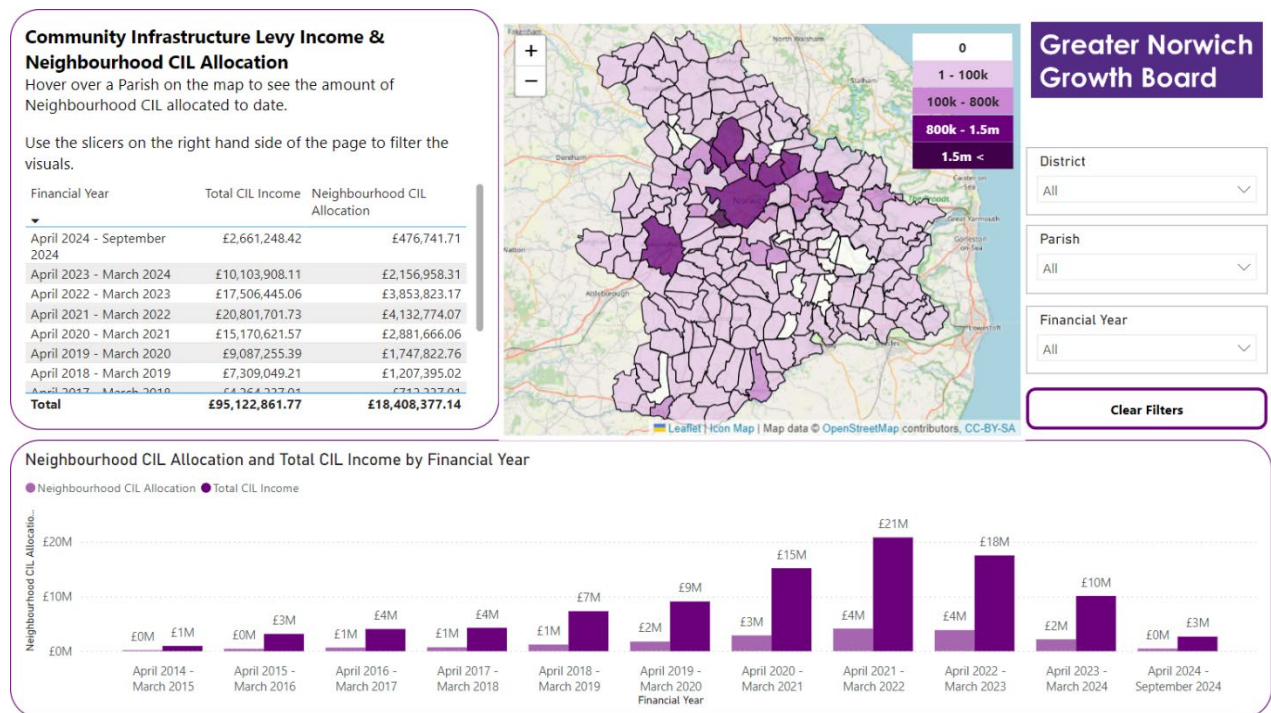
This chapter provides an overview of the projects that fall under each funding stream managed by the GNGB, including a complete list of funded projects in [Table 5 - Full Growth Programme](#). Detail of projects which are currently, or have been in progress in the past 12 months are included in [Section 5 – Project Delivery Update](#).

4.1 CIL/IIF Income

To date, £95,122,861 CIL income has been received in Greater Norwich. Of this, £70,482,000¹ has been received into the Infrastructure Investment Fund and £18,408,377 allocated to local parishes and neighbourhood projects within Norwich City Council's area through the Neighbourhood allocation.

[Click here to view a data dashboard which displays CIL and IIF income across Greater Norwich.](#)

Figure 9 - CIL Data Dashboard



¹ Please note, there is a lag between income being receipted by the Districts and then being received into the fund

4.2 Match Funding Allocation

In previous versions of this plan, £4m was set aside in the IIF to use as match funding and each District authority provided delegated authority to the GNGB to allocate funding from this category.

Two projects were allocated match funding in last year's version of this Plan.

- Long Stratton Bypass was allocated £2m and has since secured all remaining match funding and started delivery. This match funding allocation can now be fully committed to the project and added to the Greater Norwich Growth Programme (project number GP26d). Please note this is just one part of a funding package that has been agreed for this project. This £2m is in addition to the loan funding already agreed, outlined in [Section 4.3 - City Deal Borrowing - £60m Infrastructure Project Funding](#) and [Section 4.4 – City Deal Borrowing Loans Fund](#).
- The community sports foundations project 'The Nest' was allocated £650,000. The project was unsuccessful in securing an additional, more substantial amount of funding from central government (over £7m was required), and unfortunately the project has failed to fill the remaining funding gap during the last year. The project is now undertaking a period of review and considering a phased approach to delivery. The £650,000 match funding will be released from this project and will instead be made available for applications from new projects. The project will be welcome to reapply to the IIF for funding in a future year.

Of the initial £4m ringfenced as match funding, **£2m remains available** for eligible projects to apply. The process to apply for Match Funding is outlined in [Section 2.3 – Match Funding](#).

4.3 City Deal Borrowing- £60m Infrastructure Project Funding

To date, two projects have been allocated loan funding from the Infrastructure Projects category of the City Deal; the Broadland Northway and the Long Stratton Bypass.

Table 3 - City Deal Infrastructure Projects

Project Name	Applicant	Allocation	Total project size
Broadland Northway	Broadland District Council	£40 m	£205 m
Long Stratton Bypass	South Norfolk Council	£10 m	£46.96 m
Total	N/A	£50 m	£251.96 m

For more information on the City Deal borrowing please see [Section 2.7 - City Deal Borrowing](#).

Long Stratton Bypass - £10,000,000

This section provides an update on the status of the Loan, for an update on the project see [GP026 - Long Stratton Bypass](#).

£10m will imminently be drawn down as a loan from the Public Works Loan Board (PWLB) to support the delivery of the Long Stratton Bypass.

The decision to agree this loan was initially progressed to all partners' Cabinets and Councils alongside the December 2021 version of this Plan. This decision was reconfirmed on 6 October 2022 by the GNGB, who unanimously agreed for £10m to be committed to the project, the full amount allocated within the City Deal Agreement. Each subsequent annual publication of this Plan has provided a progress update of the project with last year's forecasting that the drawdown would be undertaken in Q3 2024/25.

Whilst the draw down of this loan is imminent, the interest rate for repayments will not be secured until the day the loan monies are drawn. Using current interest rates, the annual repayment to the PWLB is forecasted to be in the region of £723,000. The capital amount and the interest will be repaid over 25 years from the IIF.

Broadland Northway - £40,000,000

This section provides an update on the status of the Loan, an update on the project has not been provided in this document as it has been successfully delivered.

£40m was drawn down as a loan from the Public Works Loan Board to support the delivery of the Broadland Northway in 2015/16.

It is agreed that the annual interest and capital repayments, totalling just over £2m, are to be paid from the IIF for a period of 25 years. The final loan repayment is due 2041.

A legal agreement entitled 'related to partner drawdown and borrowing authorisations' was signed by all partners on 15 October 2015. This confirmed the use of the IIF to make repayments against loans drawn by Norfolk County Council on behalf of the GNGB, and also set the framework for all future loan drawdowns.

4.4 City Deal Borrowing Loans Fund

To date, one project has been allocated funding through the City Deal Borrowing Loans Fund; the Long Stratton Bypass.

Table 4 - CDBL Projects

Project Name	Applicant	Amount of CIL requested	Total project size
Long Stratton Bypass	South Norfolk Council	£ 4,500,000	£46,960,000
Total	N/A	£ 4,500,000	£46,960,000

For more details regarding this fund please see [section 2.7 - City Deal Borrowing](#).

Long Stratton Bypass - £4,500,000

This section provides an update on the status of the Loan, for an update on the project see [GP026 - Long Stratton Bypass](#).

£4.5m will be drawn down as a loan from the Public Works Loan Board (PWLB) to support the delivery of the Long Stratton Bypass in Q1 2025/26. This is a loan to South Norfolk Council, to forward fund the developer's contribution and enable the bypass to be delivered sooner. This loan was agreed by the GNGB on 27 September 2023 under their delegated powers as previously agreed by each of the partners' Cabinets in June/July 2021.

