

Report for Resolution

Report to Council
14 July 2009

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Report of Head of Planning and Regeneration

Subject Proposed changes to the Northern City Centre Area Action Plan

Purpose

This report seeks Council approval of a small number of proposed changes to the Submission version of the Northern City Centre Area Action Plan. These changes are considered necessary to improve the 'soundness' of the plan before submitting it to the Secretary of State.

Recommendations

That Council agrees the proposed 'focused' changes to the area action plan, and approves the plan, as amended by these changes, for submission to the Secretary of State under Regulation 30 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

Financial Consequences

There are no financial consequences of this report.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future" and the service plan priority "Deliver the range of planning policy projects identified in the approved Local Development Scheme including the Northern City Centre Area Action Plan".

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Background Documents

The Submission Version of the Northern City Centre Area Action Plan, December 2008

Report to Council, 21 October 2008

All relevant documents are in the 'closed consultations' area of the council's website and also in the A-Z section, under 'Planning - Northern City Centre Area Action Plan'.

Report

Introduction

1. On 21 October 2008, Council agreed the content of the Submission version of the Northern City Centre Area Action Plan, to enable a consultation on 'soundness' of the plan to take place, and also approved the plan's eventual submission to the Secretary of State after the consultation. However following this consultation it was considered necessary to make some changes to the plan before submission, to improve its 'soundness'. The purpose of this report is to seek Council's approval of these proposed changes, and to seek formal authorisation by the Council of the amended plan's submission to the Secretary of State in July 2009.
2. The northern city centre is one of the most deprived areas in the city and the council's prime target for regeneration, with huge potential for sustainable growth. The area action plan sets out policies and proposals to stimulate the regeneration of the area to 2016, and is a statutory planning document that will form part of the Local Development Framework when adopted. It reflects the vision and priorities of the Sustainable Community Strategy for Norwich and will help achieve the wider spatial aspirations of the city's communities. The Corporate Plan for 2008/10 identifies the completion of the area action plan as a corporate priority.

Background to the Proposed Changes

3. The 'soundness' (Regulation 27) consultation ran from 8 December 2008 until 27 February 2009. To be 'sound', a development plan must be founded on a robust evidence base, involve effective stakeholder participation, be capable of effective implementation, and be consistent with national policy. Implementation is a key soundness issue and is likely to be one of the key issues to be explored by the Inspector at the public examination due to take place later in the year.
4. The Regulation 27 consultation only raised a small number of representations, many of these supportive of the plan. However some representations were judged to be significant in terms of soundness, particularly relating to implementation issues, and required some changes to be made to the plan before submission. Failure to make these changes was considered to increase the risk that the Inspector could find the plan unsound at the public examination.

Proposed Changes

5. A number of changes were proposed in response to these representations, to improve the plan's soundness. Under the planning regulations these are classified as 'focused changes' as they cover a limited part of the plan, and the Council was required to consult on these changes before submission of the plan to the Secretary of State. The focused changes, once agreed by the Council, will be presented to the Secretary of State in the form of an addendum

to the Submission version of the plan.

6. The 'focused changes' were discussed at a meeting of the Local Development Framework Working Party in April 2009 and subsequently authorised for consultation by the Director for Regeneration and Planning, in consultation with the Portfolio Holder for Sustainable City Development. The consultation period for the focused changes ran from 27 May to 24 June.
7. The focused changes are set out in full in schedules 1 and 1a (attached in appendices 1 and 2). The changes and all supporting documents, including an updated Sustainability Appraisal of the changes, were made available throughout the consultation period. They are now on the city council's website under 'closed consultations', and in the A-Z section under of the website under 'Planning – Northern City Centre Area Action Plan'. A summary of the focused changes is:
 - A change to policy LU4 (enhanced community and leisure facilities): the policy now stipulates that provision of enhanced community facilities will be dependent on a feasibility study;
 - A change to site-specific policy SMW1 (St Mary's Works, Duke Street/Oak Street): to give greater flexibility by making the provision of an hotel optional rather than a requirement, and specifying that conversion of St Mary's Works factory will be subject to feasibility and viability assessment.
 - Changes to Chapter 6 of the plan ('Implementation and Monitoring'). These changes provide more information about how the plan will be implemented, and update Table 12 where relevant to provide the latest information about progress on individual proposals and updated targets for delivery.
8. A list of minor editorial changes and clarifications (schedule 2) was also made available for information. This is attached in Appendix 3. There was no need for the council to consult on these minor changes but they were made available to the public for reference.
9. All previous consultees (approximately 200 organisations and individuals) were consulted on the focused changes. Of these only 10 responded to the consultation. None of the respondents found the focused changes to be unsound; 2 of the respondents welcomed the changes and the remainder had no comments to make. The East of England Regional Assembly confirmed that the area action plan as proposed to be amended by the focused changes remains in general conformity with the East of England Plan.

Next Stages

10. Assuming the Council agrees to the submission of the plan as set out in the recommendation, the next key timescales for the area action plan are:
 - Pre-examination meeting in September 2009;
 - Independent public examination of the plan in October/November 2009;
 - Adoption in early to mid 2010. Once formally adopted, the area action plan

will amend the local development framework, which is part of the council's policy framework.

Recommendation

11. That the Council approves the proposed 'focused changes' to the area action plan, and approves the amended plan for submission to the Secretary of State.

Appendix 1

Schedule 1: Northern City Centre Area Action Plan 'Focused Changes'*

AAP ref	Representation ref	Substance of representation	Nature of change	Proposed changes
LU4	Targetfollow - 5816/1	Policy is not based on sufficient evidence base capable of justifying contributions to community and leisure facilities	Revise LU4 to give greater certainty and to ensure deliverability	<p>Revise policy LU4 to read:</p> <p>'Enhanced community/leisure facilities will be provided to serve the community in the northern city centre, <u>depending on the outcome of a feasibility study to demonstrate what might be required. Funding for this should come through the pooling of Section 106 contributions</u> from the major developments in the Core Area. These facilities will be available for all to use.'</p>
SMW1	Tyler Parkes Partnership on behalf of Steeplecourt - 6271/1	More flexible and responsive approach needed to ensure deliverability of scheme	Amend policy SMW1 to provide greater flexibility to ensure deliverability	<p>Revise policy SMW1 to read:</p> <p>'The site at St Mary's Works and St Mary's House is allocated for a comprehensive mixed use redevelopment to include offices <u>and</u> residential accommodation, <u>with the possible addition of</u> a hotel.</p> <ul style="list-style-type: none"> • The locally listed St Mary's Works factory will be converted <u>subject to structural feasibility and the viability of the scheme as a whole. At the least, the structurally stable parts of the façade of the locally listed frontage to Oak Street / St Mary's Plain should be retained</u> as part of a redevelopment scheme. • There will be a minimum of 40 dwellings of which at least 15 per cent will be designed as family units. • Public open space in the form of a new square <u>in St Mary's Plain</u> will be included in the scheme, and the existing churchyards will be enhanced. • Pedestrian and cycle access through the area will be created by the design of routes between St Mary's Plain and St Crispins Road as green

