

Settlement Name:	Norwich
Settlement Hierarchy:	<p>The JCS positions the Norwich urban area at the top of the settlement hierarchy. As the most accessible and sustainable location in the area it benefits from a high level of accessibility to a broad range of local and sub-regional services and facilities and will retain that prime position and be promoted for a significant share of housing and economic development in the GNLP. The area within the city boundary is largely built up and no large-scale greenfield sites remain available to allocate. Consequently, the city's potential for the delivery of new housing and economic development will necessarily be reliant on the use of previously developed land and premises, increasing densities and exploiting the considerable potential for housing-led regeneration and renewal, particularly in the city centre.</p> <p>Norwich's landscape setting and natural environmental assets including the valleys of the river Wensum and Yare, key open spaces and green infrastructure corridors will limit the scale and location of development, as will the proximity of the Broads whose area includes the tidal River Wensum within the city boundary. The major heritage significance of the city centre and other key areas of the city means that particular care needs to be taken in planning, locating and designing new development.</p> <p>Approximately 7000 new homes can potentially be delivered from Norwich's existing commitment – that is housing that has been delivered between April 2018/March 2019 and which can be built on sites with unimplemented planning permissions and allocated in existing local plans at April 2019.</p> <p>The Towards a Strategy document indicates that Norwich could potentially accommodate 2500 homes in new allocations in addition to the 7000-dwelling commitment above.</p>

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION

Address	Site Reference	Area (ha)	Proposal
Norwich			
Land adjacent river Wensum and Premier Inn, Duke Street	GNLP0068	0.12	Residential-led mixed use development for an

			undetermined number of dwellings
The Alders, Cooper Lane <i>Full pp granted for one dwelling, 18 Nov 18 (18/01026/F)</i>	GNLP0184	0.71	Residential (unspecified number)
Henderson Community Park, Ivy Road	GNLP0248 A & B	5.65	Residential and/or light industrial development for an undetermined number of dwellings or employment units.
Constitution Motors Ltd, 141-143 Constitution Hill <i>Outline permission granted with all matters reserved for up to 12 dwellings 14 Feb 19 (18/00917/O)</i>	GNLP0282	0.27	Residential development of 10 to 15 new dwellings.
May Gurney and Deal Ground Site, Trowse (part falls within South Norfolk) <i>Outline planning permission granted with extended (10 year) timescale for approval of reserved matters, expires July 2023.</i>	GNLP0360	21.90	Residential led mixed use redevelopment to include employment, retail community uses, potential primary education provision and local greenspace and biodiversity areas.
Land east of King Street (King Street Stores & Wensum Sports Hall Site)	GNLP0377	0.33	Residential development for a minimum of 40 to 50 dwellings with re-provision of existing sports facility/centre.
Former Eastern Electricity Headquarters, Duke Street (Duke's Wharf)	GNLP0401	0.83	Residential-led mixed use development for approx. 400 dwellings (could include student accommodation) with retail and/or other appropriate city centre uses at ground floor level.
Barrack Street / Whitefriars <i>(Resolution to approve subject to s106 14 Mar 19: 18/01286/F - Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed</i>	GNLP0409R	1.57	Residential-led mixed use development with some retail

<i>Cottages, erection of 310sqm of commercial floorspace (Class A1-A5 use) and 152sqm of Museum floorspace (D1 use), with associated works.)</i>			
Sentinel House, 37-45 Surrey Street. <i>Prior approval under PD 3 Apr 17 for conversion of offices to 199 apartments. (Now complete and occupied). Residue largely coincident with existing allocation</i>	GNLP0451	1.01	Town centre uses or mixed-use development of undetermined type.
Anglia Square Council resolution to approve 6 Dec 18; call-in by Secretary of State. <i>Part Full/Outline application for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for: up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas.</i>	GNLP0506	4.67	Mixed use redevelopment, to include approximately 20,000m ² retail floorspace, 1,500 dwellings, 1,200 car parking spaces and community and leisure uses including a cinema. The site does not include Surrey Chapel or the former Barclays Bank site.
Dowding Road	GNLP0523	0.37	Residential development of up to 10 new dwellings
Site of Former Family Church, Heartsease Lane	GNLP0570	2.44	Residential (unspecified number)
St Georges Works, Muspole Street	GNLP2114	0.44	Residential-led mixed use development
Land at Riverside	GNLP2137	11.0	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail
Sites at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane car park	GNLP2159	0.70	Residential development (150 dwellings proposed)
Friars Quay car park, Colegate <i>(NB site is described in error in the submission as Colegate Car Park)</i>	GNLP2163	1.20	Residential development of 44 dwellings

West of Eastgate House, Thorpe Road	GNLP2164	0.19	Residential development of 20-25 dwellings
Homebase, Hall Road Retail Park	GNLP3050	2.28	Residential (unspecified number)
Land at Carrow Works	GNLP3053	20.00	Residential-led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to accommodate a minimum of 1200 homes.
St Mary's Works and St Mary's House	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site is expected to accommodate a minimum of 150 homes
Total area of land		81.13	

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Norwich			
293 - 297 Aylsham Road	GNLP0117	1.20	Retail development including supermarket / food store
UEA Campus Sites (Norwich City), Earlham Road (see also GNLP2120 and GNLP2123)	GNLP0133 A- F	13.63	A). University Drive North - Additional Sport Park related development e.g. new sports pitches, car parking and ancillary uses.

			<p>B). University Drive West - Existing undeveloped part of Earlham Hall allocation to be carried forward.</p> <p>C). Cow Drive North - Existing undeveloped part of Blackdale allocation to be carried forward.</p> <p>D). South of Suffolk Walk - Existing undeveloped allocation to be carried forward.</p> <p>E). Land at the Grounds Depot Site – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.</p> <p>F). Bluebell Road – University Related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses.</p>
Norwich Airport Park & Ride, Buck Courtney Crescent	GNLP0381	3.40	Small scale retail development / food store, hotel, offices or a mixed-use development.
10 Barnard Road	GNLP0453	1.39	Approx. 2,400m2 of floor space for convenience retail and approx. 1,400m2 of floor space for restaurants and cafes.
Land to east of Spitfire Road and south of Anson Road	GNLP0500	0.64	120 bedroom Hotel with associated car parking and landscaping.
Wensum Lodge, 169 King Street	GNLP1011	0.26	Allocation to protect continued use as community sports facility.

Imperial Park (formerly Site 4), Norwich Airport (Partly within Broadland District – Horsham St Faith Parish)	GNLP1061	46.5	General employment floorspace (B1c, B2, B8 and D1 with ancillary A1-A3 Use Classes).
Chapelfield	GNLP2077	3.66	Additional town centre uses including retail (A1, Leisure (D2) and food & drink (A3)
Congregation Hall, UEA	GNLP2120	0.33	Conference centre
Land adjoining Sainsbury Centre, UEA	GNLP2123	1.60	University related development, possibly expansion of Sainsbury Centre
Site at Boulton Street	GNLPSL0011	0.05	Maintain existing use as community garden
		72.66ha	

GNLP3053	To be completed												
GNLP3054	To be completed												

OTHER USES

	Categories														
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses	Use
Site Reference															
Norwich															
GNLP0117	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Commercial
GNLP0133 A	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	University Related
GNLP0133 B	Green	Green	Green	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green	Green	Green	University Related
GNLP0133 C	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	University Related
GNLP0133 D	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	University Related
GNLP0133 E	Green	Green	Green	Green	Green	Amber	Amber	Amber	Red	Amber	Amber	Amber	Amber	Amber	University Related
GNLP0133 F	Green	Green	Green	Green	Green	Amber	Amber	Amber	Red	Amber	Amber	Amber	Green	Red	University Related
GNLP0381	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	
GNLP0453	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Commercial
GNLP0500	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Commercial

GNLP1011	This submission proposes the retention of an existing community sports facility. The proposal would not involve any substantive development or change of use and is thus not a use which it is appropriate to allocate or assess through the HELAA. It is a counter submission to GNLP0377 which proposes residential development of the sports hall alongside the adjoining King Street Stores.														Retention of community sports hall
GNLP1061	Amber	Green	Amber	Amber	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Employment
GNLP2077	Amber	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber	Green	Amber	Green	Commercial
GNLP2120	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Conference Centre
GNLP2123	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Green	University Related
GNLPSL0011	This submission proposes the retention of an existing local open space. The proposal would involve not involve any substantive development or change of use and not a use which it is appropriate to assess through the HELAA.														Retention of community garden

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Norwich	
GNLP0068 Land adjacent River Wensum and Premier Inn, Duke Street	<p>General comments: Objections raised concerns regarding destruction of one of the few remaining accessible green areas in the city*¹. Brownfield sites should be considered first and suggestion this site is on a flood plain.</p> <p>Comments submitted in support of site. Constraints been examined in detail and can be overcome. Committee members overturned officer recommendation to approve 152 student bed spaces. Current examination to the way forward, likely to involve appeal and re-submission.</p> <p>Norfolk Wildlife Trust comments: Development should not reach up to the riverside but allow for creation of narrow area of natural bankside semi-natural vegetation to link with similar between adjacent river and Playhouse. This will help deliver the River Wensum Environment Strategy.</p> <p>Broads Authority comments: Site could support high density development. The site is up to the border of the Broads. There may be access issues and if site is a continuation link of Riverside Walk and any development here would need to be considered in their proposals. Could have significant visual impact and issues around continued canalisation of the river.</p>
GNLP0184 The Alders, Cooper Lane	<p>General comments: 22 objections received to the potential allocation of this site on the grounds of (1) Unsuitability of the present narrow access for vehicles (2) Location adjacent to/within flood plain with consequent increased risk of flooding (3) Impact on the tranquil riverside character of the area and the setting of the existing period property on Cooper Lane and adjacent housing in Theobald Road (4) loss of landscape and green space protected in the local plan as a Strategic Green Infrastructure Corridor which is already heavily used. Considered that this corridor should be protected and enhanced to meet the needs of a growing population rather than reduced in size. The Yare Valley should be seen as more than the sum of its parts. (5) Unacceptable impact</p>

¹ Comment as submitted – the Duke Street site is not in fact a greenfield site and the proposal may have been misinterpreted as relating to the nearby St Georges Green open space off St Georges Street which has a similar relationship to the river.

	<p>on wildlife and biodiversity and loss of valuable opportunities for relaxation, informal recreation and play (6) Likely increase in pollution arising from development (7) Development of this site is not necessary to meet housing growth needs with so many alternative sites put forward outside of river valley areas.</p>
GNLP0248 A & B Henderson Community Park, Ivy Road	<p>General comments: Comments regarding site GNLP0248. Access for non-motorised road uses an important consideration. New layout at Dereham Road ring road roundabout including new pelican crossings is noted. Suitable mixed-use cycle/footpath to be provided by developer.</p>
GNLP0282 Land at Constitution Motors, 140-142 Constitution Hill	<p>General comments: Comments in support of site GNLP0282. Support for the reallocation of this site as residential rather than car sales. The building line of neighbouring properties should be respected so as not to impact upon the character of the open space on the other side of the road.</p>
GNLP0360 Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk	<p>General comments: Principle of developing this brownfield site is considered appropriate, but due to site constraints, development should not be overly intense. A biodiversity buffer should be provided along the river banks and any development should not hinder this site's ability to serve as a functional flood plain, as well as to replenish water supplies. This site's function from this point of view should be explicitly required within the policy text.</p> <p>Overall scepticism expressed over the principle of the Deal Ground development as a whole, albeit that the development of the May Gurney (Kier) site in isolation is considered acceptable. It is noted that the area proposed for potential development now includes the Water Works (Trowse Pumping Station) whose sympathetic restoration should be prioritised to avoid further deterioration and not left to last.</p> <p>Several objections on the grounds that there was significant and unacceptable flood risk as well as unavoidable impact and intrusion of development into a County Wildlife Site which should be protected for its wildlife, biodiversity and recreational value. Noted that the Strategic Flood Risk Assessment has redefined flood zone boundaries recently and more of the site is now vulnerable to flooding than previously. The HELAA identifies impacts on landscape, townscape, biodiversity, the historic environment, green infrastructure, the environment and neighbouring uses.</p> <p>Development of Deal Ground supported - would meet the requirement for residential development, expansion of the city and new educational facilities.</p>

	<p>Norfolk Wildlife Trust comments: Previous permissions allow for the protection and enhancement of Carrow Abbey Marsh County Wildlife Site. There is great potential for the restoration of this CWS as a new nature reserve associated with the development and a key area of green infrastructure linking the city with Whitlingham [Country] Park. This aim should be retained in any renewal of the allocation and new permissions.</p> <p>Broads Authority Comments: The development would be right up to the edge of the Broads and on a large scale. The Broads Authority would welcome early discussions. Redevelopment of the site gives opportunities for pedestrian/cycle bridge over the River Yare. Creation of new connections to Whitlingham and the Broads National Park from the centre of Norwich would highlight the aspirations of the River Wensum Strategy and Broads Local Access Forum. Likely to have significant visual impact.</p>
GNLP0377 Land east of King Street (King Street Stores & Wensum Sports Hall Site)	<p>General comments: The site is well used and is subject to a 20-year lease to the existing Wensum Sports Centre as well as benefiting from Sport England-funded repairs. Accordingly, it should be retained and developed as a community sports facility and designated as a strategic site for leisure use, to avoid over intensification of residential use in the area and allow room for expansion. Consideration of the site through the adopted 2014 local plan concluded that there were no grounds for its release for housing and no evidence has been put forward by the proposer as to how the facility might be re-provided.</p>
GNLP0381 Norwich Airport Park & Ride, Buck Courtney Crescent	<p>General comments: Proposal supported - it would provide jobs in the service sector and potentially improve the look of the surrounding environment.</p> <p>Objections made by Hellesdon Parish Council and a number of individual objectors in conjunction with other site proposals in Hellesdon parish itself. Objections are raised on the grounds of: (1) Likely increase in traffic congestion and pollution (2) Impact on amenities, services and facilities in particular the GP practice (3) Impact on traffic safety.</p>
GNLP0401 Former Eastern Electricity Headquarters, (Duke's Wharf), Duke Street	<p>General comments: Comments in support of site GNLP0401. Site should be taken forward as an allocation for residential-led redevelopment. It is suitable for residential development, is available for development within the plan period and there are no constraints that would threaten delivery. It is highly unlikely the site will come forward for office-led development and given the significant oversupply of employment land the loss of the site for offices would have no</p>

	<p>adverse impact on the supply of land for office development within Norwich.</p> <p>Comments in support of site GNLP0401. Support for site to come forward for residential led mixed use development. The site has been unoccupied and derelict for many years and has become an eye sore on a busy road.</p> <p>Broads Authority Comments: Comments made in relation to Site GNLP0401. This is right up to the border with the Broads and of a large scale and the Broads Authority would welcome early discussions. Would extend the built-up area in a way that could affect the Broads. Redevelopment of the site could give rise to new opportunities for access to the River Wensum both for craft and pedestrians but could have significant visual impact. Issues around continued canalisation of the river.</p>
GNLP0409R Barrack Street / Whitefriars	<p>General comments: Comments submitted in support of site. The site is considered suitable for development as noted in then conclusions of the Housing and Economic Land Availability Assessment (HELAA) Addendum. The site is suitable, available and achievable for residential development.</p> <p>Broads Authority Comments: Comments submitted regarding the site potentially providing opportunities for place making and improvements to the public realm, as well as reinforcing the character of the natural environment to public. Open space at the riverside rather than having buildings constructed close to the bank. Would also like to see a feature made of the heritage with open space in that area.</p>
GNLP0451 Sentinel House, (St Catherine's Yard) Surrey Street.	<p>General comments: Comments on Site GNLP0451. Site suitable for low-rise residential or residential led mixed use.</p>
GNLP0506 Anglia Square	<p>General comments: Objections to and comments on the proposal on the grounds of (1) Principle: It constitutes another example of an "ugly, failed scheme" of the kind which litter Norwich and have been imposed on the area for many years; it will only serve to generate profits for developers; an influx of wealthy urban professionals will gentrify and corporatize the Magdalen Street area and "devastate" the existing community and its artistic life and culture focused on small businesses and enterprises meeting the needs of a high proportion of poor and disadvantaged people who have no other choices; it will complete the destruction of an area which has been in long term retail decline but is undergoing a revival and is known</p>

	<p>for its vibrancy, diversity and human "urban village" scale (2) Design: the 1200+ dwelling scheme is over intense and dominant in particular the excessive height of the 25- storey tower [as proposed in the original planning application] is strongly objected to; unacceptable visual impact on long views and the setting of Norwich Cathedral as viewed from the Grade II* listed Catton Park; the Norwich Green Party and others suggest a smaller scale mixed use development of the kind proposed in the Northern City Centre Area Action Plan would be more acceptable; a number of objectors argue for restoration and refurbishment of the existing buildings as a noted example of 1960s brutalist architecture; others say a scheme with more personality and imagination reflecting the local vernacular and character is required. (3) Inappropriate mix of uses: not enough emphasis on community provision and schools resulting in an unacceptable impact on services and facilities, no justification for additional retail floorspace when there are so many empty shops. GL Hearn on behalf of Infrared Retail consider the proposed 20,000 sq.m of retail floor space is unjustified contrary to the Anglia Square Policy Guidance Note and out of scale with the Large District Centre which should perform a complementary role focused on convenience shopping serving the needs of the local area; fear that the impact of such a scale of retail development on the city centre will not be subject to proper scrutiny.</p> <p>Comments made in support of the proposal – beneficial development which is much needed for the local area and which would be so much better than what is there currently.</p>
GNLP0523 Dowding Road	<p>General comments: I have concerns that the development would result in more use of the private Taylors Lane which is already in a poor state of repair. If Taylors Lane was improved to Highways Standards I would not object.</p> <p>The site has been subjected to many attempts by the developer.</p>
GNLP0570 Site of Family Church, Heartsease Lane	<p>General comments: Comment submitted regarding Site GNLP0570. Concern at the proposal for development on the Gothic Club (former Family Church) site in view of site forming part of the heath and the football pitch having become overgrown. Vigilance is needed to ensure a satisfactory outcome.</p> <p>Objections raised regarding archaeology. Site is part of the Mousehold Heath glaciofluvial outwash plain and is close to the find of a Neanderthal hand-axe. If development were granted, then plans should be made conditional upon a watching brief for possible Palaeolithic archaeological interest.</p>

