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</i> management policies <i>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</i> management policies <i>DPD</i> .	
E009		Airport Industrial Estates (including the Vulcan Road estate)	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>DPD</i> .	
E010		Mason Road / Mile Cross Lane Area	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>DPD</i> .	
E011		Whiffler Road Industrial Estate	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>DPD</i> .	
E012		Europa Way	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>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</i> management policies DPD.	
E014		Bayer Crop Science (including current vacant land holdings)	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>DPD</i> .	
E015		Kerrison Road / Hardy Road Gothic Works	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>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</i> management policies <i>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</i> management policies <i>DPD</i> .	
E026		City Trading Estate	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>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</i> management policies <i>DPD</i> .	
E029		Carrow Works	Boundaries of employment area to be defined in the <i>Development</i> management policies <i>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 Cathed of its historical character. However these should be identified through Cathedral Precinct, acknowledging its significance as identified in the treated as windfall development and will be considered on a case by Development management policies DPD.	n the overall management plan for the Conservation Appraisal. Such sites will be
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 reproposed 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	Site name	Reason for exclusion	Comments
(2&2a)			
	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.	
	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.	
	Area framed by Trafford Road,	Issue will be covered in the Development management policies	
	Southwell Road, Hall Road and	DPD.	
	Brian Avenue		
	Land at Mount Zion Family Life	The proposal does not involve any change of use, therefore no	
	Centre, Heartsease Lane	allocation is needed.	
	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 Development management	
		policies DPD in the future.	
	Public transport and	No need for allocation as most part of the proposed link road is in	
	cyclist/pedestrian link	South Norfolk. Issues will be dealt with using the Development	
		management policies DPD.	
	Former Woolworth Store,	The proposal does not conform to the emerging <i>Joint core strategy</i> .	
	Riverside Retail Park		
	The Wooded Ridge (runs from	Issue will be covered in the Development management policies	
	Thorn Lane, along Rouen Road and	DPD.	
	Argyl Street)		
	Existing tree and woodland belts	Issue will be covered in the Development management policies	
	within the areas zoned for	DPD.	
	shopping and employment in the		
	area between Hall Road & the		
	railway line		
	The green link between Bunkers	Issue will be covered in the Development management policies	
	Hill Wood and the County wildlife	DPD.	
	sites		
	Bracondale Grove	Issue will be covered in the Development management policies DPD	
	Green space bordering ring road in	The site is allocated for mixed use development in the recently	
	Ref - reg25 (2&2a)	18a-26 St Stephens Street 12 St Stephens Street Area framed by Trafford Road, Southwell Road, Hall Road and Brian Avenue Land at Mount Zion Family Life Centre, Heartsease Lane University of East Anglia Public transport and cyclist/pedestrian link Former Woolworth Store, Riverside Retail Park The Wooded Ridge (runs from Thorn Lane, along Rouen Road and Argyl Street) Existing tree and woodland belts within the areas zoned for shopping and employment in the area between Hall Road & the railway line The green link between Bunkers Hill Wood and the County wildlife sites Bracondale Grove	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.

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	Permited 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

Site ref Reg 27	Site Name	Proposed use	Planning Permission	Permited Units	Allocation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	Thorpe Road	space																		
CC17	Land adjoining Norwich City Football Club, Kerrison Road	Mixed use development - residential, leisure, community, office and ancillary small retail uses	06/00614/R M	450	400	80	80	80	80	80	50	0	0	0	0	0	0	0	0	0
CC18	Former Hunters Squash Club, Edward Street	Housing development			20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
CC19a	Barrack Street	Comprehensive mixed use development - office (with ancillary retail), housing, hotel and public open space and playspace provision		200	200	0	0	40	40	40	40	40	0	0	0	0	0	0	0	0
CC19b	Whitefriars	Office development			Likely to be implemented 2015 onwards															
CC20	140-154 Oak Street	Housing development			10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
CC21	Furniture store, 70-72 Sussex Street	Housing development	09/00296/F	17	15	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0
CC22	Oak Street / Sussex Street commercial sites, 160-162 Oak Street	Housing development			15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
CC23	Dukes Court (former EEB Offices), Duke Street	Mixed use development - offices and potentially residential units, small scale retail, food/drink uses and professional services. Hotel use may also be acceptable.	08/00743/F	16	30	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0
CC24	Barn Road Car Park	Mixed use development - retail use at ground floor level, housing, office and short stay car park			40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0
CC26	Pottergate car park	Mixed use development - mainly housing, small scale office or retail uses at ground level fronting Pottergate			20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0
CC27	Land to rear of City Hall	Mixed use development - residential, office, leisure and/or limited retail provision			20	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0
CC28	Fire Station, Bethel Street	Mixed use development through conversion - housing and town centre/other commercial uses.	10/01036/F	14	15	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
CC29	Chantry Car park, Theatre Street	Mixed use development - retail/café/ leisure/art/entertainment uses on ground floors; mixed uses (retail and/or offices) on upper floors			0 Likely to be implemented in medium term															

