

Developer / Landowner Meeting
Tuesday 30th November 2010

Developers/Landowners in attendance:

Name	Organisation / Client
Jonathan Cage	Create Consulting, for Barton Willmore
Paul Clarke	Bidwells
Eric Cooper	Highways Agency
Mike Derbyshire	Savills (for Thorpe & Felthorpe Trust)
Ray Houghton	Bidwells
Paul Knowles	Building Partnerships / Barratt Strategic
John Long	Bidwells
Bruce McVean	Beyond Green Developments (formerly Blue Living)
Neil Murphy	Beyond Green Developments (formerly Blue Living)
Graham Tuddenham	United Business & Leisure
Peter Wilkinson	Landmark Planning, for Lothbury Property Trust

Main discussion points:

- Discussion around cost of Postwick Hub - £19M and this only releasing 1600 properties.
- Why is there a 1600 limit? [This number was expressed in the CIF bid, and provides an indication of the minimum. We are not saying that we cannot go beyond 1600 – but this would need to be evidenced through the AAP process.](#)
- Developers feel there need to amendment to Policy 10 to clarify flexibility

Suggested amendments to the Contingency strategy

- General feeling the Postwick Hub should be replaced with Postwick Junction throughout the document.
- Need to look at the wording for the final paragraph – it implies that 1600 is a maximum and that's not what it is intended to reflect.
- Emphasise **design** layout has been agreed with the Highways Agency.
- Add more detail about what the development pool is.
- Include reference to reflect the NDR is subject to planning permission

Suggested amendments to Policy 10:

- Under Old Catton, Sprowston, 2nd sentence change to – Delivery of the growth triangle in its entirety is depended on the NDR and Postwick Junction Improvements.
- Under supporting text: key dependencies 6.18 after Postwick Junction add – which will support early growth.