

East Norwich Delivery Board – Minutes

17 June 2025 – 15:00 – 16:30

In person

Members

Chair: Bob Lane – Independent Member

Cllr. Mike Stonard – Norwich City Council, Leader

Cllr. Carli Harper – Norwich City Council, Cabinet Member for Major Projects

John East – Norwich City Council, Executive Director, Interim, Major Projects

Louise Rawsthorne - Norwich City Council, Chief Executive

Cllr. Andrew Jamieson - Norfolk County Council, Cabinet Member for Finance

Cllr. Graham Plant – Norfolk CC, Cabinet Member Highways, Infrastructure & Transport

Chris Starkie – Norfolk County Council, Director Growth & Investment

Julia Krause – Homes England, Assistant Director, Market, Partners & Places (South)

Rob Rogers – Broads Authority, Director of Operations

Phil Courtier – South Norfolk Council & Broadland DC, Director of Place

Saul Humphrey- Independent Member

Officers

John Whetstone - Homes England, Head of Market, Partners & Places (South)

Carlton Roberts-James - Homes England, Market, Partners & Places (South)

Matt Tracey – Norfolk County Council, Growth & Infrastructure Manager

Maria Hammond – Norwich City Council, East Norwich Programme Manager

Rob Anderson - Norwich City Council, East Norwich Project Manager

Andrew Turnbull – Norwich City Council, Development Strategy Manager

Sarah Ashurst – Norwich City Council, Head of Planning and Regulatory Services

Judith Davison – Norwich City Council, Planning Policy Team Leader

Andrew Keeling – Norwich City Council, Regeneration Communications Lead

Ruth Sainsbury – Broads Authority, Head of Planning

Bek Seeley - Place Partners

Item	Topic	Actions
1.	Welcome / Apologies / Introductions – BL Apologies: Lou Rawsthorne, Cllr Stonard, Julia Krause, Cllr Jamieson, Cllr Plant, Carlton Roberts-James, Sarah Ashurst, Ruth Sainsbury. <u>Minutes from previous meeting (28/02/2025):</u> Agreed. Cllr Harper introduced to the Board as the new Portfolio Holder for Major Projects.	
2.	Updated Terms of Reference – MH	

Item	Topic	Actions
	No actual changes have taken place to the Terms of Reference, just an updating of names. All in agreement with the updated Terms of Reference.	
3.	Carrow Works opportunity update – JW Confidential update.	
4.	Summary of recent work– MH - MH presented the findings of recent work. Discussion points: - Opportunities and challenges with meanwhile use. - Need for phasing due to scale of site. - Considerations of financial returns and creating a sense of place.	
5.	Joint working and strategy development – MH - The recent work has enabled the team to begin shaping the case for the site. - Identifying infrastructure upgrades needed to support residential development. Key Discussion Points - Some infrastructure investments may not deliver broader benefits due to high costs. - Issues such as listed buildings, contamination, planning approvals, and demolition have delayed delivery so far. - Need for strategic thinking around infrastructure and housing metrics. Floodplain and Planning Considerations - Deal Ground and May Gurney sites have approval for 670 homes, the permissions date back to 2011 and do not reflect modern planning requirements (e.g. Biodiversity Net Gain). - Emphasis was placed on phasing and cash flow as key considerations for delivery. Vision and Commercial Strategy - It was acknowledged that post-COVID conditions have rendered some previous solutions obsolete. - Creative efforts aim to complement, not compete with, the City Centre. - The team discussed the balance between density, product type, and placemaking amenities.	

Item	Topic	Actions
6.	Planning strategy– MH - The original timeline aimed to proceed to public consultation in 2024, but a review led to a strategic pause on the Supplementary Planning Document (SPD). - It was agreed that planning workstreams can progress in parallel with other activities.	
7.	Planning Update – JD/MH - Greater Norwich Local Plan due to be reviewed. - The Broads Authority is scheduled to move into public consultation in July 2025.	
8.	Stakeholder Strategy – BS No significant updates	
9.	Project Plan – MH/RA - The current project plan reflects the information available to date. - Continued updates will ensure alignment with strategic objectives and evolving planning requirements.	
10.	AOB – BL JD is leaving the council – RL thanked JD for their contributions.	
	Next meeting TBC in September/October	