

Appendix 1: sites not carried forward into this plan

This appendix comprises the list of sites not being carried forward into this plan.

The table below lists the sites which have been considered for inclusion in this plan but which have been discounted or changed, and includes the reasons for their exclusion. It includes sites which appeared in earlier versions of the plan but which have subsequently been amended and now appear in a different form, for example where a smaller site has been merged with another site to form a more viable allocation. It also includes sites which are part of designated employment areas and where no change of use is proposed, and therefore no allocation is required; and sites which are judged to be unavailable for development in the plan period. Some of these sites form 'reasonable alternatives' to the proposed allocations in the Sustainability appraisal process.

Please note that sites which have recently been removed from the plan following consideration at Cabinet - the former Lincoln Ralphs sports centre and car park (formerly part of CC9), the former Lakenham Sports Ground (R6), and Land to the west of Bluebell Road (R45) - are also included in this table.

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|---|---|--|
| H001 | | Aylsham Way Industrial Estate, Aylsham Road | Site is integrated into M039. | |
| H002 | | 189-191 Aylsham Road | Site is integrated into NOR0043. | |
| H003 | | Melbourne Business Park, Arminghall Close | Site is integrated into part of M039. | |
| H004 | | Land to rear of 180 Earlham Road | Major issue with highway access and safety which is not likely to be overcome. Width of access via Earlham Road is not adequate. Ownership issue is not likely to be resolved. | The site was considered as a reasonable alternative in the sustainability appraisal for housing development. |
| | H006 | Lincoln Ralphs Sports Hall and adjoining car park | This site formed part of site H006 proposed in the additional sites consultation (summer 2011). The Council has removed the sports hall and car park from site specific policy CC9 following consideration at Cabinet, on grounds of loss of sports facilities, and loss of the car park that serves Wensum Lodge as well as the sports hall. | The site was considered as a reasonable alternative in the sustainability appraisal for housing and leisure development. |
| H008 | | Land at Northumberland Street | Site located within industrial area which is protected for employment use. Loss of small business units is not favoured. Development is piecemeal and not compatible with surrounding employment use. | The site was considered as a reasonable alternative in the sustainability appraisal for housing development. |
| H010 | | James I (ex public House), 29 Drayton Road | Site is too small to allocate. | Exclusion does not stop site being developed |
| H011 | | Land at Eaton Golf Club (part) | No identified access. Loss of urban greenspace and habitats is not justified. Adjacent County Wildlife Trust site. | The site was considered as a reasonable alternative in the sustainability appraisal for housing development. |
| H025 | | Bertram Books, Rosary Road | Development has commenced, there is no need to allocate. | |
| H036 | | St Luke's Court, Aylsham Road | One of the owners has confirmed that site is not available for development in foreseeable future. | |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|---|--|---|
| H045 | | Mary Chapman Court | Allocation is covered by the <i>Northern city centre area action plan</i> (NCCAAP). | Also part of development plan allocation |
| H046 | | Exeter Street car park | Site is too small to allocate. | Exclusion does not stop site being developed |
| H050 | | Land at The Avenues | Site is too small to allocate. | Exclusion does not stop site being developed |
| H051 | | Peckover Road | Site is too small to allocate. | Exclusion does not stop site being developed |
| H053 | | Dibden Road | Land with planning permission and development commenced. | |
| E002 | | Victoria House, Queens Road | Mainly town centre uses will not be acceptable as the site is outside city centre primary retail area. | The site was considered as a reasonable alternative in the sustainability appraisal for employment or retail-led mixed use development. |
| E004 | | Land at former RAF Families Club, 2 Hurricane Way | Land is part of larger employment area, future development will be guided by employment policies in the <i>Development management policies DPD</i> . | |
| E006 | | Sweet Briar Road Industrial Estate | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E007 | | Bowthorpe Employment Area | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E008 | | Hall Road (including remaining former livestock market land and abattoir sites) | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E009 | | Airport Industrial Estates (including the Vulcan Road estate) | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E010 | | Mason Road / Mile Cross Lane Area | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E011 | | Whiffler Road Industrial Estate | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E012 | | Europa Way | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|---|--|----------|
| E013 | | Guardian Road (including employment uses on the former Bowthorpe schools site adjacent) | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E014 | | Bayer Crop Science (including current vacant land holdings) | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E015 | | Kerrison Road / Hardy Road Gothic Works | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E016 | | Former H block and 6-14 Hurricane Way | Land is part of larger employment area. Future development will be guided by employment policies in the <i>Development management policies DPD</i> . | |
| E017 | | 6 Liberator Road | Land is part of larger employment area. Future development will be guided by employment policies in the <i>Development management policies DPD</i> . | |
| E018 | | 55-85 Barker Street | Land is part of larger employment area. Future development will be guided by employment policies in the <i>Development management policies DPD</i> . | |
| E019 | | Land at Swanton Road | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E020 | | 25-27 Surrey Street | Site being considered as part of M055 which has planning permission and partially built. Therefore the allocation is not necessary. | |