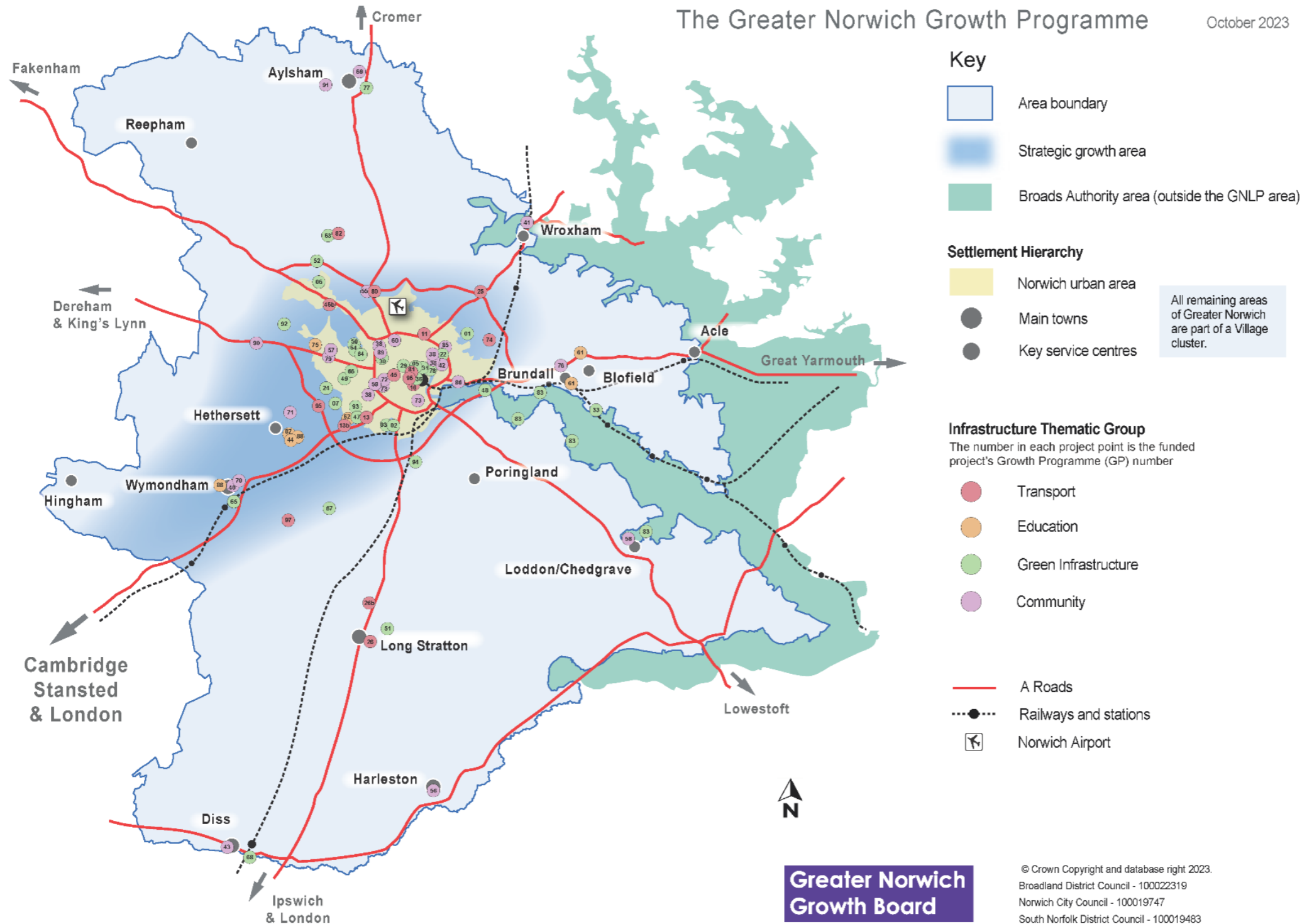
The current forecasted annual repayment to the PWLB is in the region of £573,000, to be paid from the IIF for 10 years. South Norfolk Council will repay both the capital amount and the interest to the GNGB on an annual basis following the second anniversary of the completion of the bypass. The repayment will be made into a new fund called the Strategic Investment Fund.

4.5 Grant Funded Projects

The map below shows the location of all the projects which have been agreed to date. The numbers correspond to the projects 'GP' or Growth Programme number which is included in the Greater Norwich Growth Programme. A delivery update for all active projects is provided in [Section 5 - Project Delivery Update](#).

[View an interactive project map here.](#)

Figure 10 - Map of the Greater Norwich Growth Programme



To date, approximately £46m from the IIF has been allocated to projects. As infrastructure can take several years to deliver, some of these projects are still ongoing and not all the allocation has yet been drawn down.

The table below lists each project based on their allocation year and Growth Programme number, showing the individual allocations for each project. Rows are colour coded, with Transport projects in Red, Green Infrastructure in Green, Community in Purple, and Education in Orange.

Each row shows the overall project budget, match funding, and IIF funding, as well as the amount of IIF funding which has been drawn down to date. The numbers shown are in 1000s, so (227) is £227,000.

The columns to the right show the financial year which the funding is expected to be drawn down in. Many projects have delivery programmes which span multiple years. Mapping out the draw downs in this way allows for prudent financial planning.

[The same information can be viewed in a digital dashboard.](#)

