

PREFERRED SITES: NORWICH

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
Land adjacent to the River Wensum and the Premier Inn, Duke Street	GNLP0068	0.12	Residential led mixed-use development for a minimum of 25 homes .	This is a prominent brownfield site in the northern city centre which is long term vacant and offers the potential for beneficial regeneration and redevelopment including improved access to the river.
UEA - Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery)	GNLP0133-B	1.38	University-related uses, including offices (Use class B1(a)), research and development (Use class B1(b)) and educational uses (Use class D1) providing in the region of 5,000 sqm of floorspace	The principle of development has been established by virtue of the existing local plan allocation (R39) and outline planning permission. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).
UEA – Land North of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House)	GNLP0133-C	0.89	Student accommodation, (a minimum of 400 beds equivalent to 160 homes) may include a small element of ancillary university related uses.	The principle of development has been established by virtue of the existing local plan allocation (R40) and consented and partly completed scheme for student accommodation. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). As an extant consent and previous allocation; this site is been counted in the commitment figures.
UEA – Land between Suffolk Walk and Bluebell Road	GNLP0133-D	2.74	University related development for both academic and non-academic uses.	The principle of development has been established by virtue of the existing local plan allocation (R41) as a strategic reserve for university expansion. Its allocation for development remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS).
UEA - Land at the Grounds Depot Site, Bluebell Road	GNLP0133-E	1.60	Student accommodation, in the region of 400 beds (equivalent to	The site has been developed and in operational use for several years as a ground's maintenance depot. Although in a prominent and sensitive river valley location with

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			160 homes) which may include a small element of ancillary university related uses	respect to the campus and the UEA Broad, on balance it is considered that the site offers the best opportunity to accommodate limited development to support the expansion of the UEA and will enable further enhancement and greater public access to the river valley, with the proviso that any development must be sensitively designed and integrated into the landscape.
Land at Constitution Motors, 140-142 Constitution Hill	GNLP0282	0.27	Redevelopment for a minimum of 12 homes .	The site is located in a predominantly residential area and is appropriate for residential use. It now has benefit of outline planning permission, as such has been counted in the commitment figures
Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk	GNLP0360	21.90	Residential led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. 680 homes .	This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for up to 680 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits but is subject to complex constraints identified through the HELAA. Development potential of this land alongside the neighbouring Utilities site and land potentially available through the release of the former Carrow Works site is recognised through a wider strategic growth allocation across the three sites which is expected to deliver a total of approximately 2,000 homes. <i>Note that the May Gurney site falls within Trowse parish and approximately 90 homes of the 680 approved are included within the housing commitment for Trowse parish.</i>
Former Eastern Electricity	GNLP0401	0.83	Residential-led mixed-use	This long-term vacant regeneration opportunity site was previously

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Headquarters (Dukes Wharf), Duke Street			development including a minimum of 100 homes (or at least 250 student bedrooms). May also include employment, managed workspace retail, leisure, financial and professional services, education and cultural uses.	allocated for office-led development in the adopted local plan (CC21) but remains stalled despite a succession of consented schemes. Allocation in the GNLP is wholly appropriate to recognise its considerable potential for regeneration for both housing and commercial uses taking advantage of its riverside site and highly accessible city centre location close to the primary shopping area. 69 units are counted in the existing commitment, the site is expected to deliver an uplift of an additional 31 units.
Land at Barrack Street/ Whitefriars	GNLP0409R	3.78	Residential led mixed use development (minimum 300 homes), offices/managed workspace, ancillary retail, restaurants, bars and recreational open space.	This key regeneration site in the city centre is long term vacant. It is appropriate to amalgamate the existing adopted local plan allocations CC17a and CC17b in a single allocation which acknowledges the acceptance in principle of current proposals to develop its western half nearest to Whitefriars for a residential-led scheme. Outline and detailed consents on its eastern half provide for 200 homes and offices to deliver the remaining phases of the St James Place office quarter which is counted in the existing commitment. The allocated site is expected to deliver an uplift of an additional 100 homes
Land adjoining Sentinel House (St Catherine's Yard), Surrey Street	GNLP0451	0.38	Residential development (minimum 40 homes or 200 student bedrooms)	Following the conversion of Sentinel House to 199 apartments it is no longer appropriate to allocate the entire site as initially proposed although land to the east remains suitable for development. This is acknowledged in adopted local plan allocation CC29, albeit that the majority of the Queens Road Car Park will not now be available and is excluded. An allocation for housing or student accommodation reflects a form of development already supported in