	Comment submitted in support of Site GNLP0570. Great site, would be good to see lots of homes here. Close to amenities.
GNLP2114 St Georges Works, Muspole Street	No comments submitted
GNLP2137 Land at Riverside	<p>General comments: Comments submitted in support of site, especially for new housing with low levels of car parking.</p> <p>Broads Authority comments: Comments raised regarding potential opportunities to improve the relationship between the development, public and natural environment. Opportunity to enhance heritage and the relationship with the River.</p>
GNLP2159 Sites at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane car park	<p>General comments: Some errors identified in the HELAA.</p>
GNLP2163 Friars Quay car park, Colegate	No comments submitted
GNLP2164 West of Eastgate House, Thorpe Road	No comments submitted
GNLP3050 Homebase, Hall Road Retail Park	No comments as site submitted during Stage B consultation
GNLP0117 293 - 297 Aylsham Road	<p>General comments: One comment submitted in support of site. They suggest it is an appropriate location for retail use, though consideration should be given to sustainable modes of transport and effect this will have on traffic.</p>

<p>GNLP0133 A- F Development sites at UEA, various</p>	<p>General comments:</p> <p>A number of objections raised regarding potential development in the Yare Valley. The Yare Valley must be protected, there has already been too much development in the vicinity. The UEA should look for alternative sites, preferably brownfield. Further development in the Yare Valley would change the character of the area and encourage urban sprawl and additional traffic and noise. Communities are already suffering due to increased student numbers and local infrastructure cannot cope. Green spaces are important to quality of life and physical and mental wellbeing. The Yare Valley is a popular green space designated as a strategic green infrastructure corridor. It is well used for recreational purposes and provides a green link to Eaton park. It is an important green lung for the city and rather than reducing its size every effort should be made to improve and protect it from encroaching development. The Valley is of great environmental and ecological importance with an abundance of wildlife. The land is boggy and regularly floods. Sites E & F in particular [Strawberry Field and land west of Bluebell Road] should be protected with concern expressed at the potential loss of the Donkey Sanctuary.</p> <p>Objection to Site 0133D, [Land south of Suffolk Walk] which includes a chalk pit of geological interest listed in the Norfolk Geodiversity Audit. It provides degraded exposures of the pre-Weybourne Chalk sub-division, subject to ongoing research by Portsmouth University. If development were granted request that plans be made conditional upon the provision of chalk exposures as part of Green Infrastructure provision, thus enhancing the sites geological and wildlife interest. Unconditional objection to 0133E and 0133F [Strawberry Field and land west of Bluebell Road] on grounds of negative impact on landscape character of the Yare Valley.</p> <p>Sport England would support the principle of providing additional sports pitches at UEA, subject to the provision of adequate ancillary facilities and pitches meeting technical requirements.</p> <p>Comments submitted by the promoter in support of sites GNLP0133 A-F which endeavour to address issues raised in the HELAA for each site. Sites considered to be suitable, available, achievable and viable and are therefore deliverable. Sites B,C and D aim to retain undeveloped portions of existing allocations, Site A endeavours to allocate land for expansion of the Sports Park. Sites E and F are submitted as strategic reserve sites.</p> <p>Development of site D [Land south of Suffolk Walk] would be appropriate, but the policy should be written to restrict development to that which will not unduly impact upon the character of the river valley and the setting of the listed UEA campus. Building scales towards the lake should be smaller in</p>
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	<p>scale and landscaped appropriately to reduce impact on the lakes ecosystem and provide biodiversity.</p> <p>Improved sporting facilities may have an important economic benefit to the wider community and will improve and enhance provision of health and fitness related activities in a climate where health is a key priority. The potential link between clubs and the UEA will give the opportunity to promote the University and wider city as a centre of excellence. Parking problems on Colney Lane may also be alleviated when sporting events take place.</p> <p>Cringleford Parish Council comments: 0133-D, E and F. This large site lies in Norwich but is abuts the Yare Valley and its development is, therefore the concern of neighbouring parishes. Development would further hem in the valley with buildings and completely change its semi-wild character. Plot 0133 encroaches on the valley itself, while its south-western corner touches on a drainage channel, suggesting that the area is liable to flood.</p>
GNLP0453 10 Barnard Road	<p>General Comments: Comments by the site promoter in support of site GNLP0453. Expressions of interest secured from a retail operator and a number of food operators. This type of development would create jobs and expand the range of retail and eating out opportunities for local residents and workers at the Bowthorpe Industrial Area, reducing the need to travel. The designation of the site within the Bowthorpe Employment Area is a hangover from previous plans and has acted as a barrier to sustainable redevelopment schemes coming forward.</p>
GNLP0500 Land to east of Spitfire Road and south of Anson Road	<p>General Comments: Proposal supported - would provide jobs in the service sector; could improve the appearance and footfall in the area.</p> <p>Hellesdon Parish Council comments: Objections made by Hellesdon Parish Council and a number of individual objectors in conjunction with other site proposals in Hellesdon parish itself. Objections are raised on the grounds of: (1) Likely increase in traffic congestion and pollution in Fifers Lane and on the surrounding network (2) Impact on amenities, services and facilities in particular the GP practice.</p>
GNLP1011 Wensum Sports Hall, King Street	<p>General Comments: The site is well used and is subject to a 20-year lease to the existing Wensum Sports Centre as well as benefiting from Sport England-funded repairs. Accordingly, it should be retained and developed as a community sports facility and designated as a strategic site for leisure use, to avoid over intensification of residential use in the area and allow room for expansion. Protection and specific designation for sports use is explicitly</p>

	<p>supported by Sport England, the Norwich Green Party and a number of private individuals.</p> <p>Broads Authority comments: Protect as sports centre in community use – support.</p>
GNLP1061 Imperial Park (formerly Site 4), Norwich Airport	<p>General Comments: Objections made by Hellesdon Parish Council and a number of individual objectors in conjunction with other site proposals in Hellesdon parish itself. Objections are raised on the grounds of: (1) Likely increase in traffic congestion and pollution (2) Impact on amenities, services and facilities in particular the GP practice (3) Impact on traffic safety. General concern was raised in addition by one objector about development on greenfield sites in the countryside [although this site is neither]. The Norwich Green Party and an individual objector consider that the site's proximity to Norwich Airport and poor transport links make it unsuitable for anything other than employment land: any site-specific policy should demonstrate how the units in the development can be made accessible by sustainable transport.</p> <p>Representation in support of the proposal by the site promoter Barton Wilmore on behalf of Norwich International Airport. Site 4 (the former Aviation Park site) is promoted for potential allocation for a more flexible range of B class employment uses to more readily attract commercial businesses to, and support the growth of, the Airport. Justification is provided by reference to a limited supply of readily available employment sites in the vicinity and the unsuitability of existing stock and other potential sites and allocations.</p> <p>Hellesdon Parish Council comments: Development will put pressure on the facilities and amenities of Hellesdon and add to the already severe traffic congestion in the area.</p>
GNLP2077 Chapelfield	No comments submitted
GNLP2120 Congregation Hall, UEA	<p>General Comments: Comments submitted in support of site. Issues raised by the HELAA assessment can be addressed through the considered design of the site at a detailed planning application stage.</p>
GNLP2123 Adjoining Sainsbury Centre, UEA	<p>General Comments: Comments submitted in support of site. Issues raised by the HELAA assessment can be addressed through detailed design of a scheme on this site, as part of any planning application process.</p> <p>Objections raised regarding potential development in the Yare Valley. The Yare Valley is a popular green space that is well used</p>

	throughout the year and should be protected for wildlife and recreation. Rather than reducing its size every effort should be made to improve and protect it from encroaching development.
GNLPSL0011 Land off Boulton Street	Support suggestion to retain existing use as a community garden. (this comment submitted in error against GNLP1011)

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not currently considered to be realistic options, or do not have sufficient supporting evidence and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; consultation comments and school capacity and accessibility information, where provided. The emerging spatial strategy and current commitments will also be considered.

Conclusions regarding a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

A total of 30 submissions put sites forward in Norwich for prospective allocation in the GNLP. These included 37 individual sites. Two of these submissions contained multiple site proposals and each site detailed in the submission has consequently been assessed individually:

- Six sites at the University of East Anglia (**GNLP0133-A to GNLP0133-F**) proposed for a range of University-related uses; and
- Two sites at Henderson Community Park, Ivy Road, (**GNLP0248-A and GNLP0248-B**) proposed for residential and employment uses.

21 sites are promoted for residential development (or mixed use with an element of residential) totalling just over 60 hectares; 16 sites are proposed for a range of other non-residential uses totalling 69 hectares. The majority of the sites are relatively small scale, the exceptions being the suite of sites at the UEA (13.63 hectares), the Deal Ground, Bracondale (21.90 ha) and Imperial Park at Norwich Airport (43 hectares).

Sites considered as reasonable alternatives are:

GNLP0068

Land adjacent river Wensum and Premier Inn, Duke Street. Residential-led mixed use development for an undetermined number of dwellings. This is a prominent brownfield site in the northern city centre which is long term vacant (aside from an

established public car park use) and offers the potential for beneficial regeneration and redevelopment including improved access to the river. The principle of residential development is established by virtue of an extant part-implemented permission which also included the adjacent hotel as built. Despite its small size the site is considered appropriate for housing subject to overcoming flood risk constraints and achieving an acceptable design for its sensitive riverside context.

GNLP0133B

UEA - University Drive West. Existing undeveloped part of Earlham Hall allocation R39 to be carried forward. The principle of development has been established by virtue of the existing local plan allocation (R39). This is a brownfield site forming the consented second phase of the Enterprise Centre development at Earlham Hall. The proposal reflects a form of development already agreed in principle and committed. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).

GNLP0133C

UEA - Cow Drive North. Existing undeveloped part of Blackdale allocation R40 to be carried forward. The principle of development has been established by virtue of the existing local plan allocation (R40) and consented and partly completed scheme for student accommodation. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). As an extant consent and previous allocation; this site is been counted in the commitment figures.

GNLP0133D

UEA - Land between Suffolk Walk and Bluebell Road. Existing undeveloped allocation R41 to be carried forward. The principle of development has been established by virtue of the existing local plan allocation (R41) as a strategic reserve for university expansion. Its allocation for development remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).

GNLP0133E

UEA - Land at the Grounds Depot Site, Bluebell Road. The site has been developed and in operational use for several years as a ground's maintenance depot. Although in a prominent and sensitive river valley location with respect to the campus and the UEA Broad, on balance it is considered that the site offers the best opportunity to accommodate limited development to support the expansion of the UEA and will enable further enhancement and greater public access to the river valley, with the proviso that any development must be sensitively designed and integrated into the landscape.

GNLP0282

Land at Constitution Motors, 140-142 Constitution Hill. This former car sales site on a main road location in north Norwich is now subject to outline planning permission for up to 12 homes. The site is located in a predominantly residential area and is appropriate for residential use.

GNLP0360

May Gurney and Deal Ground Site, Trowse (part of this site falls within South Norfolk jurisdiction). This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for up to 680 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits but is subject to complex constraints identified through the HELAA. Development potential of this land alongside the neighbouring Utilities site and land potentially available through the release of the former Carrow Works site could be recognised through a wider strategic growth allocation across the three sites, to be unlocked and delivered comprehensively through an AAP and/or masterplan. This site could be considered for residential led mixed-use redevelopment including employment, retail & community uses, potential primary education provision and local greenspace and biodiversity areas.

GNLP0377

Land East of King Street. The proposal involves redevelopment and loss of a community sports facility without evidence that premises are surplus to requirements or other justification, potentially contrary to emerging policy; the principle of development on the King Street Stores part of the site has however been established by virtue of an existing local plan allocation and would be appropriate to carry forward). It would however, be reasonable to progress development on the Sports Hall site if appropriate alternative provision and a mechanism for delivering it could be identified.

GNLP0381

Airport Park and Ride Site, Buck Courtney Crescent. There is no current evidence of need for the uses proposed and no immediate justification for the release of the site for alternative development pending decisions on the potential future replacement and redistribution of Park and Ride facilities in the context of the ongoing Transport for Norwich review. Once these decisions have been finalised, the site would be appropriate for release for alternative uses.

GNLP0401

Former Eastern Electricity Headquarters, Duke Street (Duke's Wharf). This is a key city centre regeneration opportunity site allocated for office-led development in the adopted local plan (CC21). The site is long term vacant aside from a temporary car park use. Despite a succession of consented schemes including most recently for office to residential conversion and new build potentially delivering 156 dwellings, the site remains stalled. As a key regeneration priority a concerted effort is required to bring the site forward and maximise its development potential, accordingly identification in the GNLP is highly desirable.

GNLP0409R

Barrack Street / Whitefriars. Residential-led mixed use development with some retail. This is a key city centre regeneration opportunity site currently allocated for office development (CC17b). As of March 2019, there is resolution to approve a detailed

scheme of 218 dwellings, commercial floorspace and a replacement museum. It adjoins vacant land on Barrack Street north of Gilders Way which has outline consent for mixed use development including 200 homes and is also allocated for a comparable mix of uses in the local plan (CC17a). The latter site will be considered separately as part of the assessment of the reallocation potential of existing commitments. GNLP409R is suitable to shortlist, allocation would be appropriate in conjunction with the adjoining site if progressed.

GNLP0451

Sentinel House, 37-45 Surrey Street. Town centre uses or mixed-use development of undetermined type. This city centre site comprises a 1980s built former office building and vacant land to the east. Sentinel House was subject to two prior approval applications for office to residential conversion under permitted development, both approved subsequent to the GNLP submission. The most recent consent for 199 apartments has been implemented and occupied. The adjoining land forms part of site CC29 allocated for housing in the local plan. This part of the site is subject to a consent for a 252-bed student accommodation development (approved `by appeal). The allocated land east of Sentinel House offers significant regeneration potential. Suitable to shortlist excluding the implemented part of the site (Sentinel House itself).

GNLP0506

Land at and adjoining Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following resolution to approve a mixed-use regeneration scheme including 1250 homes and commercial floorspace (December 2018), the application has been called-in by the Secretary of State and will now be considered at a Public Inquiry. Notwithstanding the uncertainty over the current proposals, the strategic importance and major regeneration benefits of the site require appropriate recognition in the GNLP.

GNLP0570

(Site of Family Church, Heartsease Lane) This site is being promoted for community-based development including a place of worship. The option of housing may be considered if the scheme for community use does not materialise.

GNLP2114

St Georges Works, Muspole Street. This former factory site was previously allocated in the Northern City Centre Area Action Plan for housing development and was subject to a now expired planning permission for redevelopment and conversion providing 57 homes. Prior approval applications have been granted on office premises within the site (The Guildyard, Colegate and Seymour House, Muspole Street) potentially delivering 60 flats. Outline regeneration proposals have been publicised alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used

beneficially as managed workspace but in the event of more substantive development proposals the site is capable of delivering a more substantial housing led development with significant regeneration benefits. Suitable to shortlist.

GNLP2137

Riverside. Riverside comprises a defined retail area identified in the JCS and GNLP retail hierarchy and adopted local plan. The submission seeks relaxation of current policy and general recognition of wider potential for new uses and/or complementary development in an established retail destination but does not propose specific uses or a quantum of housing. Emerging policies for the city centre in the GNLP would in any case support such diversification of use without the need for a specific allocation. There is however significant longer-term potential at Riverside which it may be appropriate to recognise in detailed policy at a later stage.

GNLP2159

Sites at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane car park. This is a complex of city centre vehicle sales sites in a single ownership together with the small surface car park to the rear off Mariners Lane. 147-153 Ber Street is already allocated in the adopted local plan for housing development (CC2). The entire site was previously identified in the 2004 local plan and subject to planning permission for a total of 151 residential units granted in March 2011 but not implemented. The principle of residential development is established by virtue of previous consents, but detail may need further consideration in view of the changes in local and national planning policy in the interim. The site is considered to offer considerable regeneration benefits and could deliver a significant quantum of housing including affordable housing.

GNLP2163

Friars Quay car park, Colegate. This is a former city centre warehouse building in use as a private car park serving the adjoining Friars Quay and Merchants Court. It was previously allocated in the Northern City Centre Area Action Plan for housing-led development and subject to a withdrawn planning application for residential development broadly similar to the current GNLP submission. The principle of residential development has been established by virtue of the previous NCCAAP allocation and the development of the site (subject to detailed design) would offer regeneration benefits as well as contributing to the affordable and general needs housing requirement for the city.