Table 5 – Full Growth Programme

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2025/26	GP115	County	Not Started	Education	School of Oral Health	(10,300)	(8,800)	(1,500)	0	0	(1,500)	0	0	0	0
2025/26	GP114	South Norfolk	Not Started	Community	Wymondham Baptist Community Space	(578)	(328)	(250)	0	0	(250)	0	0	0	0
2025/26	GP113	County	Not Started	Community	Urban Area Library Improvements-Earlham, St Williams Way, Sprowston	(105)	(15)	(90)	0	0	(90)	0	0	0	0
2025/26	GP112	County	Not Started	Community	Hethersett Library Improvements	(160)	(39)	(121)	0	0	(121)	0	0	0	0
2025/26	GP111	County	Not Started	Community	Diss Library Improvements	(115)	(15)	(100)	0	0	(100)	0	0	0	0
2025/26	GP110	County	Not Started	Community	Long Stratton Library Improvements	(65)	(10)	(55)	0	0	(55)	0	0	0	0
2025/26	GP109	County	Not Started	Community	Aylsham Library Improvements	(130)	(20)	(110)	0	0	(110)	0	0	0	0
2025/26	GP108	South Norfolk	Not Started	Community	Diss Leisure & Public Realm	(6,198)	(5,098)	(1,100)	0	0	(500)	(600)	0	0	0
2025/26	GP107	Norwich	Not Started	Green Inf.	Lion Wood	(569)	(120)	(449)	0	0	(449)	0	0	0	0
2025/26	GP106	Broadland	Not Started	Green Inf.	Buckenham Ancient Woodland	(169)	(65)	(104)	0	0	(104)	0	0	0	0
2025/26	GP105	South Norfolk	Not Started	Green Inf.	Rothbury Park	(184)	(40)	(144)	0	0	(144)	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2025/26	GP104	Broadland	Not Started	Green Inf.	Broadland Country Park Café & Visitor Centre	(1,640)	(769)	(871)	0	0	(871)	0	0	0	0
2025/26	GP103	County	Not Started	Green Inf.	Wherryman's Way - Bramerton Improvements	(302)	(80)	(222)	0	0	(222)	0	0	0	0
2025/26	GP102	Norwich	Not Started	Green Inf.	Sweet Briar Marshes	(1,915)	(1,369)	(546)	0	0	(546)	0	0	0	0
2024/25	GP100	County	Ongoing	Community	Plumstead Road Library	(260)	(65)	(195)	(110)	(110)	(85)	0	0	0	0
2024/25	GP099	Norwich	Ongoing	Community	Eaton Park	(601)	(268)	(333)	0	0	(333)	0	0	0	0
2024/25	GP098	Broadland	Ongoing	Community	Aylsham Gym & Fitness Hub	(1,410)	(1,010)	(400)	(400)	(400)	0	0	0	0	0
2023/24	GP097	South Norfolk	Ongoing	Transport	Hethel Technology Park	(10,560)	(5,560)	(5,000)	0	0	(2,000)	(3,000)	0	0	0
2023/24	GP095	County	Ongoing	Transport	Hethersett to NRP Cycle Route	(728)	(227)	(501)	0	0	(501)	0	0	0	0
2023/24	GP094	South Norfolk	Ongoing	Green Inf.	Venta Icenorum	(156)	(3)	(153)	(153)	(153)	0	0	0	0	0
2023/24	GP093	South Norfolk	On Hold	Green Inf.	Cringleford Country Park	(798)	(330)	(468)	(27)	(27)	(250)	(191)	0	0	0
2023/24	GP092	South Norfolk	Ongoing	Green Inf.	Queens Hill Community Park	(154)	(20)	(134)	(134)	(134)	0	0	0	0	0
2023/24	GP091	Broadland	Complete	Community	Youngs Park Aylsham AGP	(817)	(567)	(250)	(250)	(250)	0	0	0	0	0
2023/24	GP090	South Norfolk	Ongoing	Community	Easton Village Hall	(2,573)	(2,068)	(505)	(505)	0	0	0	0	0	0
2023/24	GP089	Norwich	Ongoing	Community	Sloughbottom Park Regeneration	(8,512)	(7,662)	(850)	0	0	0	(850)	0	0	0
2024/25	GP088b	County	Ongoing	Education	Wymondham High Academy	(14,000)	(9,000)	(5,000)	0	0	(5,000)	0	0	0	0
2023/24	GP088a	County	Ongoing	Education	Wymondham High Academy	0	0	0	0	0	0	0	0	0	0
2022/23	GP087	County	Ongoing	Education	Hethersett High Academy	(9,500)	(7,500)	(2,000)	(2,000)	0	0	0	0	0	0
2022/23	GP086	Broadland	Complete	Community	Yare Boat Club	(271)	(191)	(80)	(80)	0	0	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2022/23	GP085	Norwich	Complete	Community	FDC - Heartsease Open Academy	(480)	(330)	(150)	(150)	0	0	0	0	0	0
2022/23	GP082	Broadland	Complete	Transport	Broadland Country Park - Horsford Crossing	(174)	(30)	(144)	(144)	(144)	0	0	0	0	0
2022/23	GP080	County	Ongoing	Transport	Yellow Pedalway Extension	(1,900)	(300)	(1,600)	0	0	(1,600)	0	0	0	0
2021/22	GP079	Norwich	Complete	Community	FDC Bowthorpe 3G Pitch	(929)	(679)	(250)	(250)	0	0	0	0	0	0
2021/22	GP078	Norwich	Complete	Green Inf.	Kett's Heights	(327)	(15)	(312)	(312)	(302)	0	0	0	0	0
2021/22	GP077	Broadland	Complete	Green Inf.	Bure Valley Path	(25)	0	(25)	(25)	(7)	0	0	0	0	0
2021/22	GP076	Broadland	Complete	Community	Brundall Sports Hub	(2,269)	(1,808)	(461)	(461)	(284)	0	0	0	0	0
2021/22	GP075b	County	Complete	Education	Ormiston Victory Academy	(9,000)	(5,000)	(4,000)	(4,000)	0	0	0	0	0	0
2020/21	GP075a	County	Complete	Education	Ormiston Victory Academy (added to 21/22 allocation)	0	0	0	0	0	0	0	0	0	0
2020/21	GP074	Broadland	Ongoing	Transport	Plumstead Road Priority Junction	(1,350)	(625)	(725)	0	0	0	(725)	0	0	0
2020/21	GP073	Norwich	Complete	Community	Norwich Parks Tennis	(423)	(320)	(103)	(103)	(87)	0	0	0	0	0
2020/21	GP072	Norwich	Complete	Community	Recreation Road Pool	(60)	0	(60)	(60)	0	0	0	0	0	0
2020/21	GP071	South Norfolk	Complete	Community	Crusaders Rugby Football Club	(344)	(194)	(150)	(150)	0	0	0	0	0	0
2020/21	GP070	South Norfolk	Complete	Community	Wymondham Tennis Club	(144)	0	(144)	(144)	0	0	0	0	0	0
2020/21	GP069	Broadland	Complete	Community	Aylsham Sports Hub Stage 3	(766)	(381)	(385)	(385)	0	0	0	0	0	0
2020/21	GP068	South Norfolk	Complete	Green Inf.	Frenze Beck Green Infrastructure	(45)	(10)	(35)	(35)	0	0	0	0	0	0
2020/21	GP067	County	Complete	Green Inf.	Ketts Country Long Distance Trail	(86)	0	(86)	(86)	0	0	0	0	0	0
2020/21	GP066	Norwich	Complete	Green Inf.	20 Acre Wood Community Access Improvements	(39)	0	(39)	(39)	0	0	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2020/21	GP065	South Norfolk	Complete	Green Inf.	East Wymondham Green Infrastructure	(65)	(15)	(50)	(50)	0	0	0	0	0	0
2020/21	GP064	Norwich	Ongoing	Green Inf.	Hellesdon Station Green Infrastructure	(453)	(221)	(232)	(232)	(230)	0	0	0	0	0
2020/21	GP063	Broadland	Complete	Green Inf.	Broadland Country Park (prev NWW)	(1,265)	(546)	(719)	(719)	(143)	0	0	0	0	0
2019/20	GP062	County	Complete	Education	Cringleford Prep School	(10,428)	(8,428)	(2,000)	(2,000)	0	0	0	0	0	0
2018/19	GP061b	County	Ongoing	Education	Blofield Primary School	(11,300)	(10,100)	(1,200)	(1,200)	(1,000)	0	0	0	0	0
2018/19	GP061a	County	Complete	Education	Brundall Primary	(850)	(50)	(800)	(800)	0	0	0	0	0	0
2018/19	GP060	County	Complete	Community	Mile Cross Library self-access improvement	(35)	0	(35)	(24)	0	0	0	0	0	0
2018/19	GP059	County	Complete	Community	Earlham Library self-access improvement	(35)	0	(35)	(26)	0	0	0	0	0	0
2018/19	GP058	County	Complete	Community	Loddon Library self-access improvement	(35)	0	(35)	(22)	0	0	0	0	0	0
2018/19	GP057	County	Complete	Community	Costessey Library self-access improvement	(35)	0	(35)	(26)	0	0	0	0	0	0
2018/19	GP056	County	Complete	Community	Harleston Library self-access improvement	(35)	0	(35)	(22)	0	0	0	0	0	0
2018/19	GP055	Broadland	Complete	Community	Community Sports Hub - The Nest Horsford	(4,625)	(3,501)	(1,124)	(1,124)	0	0	0	0	0	0
2018/19	GP053	County	Closed Prematurely	Transport	MW: Surfacing Works (Drayton)	(24)	0	(24)	(24)	0	0	0	0	0	0
2018/19	GP052	Broadland	Complete	Green Inf.	Thorpe Marriott Greenway	(121)	0	(121)	(109)	0	0	0	0	0	0
2018/19	GP051	County	Complete	Green Inf.	Green Infrastructure: Access for All	(150)	0	(150)	(150)	(64)	0	0	0	0	0
2018/19	GP050	Norwich	Ongoing	Green Inf.	Yare and Wensum Valleys Link	(209)	(59)	(150)	(45)	0	(115)	0	0	0	0
2018/19	GP049	Norwich	Complete	Green Inf.	Earlham Millennium Green Improvement Project: Phase 3	(25)	0	(25)	(20)	0	0	0	0	0	0
2018/19	GP048	South Norfolk	Complete	Green Inf.	Wherryman's Way: Yare Valley Cycle Route	(18)	0	(18)	(18)	0	0	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2018/19	GP047	Norwich	Complete	Green Inf.	Yare Valley Walk-Cringleford Meadow (formerly UEA to Eaton Boardwalk)	(47)	0	(47)	(49)	0	0	0	0	0	0
2018/19	GP046b	County	Complete	Transport	Marriotts Way-Costessey resurfacing & Drayton ramp	(526)	(35)	(491)	(491)	0	0	0	0	0	0
2018/19	GP046	County	Closed Prematurely	Transport	MW: Thorpe Marriott to Costessey	(12)	0	(12)	(12)	0	0	0	0	0	0
2018/19	GP045	Norwich	Complete	Transport	Green Pedalway-junction improvements	(560)	(98)	(462)	(462)	0	0	0	0	0	0
2017/18	GP044	County	Complete	Education	Education - Hethersett Academy & Junior	(13,000)	(11,000)	(2,000)	(2,000)	0	0	0	0	0	0
2017/18	GP043	County	Complete	Community	Diss library: self service improvements	0	0	0	(29)	0	0	0	0	0	0
2017/18	GP042	County	Complete	Community	Plumstead Road Library: self service improvements	0	0	0	(112)	0	0	0	0	0	0
2017/18	GP041	County	Complete	Community	Wroxham Library: self service improvements	(153)	(33)	(120)	(34)	0	0	0	0	0	0
2017/18	GP040	South Norfolk	Complete	Community	Ketts Park Sports Hub: Wymondham	(800)	(550)	(250)	(250)	0	0	0	0	0	0
2017/18	GP039	South Norfolk	Closed Prematurely	Community	Hales cricket and bowls clubhouse improvements	(5)	0	(5)	(5)	0	0	0	0	0	0
2017/18	GP038	Norwich	Complete	Community	Football pitch improvements	(115)	(15)	(100)	(100)	0	0	0	0	0	0
2017/18	GP036	Norwich	Ongoing	Green Inf.	Castle Gardens	(410)	(260)	(150)	0	0	(150)	0	0	0	0
2017/18	GP033	Broadland	Ongoing	Green Inf.	Strumpshaw Pit Circular Walk	(130)	(95)	(35)	(35)	0	0	0	0	0	0
2017/18	GP031	Norwich	Ongoing	Green Inf.	Riverside Walk accessibility improvements	(200)	0	(200)	(30)	0	(170)	0	0	0	0
2017/18	GP030	Norwich	Complete	Green Inf.	Sloughbottom Park - Andersons Meadow	(343)	0	(343)	(343)	0	0	0	0	0	0
2017/18	GP029	Norwich	Complete	Green Inf.	Marriott's Way-Barn Road Gateway	(64)	(18)	(46)	(46)	0	0	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2017/18	GP027	South Norfolk	Closed Prematurely	Green Inf.	Lizard and Silfield Nature Reserves	(14)	0	(14)	(14)	0	0	0	0	0	0
2024/25	GP026d	County	Ongoing	Transport	Long Stratton Bypass (match funding allocation)	(46,960)	(44,960)	(2,000)	0	0	(2,000)	0	0	0	0
2024/25	GP026c	South Norfolk	Ongoing	Transport	Long Stratton Bypass developer contribution (see borrowing costs below)	0	0	0	0	0	0	0	0	0	0
2016/17	GP026b	South Norfolk	Complete	Transport	Hempnall Crossroads	(4,064)	(3,758)	(305)	(305)	0	0	0	0	0	0
2016/17	GP026	County	Ongoing	Transport	Long Stratton Bypass (see borrowing costs below)	0	0	0	0	0	0	0	0	0	0
2016/17	GP025	Broadland	Complete	Transport	NDR (see borrowing costs below)	0	0	0	0	0	0	0	0	0	0
2016/17	GP024	Norwich	Complete	Transport	Colney River Crossing (NRP to Threescore)	(422)	(251)	(171)	(171)	0	0	0	0	0	0
2016/17	GP023	Norwich	Closed Prematurely	Green Inf.	Carrow to Deal Ground riverside walk	(29)	0	(29)	(29)	0	0	0	0	0	0
2016/17	GP022	Norwich	Complete	Green Inf.	Pink Pedalway - Heathgate	(250)	(100)	(150)	(150)	0	0	0	0	0	0
2016/17	GP019	Broadland	Closed Prematurely	Transport	St Faiths to Airport Transport Link	(20)	0	(20)	(20)	0	0	0	0	0	0
2015/16	GP017b	County	Complete	Transport	Cromer Rd - Aylsham Rd (A140)	(416)	(329)	(87)	(87)	0	0	0	0	0	0
2015/16	GP016	County	Complete	Transport	Golden Ball Street (NATS)	(3,448)	(2,425)	(1,023)	(1,023)	0	0	0	0	0	0
2015/16	GP013b	County	Complete	Transport	Roundhouse Way	(795)	(745)	(50)	(50)	0	0	0	0	0	0
2015/16	GP013	County	Complete	Transport	Eaton Interchange	(825)	(725)	(100)	(100)	0	0	0	0	0	0
2015/16	GP011	County	Complete	Transport	St Clements Toucan Crossing	(339)	(226)	(113)	(113)	0	0	0	0	0	0
2015/16	GP009	County	Complete	Green Inf.	Marriott's Way - Phase 2	(250)	(13)	(237)	(237)	0	0	0	0	0	0
2015/16	GP008	Norwich	Complete	Green Inf.	Earlham Millennium Green - Phase 2	(66)	(14)	(52)	(52)	0	0	0	0	0	0