				<p>links.</p> <ul style="list-style-type: none"> • The redevelopment will respect the setting of St Martin at Oak and St Mary Coslany churches and create enhanced views of both buildings. The scale of buildings fronting onto St Martin's Lane and the two historic churches will be lower than those facing Duke Street and St Crispin's Road. • The scheme will provide contributions to improved community provision in the northern city centre, in accordance with area action plan policy LU4. '
Chapter 6	Go-East - 6481/3	Provide a more robust delivery and implementation framework	Chapter 6 ('Moving On – Implementation and Monitoring') amended to provide more information on delivery, and table 12 amended to better demonstrate deliverability and robustness.	See schedule 1a.

***NOTE**

'Focused changes' are defined by the Planning Advisory Service (PAS) as changes to a limited area of the plan, such as a chapter, or to a limited part of the plan area.

The other types of changes that can be made under the planning regulations are:

- Minor editing changes, including clarifications and updates – see schedule 2; and
- 'Extensive changes' – more significant changes that run right through the plan's content or area, where the nature and scale of the issues go to the heart of the plan. None of the proposed changes are judged to fall into this category.

Appendix 2: Schedule 1a

6. Moving on – implementation and monitoring

6.1 Objectives

6.1.1 The area action plan can only achieve its vision for the successful regeneration of the northern city centre through the effective implementation of its policies and proposals.

6.1.2 This chapter addresses the specific means by which implementation can be achieved. Steps are in hand to set up structures and partnerships, where appropriate, to drive forward the policies and proposals identified in the plan. Consultation with key stakeholders, landowners and others during the preferred options stage has enabled further development of the commitments to implement the proposals of this area action plan.

6.2 Overall responsibility

6.2.1 Norwich City Council will take overall responsibility for the coordinated delivery of the policies and proposals in the area action plan over the plan period to 2016, and will establish appropriate mechanisms and partnerships to deliver its objectives. This is likely to include partnership working with a range of key stakeholders including Norfolk County Council as the responsible highways authority, the Local Strategic Partnership, representing the wider Norwich community, the East of England Development Agency through its support for regeneration initiatives and its funding support, and key local landowners and community interests.

6.2.2 The city council will monitor progress on the plan. Monitoring will also be an important part of the delivery arrangements Review and monitoring is an important element of evidence-based policy development and is a key factor of the “plan, monitor and manage” approach to plan making. Monitoring and review will enable early action to be taken to overcome any barriers to delivery of the Plan’s objectives, policies and proposals. The council will measure the performance of this area action plan against the targets, objectives and policies set out in this document as part of the *Annual monitoring report*. The Council will also consider if it needs further measures to address issues identified through the monitoring process. This may include considering whether it might be appropriate to use compulsory purchase powers if necessary. Monitoring of the Sustainability appraisal will also assess progress of the plan. See appendix 6 for list of indicators.

6.2.3 One of the key issues to be kept under review is the level of housing development delivered through the area action plan. The following table summarises the housing proposals of the area

action plan. These targets reflect the present requirements of the Replacement local plan and its Affordable housing supplementary planning document (SPD). Any future revisions to that SPD will be reflected in the affordable housing targets on individual sites when planning applications are made.

Table 10 Housing Proposals in the area action plan.

Policy Ref	Site Name	No of dwellings proposed	Affordable Housing target
AS1	Anglia Square	250	75
WW1	West of Whitefriars	130	39
SMW1	St Mary's Works/ House	40	12
SCP1	St Crispins Road/ Pitt Street	25	7
BP1	Beckham Place	20	0
OSN1	The Talk / 114 Oak Street	40	12
OSN2	123-161 Oak Street	55	17
OSN3	Sussex House	15	0
WN1	Friars Quay / Colegate	15	0
WN2	Bulsare Warehouse	10	0
WN3	Mary Chapman Court	40	12
CG1	Muspole Street	40	12

6.2.4 A housing trajectory diagram showing the proposed rate of development in the plan area is attached at Table 11. The sites contributing to the housing trajectory comprise the opportunity sites allocated within this Plan, additional sites with permission at April 2008 and sites where the principle of development has been accepted by virtue of a previous Local Plan allocation. A full site list appears in Appendix 7. Each site has been individually assessed (with input from the development industry where available), to derive an informed assessment of when and where development is most likely to occur over the plan period and how each site will contribute to meeting the plan's expectation to deliver at least 900 new homes between 2006 and 2016. Table 11 shows that the rate of new housing development is likely to be relatively low in the northern city centre during the next couple of years but should take place at a higher rate from about 2010 onwards, before tailing off towards the end of the plan period.