GNLP2164

West of Eastgate House, Thorpe Road. This is a private car parking area previously serving commercial office buildings on a main road location east of the city centre. Eastgate House (former offices) adjoining has recently been converted to residential apartments mainly under prior approval as permitted development, Graphic House (also offices) immediately to the west has permission for conversion to a student HMO. The site between these two buildings is of restricted size but could support appropriate residential development in association with the established newly converted residential accommodation adjoining.

GNLP3050

Homebase, Hall Road Retail Park. A freestanding residential development with no effective integration, connectivity or functional relationship with the established retail park and district centre immediately adjoining would be difficult to justify and adequate independent access and proper segregation from adjacent commercial uses might be problematic to achieve, however with a more comprehensive approach to redeveloping the whole retail park site, some residential use could be achievable. It should be noted that the most recent proposals (postdating this submission) involve retaining the retail use while downsizing the DIY store and subdividing the remainder.

GNLP3053

Carrow Works was formerly the location for Britvic Soft Drinks Ltd. and Unilever UK Ltd. Part of the proposed brownfield site also includes Carrow House which is currently owned by Norfolk County Council. This site, when grouped with other east Norwich sites, has potential in the long-term to be a strategically important contribution to a new urban quarter for Norwich, to act as a catalyst for additional regeneration in neighbouring urban areas and to contribute significantly to growth of the Greater Norwich economy. Development potential of this land alongside the neighbouring Utilities site and May Gurney/deal ground site could be recognised through a wider strategic growth allocation across the three sites, to be unlocked and delivered comprehensively through an Area Action Plan and/or masterplan. This site could be considered for residential led mixed-use redevelopment including employment, retail & community uses, education provision and local greenspace and biodiversity areas.

GNLP3054

St Mary's Works and St Mary's House, Duke Street.

This former factory site was previously allocated in the Northern City Centre Area Action Plan for mixed use development and benefits from extant outline planning permission for redevelopment and conversion providing 151 homes, office space and a hotel. Outline regeneration proposals have been publicised alongside the nearby St George's Works site under the "Shoe Quarter" initiative. The main constraint is the locally listed former shoe factory building on Oak Street. There are also important mediaeval churches adjacent to the site (St Martin at Oak and St Mary Coslany Church), which need to be respected in any redevelopment. Suitable to shortlist

Sites not considered as reasonable alternatives are:

GNLP0117

293-297 Aylsham Road. A foodstore development has since been permitted and is open for trading.

GNLP0133 A, GNLP0133 F and GNLP2123

UEA development opportunity sites, respectively land at University Drive north of Sportspark, land west of Bluebell Road and land adjoining the Sainsbury Centre. These are regarded as unreasonable; all would involve loss of protected open space

and have impacts on landscape character and the setting of heritage assets with no clear compensatory economic benefit; potentially contrary to existing and emerging policy.

GNLP0184

The Alders, Coper Lane. The site is too small to identify individually in the plan; landscape character and flood risk imposes a constraint; a single dwelling has subsequently been granted planning permission.

GNLP0248 A and GNLP0248 B

Two sites at Henderson Community Park, Ivy Road Both proposals are considered unreasonable, involving development on and loss of open space without evidence that the sites are surplus to requirements or any other justification, the proposals are potentially contrary to emerging policy seeking to protect green infrastructure and open space.

GNLP0453

10 Barnard Road. This is a prospective freestanding development for retail and town centre uses unrelated to any established or proposed centre in the retail hierarchy, potentially contrary to adopted and emerging policy. Additionally, there is no justification presented for the loss of the established indoor sport use on the site.

GNLP0500

Spitfire Road. A hotel development has since been permitted and is being built.

GNLP0523

Dowding Road. The site is too small to identify individually in the plan; development involves loss of protected open space without justification; potentially contrary to emerging policy seeking to protect green infrastructure and open space.

GNLP1011

A counter submission proposing retention and explicit protection of the sports centre, is not a proposal involving any substantive development or change of use and consequently is not a matter for an allocation policy; proposals are more appropriately considered in the context of adopted development management policies which already protect such facilities and require justification for their loss.

GNLP1061

Imperial Park, Norwich Airport. The GVA Employment, Retail and Town Centres Study shows no evidence of need for additional general-purpose strategic scale employment allocations given the surplus of existing unimplemented allocated sites, of which there are a number in the vicinity. The opportunity to deliver a major aviation related facility as consented would bring very significant economic benefits to the Greater Norwich area which may not be deliverable through other forms of development and whilst not viable at present its longer-term feasibility has yet to be tested.

GNLP2077

Chapelfield shopping centre. The submission seeks relaxation of current policy and general recognition of wider potential for new uses in an established retail

destination but does not propose any substantive new development or change of use. It is considered more appropriate to assess future proposals in the context of the GNLP's emerging flexible policy approach to the city centre and town centre uses, alongside a review of criteria-based DM policy and guidance applicable to Chapelfield.

GNLP2120

(Congregation Hall) would involve redevelopment of buildings within the established UEA campus area which could be adequately assessed in the context of adopted local plan policies and would not require a specific allocation.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives

LIST OF SITES SHORT LISTED FOR RESIDENTIAL/MIXED USE ALLOCATION

Address	Site Reference	Area (ha)	Proposal
Norwich			
Land adjacent to the river Wensum and the Premier Inn, Duke Street	GNLP0068	0.12	Residential-led mixed use development for an undetermined number of dwellings
Land at Constitution Motors, 140-142 Constitution Hill.	GNLP0282	0.27	Redevelopment for housing
Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk.	GNLP0360	21.90	Residential led mixed-use redevelopment to include employment, retail community uses, potential primary education provision and local greenspace and biodiversity areas.
Land east of King Street (King Street Stores & Sports Hall Site)	GNLP0377	0.33	Residential development for minimum of 40 - 50 dwellings with re-provision of existing sports facility/centre.
Former Eastern Electricity Headquarters, Duke Street (Duke's Wharf)	GNLP0401	0.83	Residential-led mixed use development for approx. 400 dwellings (could include student accommodation) with retail and/or other appropriate city centre uses at ground floor level.
Barrack Street / Whitefriars	GNLP0409R	1.57	Residential-led mixed use development with some retail
Land adjoining Sentinel House (St Catherine's Yard), Surrey Street	GNLP0451	1.01	Town centre uses or mixed-use development of undetermined type.
Anglia Square	GNLP0506	4.67	Mixed use redevelopment, to include approximately 20,000m ² retail floorspace, 1,500 dwellings, 1,200 car parking spaces and community and leisure uses including a cinema. The site

			does not include Surrey Chapel or the former Barclays Bank site.
Site of Former Church, Heartsease Lane	GNLP0570	2.44	Residential as an alternative to church redevelopment
Land at and adjoining St Georges Works, Muspole Street	GNLP2114	0.44	Residential-led mixed use development
Land at Riverside	GNLP2137	11.6	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail
Sites at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane car park	GNLP2159	0.70	Residential development (150 dwellings proposed)
Friars Quay car park, Colegate. (former Wilson's Glassworks site)	GNLP2163	0.13	Residential development of 44 dwellings
West of Eastgate House, Thorpe Road	GNLP2164	0.19	Residential development of 20-25 dwellings
Sainsbury Homebase Site, Hall Road Retail Park	GNLP3050	2.27	Housing
Land at Carrow Works	GNLP3053	20.00	Residential-led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to accommodate a minimum of 1200 homes
St Mary's Works and St Mary's House	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site is expected to accommodate a minimum of 150 homes
Total area of land		69.52	

LIST OF SITES SHORT LISTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Norwich			
UEA - Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery)	GNLP0133B	1.38	Existing undeveloped part of Earlham Hall allocation R39 to be carried forward
UEA – Land North of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House)	GNLP0133C	0.89	Existing undeveloped part of Blackdale allocation R40 to be carried forward
UEA – Land between Suffolk Walk and Bluebell Road	GNLP0133D	2.74	Existing undeveloped allocation R41 to be carried forward
UEA - Land at the Grounds Depot Site, Bluebell Road	GNLP0133E	1.60	University related development
Norwich Airport Park & Ride	GNLP0381	3.40	Redevelopment of site for small scale retail/food store, hotel, business/office use or mixed-use development.
Total area of land		10.01	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVES SITES

Site Reference:	GNLP0068
Address:	Land adjacent to the river Wensum and the Premier Inn, Duke Street
Proposal:	Residential-led mixed use development for an undetermined number of dwellings.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unmade carpark	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Market Attractiveness, Flood Risk, Significant Landscapes, Historic Environment, Open Space and GI.
HELAA Conclusion: This is a small, highly accessible brownfield site close to all services in Norwich city centre. There are no known constraints from utilities infrastructure or contamination/ground stability. Off-site mains reinforcement would be required to serve growth in this location. Proximity to the river (within the Broads Authority area) may give rise to impacts which would need mitigation through design. Much of the site has some degree of flood risk. There would be potential townscape impacts on the surrounding conservation area and adjoining heritage assets. Improvements to site access would be required. Initial highways evidence has indicated that suitable access could be provided through development and that any impact on the local road network could be mitigated. There are a number of constraints affecting this site, but these may be possible to mitigate, with flood protection likely to be the most important consideration. Despite its small size the site could support a high-density development and is thus considered suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
4/1998/0656 - Redevelopment of site to provide 117-bedroom hotel, 21 residential units with office accommodation and car parking spaces and ground floor restaurant. (Approved 15.03.2004)

4/2001/1009 - Use of vacant site as public car park. Temporary until 1 April 2003. (Approved 07.03.2002)

4/2003/0507 - Renewal of temporary planning permission No. 4/2001/1009/F 'Use of vacant site as public car park, temporary until 1 July 2005' (Approved 27.06.2003)

05/01100/F – Temporary use of land as hotel car park. (Refused 11.05.2007)

06/01245/U - Use of land as private, long stay car park and access to/from car park. (Refused 11.05.2007)

17/01078/F - Redevelopment of car park site to provide student accommodation. (Refused 14.03.2018) (APP/G2625/W – Dismissed)

18/01552/F - Redevelopment of car park site to provide student accommodation (revised proposal).

Status: Application Approved

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

The principle of residential development is established on this prominent city centre site by virtue of an extant part-implemented permission which also included the adjacent hotel as built. It also benefits from a recent permission for a 139-bed student accommodation. Notwithstanding this, the land is long-term vacant aside from an established public car park use. Despite its small size the site is considered appropriate for housing subject to overcoming flood risk constraints and achieving an acceptable design for its sensitive riverside context.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0133 B
Address:	UEA - University Drive West
Proposal:	Existing undeveloped part of Earlham Hall allocation R39 to be carried forward.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Undeveloped part of Earlham Hall and unused nursery garden	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Significant Landscapes, Townscapes, Historic Environment.
HELAA Conclusion: The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site B immediately adjoins Earlham Hall and falls within the area currently allocated and consented for exemplar business development, the first phase of which has been completed. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although potential to affect the setting of Earlham Hall (grade 2* listed), the walls of the garden (separately listed grade 2), the adjoining registered historic parkland and the surrounding conservation area. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
12/01331/F: Refurbishment and alteration of potting shed (B), coach house and stables (C) and garage (E1) for use as academic space (Use Class D1). Demolition of garage (D) and outbuildings (E5, E6, E7). Removal of CCTV camera poles; new CCTV cameras on building B west elevation and C north elevation. Relocation of refuse area. Minor changes to external works layout, materials and location of landscape furniture. (Approved 29/11/2012)

12/01347/L: Refurbishment and alteration of potting shed (B), coach house and stables (C) and garage (E1). Demolition of garage (D) and outbuildings (E5, E6, E7). Removal of CCTV camera poles; new CCTV cameras on building B west elevation and C north elevation. Relocation of refuse area. Minor changes to external works layout, materials and location of landscape furniture. (Approved 27/11/2012)

12/02266/F: Application for Full Planning Permission for Phase 1 and Outline Planning Permission for Phase 2 for proposed redevelopment of Earlham Hall environs; and Outline application for phase 2 comprising future buildings for business, research and educational uses (Class B1(a), B1(b) and D1) on the site of the nursery garden site, courtyard spaces between University Drive and Earlham Hall, pedestrian route between University Drive and Earlham Hall and associated landscaping. (Approved 01/07/2013)

15/00809/F & 15/00810/L: Refurbishment and alteration of existing buildings at Earlham Hall including: Potting shed (building B); coach house and stables (building C/D); garage (building E1). (Approved 24/12/2015)

17/01595/F & 17/01596/L: Demolition of existing garage (Building E) including adjacent bin store. Re-roofing of the south range (Building B) for creation of bike and bin store, new link and extension to Building C with associated works. Relocation of 1 No. car parking space to car park north of Earlham Hall. Installation of CCTV and external lighting to east court yard. Landscaping to courtyard and triangular garden site. (Approved 01/12/2017)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
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No other constraints/issues identified.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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| <ul style="list-style-type: none">• Greater Norwich Local Plan Regulation 18 Consultation Response: University of East Anglia |
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Site Reference:	GNLP0133 C
Address:	UEA - Cow Drive North
Proposal:	Existing undeveloped part of Blackdale allocation R40 to be carried forward.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Undeveloped part of former Blackdale school site	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: None
HELAA Conclusion: The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site C adjoins Bluebell Road in the north-east part of the campus and is a former school building allocated and consented for development for student accommodation, the first phase of which has been completed. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes or townscapes in the immediate vicinity although there is a County Wildlife Site adjacent. There are no heritage assets in the immediate vicinity and the townscape may be enhanced through development. The Highway Authority advises that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
15/00121/F - Student accommodation to provide 915 bedrooms, kitchen, dining and lounge facilities with community building comprising cafe, launderette, office space and associated works. (Approved)
16/00099/MA - Amendment to approved plans and variation of conditions to reflect agreed details, submission of further details and works for phase 1 development of planning permission 15/00121/F. (Approved)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
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This is a brownfield site forming the consented second phase of the Blackdale student accommodation development at Bluebell Road allocated in the adopted local plan as site R40. The proposal reflects a form of development already agreed in principle and committed.
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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|---|
| <ul style="list-style-type: none">• Greater Norwich Local Plan Regulation 18 Consultation Response: University of East Anglia |
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Site Reference:	GNLP0133 D
Address:	UEA - South of Suffolk Walk
Proposal:	Existing undeveloped allocation R41 to be carried forward.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Undeveloped open space fronting University Broad	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment.</p>
<p>HELAA Conclusion: The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site D is on the southern edge of the campus south of Suffolk Walk and is allocated for campus expansion. The site is accessible to local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There are no nationally protected landscapes in the immediate vicinity although development has the potential to adversely affect the setting of the listed UEA campus buildings which are part of the original Lasdun design concept, the UEA Broad (a County Wildlife Site) and locally protected river valley landscape. There is evidence of prehistoric archaeological deposits on site. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for the land availability assessment. The site is subject to an existing planning permission or allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
No recent planning history

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
This is a greenfield site south of Suffolk Walk with an existing allocation as a 'reserve' site for university expansion in the adopted local plan as site R41. The proposal reflects a form of development already agreed in principle and committed to address growth needs.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Greater Norwich Local Plan Regulation 18 Consultation Response: University of East Anglia

Site Reference:	GNLP0133 E
Address:	UEA - Land at the Grounds Depot Site
Proposal:	University related development.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Existing grounds depot site for UEA campus with allotments and nursery/agritech buildings	Part Brownfield / Part Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity and Geodiversity, Historic Environment, Open Space and GI, Transport and Roads, Compatibility with Neighbouring Uses.</p> <p>Red Constraints in HELAA: Townscapes.</p> <p>HELAA Conclusion: The site is one of a number of land parcels (A-G) within and adjoining the University campus. Site E is a partly greenfield site comprising allotments and nursery/agritech buildings at the eastern end of the UEA Broad falling between the Broad and Bluebell Road. The site is accessible to all local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity or contamination/ground stability. Parts of the site fall within areas at moderate to high flood risk. There are no nationally protected landscapes in the immediate vicinity although the adjoining County Wildlife Sites at the UEA Broad, The Heronry and Violet Grove has very significant local biodiversity value. The site also falls wholly within locally protected open space/river valley landscape and extension of built development into that area could compromise its open character and amenity value. Development also has the potential to harm the heritage interest and setting of listed campus buildings. Initial highway evidence has highlighted that potential access constraints could be overcome through development but that the local road network is unsuitable. The site is considered suitable for inclusion in the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY
No recent planning history

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
This is a brownfield site at the eastern end of the UEA Broad adjoining Bluebell Road. The site is promoted to accommodate additional student accommodation supporting the growth of the UEA as proposed in the emerging Development Framework Strategy.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
<ul style="list-style-type: none">• Greater Norwich Local Plan Regulation 18 Consultation Response: University of East Anglia.

Site Reference:	GNLP0282
Address:	Constitution Motors, 140-142 Constitution Hill
Proposal:	Redevelopment for housing.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Currently vacant, previously used for car sales and repairs.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: None
HELAA Conclusion: The site is in a main road location with good accessibility to all local services. There are no known constraints from utilities infrastructure, contamination /ground stability or flood risk. There are no nationally or locally protected landscapes in the vicinity, although one locally listed building adjoins the site. Initial highway evidence has highlighted that potential access constraints on the site that could be overcome through development and that potential impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
18/00917/O - Outline application with all matters reserved for the erection of up to 12 dwellings. (Approved)
19/01031/RM - Reserved Matters of access, appearance, landscaping, layout, scale of Outline Application 18/00917/O. (Pending Consideration)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
This car sales site on a main road location in north Norwich is benefits from outline planning permission for up to 12 homes. The principle of development is established.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional information submitted.