| E021 | | Land opposite 15 Surrey Street | No need to allocate, chiefly because it is too small | |
| E022 | | Land to south of 16 All Saints Green | No need to allocate, chiefly because it is too small. | |
| E024 | | Green space on Surrey Street to north of St Catherines Close | Loss of greenspace not justified. The rest of the site is not allocated chiefly on ground of its size. | |
| E025 | | Hall Road | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E026 | | City Trading Estate | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|---|---|--|
| E027 | | Northumberland Street | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E028 | | Drayton Road Estate and City Care Site | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| E029 | | Carrow Works | Boundaries of employment area to be defined in the <i>Development management policies DPD</i> . | |
| R001 | | Land at 463-503 Sprowston Road | Land part of larger site M019. | |
| R002 | | Former Autowrappers factory, 73 Whiffler Road | Land situated in primary employment area and is not suitable for retail development. | |
| R003 | | Riverside Retail Park, Albion Way | Proposal does not conform with the <i>Joint core strategy</i> . This site should not be allocated as Primary Retail Area as it is defined as a large district centre in the JCS. | |
| R004 | | Hall Road Retail Warehouse Park | Allocation is not necessary as it does not involve change of use. | |
| R005 | | 39/39a and Toilet Provisions, Market | Site within city centre retail area, therefore there is no need to allocate for retail uses. | |
| R007 | | 9-39 All Saints Green (John Lewis) & 25 Ber Street | Proposal involves slight change of boundary of primary retail area, however there is no change of use therefore allocation is not necessary. The amended primary retail area boundary will be incorporated into the <i>Development management policies DPD</i> . | |
| R008 | | 2-10 St Stephens Street & 11-25 Rampant Horse Street | Proposal does not involve change of use, therefore allocation is not necessary. | |
| M001 | | Gooseberry Gardens and access there to via existing allotments, Cathedral Precinct | Development would adversely affect: the setting of the cathedral and views of it both from close proximity and from the wooded ridge and Mousehold Heath: the setting of listed buildings in the vicinity; and the character of the city centre conservation area due to traffic impacts. Other constraints include being within Flood Zone 3 and loss of urban greenspace. * | The site was considered as a reasonable alternative in the sustainability appraisal for housing and educational use. |
| M002 | | Land between Hooks Walk & Ferry lane on West flank of Norwich School playing fields, Cathedral Precinct | Development would adversely affect: views of the cathedral; the setting of this part of the city centre conservation area; and the setting of listed buildings in the vicinity. Other constraints include the site being within Flood Zone 3 and with significant mature trees. | The site was considered as a reasonable alternative in the sustainability appraisal for housing, commercial or health related use. |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|-----------------------|--|---|---|
| | | | * | |
| M003 | | Brownes Meadow Car Park and land to rear of 20 to 24 The Close | Development would adversely affect: the character of this part of the city centre conservation area; the setting of listed buildings; and the area to the east of 21 Ferry Lane which is of value in terms of amenity, biodiversity and climate change adaptation. Mature trees onsite also pose a significant constraint. * | The site was considered as a reasonable alternative in the sustainability appraisal for housing, commercial and educational uses. |
| M004 | | Land to rear of 9-14a The Close and car park west of Horsefair House | Development would adversely affect the setting of many highly-graded listed buildings in the vicinity. The sub-division of historic plots and loss of historic walls is not justifiable. Access to the site presents significant constraint. Mature trees onsite also pose a significant constraint. * | The site was considered as a reasonable alternative in the sustainability appraisal for housing, commercial (office), and hotel uses. |
| | | *Additional note | There may be some opportunities for development within the Cathedral Precinct which allow for enhancement of its historical character. However these should be identified through the overall management plan for the Cathedral Precinct, acknowledging its significance as identified in the Conservation Appraisal. Such sites will be treated as windfall development and will be considered on a case by case basis in accordance with the <i>Development management policies DPD</i> . | |
| M005 | | 10 Barnard Road | Site is located in primary industrial area and is not suitable for hotel development. | The site was considered as a reasonable alternative in the sustainability appraisal for hotel and leisure uses. |
| M007 | | Former Lakenham Sports and Leisure Centre, Cricket Ground Road | Loss of urban green space and amenity is not supported | |
| | M007 and OU014 | Former Lakenham Sports and Leisure Centre, Cricket Ground Road | Following consideration at Cabinet, the Council has removed this site (reference R6) from the plan, chiefly on grounds of loss of open space. | The site was considered as a reasonable alternative in the sustainability appraisal for housing and open space. |
| M008 | | Norfolk Tower, Surrey Street | Loss of city centre office floorspace is not justified. | The site was considered as a reasonable alternative in the sustainability appraisal for mixed use development. |
| M009 | | Land west of Bluebell Road, Bartram Mowers Ltd | Originally proposed for housing development which would have a negative impact on the setting of the Yare Valley. The site is poorly located in relation to other brownfield sites in the city and is not | However, this site was repropoed at Reg 25 (2a) stage for housing for the elderly |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|--|--|--|
| | | | needed to meet JCS housing requirements. | |
| | M009 | Land west of Bluebell Road, Bartram Mowers Ltd | Following consideration at Cabinet, the Council has removed this site (reference R45) from the plan, chiefly on grounds of landscape impact. | The site was considered as a reasonable alternative in the sustainability appraisal for housing for the elderly. |