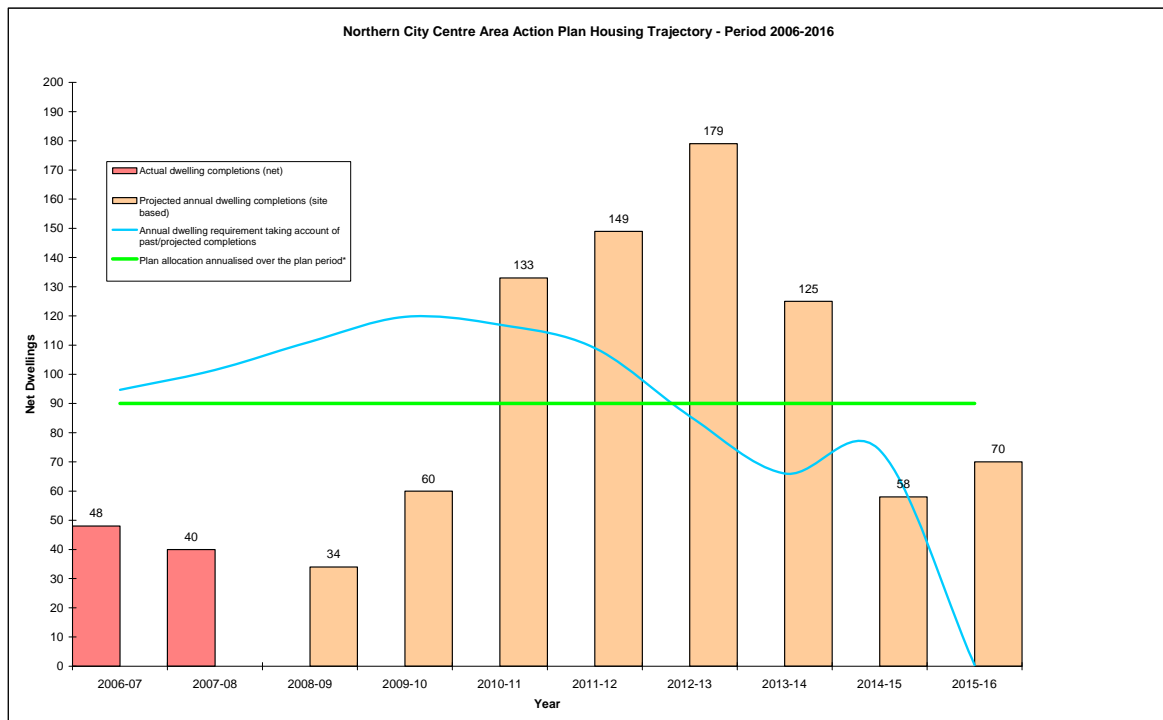


Table 11 Northern city centre area action plan Trajectory diagram

6.2.5 In addition to monitoring the performance of individual policies and proposals in the area action plan, the council will review how the plan is performing against its vision and objectives, and measure its performance against sustainability objectives in order to ascertain its contribution to achieving sustainable development within the Northern city centre.

6.3 Responsibility for specific proposals

- 6.3.1 This section includes an initial implementation plan (at Table 12) for the Northern City Centre. It identifies, for each specific policy and proposal, who will be chiefly responsible for its implementation, an indicative timescale for implementation, and notes on progress made so far. Table 12 is effectively a project management tool that will be further developed and updated to provide 'live' information on all policies and proposals to be delivered through the area action plan.
- 6.3.2 In the main, proposals are dependent upon private sector funding, in the form of contributions identified in Section 106 agreements through the delivery of redevelopment schemes. However, the city council is committed to pursuing any additional funding necessary to deliver the proposals of the plan, where this becomes apparent.
- 6.3.3 This implementation plan aims to standardise the approach to S.106 contributions, to ensure consistency between different developments as to what they can be expected to fund.
- 6.3.4 The improvements required to the public realm throughout the northern city centre are extensive and will require considerable further work to assess feasibility and the optimal means and timing of implementation. It is therefore intended to set up a capital fund for northern city centre public realm improvements, as already referred to in section 4.5 above. This fund will be a means of using pooled S.106 contributions from the developments in the area, together with capital grants from the city council's capital programme and external sources such as New Growth Points funding. The fund will contribute to the improvement of the green infrastructure and open space of the northern city centre.
- 6.3.5 All the policies and proposals set out in Table 12 are considered by the City Council to be necessary for the regeneration of the northern city centre. However some in particular are judged to be critical to the success of the area action plan; these are indicated as critical in the table.

TABLE 12 IMPLEMENTATION SCHEDULE

Policy / Para ref	Policy/ Proposal	Critical*	Responsibility for Implementing	Targets for Delivery	Comments / Progress
LU1	Mixed use development		Local Planning Authority (City Council); private developers; economic development agencies	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
LU2	Principle of shopping development; change of use.		Local Planning Authority (City Council); economic development agencies	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
LU3	Residential development	*	Private developers; Local Planning Authority (City Council)	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
LU4	Improved community facilities		Private developers; Local Planning Authority (City Council)	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals.</u> <u>Requires initial feasibility study.</u>
4.3.13	Affordable housing provision within development	*	Developers, City Council (planning and housing authority).	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
4.3.18	Detailed lighting and surveillance schemes		Private Developers, Norfolk Police Authority, Norwich City Council (Local Planning Authority; Economic Development Unit)	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
MV1	New gyratory system for traffic circulation	*	Norfolk County Council/ Norwich City Council	<u>Within short term (2009/11)</u>	<u>Traffic gyratory scheme has committed Growth Point funding through GNDP. Implementation tied in with Anglia Square development phase 1 (planning permission approved subject to S.106 in Dec 08).</u>
MV1	Environmental improvements in St Augustines Street	*	Norfolk County Council/ Norwich City Council	<u>Within short term (2009/11)</u>	<u>Traffic gyratory scheme has committed Growth Point funding through GNDP. Implementation tied in with Anglia Square development phase 1 (planning permission approved subject to S.106 in Dec 08).</u>
4.4.10	Monitoring and possible traffic management measure as mitigation for any negative effects		Norfolk County Council/ City Council	<u>From 2010 on</u>	<u>Will be ongoing following implementation of gyratory scheme</u>

	of scheme				
4.4.7	Public transport routeing proposals		Bus operator; Norfolk County Council	<u>From 2010 on</u>	<u>Completion of improved bus interchange facilities dependent on the redevelopment of Anglia Square</u>
MV1	New surface crossing of Inner Ring Road	*	Private developer (funding); Norfolk County Council	<u>Short to medium term (2009/14)</u>	<u>Will be implemented with Anglia Square development</u>
MV1	Enhanced pedestrian crossing, Pitt Street		Norwich City Council; Norfolk County Council	<u>Within short term (2009/11)</u>	<u>This is part of the traffic gyratory scheme</u>
MV1	Enhanced pedestrian crossing, Aylsham Road	*	Norfolk County Council	<u>Within short term (2009/11)</u>	<u>This is part of the traffic gyratory scheme</u>
MV1	Enhanced pedestrian crossing, Edward Street	*	Norfolk County Council; private developer	<u>Within short term (2009/11)</u>	<u>This is part of the traffic gyratory scheme</u>
MV1	Enhanced pedestrian crossing, Magdalen Street (flyover)		Norfolk County Council; private developer	<u>Medium to long term (2012-2016)</u>	<u>Requires feasibility work. Part of long term aim to achieve east-west pedestrian/cycle link (MV1).</u>
MV1	Enhanced pedestrian crossing, Whitefriars		Norfolk County Council; private developer	<u>Medium to long term (2012-2016)</u>	<u>Pedestrian refuge completed as part of Barrack Street GNDP-funded improvements. Further improvements to be achieved through redevelopment of land west of Whitefriars (WW1).</u>
MV1	Bus interchange at Edward Street		Private developer; bus operator; Norfolk County Council	<u>Short to medium-term (2009-14)</u>	<u>Linked to the redevelopment of Anglia Square.</u>
MV1	North-south pedestrian route	*	Local planning authority; developers; Norfolk County Council	<u>Short to medium-term (2009-14)</u>	<u>Parts of route already provided eg through St George's Plain scheme. Elements will be delivered through traffic gyratory scheme, and the remainder will principally be delivered through Anglia Square redevelopment.</u>
MV1	East-west pedestrian route		Local planning authority; developers; Norfolk County Council	<u>Medium to long term (2012-2016)</u>	<u>Requires initial project development work and costings. Dependent on redevelopment of certain key sites.</u>
4.5.16	Riverside Walk		Local planning authority;	<u>Medium to long term</u>	<u>Requires project development work and</u>