AGP Year	Ref	Applicant	Status	Theme	Expenditure	Project Budget	Other funding	IIF funding	Spend to March 2025	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
2014/15	GP007	South Norfolk	Complete	Green Inf.	Norwich Health Walks	(40)	(2)	(38)	(38)	0	0	0	0	0	0
2014/15	GP006	County	Complete	Green Inf.	Marriott's Way - Phase 1	(60)	0	(60)	(60)	0	0	0	0	0	0
2014/15	GP005	Norwich	Complete	Green Inf.	Riverside Walk	(70)	(22)	(48)	(48)	0	0	0	0	0	0
2014/15	GP004	Norwich	Complete	Green Inf.	Earlham Millennium Green - Phase 1	(15)	(12)	(3)	(3)	0	0	0	0	0	0
2014/15	GP003	Norwich	Complete	Green Inf.	Marston Marsh	(30)	(6)	(24)	(24)	0	0	0	0	0	0
2014/15	GP002	Norwich	Complete	Green Inf.	Danby Wood	(35)	(9)	(26)	(26)	0	0	0	0	0	0
2014/15	GP001	Broadland	Ongoing	Green Inf.	Harrisons' Wood	(45)	0	(45)	(45)	(1)	0	0	0	0	0
2014/15	GP001	Broadland	Ongoing	Green Inf.	Harrisons' Wood secured funding (S106)	45	0	45	0	0	0	0	0	0	0
N/A	N/A	N/A	N/A	N/A	N/A	(195,352)	(149,551)	(45,801)	(23,208)	(3,335)	(17,266)	(5,366)	0	0	0

4.6 IIF Expenditure Summary

Table 6 - IIF Expenditure Summary* - Table 2, above is summarised in the 'Full Growth Programme' row. N/A stands for Not Applicable.

IIF Expenditure	Project Budget	Other funding	Allocation	Spend to 2024/25	2024/25	2025/26	2026/27	2027/2028	2028/29	2029/30
Full Growth Programme	(195,352)	(149,551)	(45,801)	(23,208)	(3,335)	(17,266)	(5,366)	0	0	0
Cash Reserves - one years City Deal loan repayments	0	0	(3,345)	(2,345)	(1,000)	0	0	0	0	0
Cash Reserves - Match Funding	0	0	(2,000)	(2,000)	0	0	0	0	0	0
No new match funded projects	0	0	0	0	0	0	0	0	0	0
City Deal Borrowing Totals	(251,960)	(201,960)	(50,000)	0	0	0	0	0	0	0
GP25 Broadland Northway amount borrowed	(205,000)	(165,000)	(40,000)	0	0	0	0	0	0	0
Interest and loan repayment against borrowing	0	0	0	(17,013)	(2,057)	(2,057)	(2,057)	(2,057)	(2,057)	(2,057)
Loan set up fee	0	0	0	(14)	0	0	0	0	0	0
GP26 Long Stratton Bypass (City Deal Borrowing)	(46,960)	(36,960)	(10,000)	0	(10,000)	0	0	0	0	0
Forecasted interest and loan repayments against the borrowing	0	0	0	0	(723)	(723)	(723)	(723)	(723)	(723)
Forecasted loan set up fee	0	0	0	0	(4)	0	0	0	0	0
City Deal Borrowing Loans Fund Totals	(4,500)	0	(4,500)	0	0	0	0	0	0	0
GP26c LSBP Developer Contribution - amount borrowed	(4,500)	0	(4,500)	0	0	(4,500)	0	0	0	0
Forecasted interest and loan repayments against the borrowing	0	0	0	0	0	(573)	(573)	(573)	(573)	(573)
Forecasted loan set up fee	0	0	0	0	0	(2)	0	0	0	0
TOTAL borrowing costs (annual payment made from pooled CIL)	0	0	0	(17,027)	(2,784)	(3,355)	(3,353)	(3,353)	(3,353)	(3,353)
Programme Management Fee	0	0	0	(115)	(115)	(123)	(130)	(138)	(146)	(155)
TOTAL pooled CIL funding requirement	N/A	N/A	N/A	N/A	(7,234)	(20,744)	(8,850)	(3,491)	(3,500)	(3,509)
Actual pooled CIL Income	N/A	N/A	N/A	N/A	0	0	0	0	0	0
Forecasted pooled CIL Income	N/A	N/A	N/A	N/A	2,651	3,350	5,350	6,966	6,571	9,244
Forecasted annual pooled CIL surplus / (deficit)	N/A	N/A	N/A	N/A	(4,583)	(17,394)	(3,500)	3,475	3,072	5,736
CIL Interest Earned	N/A	N/A	N/A	N/A	0	0	0	0	0	0
Forecasted CIL balance (including interest)	N/A	N/A	N/A	N/A	26,245	8,851	5,351	8,826	11,898	17,634
Forecasted Cumulative CIL income	N/A	N/A	N/A	N/A	70,482	73,832	79,182	86,148	92,719	101,964
Cumulative CIL income (including interest)	N/A	N/A	N/A	N/A	72,667	76,017	81,367	88,333	94,904	104,149
Forecasted Cumulative CIL commitment	N/A	N/A	N/A	N/A	(46,422)	(67,166)	(76,016)	(79,507)	(83,007)	(86,516)
N/A	N/A	N/A	N/A	N/A	19,011	(11,893)	(3,498)	5,335	8,398	14,125

* Current Draw down figures in 2024/25 are made up of part actual draw down (spend) and part programmed future draw down

5 Project Delivery Update

This section provides an update on projects that are currently underway, which were funded in previous Annual Growth Programmes (AGP). They are grouped by their Sponsoring Authority as denoted in the AGP. There are currently 22 active projects in the growth programme.

8 projects completed delivery in the financial year 2023/24, these are:

- [GP051 - Green Infrastructure: Access for All](#)
- [GP062 – Cringleford Prep School](#)
- [GP063 – Broadland Country Park](#)
- [GP076 – Brundall Sports Hub](#)
- [GP077 – Bure Valley Path](#)
- [GP078 – Kett's Heights](#)
- [GP082 – Broadland Country Park - Horsford Crossing](#)
- [GP091 – Youngs Park Aylsham AGP](#)

1 project has withdrawn from the programme:

- [GP083 - Wherryman's Way access improvements](#)

Projects which have completed in the last 12 months are included here as their final delivery report. Projects which have completed in previous years are not included. [View an interactive map of all growth programme projects here.](#)

[Broadland Projects](#) | [Norwich Projects](#) | [South Norfolk Projects](#) | [Norfolk County Council Projects](#)

5.1 Broadland

GP001 – Harrison's Wood

Category: Green Infrastructure

CIL Funding: £45,000.00

Total Budget: £45,000.00

Project Status: Ongoing

Project Description:

This project secures areas of woodland located off Blue Boar Lane, Sprowston (associated with the White House Farm development proposal) for public access and future use as a 'Woodland Park', as set out within the Sprowston Neighbourhood Plan.

Delivery Update:

Public access was achieved in 2016, and Broadland District Council has been enhancing, maintaining, and managing the site since that time.