| M021 | | Site at Kerrison Road | Site is integrated into M020. | |
| M025 | | Bus Station, Surrey Street | The site has planning permission and is partially built, thus allocation is not necessary. | |
| M033 | | Westlegate | The site is covered by sites M013 and M023. | |
| M037 | | Barn Road/ Timber Yard | The site is not currently available therefore no need to allocate. | |
| M045 | | Magdalen Street Car Park | Allocation is covered by the <i>Northern city centre area action plan</i> (NCCAAP). | |
| M048 | | 1-6b Craft Workshops Bowthorpe | Development will lead to loss of functional workshop units; In addition, buildings are locally listed which makes development less likely to be viable. | The site was considered as a reasonable alternative in the sustainability appraisal for housing and takeaway shop. |
| M049 | | Mile Cross Depot | Originally proposed for housing. Development will lead to significant loss of employment land. | |
| M050 | | Land at Havers Road | Site is integrated into NOR0045. | |
| M051 | | 41 All Saints Green | There is no need for allocation. Future schemes are likely to be supported and will be considered using the <i>Development management policies DPD</i> . | |
| M052 | | Colegate Car Park | Listed buildings and archaeological constraints make this site less likely to be viable. | The site was considered as a reasonable alternative in the sustainability appraisal for housing. |
| M054 | | Magpie Printer Site | Site is too small to allocate. | |
| M055 | | Site between bus station and All Saints Green | The site has planning permission and is partially built, allocation thus is not necessary. | |
| M056 | | 38 Surrey Street, Saints Court and land to north of Surrey Grove | Land is not likely to be deliverable due to ownership issues. Loss of urban green space is not favoured. | The site was considered as a reasonable alternative in the sustainability appraisal for housing and offices. |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|--------------------|--------------------|--|--|----------|
| M058 | | 18a-26 St Stephens Street | The site is within the primary retail area and does not involve any change of use, therefore no allocation is needed for retail uses. | |
| M059 | | 12 St Stephens Street | The site is within the primary retail area and does not involve any change of use, therefore no allocation is needed for retail uses. | |
| OU001 | | Area framed by Trafford Road, Southwell Road, Hall Road and Brian Avenue | Issue will be covered in the <i>Development management policies DPD</i> . | |
| OU002 | | Land at Mount Zion Family Life Centre, Heartsease Lane | The proposal does not involve any change of use, therefore no allocation is needed. | |
| OU003-1 – OU003-15 | | University of East Anglia | Allocation is not necessary as it involves only university related development within the campus boundary. Such development proposals will be considered under the <i>Development management policies DPD</i> in the future. | |
| OU003-19 | | Public transport and cyclist/pedestrian link | No need for allocation as most part of the proposed link road is in South Norfolk. Issues will be dealt with using the <i>Development management policies DPD</i> . | |
| OU004 | | Former Woolworth Store, Riverside Retail Park | The proposal does not conform to the emerging <i>Joint core strategy</i> . | |
| OU005 | | The Wooded Ridge (runs from Thorn Lane, along Rouen Road and Argyll Street) | Issue will be covered in the <i>Development management policies DPD</i> . | |
| OU006 | | Existing tree and woodland belts within the areas zoned for shopping and employment in the area between Hall Road & the railway line | Issue will be covered in the <i>Development management policies DPD</i> . | |
| OU007 | | The green link between Bunkers Hill Wood and the County wildlife sites | Issue will be covered in the <i>Development management policies DPD</i> . | |
| OU008 | | Bracondale Grove | Issue will be covered in the <i>Development management policies DPD</i> | |
| OU009 | | Green space bordering ring road in | The site is allocated for mixed use development in the recently | |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|--|---|--|
| | | front of Malzy Court | adopted Northern city centre area action plan. | |
| OU011 | | Cycle storage | To be integrated in M055. | |
| OU012 | | St Andrews AND Blackfriars Hall | Allocation is not necessary as it does not involve any change of use. | |
| NOR0005 | | Former Eaton Rise Service Station Ipswich Road | The site is too small to allocate for housing development due to ground conditions and topography constraints restricting the amount of developable land. | The site was considered as a reasonable alternative in the sustainability appraisal for housing development. |
| NOR0008 | | YMCA Hostel, 48-50 St Giles Street | Planning permission has been granted for a new hostel and construction has commenced, thus the site is not available for housing development. | |
| NOR0015 | | ABC Wharf, 161-165 King Street | Site not allocated in order to retain premises for small businesses. | |
| NOR0017 | | Land adjacent to 147-153 Ber Street | To be integrated into H034. | |
| NOR0018 | | Lind Garage 106-110 Ber Street | To be integrated into H034. | |
| NOR0025 | | Norwich Union Car Park, Kings Lane/Ashby Street | Land is not available for development following consultation with landowners. | |
| NOR0042 | | 261-281 & 295 Aylsham Road and 1-5 Aylsham Way | To be integrated into M039. | |
| NOR0093 | | Van Dal Shoes and garage courts | Land is not available for housing development following consultation with landowners. | |
| NOR0106 | | Woodside First School, Witard Road | Land is not available for housing development following consultation with landowners. | |
| NOR0108 | | 58 Mousehold Lane | Land is in active use and is not likely to be available. | |
| NOR0110 | | Baltic House, Mountergate | To be integrated into M022. | |
| NOR0112 | | Sites at Mountergate adjoining and to the south of Hotel Nelson, Mountergate | To be integrated into M022. | |
| NOR0115 | | 131-141 Dereham Road/ 15 Old Palace Road | Part of site is with planning permission/part of site is not available; allocation is not needed. | |
| NOR0128 | | RAF Officers' Married Quarters, Dowding Road | Planning permission has been granted for housing development on part of the site while the remaining part will be retained for green | The site was considered as a reasonable alternative in the sustainability appraisal |

