

Appendix 5 List of sites not being carried forward (or integrated to other sites) and reasons

Ref	Site name	Reasons for not being carried forward (or integrated to other sites)
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.
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.
H010	James I (ex public House), 29 Drayton Road	Site is too small to allocate
H011	Land at Eaton Golf Club (part)	No identified access; Loss of urban greenspace is not justified; Loss of public accessible recreational open space; County Wildlife Trust site.
H025	Bertram Books, Rosary Road	Development has commenced, there is no need to allocate
H036	St Luke's Court, Aylsham Road	Land is not available for development in foreseeable future
H045	Mary Chapman Court	Allocation is covered by Northern City Centre Area Action plan (NCCAAP)
H046	Exeter Street car park	Land too small to allocate
H050	Land at The Avenues	Land too small to allocate
H051	Peckover Road	Land too small to allocate
H053	Dibden Road	Land with planning permission and development commenced
E002	Victoria House, Queens Road	Original proposal for office redevelopment does not involve any change of use; Mainly town centre uses will not be acceptable as it is outside city centre Primary Retail Area
E004	Land at former RAF Families Club, 2 Hurricane Way	Land is part of bigger employment area, future development will be guided by employment policies in the Development Management Policies DPD
E006	Sweet Briar Road	Employment area to be defined in Development

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	Industrial Estate	Management Policies DPD
E007	Bowthorpe Employment Area	Employment area to be defined in Development Management Policies DPD
E008	Hall Road (including remaining former livestock market land and abattoir sites)	Employment area to be defined in Development Management Policies DPD
E009	Airport Industrial Estates (including the Vulcan Road estate)	Employment area to be defined in Development Management Policies DPD
E010	Mason Road / Mile Cross Lane Area	Employment area to be defined in Development Management Policies DPD
E011	Whiffler Road Industrial Estate	Employment area to be defined in Development Management Policies DPD
E012	Europa Way	Employment area to be defined in Development Management Policies DPD
E013	Guardian Road (including employment uses on the former Bowthorpe schools site adjacent)	Employment area to be defined in Development Management Policies DPD
E014	Bayer Crop Science (including current vacant land holdings)	Employment area to be defined in Development Management Policies DPD
E015	Kerrison Road / Hardy Road Gothic Works	Employment area to be defined in Development Management Policies DPD
E016	Former H block and 6-14 Hurricane Way	Land is part of bigger employment area, future development will be guided by employment policies in the Development Management Policies DPD
E017	6 Liberator Road	Land is part of bigger employment area, future development will be guided by employment policies in the Development Management Policies DPD
E018	55-85 Barker Street	Land is part of bigger employment area, future development will be guided by employment policies in the Development Management Policies DPD
E019	Land at Swanton Road	Employment area to be defined in Development Management Policies DPD
E020	25-27 Surrey Street	Site being considered as part of M055
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; Rest of the site is not allocated chiefly on ground of its size
E025	Hall Road	Employment area to be defined in Development Management Policies DPD

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E026	City Trading Estate	Employment area to be defined in Development Management Policies DPD
E027	Northumberland Street	Employment area to be defined in Development Management Policies DPD
E028	Drayton Road Estate and City Care Site	Employment area to be defined in Development Management Policies DPD
E029	Carrow Works	Employment area to be defined in Development Management Policies DPD
R001	Land at 463-503 Sprowston Road	Land part of bigger 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 to the Joint Core Strategy, this site should not be allocated as Primary Retail Area
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
R007	9-39 All Saints Green (John Lewis) & 25 Ber Street	Proposal involves slightly change of boundary of Primary Retail Area however does not constitutes any change of use, therefore allocation is not necessary. The amended Primary Retail Area boundary will be fed to Development Management Policies DPD
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 to the east and also many highly graded listed buildings in the vicinity. Impact of access routes to the site and an increase in traffic could mean that the character of this highly significant part of the city centre conservation area is adversely affected. Other constraints include being within Flood Zone 3 and loss of urban greenspace.
M002	Land between Hooks Walk & Ferry lane on West flank of Norwich School playing fields, Cathedral Precinct	Development would adversely affect the views of the cathedral and the setting of this part of the city centre conservation area; satisfactory access that does not affect the character of The Close could be difficult to achieve. Potential detrimental impact on highly graded listed buildings in the vicinity. Other constraints include the site being within Flood Zone 3 and with significant mature trees.
M003	Brownes Meadow	The whole of the area to the east of 21 Ferry Lane

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	Car Park and land to rear of 20 to 24 The Close	gives almost continuous canopy cover to the river. This is of value, not only in terms of amenity, but in terms of biodiversity and climate-change adaptation too. This part of the city centre conservation area is characterised by individual properties set within large grounds and this would be detrimentally affected by any more intensive development. Again the setting of listed buildings in the area could be detrimentally affected. Mature trees onsite also pose a significant constraint.
M004	Land to rear of 9-14a The Close and car park west of Horsefair House	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. Development would have detrimental impact on the setting of many highly-graded listed buildings in the vicinity.
		The four proposed developments seem have not taken into account the full context of the cathedral Close. Although the four sites put forward are found unsuitable for proposed development, it is likely that some small parts of these sites could be developed, e.g. Browne's Meadow Car Park. There might also be other sites within Cathedral Precinct that might be suitable for development to allow enhancement of the historical character of Cathedral Precinct. Such development opportunities however should be identified through the overall management plan for Cathedral Precinct, acknowledging the significance of the area as identified in the Conservation Appraisal. Further possible sites will be treated as windfall development and will be considered on a case by case basis in accordance with DM policies DPD.
M005	10 Barnard Road	Site is located in primary industrial area and is not suitable for hotel development.
M008	Norfolk Tower, Surrey Street	Loss of city centre office floorspace is not justified; Site will be considered in Development Management Policies DPD for office allocation.
M009	Land west of Bluebell Road, Bartram Mowers Ltd	Loss of large scale green open space; Adjacent to River Valley and County Wildlife Trust Site; Site is less suitable than other brownfield sites across the city, i.e. less preferred in the allocations
M010	South of Barrack Street	Majority of the site has planning permission and development has commenced. There is no need to allocate.
M011	Whitefriars (west zone)	
M016	Whitefriars / Barrack Street	
M021	Site at Kerrison Road	Site is integrated into M020