The remaining element of this project is the transfer of ownership of the woodland sites. There have been delays to the completion of the Deed of Variation to the section 106 agreement between the various parties involved, which will, amongst other things, enable the transfer of these sites to Sprowston Town Council. The Deed of Variation has now been signed by all parties and will be completed shortly. Following this, the transfer of sites to the Town Council can progress and enable repayment of the loan secured from the GNGB.

GP033 - Strumpshaw Pit Circular Walk

Category: Green Infrastructure

CIL Funding: £35,000.00

Total Budget: £130,000.00

Project Status: Ongoing

Project Description:

This project aims to expand the dog walking capabilities of Strumpshaw Pit, offering an alternative location for walking and offsetting the impact of visitor numbers in the protected sites of Norfolk. The project has already delivered improvements to the landfill gas infrastructure, improvement of the circular walk and links to the entry points, and biodiversity improvements along the path. The final elements, which will deliver benches, dog bins and improved parking facilities for cars and bicycles, are progressing.

Delivery Update:

Further path improvements (including path widening) and wildflower meadow restoration works (including staged bramble and scrub clearance around the fruit trees in the community orchard) have continued this year.

In September 2023, a further consultation was held on the car park area with the Parish Council in response to local concerns about the design. The design has since been revisited and reconsulted on. Ecology surveying and biodiversity net gain metrics have been undertaken, with an expanded area of biodiversity enhancement incorporated into the car park area design. The construction of the car park is programmed for February and March 2025, when the scheme will be completed.

GP063 – Broadland Country Park

Category: Green Infrastructure

CIL Funding: £719,290.00

Total Budget: £1,265,000.00

Project Status: Complete 2024/25

Project Description:

Broadland Country Park (BCP) was purchased with IIF funding by Broadland District Council in 2019. The new Country Park was launched online with its new name at Easter 2021 with a new website, a promotional film, and a blog site. Ideally located adjacent to the Broadland Northway, the Thorpe Marriott Greenway cycle and pedestrian route, and the purple and yellow bus routes, BCP helps to maneuver the Greater Norwich area into a strong position in which to deliver sustainable, well-planned communities by enabling a mitigation strategy that alleviates the impact of growth on the internationally designated sites in Norfolk.

Delivery Update:

Broadland Country Park has made significant improvements over the past five years since the land was purchased. The park now offers accessible trails, making it easier for people of all abilities to explore and enjoy the site. A dedicated team of regular volunteers help maintain the heathland areas, contributing to conservation efforts such as grazing, which supports biodiversity. Visitors can also benefit from clear way-marking throughout the park, improved parking facilities, and the availability of Portaloos. Regular activities and events are hosted at the park, encouraging community engagement and outdoor recreation.

Looking forward, the Council has taken steps in planning the park's future by employing a professional services team to develop the next phase of improvements. This next phase of the project includes building a visitor centre, café, and permanent toilet facilities, as well as significantly expanding the car parking areas. These enhancements are aimed at further enhancing the visitor experience and making Broadland Country Park an even more attractive destination for both locals and tourists.

GP074 - Plumstead Road Priority Junction (Previously Plumstead Road Roundabout)

Category: Transport

CIL Funding: £725,000.00

Total Budget: £1,350,000.00

Project Status: Ongoing

Project Description:

This project will deliver a new T-junction on Plumstead Road as well as new footways and cycleways, a new pedestrian crossing, road re-alignment and associated services. In delivering the scheme, the project will ensure that the strategically important orbital link road between Salhouse Road and Plumstead Road can be delivered.

Delivery Update:

Broadland District Council have been exploring their options to deliver this scheme, including undertaking negotiations with third-party developers around the site and its own development company. No agreement has been made and BDC are now looking to progress the scheme directly.

In parallel with commercial negotiations, detailed design is progressing. Following a recent review, it appears that (a) the proposed road design does not align with the approved residential scheme to the north and (b) the planning permission has now expired. As a result, new planning permission will have to be secured.

Based on recent programme and cost advice it is anticipated that the works will be delivered by early 2027. The principal delay arises due to the length of time it will take to enter into the requisite S278 legal agreement with the highways authority.

GP076 – Brundall Sports Hub

Category: Community

CIL Funding: £460,573.00

Total Budget: £2,268,541.96

Project Status: Complete 2024/25

Project Description:

This is phase one of the project at Brundall Sports Hub. The project delivered a multi-sport floodlit 3G pitch with fencing, floodlighting, a maintenance storage container, hard standing pathways, car parking and a single-storey club house/changing room building.

Delivery Update:

This project was successfully delivered in May 2024. The sports pitch has been managed by the Community Sports Foundation (CSF) for over 12 months, and in the first year received 1,607 bookings totaling 2,030.5 hours, with 76 clubs / teams regularly booking the pitch.

The community building was completed ahead of schedule and handed over from the contractor to Brundall Parish Council. In turn, the building has been handed over to the Community Sports Foundation (CSF) and is operational. The CSF will now be able to offer indoor provision such as holiday camps and usage by local schools (Brundall, Blofield & Hemblington). An official opening took place in October 2024.

The project was delivered to budget. Additional spend included some external lighting and a defibrillator.

GP077 – Bure Valley Path

Category: Green Infrastructure

CIL Funding: £25,162.73

Total Budget: £25,162.73

Project Status: Complete 2024/25

Project Description:

The Bure Valley Path is already a well-used walking and cycling route and a key component of the Greater Norwich Infrastructure Plan project 'the Green Loop'. Despite this, there remain a series of obstacles which prevent it from reaching its full potential as a Norfolk-wide destination and alternative destination to the Natura 2000 sites.

This project, which delivered a broad range of improvements to the Bure Valley Path and the surrounding area was completed in 2024. Works included creating five new circular walks totaling 23.8 km (or 14.8 miles) at Oxnead, Buxton, Coltishall, Belaugh & Hoveton and installing 33 fingerposts, 10 way marker posts, 40 walk discs and 17 Circular Walk Information Boards at various locations along the route including in Oxnead, Buxton, Little Hautbois, Coltishall, and Belaugh. The scheme also included undertaking habitat creation at selected locations.

Delivery Update:

This project successfully delivered in 2024.

GP082 – Broadland Country Park - Horsford Crossing

Category: Transport

CIL Funding: £143,699.89

Total Budget: £173,699.89

Project Status: Complete 2024/25

Project Description:

This project sought to encourage green transport options for accessing Broadland Country Park (BCP). Works included a road crossing refuge island on the B1149 Holt Road at Horsford, to cater for both pedestrians and cyclists entering Broadland Country Park; and installation of a new 'welcome' sign, directional signage and cycle racks at BCP, Sandy Lane entrance.

Delivery Update:

This project was successfully delivered in late 2023. As a result, local residents and visitors now have a safe crossing point to access Broadland Country Park (BCP) as well as a secure location to store bicycles, which will help encourage sustainable transport to BCP. The new waymarking will help direct visitors around the park, reduce confusion and improve the overall visitor experience.

Installation of the new information boards has been delayed due to significant enhancements planned at BCP. The boards will now be delivered following the completion of the visitor centre and car park works.

GP091 – Youngs Park Aylsham AGP

Category: Community

CIL Funding: £250,000.00

Total Budget: £816,816.00

Project Status: Complete 2024/25

Project Description:

This project at Youngs Park in Aylsham delivered a full-sized 3G artificial grass pitch, replacing an existing full-sized natural turf pitch. Its delivery contributes towards a variety of outcomes identified within Norfolk County Council's Together for Norfolk business plan, Sport England's Uniting the Movement strategy, the FA's National Football Facility Strategy, Aylsham Parish Council's Neighbourhood Plan and the Greater Norwich Physical Activity and Sport Strategy (PASS) and associated updated Playing Pitch Strategy.

Delivery Update:

This project has been successfully delivered, with the handover of the pitch taking place on 3rd June 2024. The official grand opening took place on 1st September 2024 and the facility is now open to the public for community use. The pitch was completed two months ahead of the contractor's initial schedule within the allocated budget.

GP098 – Aylsham Gym & Fitness Hub

Category: Community

CIL Funding: £400,000.00

Total Budget: £1,410,000.00

Project Status: Ongoing

Project Description:

This project will deliver a new 487 m² community health and fitness facility on the Aylsham High School site, which includes a 40-station gym, multi-use fitness studio and changing facilities. The building will be located on land adjacent to the 3G pitch, swimming pool and sports hall, to expand the 'hub'.

Following the previous successful delivery of stages one and two, the Aylsham Gym and Fitness Hub proposal is the third stage of a programme of works, managed and delivered by Aylsham High School. These works are providing necessary new community sport and leisure facilities for Aylsham and the surrounding area.

Delivery Update:

The project budget has been confirmed and the contract has been signed. A local stakeholder consultation has been completed and an additional wider community consultation will be conducted by the end of the year.

The contractor began on site on 2nd September 2024 and have progressed works, including clearing the site and beginning the drainage installation. The programme has been revised slightly due to increased lead-in times and delivery of the steel. Completion is now expected in May 2025.