	completion		Environment Agency; developers and owners	<u>(2012-2016)</u>	<u>costings for the parts of the walk still to be completed.</u>
PR1	New square – Playhouse, St Georges Street	*	City Council; Norfolk County Council	<u>Completed by 2008/9 - on target</u>	
PR1	St Mary's Plain – improved public space		Developer; Local planning authority	<u>Medium term (2012-2014)</u>	<u>Linked to proposals for St Mary's Works – SMW1</u>
PR1	Anglia Square public space	*	Developer	<u>Short to medium term (2009-2014)</u>	<u>Planning permission approved in December 2008 subject to completion of S.106 agreement</u>
PR1	New square as part of Whitefriars development		Landowners; Local planning authority	<u>Long term (2014-16)</u>	<u>Part of proposal WW1 – see below</u>
PR1	New square between Muspole St & St George's Plain		Norfolk County Council; City Council; land owner	<u>Short to medium term (2009-2014)</u>	<u>Relates to proposal CG1. S.106 funds from CG1 scheme towards provision of open space.</u>
PR2	Improvement of land under the Flyover, Magdalen Street		Norfolk County Council; Norwich City Council	<u>Medium to long term (2012-2016)</u>	<u>Requires initial feasibility work</u>
TU1	Enhancement of the historic environment, and re-establishment of historic street pattern.	*	Private developer (s); Local Planning Authority	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
4.5.38	The preservation, enhancement and interpretation of the City Wall		Private developer (s); Norwich City Council (Local Planning Authority, Asset and City Management, Transportation and Landscape); English Heritage	<u>Throughout plan period to 2016</u>	<u>Requires initial feasibility work</u>
TU2	Retention and creation of key views. Siting of new landmark buildings.		Private developer (s); Local Planning Authority	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
ENV1	Climate change mitigation and adaptation	*	Private developer; Norwich City Council	<u>Throughout plan period to 2016</u>	<u>Ongoing, through development proposals</u>
AS1	Comprehensive scheme for Anglia Square including 250 residential units	*	Private developers	<u>Short to medium term (2009-14)</u>	<u>Anglia Square development phase 1 (approved subject to S.106) includes approximately 200 residential units</u>
AS2	Foodstore – larger	*	Private developers;	<u>Short to</u>	<u>Included in Anglia Square</u>

	than Budgens and with good accessibility		foodstore operator.	<u>medium term (2009-14)</u>	<u>development phase 1</u>
AS2	Inclusion of small retail units (25%)	*	Private developer; local planning authority	<u>Short to medium term (2009-14)</u>	<u>Included in Anglia Square development phase 1</u>
AS3	Anglia Square open space	*	Developer; operator (maintenance); local planning authority	<u>Short to medium term (2009-14)</u>	<u>Included in Anglia Square development phase 1</u>
AS4	Replacement car parking	*	Private developer; commercial occupiers; local planning authority	<u>Throughout plan period to 2016</u>	<u>Through the Anglia Square redevelopment and partly through provision of new multi-storey car park (policy WW1).</u>
AS4	Integrated access proposals with new gyratory system	*	Private developer; Norwich City Council; Norfolk County Council	<u>Short to medium-term (2009-14)</u>	<u>Gyratory scheme to be delivered 2010. Revised access an integral part of the Anglia Square development scheme phase 1</u>
WW1	Inclusion of significant office element in scheme (west of Whitefriars)		Private developer; commercial occupiers; local planning authority	<u>Medium to long term (2012-2016)</u>	
WW1	Residential development and open space in remainder		Private developer; local planning authority	<u>Medium to long term (2012-2016)</u>	
WW1	New multi-storey car park connected to Inner Ring Road	*	Private developer; Norfolk County Council (highway authority).	<u>Medium to long term (2012-2016)</u>	<u>Will allow rationalisation of existing surface car park provision</u>
WW1	Provision of open space to east of St Saviour's Church		Private developer; Norwich City Council (open space maintenance)	<u>Medium to long term (2012-2016)</u>	
WW1	Optional development of Hi Tech House only		Private developer; Norwich City Council as planning authority	<u>Short to medium term (2009-14)</u>	
SMW1	Comprehensive mixed use scheme	*	Private developer	<u>Medium term (2012-14)</u>	<u>Pre-application discussions have taken place.</u>
SMW1	Primary office development		Private developer; local planning authority	<u>Medium term (2012-14)</u>	
SMW1	Housing in remainder including 15% family housing		Private developer; local planning authority	<u>Medium term (2012-14)</u>	

SMW1	Pedestrian and cycle access routes		Private developer; local planning authority	<u>Medium term (2012-14)</u>	
SC1	St Crispins/ Pitt Street mixed use development		Mixed housing and commercial	<u>Medium to long term (2012 – 2016)</u>	<u>Council has entered into contract with Jehovah's Witnesses to acquire their part of site.</u>
BP1	Beckham Place mixed use development scheme potentially to include workshops and housing		Private developer; Norwich City Council (local planning authority and economic development unit)	<u>Medium to long term (2012-16)</u>	<u>Some activity already: pre application discussions for land on western part of site.</u>
PS1	Peacock Street – site for small businesses or workshops		City Council (owner)	<u>Medium to long-term (2012-16)</u>	<u>Initial feasibility and costings required. Dependent on redevelopment of land west of Whitefriars (WW1).</u>
OSN1	The Talk: development scheme for housing with pedestrian links		Private developer/ RSL; local planning authority	<u>Medium term (2012-14)</u>	<u>Planning application submitted.</u>
OSN2	123-161 Oak Street: housing development and provision of Riverside Walk		Private developer(s); Norwich City Council (maintenance of riverside walk)	<u>Long term (2014-16)</u>	
OSN3	Housing development at Sussex House site		Private developer; Norwich Union	<u>Short to medium term (2009-2014)</u>	<u>Planning application submitted</u>
NS1	Improvements to Leonard Street Play area		Norwich City Council; developers (s.106 contributions for play)	<u>Short to medium term (2009-14)</u>	<u>Tied into Anglia Square redevelopment which will provide S.106 funds.</u> <u>Requires initial design and costings</u>
WN1	Friar's Quay Colegate		Norwich City Council; private owner; tenants of Merchants Court	<u>Long-term (2014-2016)</u>	
WN2	Former Bulsare Warehouse, Fishergate		Private developer	<u>Long-term (2014-2016)</u>	
WN3	Mary Chapman Court		City Council as owner and planning authority; UEA as lessee; Housing Association or other developer	<u>Medium term (2012-14)</u>	<u>Consultation by Council during summer 2009, prior to development of detailed plans.</u>
CG1	Muspole Street – mixed use development		Private owner; Norwich City Council as planning authority	<u>Medium-term (2012-14)</u>	<u>Scheme approved, March 2009</u>