| Ref – reg25(1) | Ref – reg25 (2&2a) | Site name | Reason for exclusion | Comments |
|----------------|--------------------|--|---|--------------------------|
| | | | space. However, it would be impractical to allocate this site due to the complexity of the site situations. | for housing development. |
| M037 | M037a(H) | Canterbury Place | Part of Timber Yard site (M037 – previously included) Land is confirmed not available | |
| M046 | M046(H) | 110-112 Barrack Street | Site leased to QD for 50 years – no need to allocate. | Unavailable |
| H030 | H030 | Former Civil Service Sports Ground, Wenworth Green | Development commenced | |
| H047 | H047 | Sleaford Green | Development commenced | |
| H048 | H048 | Vale Green | Development commenced | |
| H049 | H049 | Bowers Avenue | Development commenced | |
| NOR0073 | NOR0073(H) | Spring Grove Laundry, Oak St | Development commenced | |
| NOR0078 | NOR0078(H) | Thorndick & Dawson, 75-81 Pottergate | Development commenced | |
| NOR0125 | NOR0125(H) | Cumberland Hotel, 212-216 Thorpe Road | Development commenced | |
| H028 | H028 | 165-175 Northumberland Street | The site was included in the final list of allocations sites. However it was excluded as the landowner indicated that the site is no longer available. | Unavailable |
| | M061 | Norfolk House, Exchange Street | This site was included in the Pre-Submission Plan as reference CC25. The owner has clarified that the site has recently changed hands and will not be available during the plan period. | Unavailable |