5.2 Norwich

GP031 - Riverside Walk Accessibility Improvements

Category: Green Infrastructure

CIL Funding: £200,000.00

Total Budget: £200,000.00

Project Status: Ongoing

Project Description:

This project, which is an important part of the River Wensum Strategy Delivery Plan, aims to enable the use of the Riverside Walk by all (between New Mills and Carrow Bridge), including access measures on and adjacent to the walk, and improved signage and waymarking linking the river with the city centre and other key attractions.

Delivery Update:

Work on the wayfinding element of the project restarted in early 2024 and is progressing well in line with the revised programme.

The accessibility part of the project will recommence in early 2025. The technical information and design package have been reviewed and areas identified where alternative design solutions could be considered, to take account of construction costs, which have increased significantly since the project originally commenced. Norwich City Council contingency funds have been identified that could be allocated if required.

GP036 - Castle Gardens

Category: Green Infrastructure

CIL Funding: £150,000.00

Total Budget: £410,000.00

Project Status: Ongoing

Project Description:

This project provides restoration and improvement works to Castle Gardens to promote its use as a linear park. Restoration works will safeguard the gardens for future use whilst planned improvements will ensure it can be maintained within the available budgets. The linkage to the gardens from the surrounding street scene will be enhanced along with improved linkages to the castle and green.

Delivery Update:

The Castle Keep project is scheduled to be completed in late 2024. The principal contractor has confirmed that due to the storage of materials no access can be made through their site compound to access the gardens until the keep project is complete.

As such, the programme for the Castle Gardens project has been revised to minimise the risk of a conflict with the keep project. The design has been revised and additional funds allocated by Norwich City Council to provide a budget that reflects the current build costs of the scheme. A new consultation exercise will be undertaken in January 2025, with the re-tender of the scheme following on in early 2025 and completion of the construction phase programmed ahead of the school summer break. To improve the outcomes of the scheme and to reduce the established anti-social behaviour, CCTV is being installed in the gardens by the city council.

GP064 - Hellesdon Station Green Infrastructure

Category: Green Infrastructure

CIL Funding: £232,300.00

Total Budget: £453,399.00

Project Status: Ongoing

Project Description:

The project will deliver a range of inter-related green infrastructure improvements in the Hellesdon Station area. Overall, the project includes 25 sub-projects covering Hellesdon Station / Marriott's Way, Hellesdon Mill Meadow, Marlpit Paddock and Hellesdon Marsh. These improvements will boost the transport and ecological functions of strategic green infrastructure corridors to support growth.

Works include improvements to the Hellesdon Road crossing and provision of ramped access and path on Marriott's Way; improvements to the Hellesdon Mill Meadow; and improvements to Hellesdon Marsh including provision of a canoe platform.

Delivery Update:

Following the approval of the revised scope by the Infrastructure Delivery Board, ecological surveys were commissioned to determine the ecological constraints of the site and provide the necessary supporting information to the Environment Agency (EA) permission applications. The surveys revealed a water vole population along the banks of the River Wensum in this area. Norwich City Council have therefore sought the advice of a specialist ecologist who will be able to manage the works under a water vole licence.

The fish spawning season plus weather conditions mean that construction projects are programmed to start in March 2025 at the earliest when the risk of frosts and flooding are reduced.

In the interim, the team has engaged Inclusive Norwich to consult on the design and will be meeting with a consultant at Sweetbriar Marshes in November to discuss how the proposals can best serve the community. A topographical survey has also been commissioned for the Hellesdon Mill car park, following this, the plans will be finalised and the EA's permission will be sought. Once acquired, and subject to their conditions, the team will begin work on both car parks in May 2025. Work will then begin on the canoe portage, path, ramp and culvert, once the salmonid exclusion period has passed with completion expected in August 2025.

GP078 – Kett's Heights

Category: Green Infrastructure

CIL Funding: £312,000.00

Total Budget: £326,801.00

Project Status: Complete 2024/25

Project Description:

Kett's Heights is described as one of Norwich's best kept secrets, containing the remains of a medieval chapel and 19th century garden terraces. It is named after Robert Kett, who occupied the site during his advance on the city in 1549. The site was acquired by Norwich City Council in the 1980s and is managed by the Friends of Kett's Heights, supported by the Norwich Fringe Project. The improvements to Kett's Heights provide for a more accessible and resilient space and enhance the green links through this area (linking with Mousehold Heath and Lion Wood).

Prior to this project access to the site was from Kett's Hill via a pedestrian gate and a series of failing timber steps. There was no DDA compliant access or provision for maintenance vehicles.

The project delivered improved access to the site with new steps from Kett's Hill and a new ramped access from Ladbrooke Place; repairs to the walls and infrastructure of the site, ensuring their preservation and the safety of users of the site; and creation of new habitat and improvements to existing habitat, to increase biodiversity.

Delivery Update:

The main public entrance with the upgraded stepped path was opened in March 2024, while the new entrance ramp from Ladbrooke Place opened in August following the installation of the metal gate and handrails, allowing the site to be fully accessible to the public. There was a slight delay to the project due to the proximity of gas mains requiring close coordination with utility providers, as well as the metal gates and handrails taking longer than planned.

The project has received positive feedback from the public. The Friends of Kett's Heights continue to be actively involved in the delivery of biodiversity enhancements and conservation repairs to the site. The site received a Green Flag award in July 2024.

GP089 – Sloughbottom Park Regeneration

Category: Community

CIL Funding: £850,000.00

Total Budget: £8,512,025.00

Project Status: On hold

Project Description:

This project will deliver a linked set of new community facilities at Sloughbottom Park, including a new 3G football pitch, league standard changing rooms, a multi-purpose pavilion and café, an upgraded play park, a refurbished and upgraded BMX track, storage facilities, upgrade to the Dolphin Path and other park infrastructure – car improvements park, resurfaced paths, lighting and signage.

The full project comprised Norwich City Council's Levelling Up Fund (LUF) application for the North Norwich constituency. The specific elements of the project to be funded through the LUF as match funding are the 3G pitch, changing rooms and the upgrades to the Dolphin Path.

Delivery Update:

Following the award of Levelling Up Funding from government in November 2023, the project progressed with the appointment of a project manager, principal designer and quantity surveyor to commence delivery once full written confirmation of the funding was received.

Since then, Norwich City Council have signed and returned the memorandum of understanding. However, the general election was called prior to Norwich City Council receiving full written confirmation of the funding and the new administration are now reviewing all applications. The project is therefore currently on pause.

GP099 – Eaton Park

Category: Community

CIL Funding: £333,000.00

Total Budget: £601,000.00

Project Status: Ongoing

Project Description:

This project will deliver a range of improvements to Eaton Park, a destination park based in the southwest of Norwich. The improvements will include renovations to the changing rooms in the central pavilion to install four player changing rooms and two officials' changing rooms, installation of green technologies (including solar panels, a heat pump, a Passive Infrared system, and LED lighting), improved park signage at all entrances and 10 cycle storage racks located throughout the park.

This project will make the facilities compliant with Football Association regulations and accessible by all, as well as improving the efficiency of the building. The installation of cycle racks will help encourage active travel to and around the park.

Delivery Update:

A principal designer, project manager and quantity surveyor have all been appointed and a planning application has been submitted, with a decision due by the end of November 2024.

When tenders for the construction phase were received, they were vastly different from those supplied by the Quantity Surveyor. As a result, the team have re-profiled the existing funding and are looking at additional funding sources to close the funding gap. The programme has been updated, with construction anticipated to commence in May 2025 at the end of the current football season, to avoid disruption where possible and allow sufficient time to secure additional funding.

5.3 South Norfolk

GP090 – Easton Village Hall

Category: Community

CIL Funding: £505,000.00

Total Budget: £2,573,033.48

Project Status: Ongoing

Project Description:

The project will deliver a new, multi-use community centre with off-road parking in Easton which is due to receive significant residential growth over the coming years. Upon completion, it will enhance recreational provision, promote social integration and create a thriving, sustainable community hub.

It is designed to be a large 565m² multi-activity hall with a kitchen, changing facilities, bar and meeting/offices areas. It will also innovatively be able to deploy as an on and off-grid relief centre for emergency services and the community 24/7 as and when required. It will be fit for the future with extensive EV charging capacity for electric vehicles, providing exemplar services for both Easton and the wider area.

Delivery Update:

As of October 2024, works have been paused due to ongoing financial and logistical challenges. There have been delays in approvals and required works in relation to the highway, as well as key power connectivity via UK Power Network. Allied with these obstacles, funding and liquidity of the project have come under severe strain due to a multitude of factors. Part resolution was sought, with the Parish Council securing a loan of £500,000 from the Public Works Loan Board. This immediate liquidity allowed further works to be undertaken, however, local phasing and build out rates of ongoing development in Easton has slowed down anticipated CIL receipts that might have been expected to fund the remaining works.

Further challenges to the project include interrupted continuity in the project team. The Parish Council has experienced key resignations of the Clerk, Chair and Vice-Chair as well as the Financial Officer, all of whom retained ongoing knowledge and oversight of the project. With such a big turnover of key project personnel and a funding gap, these various challenges must be resolved before works can recommence.

