



Planning & Economic Growth Committee
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Greater Norwich Five Year Infrastructure Investment Plan and Annual Growth Programme

Report Author(s): Adam Banham
Place Shaping Manager
01603 430444
adam.banham@southnorfolkandbroadland.gov.uk
Tanya Nelson
Growth Delivery Coordinator
Tanya.nelson@southnorfolkandbroadland.gov.uk

Portfolio: Planning and Economic Growth

Ward(s) Affected: All

Purpose of the Report:

This report presents the Draft Greater Norwich Joint Five-Year Infrastructure Investment Plan 2025-30 (the Plan Appendix A). It provides an evidence base to support decision making for the allocation of funding from the Infrastructure Investment Fund (pooled Community Infrastructure Levy - CIL) whilst also reporting information on CIL spend which each charging authority is legally required to report on an annual basis.

Recommendations:

Cabinet to recommend to Council that it:

1. Approves the Five-Year Infrastructure Investment Plan 2025-30 and the proposed 2025/26 Annual Growth Programme as set out in Appendix A;
2. Includes the Rothbury Park project (totalling £144,449 pooled CIL), Wymondham Baptist Community Space (totalling £250,000 pooled CIL), and the Diss Leisure & Public Realm project (totalling £6,198,000, of which £1,100,000 is IIF Pooled CIL) into the council's capital programme commencing in 2025/26;

1. Summary

1.1 This report seeks approval for:

- The draft Greater Norwich Joint Five-Year Infrastructure Investment Plan 2025 to 2030 and Annual Growth Programme 2025/26. The five-year plan includes a progress report on previously approved projects; proposals for new projects to be funded by pooled Community Infrastructure Levy (CIL) in 2025/26, otherwise known as the 2025/26 Annual Growth Programme (AGP); updated forecasts of CIL income; and information on future project priorities.

1.2 In accordance with the CIL pooling arrangements for Greater Norwich's Infrastructure Investment Fund (IIF), each of the three CIL charging authorities: Broadland District Council; Norwich City Council; and South Norfolk Council need to separately agree to the recommendations within this report for them to take effect.

2. Background

2.1 In 2013 the Greater Norwich authorities (Broadland District Council, Norwich City Council, South Norfolk Council and Norfolk County Council) together with the New Anglia Local Enterprise Partnership, signed a City Deal with Government. The City Deal agreed a strategic infrastructure programme which would be supported by access to reduced cost borrowing, and the local authorities made a commitment to pool a significant proportion of Community Infrastructure Levy (CIL) income to form an Infrastructure Investment Fund (IIF).

2.2 The Greater Norwich Growth Board (GNGB) has responsibility for managing the IIF and assembling the Annual Growth Programme from the Joint Five-Year Infrastructure Investment Plan (the Plan).

2.3 The development of this plan is informed by the Greater Norwich Infrastructure Plan 2024, which [has been published in a new digital format on the GNGB website here](#).

2.4 The GNGB agreed at its meeting on 24 March 2016 to produce an annual Joint Five-Year Infrastructure Investment Plan (5YIIP- referred to herein as "the Plan," and attached Appendix A. The Plan is prepared to provide a longer term, more strategic context for infrastructure decision making as well as eliminating the need to approve individual projects at Partner Cabinets and Councils more than once a year.

2.5 The projects identified within the Plan are those currently considered to be a priority for delivery to assist in achieving the economic growth targets as set out in the Joint Core Strategy 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.

- 2.6 Income received from the Community Infrastructure Levy (CIL) is pooled within the Infrastructure Investment Fund (IIF) and allocated to infrastructure projects forming the Greater Norwich Growth Programme, which is administered by the GNGB.
- 2.7 The new projects which have been recommended to receive IIF funding during the forthcoming financial year (the first of the planned five years) are proposed to be adopted as the 2025/26 Annual Growth Programme (AGP).
- 2.8 The Plan provides an update of the financial status of the IIF and therefore is an important evidence base to support decision making for new allocations. It also includes information which each charging authority is legally required to report on CIL spend on an annual basis.
- 2.9 As the IIF has matured, the scope of how the fund supports the delivery of infrastructure within the Plan has broadened. There is now a variety of ways in which funding can be allocated to projects. Further information regarding this can be found in the in the 5YIIP (page 13 onwards).