Site ref Reg 27	Site Name	Proposed use	Planning Permission	Permited Units	Allocation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
CC30	Mecca Bingo, All Saints Green	Office development (high density)			0	Likely t	o be imp	lemente	d In shor	t/mediur	m term						•			
CC31	St Stephens Towers, St Stephens Street	Comprehensive mixed use development - primarily retail development with office and residential uses on upper floors.			250	0	75	75	50	50	0	0	0	0	0	0	0	0	0	0
CC32	Land and buildings at Junction of St Stephens Street and Westlegate	Mixed use development - retain retail units at ground floor level; retain and improve office floorspace on upper levels; hotel use would also be acceptable use for upper floors			Likely to be implemented in medium term															
CC33	Westlegate Tower	Mixed use development - primarily retail uses at ground floor level with residential units and offices on upper floors			30	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0
CC34	Land at Queens Road and Surrey Street	Mixed use development - office-led with element of residential development			40	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0
CC35	Westwick Street Car Park	Housing development			30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0
R01	Livestock Market, Hall Road	Employment development			Likely to be implemented in medium term															
R02	Norfolk Learning Difficulties Centre, Ipswich Road, Norwich	Housing with care scheme and/or community facilities; or housing development			30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0
R03	Hall Road District Centre	Comprehensive mixed use development - a new district centre with an anchor food store and a minimum of 6 other units in A1, A2, A3 or A5 uses; employment uses and community uses.	08/00319/ O	231	0	Likely t	o be imp	lemente	d in med	ium term	1									
R04	Hewitt Yard, Hall Road	Housing development			20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0
R05	Part of school playing field in Hewett School, Hall Road	Community facility development			0	Likely to	o be imp	lemente	d in short	t/mediur	n term									
R07	Rear of 138A Hall Road	Housing development	11/00118/E T	8	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
R08	John Youngs Ltd, 24 City Road, Norwich	Housing development			45	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0
R09	Aviva Car Park, Brazen Gate/Southwell Road	Housing development			70	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0

Site ref Reg 27	Site Name	Proposed use	Planning Permission	Permited Units	Allocation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
R10	Deal Ground and May Gurney Sites	Mixed use development - residential-led			600	0	0	60	60	60	60	90	90	90	90	0	0	0	0	0
R11	Utilities Site, Norwich	Mixed use development - housing, employment and power regeneration from renewable sources			100	0	0	0	30	30	40	0	0	0	0	0	0	0	0	0
R12	Kerrison Road / Hardy Road Gothic Works	Mixed use development - housing-led with potential to include provision of small-scale employment and river-related leisure uses.	06/00613/F	52	400	0	0	0	0	0	100	100	100	100	0	0	0	0	0	0
R13	Aylsham Road District Centre	Mixed use development - housing and starter employment units			75	0	0	0	0	25	25	25	0	0	0	0	0	0	0	0
R14	Chalk Hill Works, Rosary Road	Housing development			25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0
R15	Gas Holder at Gas Hill	Housing development			15	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0
R16	Land east Bishop Bridge Road	Housing development	08/00935/ O	24	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0
R17	Land at Ketts Hill / Bishop Bridge Road	Housing development			30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0
R18	124-128 Barrack Street	Housing development and possible community uses	06/00964/F	15	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R19	Van Dal Shoes and garage courts	Housing development			25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0
R20	Start Rite Factory, Mousehold Lane	Housing development			40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0
R21	Land at Anthony Drive / Sprowston Road	Mixed use development - retail food store and housing		18	25	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0
R22	Industrial sites, Starling Road	Housing development	10/00755/ O, 10/01774/ O & 10/02161/F	33	45	0	0	0	0	15	15	15	0	0	0	0	0	0	0	0
R23	Aylsham Road District Centre & adjacent land	Mixed use development - housing with retail provision on the street frontage	08/00823/ O	88	100	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20
R24	165-187 Aylsham Road	Mixed use development - housing and starter/small employment units			20	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0
R25	Former Pupil Referal Unit, Aylsham Road	Housing development			11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0

Site ref Reg 27	Site Name	Proposed use	Planning Permission	Permited 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 t	o be imp	lemente	d in short	t/mediur	m term									_

Site ref Reg 27	Site Name	Proposed use	Planning Permission	Permited Units	Allocation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
R43	Former Blackdale School site, University of East Anglia	University campus expansion			0	Likely to be implemented in short/medium term														
R44	Land between Suffolk Walk and Bluebell Road, University of East Anglia	Strategic reserve for university campus expansion			0	Likely to be implemented in longer term														
R46	Land at Pointers Field	Housing development			10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0