Site Reference:	GNLP0360
Address:	May Gurney and Deal Ground Site, Trowse (part falls within South Norfolk)
Proposal:	Residential led mixed use redevelopment to include employment, retail community uses, potential primary education provision and local greenspace and biodiversity areas.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Part Light industrial (previously Builder's/Civil Engineer's depot/yard, currently used for vehicle storage. Contains locally protected landscapes and County Wildlife Site.	Part Brownfield / Part Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Access, Accessibility to Services, Utilities Capacity, Utilities Infrastructure, Contamination and Ground Stability, Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Open Space and GI, Transport and Roads, Compatibility with Neighbouring Uses</p>
<p>Red Constraints in HELAA: Flood Risk</p>
<p>HELAA Conclusion:</p> <p>Although this former industrial site is geographically close to Norwich city centre it is isolated and has limited accessibility to some services, with complex constraints which would require significant infrastructure investment to enhance connectivity and improve deliverability. It adjoins the river Wensum which falls within the Broads Authority area and includes a County Wildlife Site and locally protected landscapes. This may give rise to particular impacts which would require mitigation through design and layout. The majority of the site is at moderate to high risk of flooding with part in the functional flood plain. Flood mitigation would be integral to achieving a satisfactory development solution. There are potential townscape impacts on heritage assets within and adjoining the site. Initial highway evidence has indicated that suitable access could be provided to the site through development. This is a heavily constrained site which has been subject to extensive feasibility work. The principle of mixed use, housing led development to support regeneration has been established as acceptable through allocation in the local plan and the grant of outline planning permission which includes enhanced access and covers nearly 90% of the site. Based on the level of constraint identified there are some uncertainties over the practicalities of delivering major development here, but subject to further assessment and excluding the part of the</p>

site in flood zone 3b or already committed, it is considered that approximately 1ha of the site is suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS

No further comments received

PLANNING HISTORY:

12/00875/O - Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures including earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for approximately 680 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits. Development potential of this land alongside the neighbouring Utilities site and land potentially available through the release of the former Carrow Works site is recognised through identification of a wider strategic regeneration area for East Norwich incorporating these three sites, to be unlocked and delivered comprehensively through an AAP and/or masterplan.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0377
Address:	Land east of King Street (King Street Stores & Sports Hall Site)
Proposal:	Residential development for minimum of 40 - 50 dwellings with re-provision of existing sports facility/centre.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant warehousing and community run sports hall.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Historic Environment, Open Space and GI.
HELAA Conclusion: The site is located in Norwich city centre: part is an existing housing allocation. It is highly accessible to services. There are no known constraints from utilities infrastructure or utilities capacity. A small area of the site closest to the river is prone to flood risk and there may be issues from contamination from prior industrial uses. The sensitivity of the adjoining Broads Authority area and the surrounding historic townscape of King Street would require mitigation. The existing building has little townscape merit, but it is currently in use as a sports facility and the potential loss of this use would need to be considered. Subject to this the site is considered as suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
18/00277/F - Replacement roof cladding and installation of solar panels to south facing roof slopes. (Approved) 16/01031/F - Steps to the rear door to be converted into a ramp. (Approved) 15/00260/F - Block up ground floor loading doors on south elevation and creation of new emergency exit on east elevation. (Approved) 14/00535/F - Replacement of ground floor windows and the erection of a new entrance to the north elevation. (Approved)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
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In the absence of evidence that the sports hall is surplus to requirements or any detailed information on how it might be replaced or re-provided allocation of the whole site would be premature and contrary to emerging policy. Existing allocation CC8 on the King Street Stores site only is suitable to carry forward in isolation and any future proposals to develop the sports hall could be progressed through a planning application.
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional information submitted.

Site Reference:	GNLP0381
Address:	Norwich Airport Park & Ride
Proposal:	Redevelopment of site for small scale retail/food store, hotel, business/office use or mixed-use development.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Made surface car park - Park and Ride	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Contamination and Ground Stability, Market Attractiveness, Open Space and GI, Transport and Roads.</p> <p>HELAA Conclusion: The site is in a main road location immediately adjoining the Airport, with good accessibility to services. There are no known constraints from utilities infrastructure, utilities capacity or flood risk: potential contamination is highlighted from prior use as a military airfield. There are no nationally protected landscapes in the vicinity but the existing landscape belts around the site are locally protected. There are no significant impacts on townscape or heritage assets. The Highway Authority have advised that potential access constraints could be overcome through development and potential impact on the functioning of local roads could be mitigated. The site is currently in use as a park and ride site and the potential loss of this use would need to be considered. Subject to this the site is considered suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
No recent planning history

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
There is no requirement for the development proposed and no basis for the release of the Park and Ride site pending decisions on its replacement and the form of the future Park and Ride network in the context of the ongoing Transport for Norwich strategy review. However, once these decisions are clarified the site would be appropriate for release.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional information submitted.

Site Reference:	GNLP0401
Address:	Former Eastern Electricity Headquarters, Duke Street (Duke's Wharf)
Proposal:	Residential-led mixed use development for approx. 400 dwellings (could include student accommodation) with retail and/or other appropriate city centre uses at ground floor level.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant buildings, site currently used as temporary car parking.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Open Space and GI.</p>
<p>HELAA Conclusion: This long-term vacant brownfield site in Norwich city centre is in a highly accessible location close to services and facilities. It is an existing mixed use (office led) allocation in the local plan. There are no known constraints from utilities infrastructure although sewerage upgrades may be necessary. There is potential contamination due to the site's prior industrial use and part of the site is at moderate risk of flooding. The site is considered a priority for regeneration, although its location adjoining the river Wensum (within the Broads Authority area) and proximity to sensitive historic townscapes in the city centre conservation area would need to be addressed in design. Initial highway evidence has indicated that there are access constraints which could be overcome through development and that any impact on the functioning of local roads could be mitigated. A number of constraints are identified but could be overcome. However, the site is subject to an existing allocation for a similar form of development, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
08/00743/F - Demolition of buildings and structures at Duke Street (excluding elements of Boardman buildings) and construction of A2/B1A offices, A3

restaurant/cafes, A1 retail floorspace, D1 Art Gallery and 16 residential dwellings comprising 5 No Townhouses and 11 No. Apartments with underground car and cycle parking. (APPROVED)

08/01354/U - Retrospective application for use of site as a temporary car park (150 cars). (REFUSED)

09/00929/U - Temporary use of former staff parking areas (150 spaces) at the former Eastern Electricity offices as a shoppers' car park over the Christmas period. (REFUSED)

11/00861/U - Change of use of former private parking areas ancillary to the former Eastern Electricity offices to a temporary short/medium stay car park providing 93 spaces together with installation of 9 Sheffield type cycle stands. (APPROVED)

12/00075/U - Continued use of former private parking areas ancillary to the former Eastern Electricity offices as a temporary short/medium stay car park providing 93 spaces together with 18 cycle spaces. (TEMPORARY PERMISSION GRANTED)

12/01494/U - Continued use of private car park ancillary to the principal use of the site as offices to provide 93 short/medium stay public car park spaces for a period of six months. (REFUSED – APPEAL ALLOWED)

14/00124/F - Continued use of site to provide 93 short/medium stay public car park spaces for a further six months temporary period. (TEMPORARY PERMISSION GRANTED)

14/01103/F - External alteration, partial demolition and extension of riverside and Duke Street buildings to provide 29 dwellings. Demolition of central and warehouse buildings to provide redevelopment for 56 dwellings, extension of basement car park, creation of 464sqm of flexible commercial floorspace (Class A2/A3/B1(a)), associated highway and landscape works, pontoon and floating landscape platforms. (Amended description and plans/supporting documents). (APPROVED)

14/01104/PDD - Change of use of ground, first, second and third floors of Riverside Building; first, second and third floors of No. 8 Duke Street; and first and second floors of No. 6 Duke Street, from offices (Class B1(a)) to residential to create 69 residential units. (PRIOR APPROVAL GRANTED)

14/01318/F - Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period. (TEMPORARY PERMISSION GRANTED)

15/00916/F - Change of use of ground, first, second and third floors of Riverside building, first, second and third floors of No. 8 Duke Street, and first and second floors of No. 6 Duke Street to provide 69 residential units. (APPROVED)

15/01866/NMA - Non-material amendments to previous permission 14/01103/F to facilitate a revised approach to the phased delivery of the development. (APPROVED)

16/00534/F - Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period. (TEMPORARY PERMISSION GRANTED)

17/00962/F - Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period. (TEMPORARY PERMISSION GRANTED)

18/01117/F - Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period. (TEMPORARY PERMISSION GRANTED)

19/00838/F - Continuation of use of the site to provide 93 short/medium stay public car park spaces for a further temporary period. (REFUSED)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

This is a key city centre regeneration opportunity site allocated for office-led development (CC21) which is long term vacant aside from a temporary car park use. Despite a succession of consented schemes including most recently for office to residential conversion and new build potentially delivering 156 dwellings, the site remains stalled. As a key regeneration priority, a concerted effort is required to bring the site forward and maximise its development potential, accordingly identification in the GNLP is highly desirable.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- GI Strategy
- Site Access
- Preliminary Ecological Appraisal
- Proposal Map

Site Reference:	GMLP0409R
Address:	Barrack Street / Whitefriars
Proposal:	Residential-led mixed use development with some retail.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
<p>The site was formally occupied by Jarrolds Printworks but is now largely vacant.</p> <p>The site is currently used for/comprises the following features: A temporary surface car park within the eastern part of the site, an unoccupied maintenance building which is attached to remains of the City Wall (Scheduled Ancient Monument). St James' Mill Annex which currently houses the John Jarrold Printing Museum. A pair of listed cottages fronting Barrack Street (77-79) a row of terrace properties and a garage block.</p>	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA:</p> <p>Contamination and Ground Stability, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Historic Environment, Transport and Roads.</p>
<p>HELAA Conclusion:</p> <p>Residential-led (200 dwellings) mixed use development, 350sqm retail on a brownfield riverside site close to the city centre at Barrack Street, with access taken from Gilder's Way. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority require further information. There is potential contamination on the site as it was formerly a factory/print works, and the eastern third of the site is in Flood Zone 2 and at risk of surface water flooding. There are landscape issues as the site is adjacent to Broads Authority area at the river and is further constrained by TPOs and group TPOs, the city centre conservation area, a listed building, city walls & towers (scheduled monuments) on site. However, there are no ecological constraints and no loss of publicly accessible open space. The site has some constraints, but it is considered that these could be mitigated, and the site is considered suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:

15/01927/O - Outline application with all matters reserved for the erection of up to 200 dwellings, together with public open space and up to 127 car parking spaces for B1 office use and 150 residential parking spaces. (APPROVED)

18/01286/F - Demolition of existing buildings and structures; erection of 218 dwellings; conversion, refurbishment and extension of two Grade II Listed Cottages, erection of 310sqm of commercial floorspace (Class A1-A5 use) and 152sqm of Museum floorspace (D1 use), with associated works. (APPROVED)

18/01287/L - Conversion, refurbishment and extension of 77-79 Barrack Street and alterations to the western boundary wall of the site. (APPROVED)

19/01458/NMA - Amendment to planning permission 18/01286/F. (APPROVED)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

This is a key city centre regeneration opportunity site currently allocated for office development (CC17b). The site has approval for a detailed scheme of 218 dwellings, commercial floorspace and a replacement museum. It adjoins vacant land on Barrack Street north of Gilders Way which has outline consent for mixed use development including 200 homes and is also allocated for a comparable mix of uses in the local plan (CC17a). The latter site will be considered separately as part of the assessment of the reallocation potential of existing commitments. GNLP409R is suitable to shortlist, allocation would be appropriate in conjunction with the adjoining site if progressed.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0451
Address:	Sentinel House, 37-45 Surrey Street.
Proposal:	Town centre uses or mixed-use development of undetermined type.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
The formerly redundant offices have now been converted to residential flats, the adjoining land is predominantly disused, also containing an area of surface car parking	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Townscapes, Historic Environment
HELAA Conclusion: This site comprises redundant offices and adjoining disused land in a highly accessible location in Norwich city centre, close to services and facilities. The main building is being converted for housing and the remaining land is subject to proposals for student accommodation development. There are no known constraints from utilities capacity, utilities infrastructure, flood risk or contamination/ground stability. There are potential impacts on the character of the city centre conservation area, below ground archaeology (City Wall) and the setting of heritage assets, although the existing building is of little merit. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site has relatively few constraints but as it is already under construction for housing, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
11/02164/CLE - Application for a Certificate of Lawful Use for the continued use of the site for car parking ancillary to the main use of Sentinel House. Status: Application Approved
17/01295/F - Redevelopment of site to provide 285 student bedroom development with associated access and landscaping.

Status: Application Refused

18/00437/F - Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.

Status: Application Refused

18/00011/REF - Redevelopment of site to provide 285 student bedroom development with associated access and landscaping.

Status: Appeal dismissed

18/00026/REF - Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.

Status: Appeal allowed

19/01405/MA - Material amendment of 18/00437/F (allowed on appeal) to replace drawings listed as approved under Condition 2 and Condition 14.

Status: Pending Consideration

19/01510/D - Details of Condition 3: construction management plan of previous permission 18/00437/F (allowed on appeal).

Status: Pending Consideration

19/01558/D - Details of condition 4: Contamination risk assessment of previous permission 18/00437/F.

Status: Pending Consideration

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

This city centre site comprises a 1980s built former office building and vacant land to the east. Sentinel House was subject to two prior approval applications for office to residential conversion under permitted development, both approved subsequent to the GNLP submission. The most recent consent for 199 apartments has been implemented and occupied. The adjoining land forms part of site CC29 allocated for housing in the local plan. This part of the site is subject to a refused and appealed application for a 252-bed student accommodation development. Notwithstanding the refused scheme the allocated land east of Sentinel House offers significant regeneration potential. Suitable to shortlist excluding the implemented part of the site (Sentinel House itself).

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0506
Address:	Anglia Square
Proposal:	Mixed use redevelopment, to include approximately 20,000m2 retail floorspace, 1,500 dwellings, 1,200 car parking spaces and community and leisure uses including a cinema. The site does not include Surrey Chapel or the former Barclays Bank site.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Shopping centre, vacant office, cinema & multi-storey car park. Artist studios, surface car parking including car-wash, Chapel and community uses.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Flood Risk, Townscapes, Historic Environment, Transport and Roads, Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion: This site in the northern part of Norwich city centre comprises an existing district shopping centre and areas of vacant land/surface car parking and a variety of other buildings many of which are vacant or underused. It is highly accessible to local services and facilities. There are no known constraints from utilities infrastructure; however, sewerage upgrades and mains reinforcement would be necessary to serve development. There are no known contamination issues but there is surface water flood risk on parts of the site. Anglia Square falls within the city centre conservation area and is close to a number of heritage assets. the large scale of development proposed has the potential for adverse impacts on the historic setting of this part of the city although the existing townscape is very poor with much scope for regeneration and improvement. There are no nationally or locally protected landscapes in the vicinity and development has the potential to enhance local green infrastructure. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is almost entirely covered by an existing permission for mixed use. Although the proposed mix is different, the HELAA seeks to identify additional land which might be developed for either economic or residential use. Therefore, only 0.25ha is considered suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:

07/01347/C - Demolition to facilitate comprehensive regeneration of Anglia Square and environs for mixed use development.

Status: Application Withdrawn

07/01349/F - Comprehensive regeneration of Anglia Square and environs for mixed use development, including detailed proposals for residential tower (block A) and foodstore and full details of servicing, car parking, access (including enhanced pedestrian, cycle, public transport accessibility, bridge link from St Crispins, foodstore service bridge and closing of subway) and proposed Edward Street/Pitt Street link road. Establishing the principle of additional retail (Class A1) and residential (Class C3), food and drink uses (Classes A3, A4 and A5), office use (Class B1), the potential relocation of Surrey Chapel (Class D1) and enhancement of landscaping including enlarged square. NB Application accompanied by Environmental Statement submitted under the Environmental Impact Assessment Regulations.

Status: Application Withdrawn

08/00974/F - Comprehensive regeneration of Anglia Square and environs for mixed use development, including detailed proposals for residential (Block A) and foodstore and full details of servicing, car parking, access (including enhanced pedestrian, cycle, public transport accessibility, bridge link from St. Crispins, and closing of subway), siting of ground floor units and detail of proposed Edward Street / Pitt Street link road. Establishing the principle of additional retail (Class A1) and residential (Class C3), food and drink uses (Classes A3, A4 and A5), health centre (Class D1), the potential relocation of Surrey Chapel (Class D1) and enhancement of landscaping including an enlarged square.

Status: Application Approved

08/00975/C - Demolition to facilitate comprehensive regeneration of Anglia Square and environs for mixed use development.