Appendix 3

Schedule 2: Northern City Centre Area Action Plan: Minor Editorial Changes / Clarifications / Updates

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
Executive summary	n/a	n/a	Update	<p>Amend 'Next Steps' section to read:</p> <p>Under new planning regulations enacted in June 2008, the submission report <u>was</u> published for public representations in late 2008. This stage <u>was</u> not a public consultation but <u>allowed</u> people to make representations about whether the plan is 'sound'. Representations <u>made</u> will be submitted to the Secretary of State along with this plan and associated documents in <u>mid</u> 2009. A public examination will be held, probably in <u>late</u> 2009, by an inspector appointed by the Secretary of State. Depending on the number of issues the inspector considers and the length of the examination, it is anticipated that the document will be formally adopted by the City Council in <u>early-mid</u> 2010.</p>
Executive summary	n/a	n/a	Update	Delete the 'How to make representations' section.
1.1.7	n/a	n/a	Update	<p>Update timescales in figure 3 ('Where we are now'):</p> <ul style="list-style-type: none"> • Submission to Sec of State : <u>Mid</u> 09 • <u>Public examination: Late</u> 09 • Inspector's Report: <u>Early 2010</u> • Adoption of Plan: <u>Early-mid</u> 2010
1.1.8	n/a	n/a	Update	<p>Update paragraph 1.1.8 to read:</p> <p>Representations <u>on soundness</u> will be submitted alongside the document to the Secretary of State, who will appoint an</p>

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
1.1.11	n/a	n/a	Update	<p>independent inspector to hold a public examination into the plan. This will determine whether the whole plan is sound and appropriate. The final plan is anticipated to be adopted by the Council in <u>early-mid</u> 2010.</p> <p>The policies and proposals set out in the submission version of the area action plan are the end result of a process which identified and considered a range of options for achieving the plan's objectives for the regeneration of this area. Options were identified in the issues and options report (June 2006), and evaluated in the preferred options report (November 2007 – appendix 5) and by the sustainability appraisal. That report set out preferred policies and proposals and was subject to public consultation. <u>The regulation 27 “soundness consultation” took place in late 2008 and early 2009.</u>The submission version of the area action plan has been amended as a result of these comments.</p>
2.1.3	n/a	n/a	Update	<p>Amend date reference in second sentence of paragraph 2.1.3 :</p> <p>It is anticipated that the public examination of this area action plan will take place <u>late in</u> 2009.</p>
2.2.2 / 2.2.3	Go-East / 6481/1	<p>Need for greater clarity about the relationship between the area action plan and other development plan documents.</p> <p><i>Please note that this representation by Go-East (6481/1) has given rise to a</i></p>	Clarification on relationship with Regional Spatial Strategy and other plans.	<p>Insert new paragraph on relation to RSS (after existing para 2.2.2) to read:</p> <p><u>The East of England Plan was adopted in May 2008. It makes Norwich a regional focus for housing, employment, retail, leisure, cultural and educational development. It requires development to support these roles, by promoting sustainable transport, tourism and the city's heritage and by addressing deprivation. It requires a focus of employment growth in the city centre to be on media and creative industries. The area action plan helps to implement this</u></p>

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
		<p><i>number of consequential policy and text changes, none of which are judged to raise fundamental issues of soundness, but are required for clarification. They are therefore classed as clarifications, rather than focussed changes.</i></p>		<p><u>strategy.</u></p>
2.2.3	Go-East / 6481/1	<p>Need for greater clarity about the relationship between the area action plan and other development plan documents.</p>	<p>Clarify relationship between the area action plan and the adopted local plan.</p>	<p>Amend existing para 2.2.3 to read: The <i>City of Norwich replacement local plan</i> was adopted in November 2004. <u>As the adopted statutory plan during preparation of this document, it has also helped to establish the broad strategy which this area action plan follows.</u> Appendix 2 sets out which policies from the local plan are superseded by this area action plan and which are amended, including outlining the changes to the proposals map.</p>
2.2.4	Go-East / 6481/1	<p>Need for greater clarity about the relationship between the area action plan and other development plan documents.</p>	<p>Clarification in relation to Joint Core Strategy</p>	<p>Add sentence to end of existing para 2.2.4: <u>The evidence base for the Joint core strategy has informed this plan, particularly in terms of retail and employment policy.</u></p>
2.2.5	Go-East / 6481/1	<p>Need for greater clarity about the relationship between the area</p>	<p>Clarification and update in relation to Joint Core</p>	<p>Revise para 2.2.5 to read: This plan complies with the <u>principles of the emerging strategy,</u></p>

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		action plan and other development plan documents.	Strategy	<u>which</u> identifies that the northern city centre will be developed in accordance with its area action plan to achieve physical and social regeneration, including significant redevelopment opportunities. <u>The northern city centre is identified as a priority for regeneration requiring area-wide co-ordination and community based approaches. The area action plan supports regeneration, chiefly by promoting the large district centre, by providing employment opportunities and by making the northern city centre more attractive through improvements to the public realm.</u>
2.2.6	Go-East / 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Insert reference to development control policies Development Plan Document in existing paragraph 2.2.6.	Revise paragraph 2.2.6 to read: The area action plan will be reviewed, if necessary, to ensure that it remains consistent with the <i>Joint core strategy</i> , <u>the Site allocations</u> and the <i>Development control</i> development plan documents once they are adopted <u>in 2010 and 2011</u> .
2.5	N/a	-	Update for clarification	Revise paragraph 2.2.5 to read: It is important that the area action plan is founded on a robust and credible evidence base. As part of the development of the plan a range of information has been collected and analysed, to provide a baseline of information about the area which can then be monitored as a measure of progress. Sources include the 2001 Census, and specific surveys and studies, including the <i>City centre conservation area appraisal</i> (see figure 4) and <u>the evidence base for the Joint core strategy</u> . <u>Links to this evidence base are available from www.norwich.gov.uk</u> Some key facts about the area are provided below; more detail is provided in appendix 3.