GP092 – Queens Hills Community Park

Category: Green Infrastructure

CIL Funding: £133,553.00

Total Budget: £153,553.00

Project Status: Ongoing

Project Description:

Queen's Hills Community Park is a 90-acre multifunctional green open space on the southern edge of Queen's Hills in Costessey. It is also designated as a County Wildlife Site (CWS), demonstrating its value and importance to wildlife. The Community Park comprises of a community woodland, four play areas at Queen's Hills and East Hills Woods managed by South Norfolk Council. Costessey has one of the largest populations in South Norfolk, having seen significant amounts of development in recent years, and includes one of Greater Norwich's strategic employment locations at Longwater.

The aim of this project is twofold. The first, to provide formalised and improved access to and within the park for the community and visitors, and the second, to protect the existing woodland. This project will deliver formal footpaths, way markers, five circular walks, an additional access point to the park, 6 cycle racks and stock fencing for a grazing area.

Delivery Update:

This project is slightly behind schedule due to staff capacity. New steps have been installed from Elizabeth Way and fencing has been put up around the wet meadows. New paths have been installed through the western woodland and are now being regularly used by walkers.

The remaining elements of the project include way markers for the footpath, which have been ordered, a new information board, which is currently in design, and the installation of the bicycle racks, which are currently outstanding. All remaining elements of the project are anticipated to be complete by the end of 2024.

GP093 – Cringleford Country Park

Category: Green Infrastructure

CIL Funding: £468,000.00

Total Budget: £798,000.00

Project Status: On hold

Project Description:

Cringleford, as one of the five major growth locations in South Norfolk, has experienced a rapid expansion in its population. The Parish Council is purchasing land in the Yare Valley adjacent to the UEA woods, so that it can be protected from development and be made accessible. The primary purpose of this project is to secure and open up additional green space for the community.

The project will deliver 17.24 ha of land including 5.87 ha of managed woodland (Cringleford Wood) and 8.56 ha of pasture; a new accessible bridge crossing for the River Yare; 400m of accessible boardwalk across the land to the bridge; 400m cattle and dog-proof fencing to maintain grazing and protect users of the pasture; a new path linking Cringleford with UEA's boardwalk, the Yare Valley Walk, and the wider Kett's Country Long Distance Trail and Circular paths; and three disabled parking spaces for accessing the new path.

Delivery Update:

Cringleford Parish Council continues to progress work to develop this project, ongoing issues with the land purchase have led to delays, but its delivery remains a priority for the parish.

GP094 – Venta Icenorum

Category: Green Infrastructure

CIL Funding: £153,128.00

Total Budget: £155,627.00

Project Status: Ongoing

Project Description:

This project will upgrade and expand the car park by 2,000m², doubling the existing capacity so it is fit for purpose and can accommodate the increased number of visitors. The extension will help mitigate the problem with visitors parking on the rural road and reduce the risks to road users. Entry will be via a new height security barrier to prevent entry overnight. There will be allocated bays for blue badge holders, and provision for 2 new Electric Vehicle (EV) charging points with associated utilities. New cycle parking bays will be included to encourage cycling to the site, simultaneously relieving pressure on the car park. Finally, a new oak gazebo will be erected at the entrance, to act as a meeting point for visitors, hold information boards and provide some shelter too.

Delivery Update:

Work has progressed in 2024 to deliver the majority of this project, including constructing the new section of the car park and resurfacing the existing car park, and installing the height barrier, wooden entrance structure and bicycle stands. Work has also been undertaken to prepare the electrical supply to be connected to the new EV chargers. The project is now waiting for UK Power Network to connect the mains cable. The mounds that were created around the edge of the new section of car park will be seeded with wildflowers as per the planning condition.

The car park is open to the public and is being well utilised.

GP097 – Hethel Technology Park

Category: Transport

CIL Funding: £5,000,000.00

Total Budget: £10,560,000.00

Project Status: Ongoing

Project Description:

This project will deliver:

- A three-arm roundabout on the C186 (Wymondham Road) to the west of the current Hethel Engineering Centre access. The roundabout will provide a new access via a realignment of the southern end of Potash Lane through the Strategic Employment Allocation STR.12.
- A new road (as indicated above) through STR.12 providing access 'limbs' into the employment allocation to serve the employment facilities (new and existing) at Hethel.
- Footway and cycleway infrastructure alongside the sections of new road.
- Closure of the existing junction of the C186 Wymondham Road and Potash Lane to vehicular traffic at Hethel.

Delivery Update:

Resolution to grant planning permission was secured at South Norfolk Council (SNC) planning committee in mid-2024, subject to resolving a number of detailed issues around drainage and ecology. These issues are close to being resolved in dialogue between the project team, SNC, the Environment Agency and Natural England. Once resolved, planning permission will be formally issued – likely before the end of 2024.

In parallel, Norfolk County Council (NCC) has progressed the detailed design of the project via the appointed lead designer. The design and project team are focused on ensuring that ecological mitigation works are able to take place in early 2025 (Jan-March) as there is a narrow window during which these works can take place due to ecological constraints. Target completion is mid-2026, which aligns with the requirements of Lotus relating to works they are delivering in parallel.

However, there remains a significant funding gap for this project. Without bridging this gap, the project cannot be delivered. SNC is currently exploring options with NCC regarding potential procurement and delivery pathways, and opportunities for value engineering to address the funding gap.

5.4 Norfolk County Council

GP026 - Long Stratton Bypass

Category: Transport

CIL Funding: £16,500,000.00 (£10m City Deal Borrowing, £4.5m City Deal Borrowing Loans Fund, and £2m Grant Funding)

Total Budget: £46,960,000.00

Project Status: Ongoing

Project Description:

The Long Stratton Bypass is identified as a regional priority and is progressing as a developer-led single carriageway bypass. It delivers an approximately four km long single carriageway highway improvement on the eastern side of Long Stratton. The scheme includes both non-motorised and vehicular overbridges to ensure connectivity between Long Stratton and outlying settlements to the east of the proposal. Intermediate roundabouts will serve as both access points back into Long Stratton as well as entry points to the proposed new development areas.

Existing Public Rights of Ways (PRoWs) affected by the proposal have been subjected to a Side Roads Order consultation; this will ensure that the proposed amendments to the PRoWs will allow safe and convenient access across the bypass.

Delivery Update:

The Department for Transport (DfT) approved the full business case on 2nd May 2024, confirming £26.21 million grant funding for the project.

Construction began on 7th May 2024 and is progressing to programme. Earthworks and drainage works are underway, bridge foundations are complete and construction of the base of the new road has started.

A celebration to officially mark the start of the project was held on site on the 19th July and was attended by local councillors, the MP, officials from DfT, local government and the contractor. The scheme is expected to complete in November 2025, with Church Lane footbridge due to open in July 2025 and Hall Lane bridge opening to traffic in August 2025.

GP050 – Yare and Wensum Valley Links

Category: Green Infrastructure

CIL Funding: £150,000.00

Total Budget: £209,000.00

Project Status: Ongoing

Project Description:

The River Wensum and Yare run close together in the west of the city between Marriott's Way and the Three Score development site. The link between the two river valleys is a recognised green infrastructure corridor and the route of the purple pedalway. The project will improve this link for walkers, cyclists, and wildlife.

Delivery Update:

This is a joint project between Norwich City Council and Norfolk County Council. The Norwich City Council aspects of the project have now been delivered, including works at Oval Road & Knowland Grove and Bunkers Hill Wood. Norfolk County Council has now taken ownership of the project to deliver the final two aspects: improvements at Gunton Lane Marriott's Way access and works at the linear green space between West Earlham and Bowthorpe.

The work at Marriott's Way/Guntons Lane is ongoing. The design of the project is complete and has been submitted to the contractor. Since the last update, discussions about the location of works have been held with the Legal team. The current classification is 'Unadopted Public Right of Way' that Norfolk County Council (NCC) maintains. To improve the area as per the designs, it was determined by the legal team that a Compulsory Purchase Order (CPO) would be required for NCC to acquire ownership. The project has been delayed as a result of the CPO process. It is hoped that this process will be completed soon, and works will begin on site in 2025.

GP051 - Green Infrastructure: Access for All

Category: Green Infrastructure

CIL Funding: £150,000.00

Total Budget: £150,000.00

Project Status: Complete 2024/25

Project Description:

A number of green infrastructure trails across the Greater Norwich area have been audited for accessibility, identifying the improvement works necessary to better support a wider range of users. This project implemented a range of smaller scale accessibility improvements across various projects and areas. £30,000 was allocated each year for five years with different project areas being delivered each year.

Delivery Update:

This project successfully completed delivery in July 2024 following access improvement works on the Marriott's and Wherryman's Way routes. Works included re-grading and improving ramps, upgrading steps through new design layouts, installing signage, widening and adding handrails to bridges, and replacing gates.

These improvements have significantly improved access to the Norfolk Trails network for a broad range of users, including young families, less confident walkers, people with mobility limitations and power or wheelchair users. The series of thoughtful and strategic small-scale interventions will have a significant impact on accessibility and inclusivity and help encourage people to utilise the green spaces available in Greater Norwich.