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				principle on this site. As the proposed site is part of previous allocation, the figures are counted in the current commitment.
Land at and adjoining Anglia Square	GNLP0506	4.79	Residential-led mixed-use development including in the region of 1200 homes , student accommodation, retail units, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix.	Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following resolution to approve a mixed-use regeneration scheme including 1250 homes and commercial floorspace (December 2018), the application has been called-in by the Secretary of State and will now be considered at a Public Inquiry. Notwithstanding the uncertainty over the current proposals, the strategic importance and major regeneration benefits of the site require appropriate recognition in the GNLP. 198 units are counted in the existing commitment as part of an extant consent, the additional 1002 units are counted as uplift.
Land at and adjoining St Georges Works, Muspole Street	GNLP2114	0.57	Residential led mixed use development (to provide a minimum of 110 homes together with 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.)	The principle of development has been established through previous allocation of the site for housing development in the Northern City Centre Area Action Plan and a now expired planning permission for 57 homes. Consented office to residential conversion of the Guildyard, Colegate and Seymour House, Muspole Street could already deliver 60 flats counted in the existing commitment; the additional 50 units are counted as uplift. Outline regeneration proposals have been publicised

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				alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used beneficially as managed workspace but in the event of more substantive development proposals the site can deliver a more substantial housing led development with significant regeneration benefits which should be acknowledged in the GNLP.
Sites at 84- 120 Ber Street, 147-153 Ber Street and Mariners Lane car park	GNLP2159	0.70	Residential development (a minimum of 150 homes). Office or other commercial uses at ground floor level would also be acceptable with scope for educational uses in association with the adjacent Notre Dame High School being provided on the south-west side of Ber Street.	147-153 Ber Street is already allocated in the adopted local plan for housing development (CC2). The entire site was previously identified in the 2004 local plan and subject to planning permission for a total of 151 residential units granted in March 2011 but not implemented. The principle of residential development is established. The site is considered to offer considerable regeneration benefits and could deliver a significant quantum of housing including affordable housing and is thus suitable to identify in the GNLP. 20 Units are counted under existing commitment for CC2, 130 units are counted as new allocation.
Friars Quay car park, Colegate (former Wilson's Glassworks site)	GNLP2163	0.13	Residential development (25 homes minimum). Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.	The site was previously allocated in the Northern City Centre Area Action Plan for housing-led development and subject to a withdrawn planning application for residential development broadly similar to the GNLP submission. The principle of residential development has been established by virtue of the previous NCCAAP allocation and the development of the site (subject to detailed design) would offer regeneration benefits as well as contributing to the affordable and general needs housing requirement for the city.

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Land West of Eastgate House, Thorpe Road	GNLP2164	0.19	Residential development (in the region of 20 homes)	Eastgate House (former offices) adjoining has recently been converted to residential apartments mainly under prior approval as permitted development, Graphic House immediately to the west (also previously offices) has recently implemented its permission for conversion to a student large HMO. The site between these two buildings is of restricted size but could support appropriate residential development in association with the established newly converted residential accommodation adjoining. Given the surrounding pattern of uses it is considered that the site is appropriate to identify in the GNLP.
Land at Carrow Works	GNLP3053	20.00	Residential led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. (1200 homes minimum)	Carrow Works was formerly the location for Britvic Soft Drinks Ltd. And Unilever UK Ltd., and is being promoted for redevelopment. The allocation site, which also includes Carrow House owned by Norfolk County Council, is likely to accommodate at least 1200 homes contributing to an overall target of 2000 in the East Norwich strategic regeneration area. The site may also accommodate community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure.

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St Mary's Works	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. (150 homes minimum)	The site is situated in a prominent location within the Northern City Centre strategic regeneration area and is likely to accommodate a minimum of 150 homes. It benefits from existing outline consent for redevelopment including around 150 residential units, office floor space, and a hotel. 150 units have been counted as existing commitment.
Total = 4,352 (New allocations 1,580; uplift on exiting commitment within these sites = 1,183; Existing Commitment on these sites = 1,589)				