Status: Application Approved

11/00160/F - Phase 1(a) of the comprehensive regeneration of Anglia Square and environs for mixed use development, including an enlarged Anglia Square, detailed proposals for a new 7,792 sq.m. foodstore, supported by 507 car park spaces, and full details of servicing, car parking (both permanent and temporary), access (including enhanced pedestrian, cycle, public transport accessibility, a bridge link from St Crispins Road, and closing of subway). Detailed proposals for additional retail and other town centre uses (Class A1, A2, A3, A4) totalling 3,565 sq.m. net, a creche (Class D1, 304 sq.m.) and up to 91 residential units (Class C3) in mixed private/housing association use. Outline planning application to establish further residential development (a possible further 16 housing association units) on land west of Edward Street.

Status: Application Approved

11/00161/F - Phases 1(b) and 2(a) of proposed regeneration of Anglia Square and environs for mixed use development, including: fully detailed planning application

for Phase 1(b) east of the enlarged square, comprising additional retail and food and drink uses (Class A1/A3) with a total of 2,985 sq.m. net; rooftop parking providing 99 spaces and 29 private flats with temporary car parking; external refurbishment of Gildengate House offices and improvement to existing office entrance. Outline planning application for Phase 2(a) north of the enlarged square, to establish the principle of additional retail and food and drink uses (Class A1/A3) of 2,094 sq.m. and the provision of a gym (Class D2) of 1,478 sq.m.
Status: Application Approved

11/00162/O - Phase 2(b) of proposed regeneration of Anglia Square and environs for mixed use development; outline application to establish the principle of Class D2 (Assembly and Leisure) uses with ancillary Class A1/A3 uses.
Status: Application Approved

11/00163/C - Demolition to facilitate the comprehensive regeneration of Anglia Square and associated development proposals as applied for under 3 planning applications (11/00160/F, 11/00161/F and 11/00162/O).
Status: Application Approved

17/00433/EIA1 - EIA screening opinion request for the redevelopment of the site to provide up to 1,350 new residential dwellings (Class C3), a proportion of which could be delivered as a hotel (Class C1) or student accommodation (Sui Generis). In addition, up to 15,000 sqm GIA (including servicing areas and loading bays) of commercial floorspace at principally ground floor as retail (A1/A2/A3/A4 Use Classes), but to include a cinema (Class D2) of up to 2,350 sqm GIA, and other non-residential uses of approximately 500 sqm GIA to include workshop/artist studio space, office, and/or a doctor's surgery will be provided on the lower floors, with associated public and private car parking and access, landscaping and servicing.
Status: EIAREQ

17/00434/EIA2 - EIA scoping opinion request for the redevelopment of the site to provide up to 1,350 new residential dwellings (Class C3), a proportion of which could be delivered as a hotel (Class C1) or student accommodation (Sui Generis). In addition, up to 15,000 sqm GIA (including servicing areas and loading bays) of commercial floorspace at principally ground floor as retail (A1/A2/A3/A4 Use Classes), but to include a cinema (Class D2) of up to 2,350 sqm GIA, and other non-residential uses of approximately 500 sqm GIA to include workshop/artist studio space, office, and/or a doctor's surgery will be provided on the lower floors, with associated public and private car parking and access, landscaping and servicing.
Status: EIASCR

17/02003/EIA2 - EIA scoping opinion request for the redevelopment of the site to provide up to 1,350 new residential dwellings (Class C3), a proportion of which could be delivered as a hotel (Class C1) or student accommodation (Sui Generis). In addition, up to 15,000 sqm GIA (including servicing areas and loading bays) of commercial floorspace at principally ground floor as retail (A1/A2/A3/A4 Use Classes), but to include a cinema (Class D2) of up to 2,350 sqm GIA, and other non-residential uses of approximately 500 sqm GIA to include workshop/artist

studio space, office, and/or a doctor's surgery will be provided on the lower floors, with associated public and private car parking and access, landscaping and servicing.

Status: Pending Consideration

18/00330/F - Part Full/Outline application for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for: up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas (please see the Application Form for a detailed description of the proposal - all plans and drawings are available at www.angliasquarestatutoryconsultation.co.uk).

Status: Pending Consideration

19/00007/CALLIN - Part Full/Outline application for the comprehensive redevelopment of Anglia Square and adjacent land on Edward Street for: up to 1250 dwellings, hotel, ground floor retail and commercial floorspace, cinema, multi-storey car parks, place of worship and associated works to the highway and public realm areas (please see the Application Form for a detailed description of the proposal - all plans and drawings are available at www.angliasquarestatutoryconsultation.co.uk).

Status: Appeal in progress

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following resolution to approve a mixed-use regeneration scheme including 1250 homes and commercial floorspace (December 2018), the application has been called-in by the Secretary of State and will now be considered at a Public Inquiry. Notwithstanding the uncertainty over the current proposals, the strategic importance and major regeneration benefits of the site require appropriate recognition in the GNLP.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP0570
Address:	Site of Former Church, Heartsease Lane.
Proposal:	Residential as an alternative to church redevelopment.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Church	Brownfield / part greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Open Space and GI, Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion: This site in a suburban location on the outer ring road in east Norwich. It is highly accessible to local services and facilities. There are no known constraints from utilities infrastructure, utilities capacity, flood risk or contamination/ground stability. There is a nationally protected SSSI within 2km and the immediately adjacent Mousehold Heath is of major local importance for its landscape, ecological, heritage and biodiversity value all of which have the potential to be impacted by development. The site includes open space with local policy protection. Initial highway evidence has highlighted that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. The site is considered suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
<p>19/00007/F - Construction of new church auditorium with associated children and youth facilities, nursery and car parking with external works and new pedestrian access.</p> <p>14/01758/U - Change of use of front of site to car valeting centre (class B1) with ancillary cafe and erection of canopy.</p>

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
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Site was previously a private sports club and most recently a (now demolished) place of worship. Site could be appropriate for a carefully designed and integrated housing development although proposals for redevelopment as a church with no residential element have recently been approved. Given the uncertainty over whether any housing is likely to be deliverable, the site is a reasonable alternative but is not preferred for allocation at the current time.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP2114
Address:	St Georges Works, Muspole Street
Proposal:	Residential-led mixed use development.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Flexible office space	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Flood Risk, Market Attractiveness, Townscapes, Biodiversity and Geodiversity, Historic Environment.</p>
<p>HELAA Conclusion: The site is proposed for residential-led mixed use development on a brownfield site on Muspole Street. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority have stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Muspole Street is in Flood Zone 2 and has surface water flood risk at 1:1000 which may affect access decisions. The site is surrounded by listed buildings and is in the city centre conservation area, which would influence any scheme on the site. There are scheduled monuments near the site, and a SSSI within 3km. Although the site is constrained, the majority is considered suitable for the land availability assessment, although it is important not to double count the existing commitment to the north of the site.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
<p>08/00866/F - Redevelopment of site to provide 47 No. apartments and 10 No. houses with associated works including enhancement of external areas and provision of formal parking areas. (Amended Design). Status: Application Approved</p> <p>08/00867/C - Demolition of modern extensions to Lion House and Seymour House and demolition of single storey detached buildings to east of site. Status: Application Approved</p>

12/00143/ET - Extension of time period for the commencement of development for previous planning permission 08/00866/F 'Redevelopment of site to provide 47 No. apartments and 10 No. houses with associated works including enhancement of external areas and provision of formal parking areas. (Amended Design)'.
Status: Application Approved

12/00144/ET - Extension of time period for previous conservation area consent 08/00867/C 'Demolition of modern extensions to Lion House and Seymour House and demolition of single storey detached buildings to east of site.'
Status: Application Approved

15/01512/PDD - Conversion of offices to residential (23 No. dwellings).
Status: Prior Approval Approved.

15/01480/VC - Removal of Condition 2 to remove the phasing element of the approved scheme; amendments to the wording of Conditions 3-10 and 15-20; and variation of Condition 21 to allow for minor changes to the approved plans of planning permission 12/00143/ET.
Status: Application Withdrawn

15/01713/PDD - Change of use of offices to residential to provide 37 No. apartments.

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

This former factory site was previously allocated in the Northern City Centre Area Action Plan for housing development and was subject to a now expired planning permission for redevelopment and conversion providing 57 homes. Prior approval applications have been granted on office premises within the site (The Guildyard, Colegate and Seymour House, Muspole Street) potentially delivering 60 flats. Outline regeneration proposals have been publicised alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used beneficially as managed workspace but in the event of more substantive development proposals the site is capable of delivering a more substantial housing led development with significant regeneration benefits.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP2137
Address:	Land at Riverside
Proposal:	Mixed use development including residential, offices, increased leisure and recreational activities, hotels and retail.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Retail, Leisure, Residential	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Contamination and Ground Stability, Flood Risk, Significant Landscapes, Townscapes, Historic Environment, Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion: The site encompasses the entire existing Riverside development, including the bars, restaurants, Odeon cinema, Morrisons supermarket, retail units and car parks. Promoters want to promote mixed uses, including residential, offices, increased leisure, recreational activities and hotels, but the details are subject to further assessment. Given the city centre location the site clearly has good access to key services and workforce catchment. The site's size, and location, means there are both significant constraints and significant opportunities. Considerations include: fluvial flood risk (Flood Zone 2), surface water flood risk; and, that on the opposite side of the River Wensum is the City Centre Conservation Area and various listed buildings. The stated intention of the promoters is to respond to changing market conditions and to increase the leisure and recreational offer. Although successfully redeveloped, on the basis that Riverside could yield additional floorspace, or a different mix of uses, it is considered reasonable to include in the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
No relevant recent planning history

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
Proposed relaxation of uses considered acceptable in principle; however, not considered suitable for allocation due to the absence of further evidence on the

precise form of development and the quantum of housing which might be deliverable. A specific allocation is not considered necessary.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP2159
Address:	Sites at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane car park
Proposal:	Residential development (150 dwellings proposed).

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Car/motorbike showroom/repairs	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Contamination and Ground Stability, Townscapes, Historic Environment.
HELAA Conclusion: This is a 0.7 ha site proposed for a high-density residential development of 150 dwellings, on the Lind Garage site in Ber Street. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority have stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Considerations include the constraints to redeveloping brownfield land and the townscape matters of building near listed buildings along Ber Street and in the City Centre Conservation Area. The loss of commercial uses in the City Centre is a further factor, but the site is considered suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
84-120 Ber Street: 05/00281/C - Demolition of existing showrooms, offices and workshops. Status: Application Approved 05/00282/F - Demolition of garage building and redevelopment of sites for the erection of 164 flats (56 x one-bedroom, 106 x two bedroom and 2 x three bedroom apartments) and 167 car parking spaces (Revised scheme). Status: Application Refused 05/01198/U - Change of use from workshop and showroom to retail (Class A1). Status: Application Refused

05/01199/U - Use of land for contract car parking.

Status: Application Approved

08/00490/F - Demolition of garage building and redevelopment of sites for the erection of 151 flats (50 x one-bedroom, 4 x studio, 79 x two bedroom and 18 x three bedroom apartments) with 148 basement car parking spaces and secure cycle storage.

Status: Application Approved

12/02312/F - Conversion and change of use of part former commercial garage premises (Class Sui Generis) to health club (Class D2) with single storey extension link to 106 Ber Street.

Status: TEMP

15/00057/VC - Removal of Condition 1 (temporary permission until May 2016) of previous planning permission 12/02312/F.

Status: Application Approved

147-153 Ber Street

No recent planning history

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

The site is considered to offer considerable regeneration benefits and could deliver a significant quantum of housing including affordable housing.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

Site Reference:	GNLP2163
Address:	Friars Quay car park, Colegate.
Proposal:	Residential development of 44 dwellings.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Car park	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Contamination and Ground Stability, Townscapes, Historic Environment.
HELAA Conclusion: This is a 0.12 ha site proposed for a high-density residential development of 44 dwellings, on the Colegate car park site. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority has stated 'no comment' but it is assumed that a suitable access could be achieved and that local roads could absorb any increase in traffic. Considerations include the constraints to redeveloping brownfield land and the townscape matters of developing near listed buildings and in the City Centre Conservation Area. The loss of car parking in the City Centre is a further factor, but the site is considered suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
14/01282/F - Demolition of existing building and redevelopment of site to provide 44 residential flats. (WITHDRAWN)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
Site considered appropriate for allocation

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional information submitted.

Site Reference:	GNLP2164
Address:	West of Eastgate House, Thorpe Road
Proposal:	Residential development of 20-25 dwellings.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Surface car parking	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Flood Risk, Townscapes, Biodiversity and Geodiversity, Historic Environment.
HELAA Conclusion: This is a 0.19 ha site proposed for 20-25 dwellings, on land west of Eastgate House on Thorpe Road. Given the city centre location of the site, it has good access to key services and workforce catchment. The Highways Authority has raised no in principle objection to the site. Other considerations include the townscape matters of developing near to listed buildings, areas of land with Tree Preservation Orders, and in the Thorpe Ridge Conservation Area. The loss of commercial uses in the City Centre is a further factor, but the site is considered suitable for the land availability assessment.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
16/01889/O - Outline application for the erection of 20 no. apartments including associated parking and amenity space. (REFUSED)

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
Site considered appropriate for allocation for residential development.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional information submitted.

Site Reference:	GNLP3050
Address:	Sainsbury Homebase Site, Hall Road Retail Park
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Warehouse retail & associated parking	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA: Access, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Compatibility with Neighbouring Uses.</p> <p>HELAA Conclusion: This is a 2.28ha brownfield site located in the Hall Road Retail Park at the junction of Hall Road and Sandy Lane. It comprises the existing Homebase DIY retail store and customer car park which forms part of the parking area serving the wider retail park development. Initial evidence from the Highway Authority indicates that access is achievable, and that the local road network is suitable. The Hall Road District Centre provides access to a range of services and facilities and Hall Road is on a high- frequency bus route. There are no known constraints from utilities infrastructure or ground instability. Previous automotive uses on the site indicate that there may be some risk from prior contamination. Relatively small areas of the site are subject to some degree of surface water flood risk and it falls within Flood Zone 1. There would be no loss of local open space arising from development. Locating housing immediately adjacent to an operational retail park is not considered ideal in planning terms and would require careful design to achieve effective segregation; additionally, interposing residential use between two retail centres would effectively sever the retail park from the currently adjacent Hall Road District Centre and prevent proper connectivity between the two sites. However, the site is considered suitable for the land availability assessment.</p>

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
<p>4/95/0774/O: Outline planning permission was granted in June 1996 for the construction of a non-food retail warehouse (bulky goods) development</p> <p>4/1999/0478/D (reserved matters): approved in March 2000 for the 'erection of a single retail warehouse unit of 7,440 sqm with open garden centre'. The unit is now occupied by Homebase.</p>

18/01881/VC - Variation of Condition 10 of previous permission 4/1995/0774/O to allow the sale of additional product types.
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OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
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Due to the commercial/employment character of the area, development for residential purposes may be incompatible with neighbouring uses. Current proposals to retain the retail use and subdivide the unit will mean that the site is now unlikely to come forward for alternative forms of development.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional information submitted.

Site Reference:	GNLP3053
Address:	Land at Carrow Works
Proposal:	Residential led mixed-use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Employment/Manufacturing (Britvic Soft Drinks Ltd. and Unilever UK Ltd.)	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: To be completed.
HELAA Conclusion: To be completed.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
There is no recent planning history relevant to the proposed allocation.

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:
Subject to HELAA conclusion. This site has not been put forward by the landowner at this time, but has been considered strategically important for consideration.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional information submitted.

Site Reference:	GNLP3054
Address:	St Mary's Works and St Mary's House, Duke Street, Norwich
Proposal:	Comprehensive mixed-use development to include residential (approx. 150) and employment uses, with the possible addition of a hotel.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Employment/Workshop & associated parking	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: To be completed.
HELAA Conclusion: To be completed.

FURTHER CONSULTATION COMMENTS
No further comments received

PLANNING HISTORY:
<p>13/01685/F - Construction of 8 No. two bedroom apartments on roof at second and third floors of former shoe factory building with access stairwells, demolition of single storey commercial extensions at rear of factory building and creation of car parking spaces. Change of use of existing first floor from D2 (assembly and leisure) to B1(a) (office) Withdrawn.</p> <p>16/01950/O - Outline planning application to include the demolition of office/workshop buildings; part demolition/part retention, conversion and extension of St Mary's Works building and redevelopment of the site to provide circa 151 residential units (Use Class C3); circa 4,365sqm office floor space (Use Class B1a); circa 3,164sqm hotel and ancillary restaurant facility (Use Class C1); circa 451sqm retail (Use Class A1/A3); circa 57sqm gallery space (A1/D1); circa 124 parking spaces and associated landscaping works (amended description and plans). Approved 03/05/2018.</p> <p>19/00173/EIA1 - EIA screening opinion for the demolition of office/workshop buildings; part demolition/part retention, conversion and extension of St Mary's Works building and redevelopment of the site to provide circa 151 residential units (Use Class C3); circa 4,365sqm office floor space (Use Class B1a); circa 3,164sqm hotel and ancillary restaurant facility (Use Class C1); circa 451sqm retail (Use Class A1/A3); circa 57sqm gallery space (A1/D1); circa 124 parking spaces and associated landscaping works. EIARQ (required)</p>

19/00430/F - Demolition of office and workshop buildings and the redevelopment of the site together with the part demolition and conversion of the former Shoe Factory Building, to provide 152 residential units (Class C3), employment space (Class B1), a hotel and ancillary restaurant (Class C1), retail units (Class A1/A3), gallery and exhibition space (Class D1), car parking, landscaping and public realm improvements, access and associated works. **Withdrawn.**

OTHER CONSTRAINTS/ISSUES NOT IDENTIFIED IN THE HELAA:

Subject to HELAA conclusion.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional information submitted.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITES (WHERE APPROPRIATE).