3. Draft 5 Year Infrastructure Investment Plan 2025-30

- 3.1 The Plan incorporates the updated position on infrastructure delivery, includes revised CIL income forecasts and provides updates on projects accepted within previous AGPs. The plan is split into five chapters.
- 3.2 Chapter 1, Context and introduction to the work of the GNGB, details how the Plan is developed, and provides information around the long-term strategic planning for Greater Norwich.
- 3.3 Chapter 2, The Infrastructure Investment Fund, provides an overview of what the IIF is, its eligibility criteria, and the different mechanisms the GNGB use to fund and deliver infrastructure using the IIF.
- 3.4 Chapter 3, New Allocations, details the projects which are being proposed within the 2025/26 Annual Growth Programme. Those which if agreed will receive IIF funding to support their delivery in the forthcoming financial year. It also presents the Match Funding and City Deal Borrowing Loans Fund allocations which have been agreed by the GNGB under their delegated powers.
- 3.5 Chapter 4, Previous Allocations, provides a financial overview and drawdown timeframe of each project which has been allocated funding from the IIF since its establishment. This is referred to as the Full Growth Programme with all projects listed by their Growth Programme (GP) number. This information is required to be reported on an annual basis by legislation.
- 3.6 Chapter 5, Delivery Updates, provides delivery updates for projects that have received funding in previous years and are currently underway.
- 3.7 The Plan is included as Appendix A.
- 3.8 The Plan was recommended to the GNGB in November 2024 for collective review ahead of it being considered by individual partners' Cabinets and Councils in January/February 2025. The Plan along with the confirmed Annual Growth

Programme 25/26 will return to the GNGB at their meeting on 11 March 2025 for final agreement and commitment of funds.

4. Data Dashboard

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

Greater Norwich Annual Growth Programme (AGP)

Each year, a new group of projects receive funding from the Infrastructure Investment Fund (IIF) and are called the Annual Growth Programme. This table shows all the projects that have received funding since the fund was established in 2014/2015. Click on the authority logos or select from the drop down menus to filter the projects by different factors. Please note that multiple factors can be selected at once using the 'Ctrl' button.

Greater Norwich Growth Board

Growth Programme

Growth Programme Overview

Match Funding

Loans

CIL Forecast

Planned Spend

IIF Balance

Lead Authority Partner

Infrastructure Theme

All

AGP Year

All

District Location

All

Project Status

All

AGP Year	Ref	Lead Authority Partner	Project Name	Infrastructure Theme	Project Status	Project Budget	Other Funding	IIF Funding	Spend to 2024/25
2014/15	GP001	Broadland	Harrisons' Wood	Green Infrastructure	Ongoing	£45,000	£0	£45,000	£45,000
2014/15	GP002	Norwich	Danby Wood	Green Infrastructure	Complete	£35,000	£9,138	£25,862	£25,862
2014/15	GP003	Norwich	Marston Marsh	Green Infrastructure	Complete	£30,000	£5,555	£24,445	£24,445
2014/15	GP004	Norwich	Earlham Millennium Green - Phase 1	Green Infrastructure	Complete	£15,000	£11,840	£3,160	£3,160
2014/15	GP005	Norwich	Riverside Walk	Green Infrastructure	Complete	£70,000	£21,639	£48,361	£48,361
2014/15	GP006	County	Marriott's Way - Phase 1	Green Infrastructure	Complete	£60,000	£0	£60,000	£60,000
2014/15	GP007	South Norfolk	Norwich Health Walks	Green Infrastructure	Complete	£40,000	£2,148	£37,852	£37,852
2015/16	GP008	Norwich	Earlham Millennium Green - Phase 2	Green Infrastructure	Complete	£66,000	£13,879	£52,121	£52,121
2015/16	GP009	County	Marriott's Way - Phase 2	Green Infrastructure	Complete	£250,000	£12,721	£237,279	£237,279
2015/16	GP011	County	St Clements Toucan Crossing	Transport	Complete	£338,763	£225,763	£113,000	£113,000
2015/16	GP013	County	Eaton Interchange	Transport	Complete	£825,000	£725,000	£100,000	£100,000
Total						£138,136,927	£95,791,302	£42,345,626	£23,207,991

Clear Filters

5. Proposed action

2025/26 Annual Growth Programme

- 5.1 Following a successful outcome to their evaluation in accordance with the agreed project appraisal procedure, it is proposed that CIL funding is allocated to 14 projects totalling £5,662,653. The 14 projects include 3 projects considered to be key priorities in South Norfolk. These projects are identified in table 1 below.

Table 1 - Proposed 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

5.2 The committee may choose to recommend amendments to the 5YIIP prior to its agreement. This may include proposing to agree funding for only some of the 14 projects identified for CIL funding in 2025/26 and/or that any other of the

recommended actions are amended and/or not agreed. Due to the need to secure the agreement of all partners, if amendments are proposed to the aforementioned actions, this is likely to cause a delay to the agreement of the 5YIIP and AGP. The extent of any such delay would depend on the amendments proposed.

- 5.3 In order to ensure: a) the timely delivery of the AGP; and b) that all projects that receive pooled CIL funding have been properly evaluated in accordance with agreed project appraisal procedure, it would not be reasonable to recommend additional projects for CIL funding within the 2025/26 AGP. The project appraisal process ensures, as far as practicable, that projects are strategically justified and deliverable.
- 5.4 If the committee considers that there are additional priority projects that should be considered for the allocation of pooled CIL funding, then a further recommendation should be made. This recommendation should propose that the Director of Place be instructed to progress such projects in accordance with the IIF procedures.