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3.4.1	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Revise first sentence of paragraph 3.4.1 to read: The objectives above are consistent with the adopted local plan and the emerging <i>Joint core strategy</i> .
3.4.3	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Add the following sentence to the end of paragraph 3.4.3: <u>These policies will be superseded by the local development framework.</u>
4.3.1	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Revise paragraph 4.3.1 to read: In order to promote regeneration of the area and to increase its vitality, regeneration in the northern city centre will be based primarily on mixed-use development. This will include housing (and affordable housing) in most cases and, where appropriate, culture and leisure related uses, employment uses and community or education uses. This mix is particularly important in the core area which includes the main change sites such as Anglia Square (see section 5.2). Policy LU1 <u>supports the city wide approach of promoting high density mixed use developments with housing in the most accessible locations such as Anglia Square.</u> In the other parts of the area action plan area, single-use schemes may be more appropriate in some cases, on smaller sites.
4.3.3	Go-East/ 6481/1	Need for greater clarity	Clarification	Delete reference to local plan in paragraph 4.3.3, to read:

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		about the relationship between the area action plan and other development plan documents.		The development of a strong distinctive identity for the area is a key feature of this plan's vision, and has been supported by successive public and stakeholder consultations. The aim is to develop a distinctive character for the area through a vibrant mix of uses with a culture and arts focus, which will sit well with the area's rich heritage of historic buildings, and the independent local character of its shopping offer. The policy aims to promote the evening economy, but not late night activities.
LU1	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete reference to Local Plan policy HOU2 within policy LU1 by revising first bullet point to read: <ul style="list-style-type: none"> • residential use in accordance with area action plan policy LU3. Residential use will particularly be encouraged above retail and commercial premises within the large district centre;
4.3.4	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete references to the Local plan - revise paragraph 4.3.4 as follows: <p>Anglia Square, Magdalen Street and St Augustine's Street <u>form</u> a large district centre with a large catchment serving the suburbs of North Norwich and extending out as far as the outer ring road and in some cases beyond that. The recently completed <i>Greater Norwich retail and town centres study</i> demonstrates that there is a need for both a new supermarket and for further comparison goods floorspace <u>to promote the centre's viability and enable it to fulfil its role as a large district centre.</u> This justifies further <u>retail expansion beyond the local plan target.</u> This evidence study will provide the basis for revised policy through the Joint core strategy. The foodstore policy is in the Anglia Square section</p>

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LU2	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	<p>(policy AS2). <u>To ensure the centre provides for everyday shopping needs, the policy continues the city wide approach of requiring a minimum percentage of retail uses on frontages.</u></p> <p>Amend first bullet of LU2 to delete reference to local plan policy SHO11, as follows:</p> <ul style="list-style-type: none"> from A1 uses will <u>not be permitted where retail uses at ground floor level within the defined retail frontage zone would fall below 70% (taking into account other committed proposals not yet implemented).</u>
<u>Table 3, page 29</u>	N/a	<u>Clarify much of employment development will be commercial</u>	<u>Clarification</u>	<p>Amend 'Principles for plan' within table 3 to read:</p> <p><u>"36-43 Creating new employment in the area, particularly in the commercial, creative, cultural and leisure sectors.</u></p>
4.3.7	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	<p>Delete ref to existing local plan and SHO11. Revise paragraph 4.3.7 to read:</p> <p>' This policy represents a strengthening of <u>previous</u> local plan policy by giving higher priority to maintaining shopping vitality, whilst recognising that it is not in retailers' interests to have vacant premises unoccupied for lengthy periods.</p>
4.3.9	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other	Clarification	<p>Revise second sentence of paragraph 4.3.9 as follows:</p> <p>The former Jarrold Printing, Whitefriars site (adjoining this area) demonstrates that successful marketing of sites for office</p>

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		development plan documents.		development can be achieved by providing the right type of premises in the right central location. <u>This will help to support the expansion of the city centre's role as an employment location, with a focus on office development, including media, creative, insurance and information communication industries. The <i>Norwich area employment growth and sites study</i> has concluded that there is a need for at least 100,000m² of new office space in the city centre to 2026. It identifies Anglia Square as having potential for 20,000 m² of office space.</u>
4.3.13	<u>Go-East/ 6481/1</u>	<u>Need for greater clarity about the relationship between the area action plan and other development plan documents.</u>	<u>Clarification</u>	Revise paragraph 4.3.13 to remove reference to Local Plan policies, to read: <u>Affordable Housing is provided through other Development Plan Documents and accompanying Supplementary Planning Guidance and Documents. The current affordable housing targets will be applied to individual sites when planning applications are made.</u>
4.3.15	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Revise first sentence of paragraph 4.3.15 to read: <u>This policy will help to achieve the Joint Core Strategy target of 2,750 new dwellings in the city centre 2008-2026, with both high density dwellings in the most accessible areas and family housing.</u> Revise penultimate sentence of paragraph to read: The requirement for open space within the site seeks to reinforce the normal requirements for open space and ensure that some provision is on site.
4.3.17	Go-East/ 6481/1	Need for greater clarity about the relationship	Clarification	Revise text to remove reference to Local Plan policies. Amend first sentence of text to read:

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4.3.18	Norfolk County Council / 6480/4	<p>between the area action plan and other development plan documents.</p> <p>Need for greater clarity in supporting text to Policy LU4 to make clear that developer contributions should not be used to fund shortfalls in existing provision, in line with Circular 05/05.</p>	Clarification	<p><u>Both Local Plan and emerging Joint Core Strategy policies require development to be designed to be secure.</u></p> <p>Revise final sentence of paragraph 4.3.18 to read::</p> <p>Alternatively, developer contributions will be used to improve and enhance existing community facilities in the area, <u>where these are needed to mitigate against the impact of the development.</u></p>
MV1	Go-East/ 6481/1	<p>Need for greater clarity about the relationship between the area action plan and other development plan documents.</p>	Clarification	<p>Delete reference to Local Plan policy SR12 in second bullet of MV1. Revised bullet to read as follows:</p> <ul style="list-style-type: none"> • Pedestrian and cycling facilities will be promoted throughout the northern city centre by contributions from all development. The facilities will include north-south and east-west pedestrian and cycle routes <u>as part of the city wide green link network.</u> These routes will include a number of new crossing points (see Figure 10B and table below). The pedestrian environment of St. Augustine’s Street will be enhanced as part of the traffic gyratory scheme. An off-road pedestrian /cycle route will be provided adjacent to Edward Street and Pitt Street
4.4.13- 14	Go-East/ 6481/1	<p>Need for greater clarity about the relationship between the area action plan and other development plan documents.</p>	Clarification	<p>Revise paragraphs 4.4.13 and 4.4.14 to read:</p> <p>4.4.13 This element of policy MV1 is consistent with the NATS strategy, which give priority to the movement of pedestrians and cyclists, especially in the city centre. The City and County Councils have already</p>