Despite the relatively limited number of sites promoted in Norwich for potential allocation, some are of substantial size and complexity. Overall there is a wide variation in terms of site size, mix of uses and location, with many proposals presenting site-specific and detailed issues and for which there may be no easily comparable and/or reasonable alternative option. The approach taken to shortlisting has, consequently, applied additional locally specific suitability criteria (in addition to those set out in the HELAA) to determine the site's potential to deliver local and strategic objectives in the context of emerging policies. These are:

- Site size: - sites with a capacity of less than 15 dwellings will not generally be shortlisted for allocation as they would be unable to deliver a meaningful amount of affordable housing.
- Compatibility with emerging policy: sites which are clearly contrary either to the NPPF or the direction of emerging policy in the GNLP will not normally be acceptable candidates for shortlisting.
- Brownfield/Greenfield status: Maximising the potential of previously developed land is a key priority of the GNLP and national policy, consequently sites proposing the development of greenfield land without compelling evidence of overriding benefits will not generally be shortlisted.
- Long-term vacancy or dereliction: Several sites in Norwich, especially the city centre, have been identified as suitable for development for many years but remain vacant or derelict and underused. Priority needs to be given to unlocking these stalled sites through targeted investment and action in collaboration with other stakeholders and agencies: allocation in the GNLP helps to signal that intention and favours of shortlisting.
- Previously allocated site: many promoted sites are allocated in current or previously adopted local plans and/or the Northern City Centre Area Action Plan. The principle of development has been established and they may offer opportunities for higher density development or a different mix of uses to contribute additional homes to the GNLP housing requirement. Unless there is evidence that these sites cannot be delivered, the existence of a previous allocation will generally favour shortlisting.
- Site of strategic scale or importance: Where a site proposal is of a scale or significance which will be strategically important in achieving GNLP objectives over a wider area, it will generally merit shortlisting.
- Clear physical or economic regeneration benefits: Similarly, a site can deliver demonstrable benefits in terms of physical or economic regeneration, this will generally favour shortlisting.
- Ownership: Land in city council or other public ownership may be able to contribute significantly to achieving GNLP objectives, for example through the delivery of affordable homes.
- Active proposals for development: Sites promoted through the Call for Sites for consideration for the GNLP may also be subject to active development

proposals pursued in parallel, either through pre-application discussions, consultations or a current planning application or a subsequent permission. Sites with active proposals and a clear intention to bring those sites forward are favoured for shortlisting over proposals which are purely speculative and not supported by evidence of deliverability.

Promoted sites are excluded from consideration for shortlisting if:

- a) An approved application for a similar form of development on the same site has since been implemented (i.e. is under construction or already complete): the only exception to this will be where sites are of a strategic scale and/or implementation has only occurred on part of the site;
- b) The proposal does not involve any substantive new development or change of use meriting an allocation (for example where it requests a change to the policy approach applying to an existing facility or asks for specific recognition of an existing facility solely to safeguard its current use). Neither are appropriate matters for site specific allocations and are better dealt with by thematic policies in the GNLP and/or through a review of applicable development management policies and designations.
- c) The proposal is, or appears to be, contrary to the direction of emerging policies in the GNLP or potentially contrary to the NPPF.
- d) The site is likely to be too small to allocate (generally with a capacity of 15 dwellings or fewer or a site area of less than 0.4 hectare)

The promoted sites have been assessed against the above criteria and an analysis is set out in the table below.

Sites preferred for shortlisting are:

Of the residential or residential-led proposals, Sites **GNLP0068** (Duke Street, site adjacent Premier Inn); **GNLP0282** (Constitution Motors, Constitution Hill); **GNLP0360** (Deal Ground, Bracondale/May Gurney site, Trowse) **GNLP3053** (Carrow Works); **GNLP0401** (Duke Street, Dukes Wharf); **GNLP409R** (Barrack Street/Whitefriars); **GNLP0451** (land adjoining, but excluding, Sentinel House); **GNLP0506** (Anglia Square*); **GNLP3054** (St Mary's Works, Duke Street*), **GNLP2114** (St Georges Works Muspole Street*); **GNLP2159** (Sites at 84--120 Ber Street, 147-153 Ber Street and Mariners Lane car park); **GNLP2163** (Friars Quay Car Park, Colegate*) and **GNLP2164** (West of Eastgate House Thorpe Road) are proposed for shortlisting as likely to offer the widest range of benefits and most likely to be deliverable based on active development interest coupled with overall sustainability and consistency with existing and emerging policies. The Barrack Street/Whitefriars site, if progressed to allocation, should also include the adjoining land fronting Barrack Street and Gilders Way which is largely coincident with adopted local plan allocation CC17a.

*(*sites marked with an asterisk include former Northern City Centre Area Action Plan allocations)*

Of the sites proposed for other uses **GNLP0133-B, GNLP0133-C, GNLP0133-D and GNLP0133-E** at the UEA (respectively land at Earlham Hall; Land at the Blackdale Building, Bluebell Road, land south of Suffolk Walk and the former Grounds Depot Site, Bluebell Road); are preferred for shortlisting based on their status as adopted local plan allocations and/or permissions and/or a clear intention to bring them forward during the plan period.

PREFERRED SITES

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
Land adjacent to the River Wensum and the Premier Inn, Duke Street	GNLP0068	0.12	Residential led mixed-use development for a minimum of 25 homes .	This is a prominent brownfield site in the northern city centre which is long term vacant and offers the potential for beneficial regeneration and redevelopment including improved access to the river.
UEA - Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery)	GNLP0133-B	1.38	University-related uses, including offices (Use class B1(a)), research and development (Use class B1(b)) and educational uses (Use class D1) providing in the region of 5,000 sqm of floorspace	The principle of development has been established by virtue of the existing local plan allocation (R39) and outline planning permission. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).
UEA – Land North of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House)	GNLP0133-C	0.89	Student accommodation, (a minimum of 400 beds (equivalent to 160 homes)) may include a small element of ancillary university related uses.	The principle of development has been established by virtue of the existing local plan allocation (R40) and consented and partly completed scheme for student accommodation. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). As an extant consent and previous allocation; this site is been counted in the commitment figures.
UEA – Land between Suffolk Walk and Bluebell Road	GNLP0133-D	2.74	University related development for both academic	The principle of development has been established by virtue of the existing local plan allocation (R41) as a strategic reserve for university

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
			and non-academic uses.	expansion. Its allocation for development remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).
UEA - Land at the Grounds Depot Site, Bluebell Road	GNLP0133-E	1.60	Student accommodation, in the region of 400 beds (equivalent to 160 homes) which may include a small element of ancillary university related uses	The site has been developed and in operational use for several years as a ground's maintenance depot. Although in a prominent and sensitive river valley location with respect to the campus and the UEA Broad, on balance it is considered that the site offers the best opportunity to accommodate limited development to support the expansion of the UEA and will enable further enhancement and greater public access to the river valley, with the proviso that any development must be sensitively designed and integrated into the landscape.
Land at Constitution Motors, 140-142 Constitution Hill	GNLP0282	0.27	Redevelopment for a minimum of 12 homes .	The site is located in a predominantly residential area and is appropriate for residential use. It now has benefit of outline planning permission, as such has been counted in the commitment figures
Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk	GNLP0360	21.90	Residential led mixed-use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space together with all necessary supporting	This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for up to 680 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits but is subject to complex constraints identified through the HELAA. Development potential of this land alongside the neighbouring Utilities site and land potentially available through the

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
			vehicular, pedestrian, cycle and public transport access infrastructure. 680 homes.	release of the former Carrow Works site is recognised through a wider strategic growth allocation across the three sites which is expected to deliver a total of approximately 2,000 homes. <i>Note that the May Gurney site falls within Trowse parish and approximately 90 homes of the 680 approved are included within the housing commitment for Trowse parish.</i>
Former Eastern Electricity Headquarters (Dukes Wharf), Duke Street	GNLP0401	0.83	Residential-led mixed-use development including a minimum of 100 homes (or at least 250 student bedrooms). May also include employment, managed workspace retail, leisure, financial and professional services, education and cultural uses.	This long-term vacant regeneration opportunity site was previously allocated for office-led development in the adopted local plan (CC21) but remains stalled despite a succession of consented schemes. Allocation in the GNLP is wholly appropriate to recognise its considerable potential for regeneration for both housing and commercial uses taking advantage of its riverside site and highly accessible city centre location close to the primary shopping area. 69 units are counted in the existing commitment, the site is expected to deliver an uplift of an additional 31 units.
Land at Barrack Street/ Whitefriars	GNLP0409R	3.78	Residential led mixed-use development (minimum 300 homes), offices/managed workspace, ancillary retail, restaurants, bars and recreational open space.	This key regeneration site in the city centre is long term vacant. It is appropriate to amalgamate the existing adopted local plan allocations CC17a and CC17b in a single allocation which acknowledges the acceptance in principle of current proposals to develop its western half nearest to Whitefriars for a residential-led scheme. Outline and detailed consents on its eastern half provide for 200 homes and offices to deliver the remaining phases of the St James Place office quarter which is counted in the existing

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
				commitment. The allocated site is expected to deliver an uplift of an additional 100 homes
Land adjoining Sentinel House (St Catherine's Yard), Surrey Street	GNLP0451	0.38	Residential development (minimum 40 homes or 200 student bedrooms)	Following the conversion of Sentinel House to 199 apartments it is no longer appropriate to allocate the entire site as initially proposed although land to the east remains suitable for development. This is acknowledged in adopted local plan allocation CC29, albeit that the majority of the Queens Road Car Park will not now be available and is excluded. An allocation for housing or student accommodation reflects a form of development already supported in principle on this site. As the proposed site is part of previous allocation, the figures are counted in the current commitment.
Land at and adjoining Anglia Square	GNLP0506	4.79	Residential-led mixed-use development including in the region of 1200 homes , student accommodation, retail units, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix.	Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following resolution to approve a mixed-use regeneration scheme including 1250 homes and commercial floorspace (December 2018), the application has been called-in by the Secretary of State and will now be considered at a Public Inquiry. Notwithstanding the uncertainty over the current proposals, the strategic importance and major regeneration benefits of the site require appropriate

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
				recognition in the GNLP. 198 units are counted in the existing commitment as part of an extant consent, the additional 1002 units are counted as uplift.
Land at and adjoining St Georges Works, Muspole Street	GNLP2114	0.57	Residential led mixed-use development (to provide a minimum of 110 homes together with 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.)	The principle of development has been established through previous allocation of the site for housing development in the Northern City Centre Area Action Plan and a now expired planning permission for 57 homes. Consented office to residential conversion of the Guildyard, Colegate and Seymour House, Muspole Street could already deliver 60 flats counted in the existing commitment; the additional 50 units are counted as uplift. Outline regeneration proposals have been publicised alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used beneficially as managed workspace but in the event of more substantive development proposals the site can deliver a more substantial housing led development with significant regeneration benefits which should be acknowledged in the GNLP.
Sites at 84- 120 Ber Street, 147-153 Ber Street and Mariners Lane car park	GNLP2159	0.70	Residential development (a minimum of 150 homes). Office or other commercial uses at ground floor level would also be acceptable with scope for educational uses in association with the adjacent	147-153 Ber Street is already allocated in the adopted local plan for housing development (CC2). The entire site was previously identified in the 2004 local plan and subject to planning permission for a total of 151 residential units granted in March 2011 but not implemented. The principle of residential development is established. The site is considered to offer considerable regeneration benefits and could deliver a

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
			Notre Dame High School being provided on the south-west side of Ber Street.	significant quantum of housing including affordable housing and is thus suitable to identify in the GNLP. 20 Units are counted under existing commitment for CC2, 130 units are counted as new allocation.
Friars Quay car park, Colegate (former Wilson's Glassworks site)	GNLP2163	0.13	Residential development (25 homes minimum). Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.	The site was previously allocated in the Northern City Centre Area Action Plan for housing-led development and subject to a withdrawn planning application for residential development broadly similar to the GNLP submission. The principle of residential development has been established by virtue of the previous NCCAAP allocation and the development of the site (subject to detailed design) would offer regeneration benefits as well as contributing to the affordable and general needs housing requirement for the city. Accordingly it is suitable to identify in the GNLP.
Land West of Eastgate House, Thorpe Road	GNLP2164	0.19	Residential development (in the region of 20 homes)	Eastgate House (former offices) adjoining has recently been converted to residential apartments mainly under prior approval as permitted development, Graphic House immediately to the west (also previously offices) has recently implemented its permission for conversion to a student large HMO. The site between these two buildings is of restricted size but could support appropriate residential development in association with the established newly converted residential accommodation adjoining. Given the surrounding pattern of uses it is considered that the site is appropriate to identify in the GNLP.

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
Land at Carrow Works	GNLP3053	20.00	Residential led mixed-use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. (1200 homes minimum)	Carrow Works was formerly the location for Britvic Soft Drinks Ltd. And Unilever UK Ltd., and is being promoted for redevelopment. The allocation site, which also includes Carrow House owned by Norfolk County Council, is likely to accommodate at least 1200 homes contributing to an overall target of 2000 in the East Norwich strategic regeneration area. The site may also accommodate community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure.
St Mary's Works	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. (150 homes minimum)	The site is situated in a prominent location within the Northern City Centre strategic regeneration area and is likely to accommodate a minimum of 150 homes. It benefits from existing outline consent for redevelopment including around 150 residential units, office floor space, and a hotel. 150 units have been counted as existing commitment.
Total = 4,352 (New allocations 1,580; uplift on exiting commitment = 1,183; Commitment = 1,589)				

REASONABLE ALTERNATIVE SITES

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Norwich				
Land east of King Street (King Street Stores & Sports Hall site)	GNLP0377	0.33	Residential development for a minimum of 40-50 dwellings with re provision of existing sports facility/centre	In the absence of evidence that the sports hall is surplus to requirements or any detailed information on how it might be replaced or re-provided allocation of the whole site would be premature and contrary to emerging policy. Existing allocation CC8 on the King Street Stores site only is suitable to carry forward in isolation and any future proposals to develop the sports hall could be progressed through a planning application.
Norwich Airport Park & Ride	GNLP0381	3.40	Redevelopment of site for small scale retail/food store, hotel, business/office use or mixed-use development	There is no requirement for the development proposed and no basis for the release of the Park and Ride site pending decisions on its replacement and the form of the future Park and Ride network in the context of the ongoing Transport for Norwich strategy review. However, once these decisions are clarified the site would be appropriate for release.
Site of Former Church, Heartsease Lane	GNLP0570	2.44	Residential as an alternative to church redevelopment	Site was previously a private sports club and most recently a (now demolished) place of worship. Site could be appropriate for a carefully designed and integrated housing development although proposals for redevelopment as a church with no residential element have recently been approved. Given the uncertainty over whether any housing is likely to be deliverable, the site is a reasonable alternative but is not preferred for allocation at the current time.
Land at Riverside	GNLP2137	11.68	Mixed use development including residential offices, increased leisure and	A more permissive and flexible policy is being taken forward for the city centre as a whole which should allow for diversification of uses and intensification of development. This site is considered to be a reasonable alternative but in the absence of

			recreational activities, hotels and retail	further evidence on the precise form of development and the quantum of housing which might be deliverable a specific allocation is not considered appropriate at the current time.
Sainsbury Homebase Site, Hall Road Retail Park	GNLP3050	2.28	Residential	Development solely for residential purposes would result in an awkward and inappropriate relationship with neighbouring uses however site is considered to be a reasonable alternative to allow development potential to be assessed in the context of options for the retail park as whole but is not preferred for allocation. Current proposals to retain the retail use and subdivide the unit will mean that the site is now unlikely to come forward for alternative forms of development.