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M025	Bus Station, Surrey Street	The site has planning permission and partially built, allocation thus is not necessary
M033	Westlegate	The site is covered by site M013 and M023
M034	Ber Street/ Rouen Road	Boundary is amended to exclude Prospect House due to land availability issues
M037	Barn Road/ Timber Yard	The site is not currently available but is now identified as an employment area by Development Management Policies DPD. It is recommended in the employment study that the boundary of neighbouring City Trading Estate could be extended to cover Timber Yard; Given the status of existing employment use, the site will be covered by Development Management Policies DPD to constitute new employment designation.
M045	Magdalen Car Park	Allocation is covered by Northern City Centre Area Action plan (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.
M049	Mile Cross Depot	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 Development Management Policies DPD
M052	Colegate Car Park	Listed buildings and archaeological constraints make this site less likely to be viable.
M054	Magpie Printer Site	Land is too small to allocate
M055	Site between bus station and All Saints Green	The site has planning permission and 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.
M058	18a-26 St Stephens Street	The site is within Primary Retail Area and does not involve any change of use, therefore no allocation is needed.
M059	12 St Stephens Street	The site is within Primary Retail Area and does not involve any change of use, therefore no allocation is needed.
OU001	Area framed by Trafford Road, Southwell Road, Hall Road and Brian Avenue	Issue will be covered in the Development Management Policies DPD

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OU002	Land at Mount Zion Family Life Centre, Heartsease Lane	The proposal does not involve any change of use, therefore no allocation is needed.
OU003-1 – OU003-15	University of East Anglia	Allocation is not necessary as it involves only university related development within the campus boundary. Such development proposals will be considered under the Development Management Policies DPD in the future.
OU003-19	Public transport and cyclist/pedestrian link	No need for allocation as most part of the proposed link road is in South Norfolk. Issues will be dealt with using Development Management Policies DPD.
OU004	Former Woolworth Store, Riverside Retail Park	The proposal does not conform to the emerging Joint Core Strategy.
OU005	The Wooded Ridge (runs from Thorn Lane, along Rouen Road and Argyl Street)	Issue will be covered in the Development Management Policies DPD
OU006	Existing tree and woodland belts within the areas zoned for shopping & employment in the area between Hall Road & the railway line	Issue will be covered in the Development Management Policies DPD
OU007	The green link between Bunkers Hill Wood and the County Wildlife Sites	Issue will be covered in the Development Management Policies DPD
OU008	Bracondale Grove	Issue will be covered in the Development Management Policies DPD
OU009	Green space bordering ring road in front of Malzy Court	The site is allocated for mixed use development in the recently adopted Northern City Centre Area Action Plan.
OU011	Cycle storage	To be integrated in M055
OU012	St Andrews AND Blackfriars Hall	Allocations is not necessary as it does not involve any change of use
NOR0005	Former Eaton Rise Service Station Ipswich Road	The site is not viable for housing development due to the typology of the site
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	City centre small business which is valuable in city centre location and should be conserved.
NOR0017	Land adjacent to 147-	To be integrated into H034

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	153 Ber Street	
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 whilst the remaining part will be retained for green space. Allocation will lead to the entire site for development, which is not likely to be acceptable.

Appendix 6 List of sites with planning permissions:

H030	Former Civil Service Sports Ground, Wentworth Green
H034	84-110 & 147-153 Ber Street
H039	Rear of 138 Hall Road
H053	Dibden Road
M015	St Annes Wharf Site, King Street (including adj land at 125-129 King St. & 130-135 King St.)
M018	Dukes Court (Former EEB offices), Duke Street
M020	Norwich City Football Club
M026	Greyfriars Road/ Rose Lane
M035	Fire Station, Bethel Street
M038	Hall Road District Centre
M041	Three Score Bowthorpe
NOR0016	144-162 King Street
NOR0067	Furniture store, 70-72 Sussex Street
NOR0073	Spring Grove Laundry, Oak Street
NOR0078	Thorndick & Dowson, 75-81 Pottergate
NOR0082	Hunters Squash Club and Edward Street Car Park, Edward Street
NOR0092	124-128 Barrack Street
NOR0115	131-141 Dereham Road and 15 Old Palace Road (ex Norfolk Car Audio)
NOR0124	Site of former Earl of Leicester PH, 238a Dereham Road
NOR0125	Cumberland Hotel, 212-216 Thorpe Road
NOR0128	RAF Officers' Married Quarters, Dowding Road
NOR0143	Land adjacent to and adjoining 349a and 349b Dereham Road