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				developed a 'City centre Spatial Strategy' which develops street design in ways that can achieve such priority. MV1 seeks to apply that in the Northern City centre area, which until recently had not been given such treatment.
				4.4.14 Responsibility for implementing the proposals for new pedestrian crossing facilities will vary from site to site. Where developments will have a major impact on circulation of traffic, pedestrians and cyclists, the developer will be expected to pay for the changes in the immediate vicinity of the scheme. It is particularly important for developments to be much more accessible to pedestrians and cyclists moving around the area and to movements crossing the line of the inner ring road, which until now has been a major barrier to such movement. All developments will, in any case, be expected to contribute towards sustainable transport improvements. Where appropriate these contributions will be pooled to achieve the required objectives.
4.5.1	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete reference to local plan policies for the historic and built Environment. Delete second sentence of paragraph 4.5.1 (<i>'The local plan 'archaeological policies (HBE1-HBE4 and HBE6) are therefore very important.'</i>)
4.5.2	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other	Clarification	Delete references to local plan policies. Revise paragraph 4.5.2 to read: 'The area's history is reflected in many of the older buildings and

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
		development plan documents.		in its streets, yards and urban form. This is not the case in the core area, where the previous urban form has largely been destroyed by poor quality development. <u>The design of new development will retain and enhance the area's valuable heritage and contribute to the area-wide approach to improving the public realm set out below. This will attract more visitors and tourists to the area.</u>
4.5.3	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete references to local plan policies by deleting final 2 sentences of 4.5.3 (' <i>A study is currently being done for the Joint Core Strategy to consider the potential in Greater Norwich for a concert hall or exhibition centre. The findings of this study may be relevant to this plan.</i> ')
4.5.16	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete references to local plan policies. Amend paragraph 4.5.16 to read: The riverside walk is currently incomplete with missing sections north of the St Crispins Road, between St. George's Street and Duke Street and east of Fye Bridge. This means pedestrians have to deviate from the route. <u>These sections will be completed as development takes place, through local plan and local development framework policies.</u> Where existing buildings form a permanent barrier and are to be retained, the options of creating a cantilevered walkway over the river or of providing an alternative route will be explored.
4.5.22	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan	Clarification	Delete reference to local plan policies. Amend paragraph 4.5.22 to read: In this section the existing character will be described and policies set out to protect and enhance the area's townscape qualities.

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		documents.		These policies are consistent with local plan <u>and emerging local development framework policies</u> for design and heritage.
4.5.32	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete reference to local plan policies. Amend first sentence of paragraph 4.5.32 to read: For this area, therefore, the conservation area appraisal encourages the use of building materials listed above.
4.5.38	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete reference to local plan policies. Delete final sentence of para 4.5.38 (' <i>These aspects are fully covered by Local plan policy TVA8 and HBE1.</i> ')
TU2	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	Delete reference to local plan policies. Amend policy TU2 as follows: New development must retain and enhance local and strategic views across the area and positively address the street and/or the river. The height of new buildings should relate closely to their immediate surroundings. In addition: <ul style="list-style-type: none"> • at St Crispin's Road, new landmark buildings will be acceptable, provided they avoid blocking key views, and careful visual analysis demonstrates the relationship of scale of the proposal to the more distant views and skyline and their impact on the historic character of the area • along the riverside buildings of up to 4 storeys may be appropriate.
4.6.2	Go-East/ 6481/1	Need for greater clarity about the relationship between the area	Clarification	Remove references to local plan policies - Delete paragraph 4.6.2 (Delete wording: <i>These matters are all the subject of adopted local plan policies,</i>

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		action plan and other development plan documents.		<p><i>which will apply to development in the area action plan area. It is essential that the following local plan policies are implemented through the plan:</i></p> <ul style="list-style-type: none"> • <i>Policy NE8, which requires new development to enhance biodiversity through its design, layout and landscaping.</i> • <i>Policy SR12 to establish and maintain green and safe pedestrian/ cycle links (with an adopted Supplementary Planning Document)</i> • <i>Policy SR11 to provide a riverside walk - any riverside development should implement this policy (with an adopted Supplementary Planning Document)</i> • <i>Policy NE4 to seek provision of street trees in most developments, except where an urban frontage is required.</i> • <i>Policy EP16 which requires development to conserve water resources and provide sustainable drainage systems.)</i>
4.6.5	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	<p>Remove references to local plan policies. Amend the first and second sentences of paragraph 4.6.5 as follows:</p> <p>New open spaces will be developed as part of the programme of redevelopment of the core area (see area action plan policy PR1) and each developer in this area will be expected to contribute – not just financially, but also providing land for such open space. It</p>

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4.6.8	EA/ 5561/1 and Norfolk County Council /6480/2	Amend wording to reflect more fully Policy ENG1 of the East of England Plan i.e. add reference to “10% renewable or low carbon sources...” and to cover water efficiency issues	Clarification	<p>is not expected that new children’s play will be required within the main redevelopment sites in the core area, but S.106 contributions for play will be pooled to enhance provision on existing sites, provide an accessible network of sites, and ensure provision of a wide range of facilities in the area.</p> <p>Revise paragraph 4.6.8 to read:</p> <p>PPS1, the overarching national planning policy statement, has recently been updated to strengthen policy in relation to energy performance and climate change as a key element of sustainability. The East of England Plan contains policies that can be used to assist this. <u>Policy ENG1 requires a minimum of 10% of energy on be provided from decentralised and renewable or low carbon sources for developments of more than 10 dwellings or 1000 m². WAT 1 promotes water efficient development. The Joint Core Strategy also contains relevant policies which will provide targets to be met by all development when adopted in 2010.</u></p>
4.6.9	EA/ 5561/1 Norfolk County Council /6480/2 and Norfolk County Council /6480/3	Amend wording to reflect more fully Policy ENG1 and to cover water efficiency issues	Clarification	<p>Amend para 4.6.9 as follows:</p> <p>New development in the area must be designed both to reduce contributions to climate change and be adaptable to a changed climate by:</p> <ul style="list-style-type: none"> • being designed to cope with a more extreme climate, including increases in flood risk; • <u>conserving water resources and providing sustainable drainage systems;</u> • making use of <u>decentralised and renewable or low carbon</u> sources of energy; • enhancing the natural environment of the area and promoting biodiversity to fix carbon emissions;