GP061b – Blofield Primary School

Category: Education

CIL Funding: £1,200,000.00

Total Budget: £11,300,000.00

Project Status: Ongoing

Project Description:

This project will relocate and expand Blofield Primary School to a new site, approximately five minutes from the existing site to accommodate for local growth, serving as a two-form entry (420 place) primary school. The new school will be a two-storey building consisting of 14 classrooms, including a dedicated external area for reception pupils, library space, main and studio halls, kitchen, and associated toilet and administration areas. Works will also include provision for 60 onsite staff parking spaces, covered cycle and scooter parking.

Delivery Update:

The contractor began on site earlier in 2024 and is over three quarters of the way through the build.

A steel signing event was held on the 24th September with colleagues from Norfolk County Council, NPS and the contractor in attendance, along with the school's headteacher and a selection of pupils. Delivery is expected to complete in March 2025, with the existing school looking to move across to the new site after Easter half term, in late April 2025.

GP062 – Cringleford Prep School

Category: Education

CIL Funding: £2,000,000.00

Total Budget: £10,427,863.66

Project Status: Complete 2024/25

Project Description:

This project delivered a two-form entry (420 place), two-storey primary school in Cringleford. The school has 14 classrooms, including a dedicated external area for reception pupils, library space, main and studio halls, kitchen, and associated toilet and administration areas. Works also included provision for 59 onsite staff parking spaces, covered cycle and scooter parking.

Delivery Update:

The contractor completed construction of the primary school in May 2024 and the school was officially handed over to Inspiration Trust on 3rd May 2024. A formal opening ceremony took place on 21st May 2024, before the school opened to reception pupils in September 2024.

The existing Cringleford VA Primary School has been oversubscribed for local children and this new school will provide additional places for children from new developments. When the new school is at full capacity there will be a total of 420 places in Reception up to Year six (60 pupils in each year group).

GP080 – Yellow Pedalway Extension

Category: Transport

CIL Funding: £1,600,000.00

Total Budget: £1,900,000.00

Project Status: Ongoing

Project Description:

This project will deliver active travel infrastructure improvements in the Hellesdon area to the north of Norwich. These improvements will enhance the provision of different transport options along the strategic A140 corridor to support growth. A summary of the key project deliverables is outlined below:

- Provide a new shared use path between the Broadland Northway (A1270) roundabout and the junction with Amsterdam Way / Middletons Lane along the western side of Holt Road, utilising the existing footway outside of the residential properties.
- Two new bus stops within laybys near The Nest / Manor Park sports facilities (subject to land availability) and an uncontrolled crossing will be provided between the two bus laybys.
- Upgrade the existing traffic signals at the Amsterdam Way / Holt Road junction to improve crossing facilities. (The traffic signals work will be funded by Norfolk County Council.)
- Upgrade the existing uncontrolled crossing just south of the A1270 roundabout (on the splitter island) in line with current design guidance. Extend the 40-mph limit to the Broadland Northway (A1270) roundabout to replace the existing 'national speed limit' along Holt Road to create a safer environment for walking and cycling, subject to statutory procedures.

Delivery Update:

Substantial changes were made to the preliminary design prior to the public consultation, due to street lighting restrictions because of the proximity of the scheme to Norwich International Airport and the A1270 Broadland Northway roundabout. The public consultation on the revised design took place in August 2024. Following the consultation feedback, further changes have been made to the design; therefore, a second, smaller consultation will take place in late 2024.

The contractor and site team have provided input into the design to date and programmed the scheme to begin construction mid-2025. The traffic signals at the Amsterdam Way / Holt Road junction will also be upgraded as part of this scheme to complement the new shared use path.

GP083 - Wherryman's Way Access Improvements

Category: Green Infrastructure

CIL Funding: £216,500.00

Total Budget: £445,148.00

Project Status: Withdrawn

Project Description:

The Wherryman's Way is a 37.5-mile walking trail from Norwich Train Station to Great Yarmouth Train Station via the Reedham Ferry, following the River Yare through the protected landscape of the Norfolk Broads. The project will create access improvements on the route through sections at Surlingham, Bramerton and Hardley Flood allowing improved all ability access. Improvements will include bank stabilisation at Surlingham, Bramerton and Hardley Flood, the installation of bridges at Hardley Flood, the upgrading of footpaths, the restoration of the bird hide on Hardley Flood and improvements to the moorings at Rockland Staithe.

Delivery Update:

A strategic review of the whole project has been conducted as unprecedented water levels over the last winters have caused significantly more erosion and therefore the project scope has increased considerably from the original agreed outputs. As a result, this project has been withdrawn from the Greater Norwich Growth Programme.

The scheme will be divided into three separate projects for Bramerton, Hardley Flood and Surlingham to ensure separation of the respective budgets, contracting and consents/permissions processes. Full reinstatement works across Hardley Flood are currently being costed, and new applications to a range of sources will be made in 2024-25. A new application for Bramerton has been approved by the GNGB to begin delivery of works in 2025/26. [See GP103 – Wherryman's Way: Bramerton Improvements, for more details.](#)

GP087 - Hethersett High Academy

Category: Education

CIL Funding: £2,000,000.00

Total Budget: £9,500,000.00

Project Status: Ongoing

Project Description:

This project will deliver an expansion at Hethersett High Academy, in response to 1,400 new homes in the village. It will form the second phase of development at the school and will increase capacity from 230 pupils in each year group to 270. Works will include a new three-storey teaching and dining block, two DT rooms, two ICT-rich classrooms, and nine general-use classrooms.

Delivery Update:

The contractor began work on site in October 2023 and have been progressing the build of Hethersett Academy's new teaching block. The building is well into the construction process with brickwork nearing completion. Various events have been held to celebrate the progress of the build, the most recent being a steel signing event which took place in early June 2024.

The project has faced some challenges since work commenced and delivery is now expected to complete in spring 2025, following which the new teaching block will go into immediate use by the school. The school has been taking additional pupils in the last two admission years in response to pressure from housing development in the village and this new facility will help accommodate the pupil increases.

GP088 – Wymondham High Academy

Category: Education

CIL Funding: £5,000,000.00 [23-24 & 24-25 allocations]

Total Budget: £14,000,000.00

Project Status: Ongoing

Project Description:

This project will deliver an expansion at Wymondham High Academy, increasing capacity from 260 to 300 children in each year group, for a total of 1,500 pupils aged 11–16. The project will form the fourth phase of development at the school, helping to meet pupil demand from significant housing development in the town. Works will include a new gymnasium, Design and Technology block, including food technology and music curriculum space. In addition, works will be undertaken to address drainage and access issues on site.

Delivery Update:

A planning application to complete works on the Norwich Road entrance has been submitted and is awaiting a decision. The planning application for the main teaching block is due to be submitted in mid-October 2024.

Subject to planning approval, Norfolk County Council aims to procure a contractor early in the new year before commencing works on site in June 2025. Handover of the various elements are proposed to be staggered, with handover of the Multi-Use Games Area in November 2025, the West Block in August 2026 and the remaining areas in November 2026.

GP095 – Hethersett to NRP Cycle Route

Category: Transport

CIL Funding: £501,015.00

Total Budget: £728,015.00

Project Status: Ongoing

Project Description:

This project will enable an off-carriageway, shared use cycling and walking path to be provided along the western side of Colney Lane from the junction of Braymeadow Lane to the bridge over the A47. This will enable the Pink Pedalway to be extended to Hethersett to link with the Blue Pedalway (the Pink Pedalway currently terminates at the Norfolk & Norwich University Hospital). These improvements will enhance walking and cycling provision, supporting strategic growth of Wymondham, Hethersett and the NRP.

Delivery Update:

The land agreement is still outstanding, with no date for resolution at this stage. In addition, third-party developer works have booked the road space until early 2025 with National Highways indicating Thickthorn junction works will start in January 2025 making the required diversion for traffic, for Colney Lane works difficult. As a result, the project is waiting to be programmed for delivery.

GP100 – Plumstead Road Library

Category: Community

CIL Funding: £195,000.00

Total Budget: £260,391.00

Project Status: Ongoing

Project Description:

This project will deliver a 72m² extension to Plumstead Road Library, based in the east of Norwich. The extension will include an internal entrance, a multi-use space to accommodate 20 people, a kitchen area, and a disabled toilet. In addition to this, a disability access ramp will be installed to improve accessibility from the car park.

The open nature of the library limits what can be offered currently. Developing this new space will allow for events and activities to be made available to a broader range of individuals and community groups, in a location where community facilities are limited. Examples of groups that will be able to be offered include Audio Book Club, Autism Friendly Sessions, Bereavement and carer cafes, Come Singing at The Library, Digital Support, Family History Club, Home Educators Group, Homework Club, Lego Club for Adults, Meet the Author events, Mini Movers, Music Club, Poetry Group, Pokémon Club, Seated Exercise and Writing groups. The space will also allow the development of a wider range of partnerships with other organisations being able to use a purpose built, accessible room.

Delivery Update:

This project is underway and is being managed as part of the Future Ready Programme (FRP). The FRP is steered by Norfolk County Council's Corporate Property Team and includes a series of tranced projects intended to reduce carbon emissions through the introduction of improved insulation and low emission heating systems in the council estate.

The FRP commenced in March 2024 and the principal contractor was appointed in April 2024. Building work is due to commence at Plumstead Road Library in the New Year with completion currently planned for December 2025.