UNREASONABLE SITES

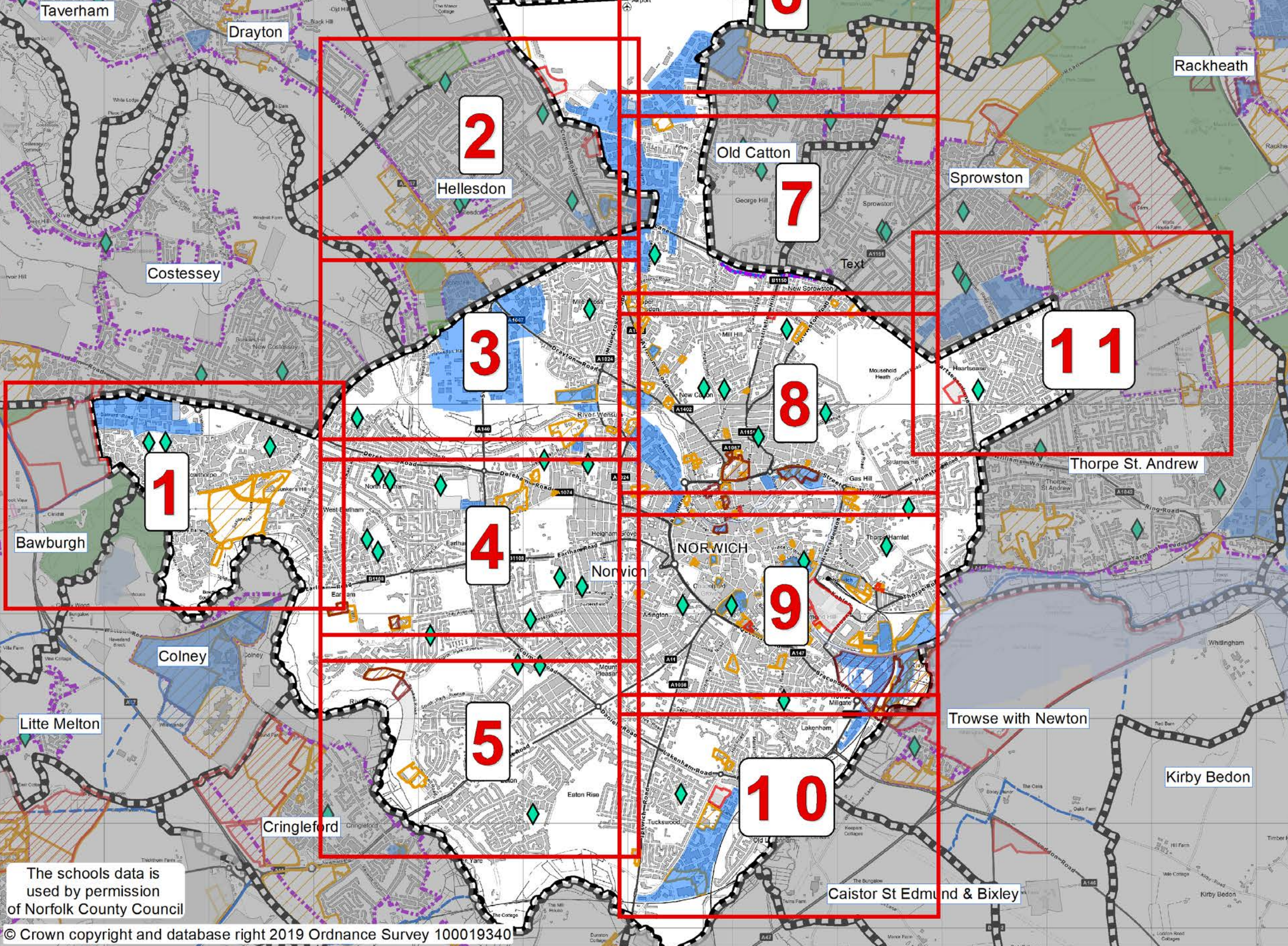
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Norwich				
293-297 Aylsham Road	GNLP0117	1.20	Retail development including supermarket/ food store	The proposed foodstore has been implemented and is open for trading
UEA - University Drive North	GNLP0133A	1.58	Additional Sport Park related development e.g. new sports pitches, car parking and ancillary uses	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
UEA – Land west of Bluebell Road	GNLP0133F	5.72	University related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
The Alders, Cooper Lane	GNLP0184	0.71	Residential (unspecified number)	Site proposed for limited housing development appropriate to its location in the Yare Valley and is too small to allocate individually. Has planning permission for a single dwelling
Henderson Community Park, Ivy Road	GNLP0248 A&B	5.65	Residential and/or light industrial development for an undetermined number of dwellings or employment units	The site comprises open space forming part of an established community park serving residential areas in west Norwich. In the absence of any evidence to justify the loss of the green space there is no basis to release the site for housing. In addition, there is no evidence of need for additional employment allocations
10 Barnard Road	GNLP0453	1.39	Approx. 2,400m ² of floor space for convenience retail and approx. 1,400m ² of floorspace for	This is an established indoor recreation facility within the Bowthorpe employment area. Proposals for hotel and replacement bowling alley previously refused and dismissed

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			restaurants and cafes	on appeal. No demonstrable need and capacity for the form of development proposed or any justification for the loss of the community recreation facility
Land to east of Spitfire Road and south of Anson Road	GNLP0500	0.64	120-bedroom hotel with associated car parking and landscaping	Hotel proposal already approved and being implemented
Dowding Road	GNLP0523	0.37	Residential development of up to 10 new dwellings	Site too small to meet the minimum allocation requirement and would involve the loss of protected open space
Wensum Lodge, 169 King Street	GNLP1011	0.26	Allocation to protect continued use a community sports facility	<p>This proposal involves no substantive development and protection of individual community facilities is not a matter for the GNLP. Better considered in the context of a review of DM policies.</p> <p>Wensum Sports Hall site is not proposed to be allocated in the absence of evidence to demonstrate that the facility is surplus to requirements or a that a mechanism exists to replace or re-provide the sports facility elsewhere.</p>
Imperial Park (formerly site 4), Norwich Airport (Partly within Broadland – Horsham St Faith Parish)	GNLP1061	46.50	General employment floorspace (B1c, B2, B8 and D1 with ancillary A1-A3 Use Classes)	The site falls within the operational area of Norwich Airport. Proposals for aviation related uses have been approved in outline but are not being progressed and this proposal seeks a reallocation for general employment use, which is also being pursued through a planning application. There is no evidence of need for new general employment allocations and the opportunity to deliver a major aviation related facility as consented would bring significant economic benefits

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Chapelfield	GNLP2077	3.66	Additional town centre uses including retail (A1), Leisure (D2) and food and drink (A3)	This proposal does not involve any substantive development but seeks a more flexible approach to the acceptance of uses in the shopping centre. More appropriate to consider in the context of the city centre policy and future review of DM policies.
Congregation Hall, UEA	GNLP2120	0.33	Conference Centre	As a redundant building within the existing designated UEA campus, proposals for a conference centre could be considered through the specific DM policy for the campus or any equivalent successor policy.
Adjoining Sainsbury Centre, UEA	GNLP2123	1.60	University related development possibly expansion of Sainsbury Centre	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.

Norwich

0 370 740 1,480 2,220 2,960 Metres



Greater Norwich Local Plan

Promoted Sites

- Primary School
- Primary School Catchment
- Preferred Housing Allocation
- Preferred Mixed Use Allocation
- Preferred Employment Allocation
- Preferred Open Space/Burial Ground Allocation
- Reasonable Alternative Site
- Unreasonable Site
- Small Site
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Green Infrastructure & open space commitments
- Existing Settlement Boundary
- Parish Boundary
- Broads Authority



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Metres
GNLP0593

COS2

GNLP0581

GNLP2043

GNLP0015

BAW2

Bawburgh

GNLP0253

GNLP0158

COL 1

COL 3

Colney GNL P0140-C

1

Promoted Sites

- | | |
|---|---|
|  | Primary School |
|  | Primary School Catchment |
|  | Preferred Mixed Use Allocation |
|  | Preferred Employment Allocation |
|  | Reasonable Alternative Site |
|  | Unreasonable Site |
|  | Small Site |
|  | Existing Site Commitments up to 2018 (residential and/or employment uses) |
|  | Strategic Employment Sites |
|  | Green Infrastructure & open space commitments |
|  | Existing Settlement Boundary |
|  | Parish Boundary |



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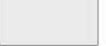






Norwich

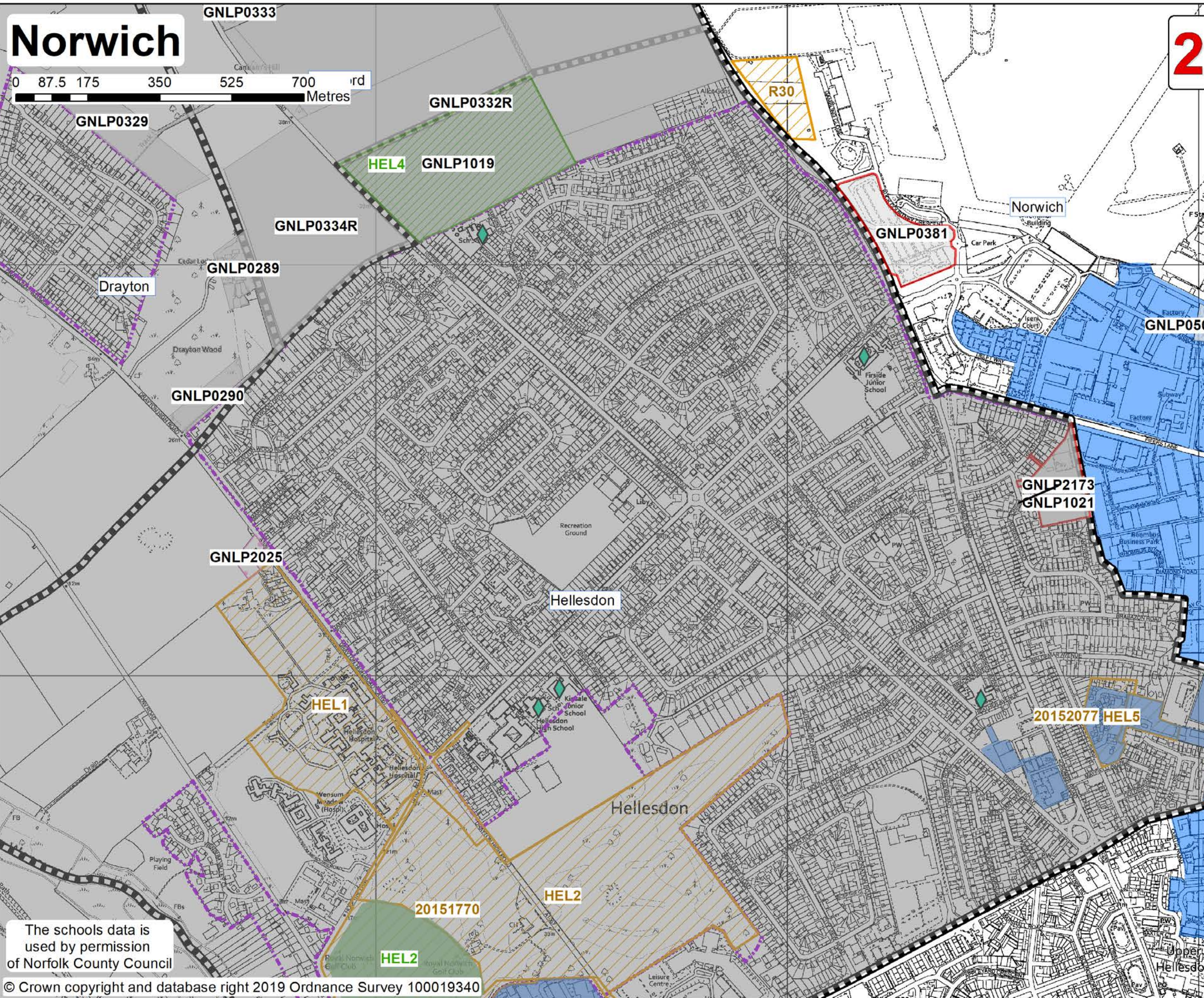
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Open Space/Burial Ground Allocation
-  Reasonable Alternative Site
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
-  Existing Settlement Boundary
-  Parish Boundary



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Norwich

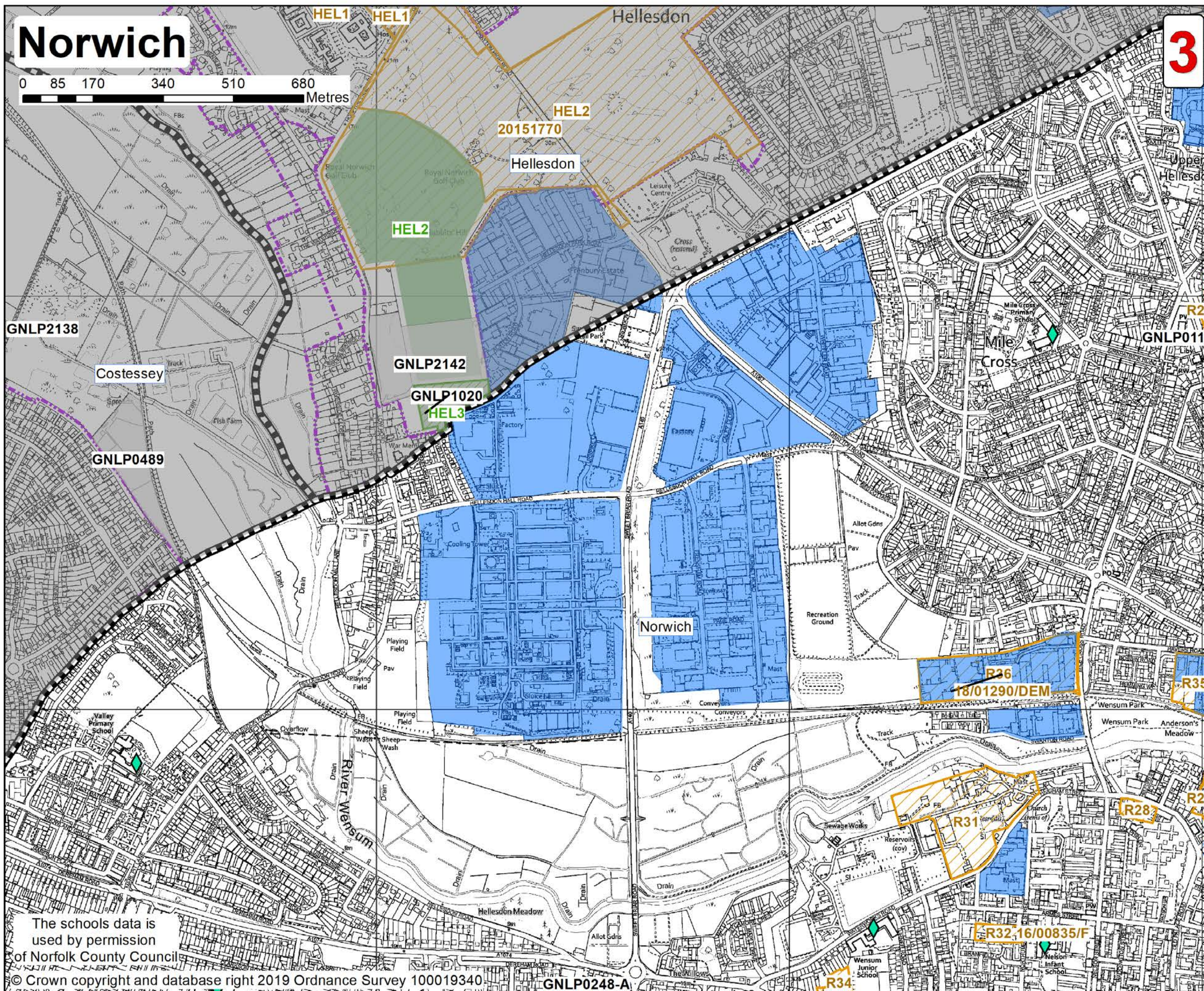
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Open Space/Burial Ground Allocation
-  Unreasonable Site
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-  Strategic Employment Sites
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Norwich

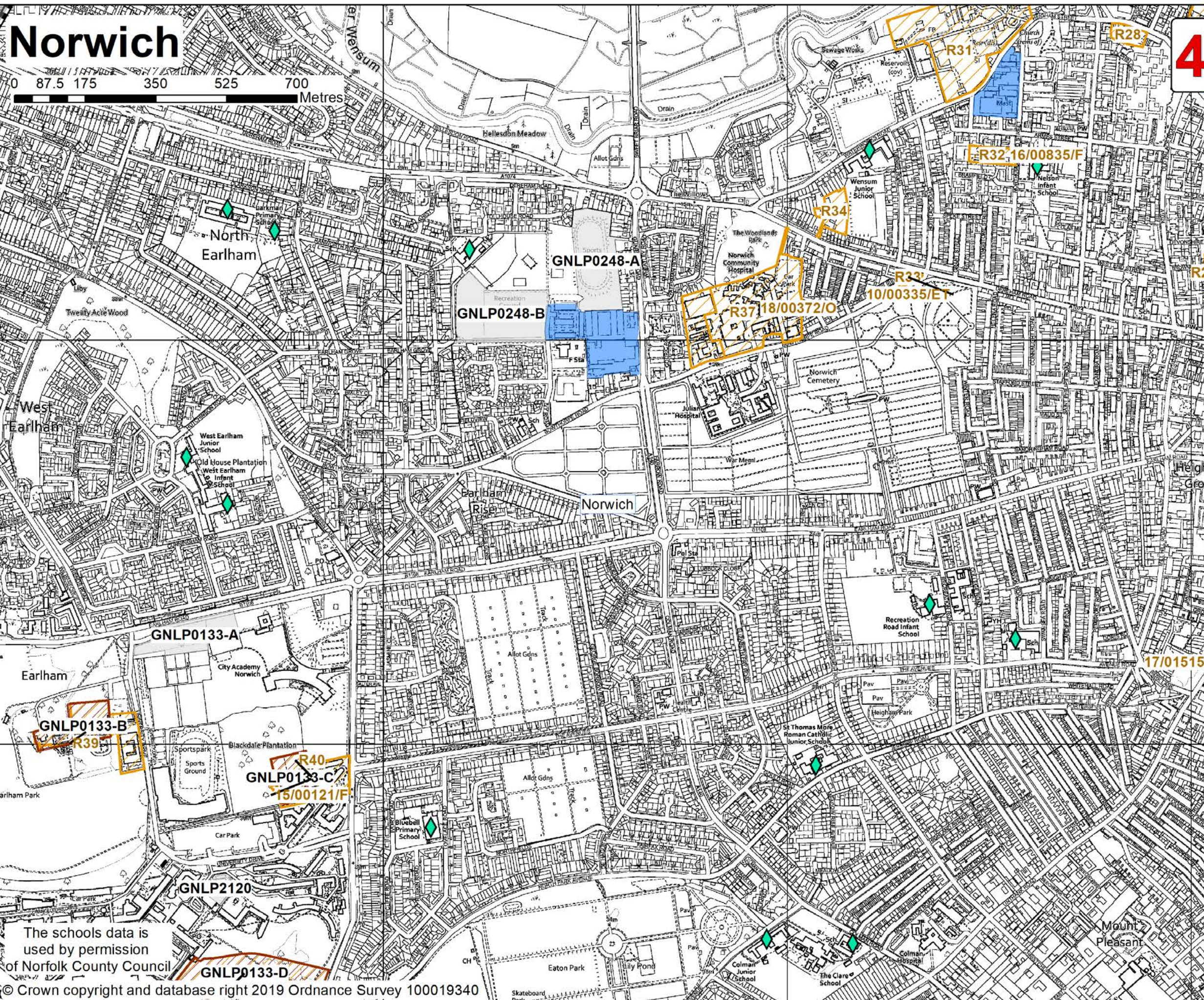
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Mixed Use Allocation
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary