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
				<ul style="list-style-type: none"> • minimising waste removal from the site through re-use of materials; • providing a suitable compound for community recycling of various materials. • <u>enhancing biodiversity through its design, layout and landscaping, including providing street trees where appropriate;</u> • <u>providing multi-functional green links.</u>
4.6.12	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Clarification	<p>Amend final sentence of para 4.6.12 as follows:</p> <p>This relates to policy WM6 of the Regional Plan.</p>
ENV1	Go-East/ 6481/1 EA/5561/2	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to Local Plan policy on Sustainable Urban Drainage Systems (SUDS) and insert reference to biodiversity	<p>Amend ENV1 as follows:</p> <p>All new developments must achieve a high standard of energy efficiency and be resistant to the impact of climate change, to comply with the Regional Spatial Strategy and the Joint core strategy. In particular:</p> <ul style="list-style-type: none"> • major developments will have decentralised, renewable or low carbon energy networks; • all new developments will be water efficient and use sustainable drainage systems (SUDS); • site flood risk assessments will be required for new development throughout the area action plan area; • new development will provide for recycling of materials from on-site demolition, with storage on-site or in close proximity; • local recycling bins will be provided in retail and commercial

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4.6.14-16	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete references to Local Plan policy and repeat of reference to Local Development Framework	<p>schemes.</p> <ul style="list-style-type: none"> • <u>development will enhance biodiversity through its design, layout and landscaping, including providing street trees where appropriate and multi-functional green links;</u> • <u>riverside developments must provide a publicly accessible riverside walk and cycle path where appropriate</u> <p>Revise paragraph 4.6.14 to read:</p> <p>However, all other local plan policies continue to apply <u>until superceded by the local development framework</u>. Some of them have been given specific interpretations and detail for the area action plan area by policies outlined above, but this is not intended to replace those policies – in general they are given added weight by such area action plan policies.</p> <p>Delete paragraphs 4.6.15 - 4.5.16.</p>
AS2	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to Local Plan policy	<p>Amend final sentence of policy AS2 as follows:</p> <p><u>Policy AS2</u> will apply to retail frontages within the redeveloped area.</p>
AS4	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to Local Plan policy	<p>Amend second bullet point as follows:</p> <ul style="list-style-type: none"> • short stay with appropriate tariff controls to serve the large district centre effectively and control commuter parking

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
5.2.5	Go-East/ 6481/2	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to Local Plan policy that no longer exists	Revise paragraph 5.2.5 to read: The redevelopment of the square presents an opportunity for the use of sustainable sources of energy to serve the development.
5.2.27	Steeplecourt/ 6271/1	More flexible and responsive approach needed to ensure deliverability of scheme.	Amend lower case text to provide greater flexibility.	Amend paragraph 5.2.27 to read: The owner of this opportunity site has made clear his intention to bring it forward for redevelopment in the future. The main constraint is the locally listed former shoe factory building on Oak Street. which any scheme should <u>seek to</u> conserve, at least in part. 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. See the location plan at Figure 17.
5.3.3	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Remove references to local plan	Revise paragraph 5.3.3 to read: This <u>area action plan allocation continues and combines local plan allocations.</u> The site will provide mainly family housing. The sustainability appraisal considers the site to be in a sustainable location (<u>see location plan at Figure 22</u>).
OSN2	Go-East/ 6481	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to local plan policy	Amend first sentence of policy OSN2 as follows: The land at 123- 161 Oak Street will be redeveloped for housing.

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New 5.3.5	n/a	n/a	Update, to reflect wording elsewhere in the plan.	<p>Insert new paragraph after 5.3.4 to read:</p> <p><u>This development scheme will include provision of a section of Riverside Walk to form part of the link to Dolphin Bridge and to green links to the open countryside.</u></p>
CG1	Go-East/ 6481/1	Need for greater clarity about the relationship between the area action plan and other development plan documents.	Delete reference to local plan policy	<p>Amend policy CG1 as follows:</p> <p>The site at Muspole Street is allocated for housing development . The <u>development will</u> include a mix of family housing and flats, with a minimum of 40 dwellings, and <u>including</u> the conversion of the former shoe factory. The developer will fund enhanced landscaping to create a square with pedestrian priority between Muspole Street and St George's Plain.</p>
Proposals Map	n/a	n/a	Amend key, for clarification	<p>1. Under key title, add:</p> <p><u>Note: this proposals map also shows relevant local plan policies.</u></p> <p>2. Amend Large District Centre key symbol: replace 'LD' with 'LU2'.</p> <p>3. Amend reference to housing policies to read:</p> <p>Housing Allocation Sites (<u>policies OSN1, OSN2, OSN3, WN2, WN3, and CG1</u>).</p> <p>4. Amend reference to employment policies to read:</p> <p>Employment <u>allocation site (PS1)</u></p> <p>5. Amend reference for City Centre:</p>

AAP ref	Representation ref	Substance of representation	Nature of proposed change	Proposed changes
Proposals Map	n/a	n/a	Update map to reflect Submission version of area action plan	<p data-bbox="1161 347 1858 412"><u>Mixed Use Development sites (AS1, AS2, AS3, AS4, SC1, SMW1, WW1, and BP1).</u></p> <p data-bbox="1161 440 1942 532">6. Amend Sport and Recreation section of key: Publicly accessible Recreation Open Space (<u>local plan</u> policy SR3 and area action plan policy NS1)</p> <p data-bbox="1161 560 1942 683">7. Add the words 'local plan' in front of each local plan policy referred to in Proposals Map key (NE1, NE7, HBE1, HBE3, HBE8, HBE10, HBE14, TVA4, TVA5, SHO3, SHO7, SHO10, SHO11, AEC1, SR3, SR8, SR11, SR12, TRA15, TRA18).</p> <p data-bbox="1161 711 1900 776">Amend 'LD' (local district centre) notation on Proposals Map to 'LU2'</p> <p data-bbox="1161 803 1911 868">Amend TRA 18 major road network to include Magpie Road (already included in Figure 7B in Submission Area Action Plan).</p> <p data-bbox="1161 896 1932 958">Add Core area boundary to Proposals Map (as already defined in Submission document Figure 14).</p>