Appendix 2: Site Implementation Table

This table contains a list of all site specific allocations and the likely timescale for their implementation.

| Site ref Reg 27 | Site Name | Proposed use | Planning Permission | Permitted Units | Allocation | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------------|---|---|------------------------|--------------------|------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| CC01 | 60-70 Ber Street | Mixed use development with ground floor retail and/or office | | | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 |
| CC02 | 84-110 Ber Street | Housing development with possible ancillary office provision | | 151 | 120 | 0 | 0 | 0 | 0 | 0 | 30 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC03 | 147-153 Ber Street | Housing development; However, commercial, offices and/or educational use may also be acceptable | 08/00490/F | | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC04 | 10-24 Ber Street | Mixed use development with ground floor retail/office and residential uses on upper floors | 08/01108/F | 14 | 30 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC05 | Land at Rose Lane and Mountergate | Mixed use development - office-led with residential, include small scale retail/leisure and some replacement car parking | | | 300 | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| CC06 | Greyfriars Road/ Rose Lane | Mixed use development - housing with small scale office/retail uses | 09/01400/F | 24 | 20 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC07 | St Annes Wharf Site, King Street | Comprehensive mixed use development - residential and offices with culture, leisure and/or food and drink, hotel and tourist uses | | 437 | 300 | 0 | 0 | 0 | 0 | 60 | 60 | 60 | 60 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC08 | Land at Hobrough Lane | Mixed use development - residential with small scale retail and/or offices, food and drink, and tourist uses. | 07/00412/F | 25 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC09 | King Street Stores and adjacent land/buidlings, King Street | Mixed use development - housing and leisure provision | | | 20 | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC10 | 144-162 King Street | Mixed use development - housing with small scale ground floor retail uses | | 34 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC11 | Land at Garden Street | Mixed use development - housing-led with small scale office and business units, and replacement public car parking | | | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | 20 | 20 |
| CC12 | Argyle Street | Housing development | | | 12 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC13 | Land at Wherry Road | Housing development, however other uses may also be acceptable including office, leisure or hotel | | | 65 | 0 | 0 | 0 | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC14 | Land at Lower Clarence Road | Housing development | | | 45 | 0 | 0 | 0 | 15 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC15 | Busseys Garage Site, Thorpe Road/Lower Clarence Road | Housing development | | | 25 | 0 | 10 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CC16 | Norwich Mail Centre, 13-17 | Mixed use development - housing, office and on-site open space and play | | | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 0 | 0 |

[illegible]

[illegible]

[illegible]

| Site ref Reg 27 | Site Name | Proposed use | Planning Permission | Permitted Units | Allocation | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--------------------|---|---|------------------------|--------------------|------------|---|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| R26 | Land adjoining Lime Kiln Mews, Drayton Road | Housing development | | 33 | 15 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R27 | 81-93 Drayton Road | Housing development | | | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| R28 | Site north of Raynham Street | Housing development | | | 40 | 0 | 0 | 10 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R29 | Land at Goldsmith Street | Housing development | | 102 | 100 | 0 | 20 | 40 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R30 | 231-243 Heigham Street | Housing development | | | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R31 | Hurricane Way, Airport Industrial Estate | Employment development - light industrial and/or small business units | | | 0 | Likely to be implemented in medium term | | | | | | | | | | | | | | |
| R32 | The Paddocks, Holt Road, Norwich | Airport extension | | | 0 | Likely to be implemented in medium term | | | | | | | | | | | | | | |
| R33 | Heigham Water Treatment Works, Waterworks Road, Norwich | Mixed use development - housing with small industrial/ business units | | | 150 | 0 | 0 | 0 | 0 | 50 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R35 | 120-130 Northumberland Street | Housing development | | | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R36 | Site of former Earl of Leicester PH, 238a Dereham Road | Housing development | 10/00335/E T | 12 | 12 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R37 | Land adjacent to and including 349a and 349b Dereham Road | Housing development | 07/01091/O | 24 | 24 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R38 | Industrial Sites, Havers Road | Housing development | | | 100 | 0 | 0 | 0 | 0 | 30 | 30 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R39 | Mile Cross Depot | Mixed use development - housing and small business workshop units | | | 75 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| R40 | Norwich Community Hospital site, Bowthorpe Road | Housing development | | | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 0 | 0 | 0 | 0 | 0 |
| R41 | Three Score Bowthorpe | Housing development with associated community facilities, recreational and informal open space. | | 1200 | 1200 | 0 | 40 | 50 | 50 | 75 | 120 | 120 | 120 | 120 | 120 | 125 | 130 | 130 | 0 | 0 |
| R42 | Earlham Hall | Business use including an Exemplary Low Carbon Building | | | 0 | Likely to be implemented in short/medium term | | | | | | | | | | | | | | |

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