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Norwich

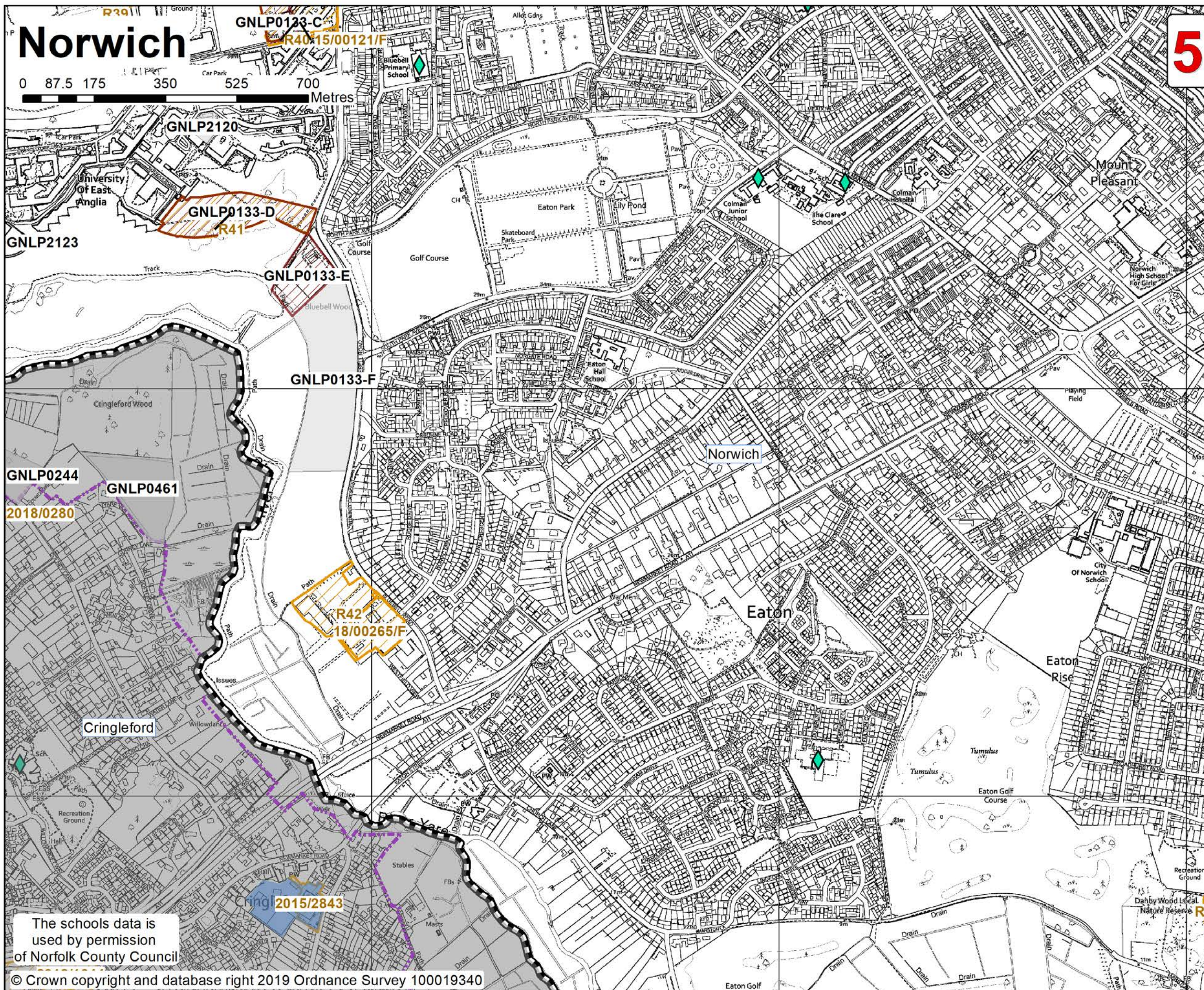
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Mixed Use Allocation
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary



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Norwich

GNL2021

6

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GNL0482

Horsham St. Faith and Newton St. Faith

GNL1061

Spixworth

GT2

GT2

Beeston St. Andrew

20152035

20141725

GT14

2012/1516

GT13

GT12

Old Catton

Sprowston

20141955

GT15

GNL0523

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Promoted Sites

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
-  Existing Settlement Boundary
-  Parish Boundary



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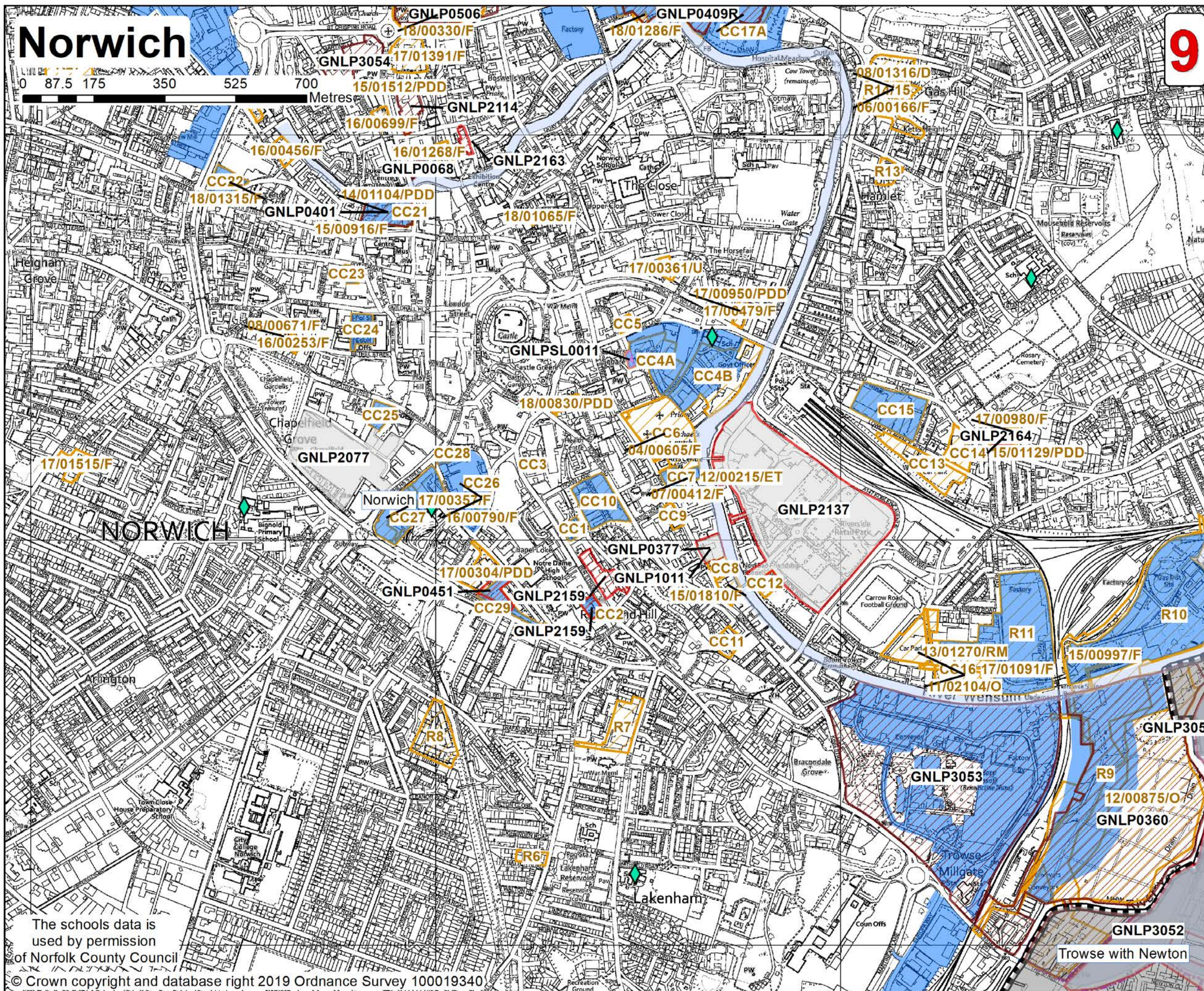
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Greater Norwich Local Plan

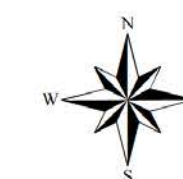
Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Reasonable Alternative Site
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-  Parish Boundary
-  Broads Authority



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Norwich

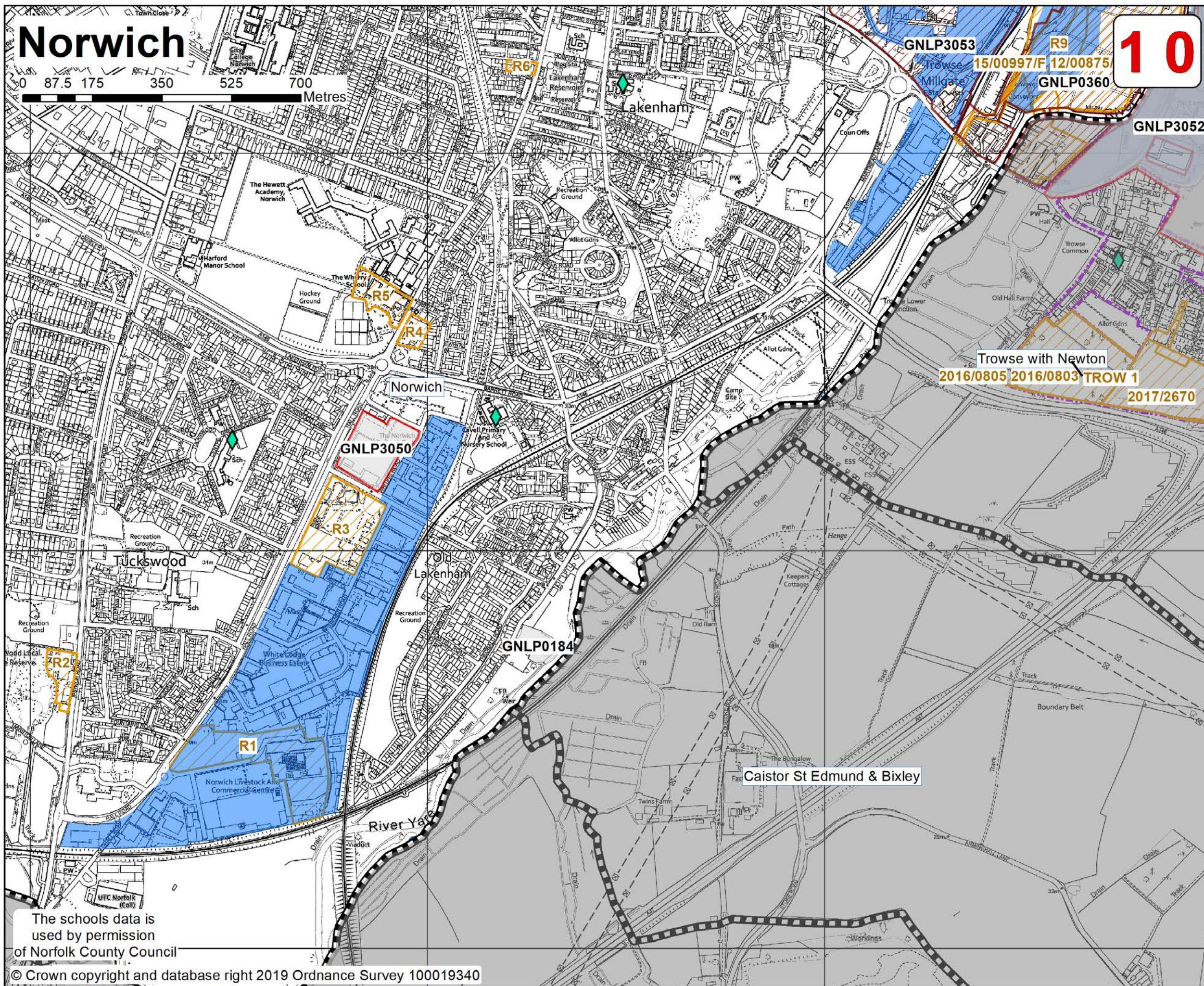
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Mixed Use Allocation
-  Reasonable Alternative Site
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary
-  Broads Authority



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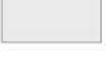





Norwich

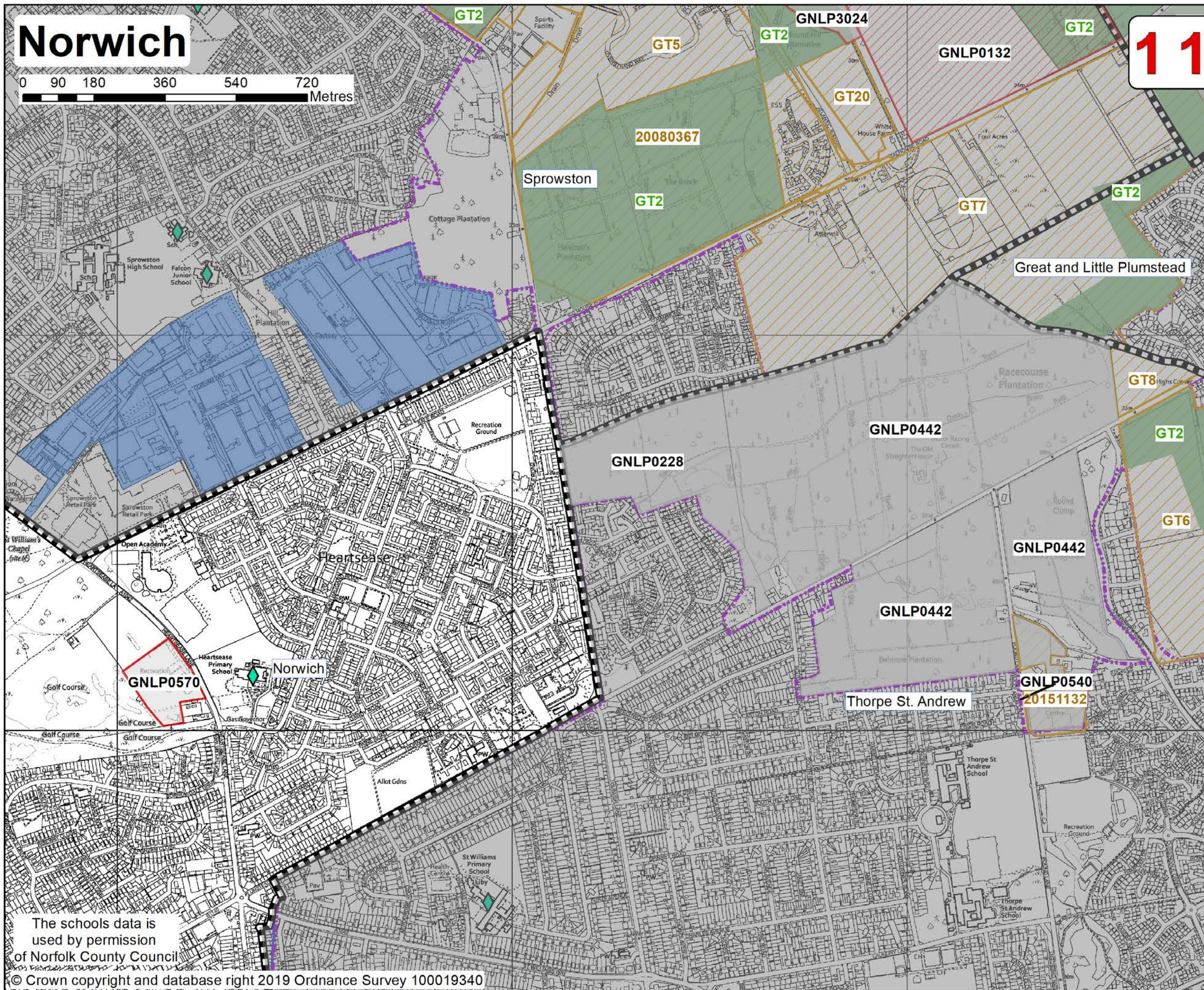
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Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Reasonable Alternative Site
-  Unreasonable Site
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-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
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