6. Issues and risks

- 6.1 **Resource Implications** – The most significant immediate risks relate to project cost control and delivery. For the projects within South Norfolk, these risks are being minimised through project management, including support, as appropriate, for partner organisations where they will be responsible for the delivery of these schemes as is the case with the Rothbury Park and Wymondham Baptist Community Space Projects. The Diss Leisure and Public Realm project will be managed by the Economic Growth Team.

Any ongoing maintenance and management costs for the three schemes in South Norfolk are to be met separately by the organisation receiving the funding.

Outside of these immediate project risks, CIL forecasts indicate a significant decline in receipts over the short term. This is a direct result of the predicted impact of Nutrient Neutrality on the delivery of development. Through its ongoing collaboration with Breckland, North Norfolk and Broadland, which has resulted in the creation of Norfolk Environmental Credits, and through its positive and pragmatic support for developer-led mitigation schemes on individual developments the Council is at the forefront of efforts to tackle the issue of Nutrient Neutrality and ensure the delays to development are minimised.

In addition, ongoing programme management of the IIF provided by the Greater Norwich Project Team and overseen by the Greater Norwich Growth Board seeks to ensure that CIL receipts are sufficient to cover commitments made within subsequent AGPs. A forecast of income from planned growth is included in Table 1 of the 5YIIP.

- 6.2 **Legal Implications** – No legal advice has been sought as part of the preparation of this report.

- 6.2.1 Further project specific legal advice will be taken as necessary in the delivery of the identified AGP projects. For example, Subsidy Control ‘Principles assessments’ will be carried out for the Diss Leisure and Public Realm and Wymondham Baptist Community Space projects.
- 6.2.2 In accordance with the Council’s practices, there has been engagement with the Monitoring Officer, and the wider Corporate Leadership Team (CLT) in the preparation of this report.
- 6.2.3 The IIF pooling arrangements and the designation of an Accountable Body are set out in the Joint Working Agreement which was signed on 21 October 2015 and is supported by the Infrastructure Investment Fund Programme Governance. Which is agreed by all partners.

City Deal borrowing:

- 6.2.4 The Long Stratton Bypass loan is yet to be drawn from the Public Works Loan Board by Norfolk County Council as the Accountable Body. This has already been agreed by the partners and no new risks are identified. The loan will be underwritten by a legal agreement which will need to be signed by all partners. This will mirror the agreement that has already been signed when borrowing for the Broadland Northway and will be added as a new schedule to the legal agreement entitled ‘partner drawdown and borrowing authorisations’ which was signed by all partners in October 2015.
- 6.3 **Equality Implications** – An EQIA accompanies this report. Individual EQIAs have been carried out for individual projects.
- 6.4 **Environmental Impact** – The environmental impacts associated with the identified schemes will be considered, as necessary, as part of the relevant consenting process. The growth and development which the infrastructure within this report was subject to Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) as part of the Council’s plan making process or was otherwise assessed appropriately as part of the approval of planning applications.
- 6.5 **Crime and Disorder** – It is not considered that any of the proposed schemes are likely to raise significant concerns in terms of crime and disorder.
- 6.6 **Risks** – There are not considered to be any specific risks other than those specifically documented above arising from the recommendations in this report.

7. Conclusion

- 7.1 The projects within the 5YIIP have been identified with reference to evidence and the input of officers and stakeholders. The projects are therefore appropriately identified as those currently considered to be a priority for delivery to assist in achieving the growth targets as set out in the Joint Core Strategy and the Greater Norwich City Deal.

7.2 The 14 new projects proposed for CIL funding in 2025/26 have been agreed by the Greater Norwich Growth Board (GNGB), following an assessment of their suitability by the Greater Norwich Project's Team, in accordance with the adopted processes for the Infrastructure Investment Fund (IIF). It is therefore appropriate to allocate pooled CIL funding to these projects.

8. Recommendations

Cabinet to recommend to Council that it:

- 1) approves the Five-Year Infrastructure Investment Plan 2025-30 and the proposed 2025/26 Annual Growth Programme as set out in Appendix A
- 2) includes the Rothbury Park project (totalling £144,449 pooled CIL), Wymondham Baptist Community Space (totalling £250,000 pooled CIL), and the Diss Leisure & Public Realm project (totalling £6,198,000, of which £1,100,000 is IIF Pooled CIL) into the council's capital programme commencing in 2025/26;

Background papers

Greater Norwich Infrastructure Plan, which can be found in PDF and as a Digital Version using the following link: [Greater Norwich Infrastructure Plan \(GNIP\) » Greater Norwich Growth Board](#)