

Appendix 2

Norwich Draft Site Allocations and Site Specific Policies Development Plan Document

Note on content of plan

This regulation 25 draft plan for consultation identifies the issues related to specific sites Norwich City Council is considering allocating and providing policies for.

The pre submission regulation 27 consultation draft of the document in November 2011 will contain the policies for allocated sites.

The regulation 30 policies for allocated sites will be submitted to the Secretary of State early in 2012, with the aim being that the final document will be adopted in late 2012.

Your comments on these proposed allocations are welcomed to enable policies to be drafted.

Housing

Site reference: H005

Site name/address:

Norfolk Learning Difficulties Centre,
Ipswich Road

Ward: Eaton

Site size (Ha): 0.8

Main constraints

Adjacent to Danby Wood County
Wildlife Site and Local Nature
Reserve, Source Protection Zone 1,
Area, noise – frontage to main road,
core cycling network

Proposed allocation:

- Housing development with care scheme and/or
- Community facilities

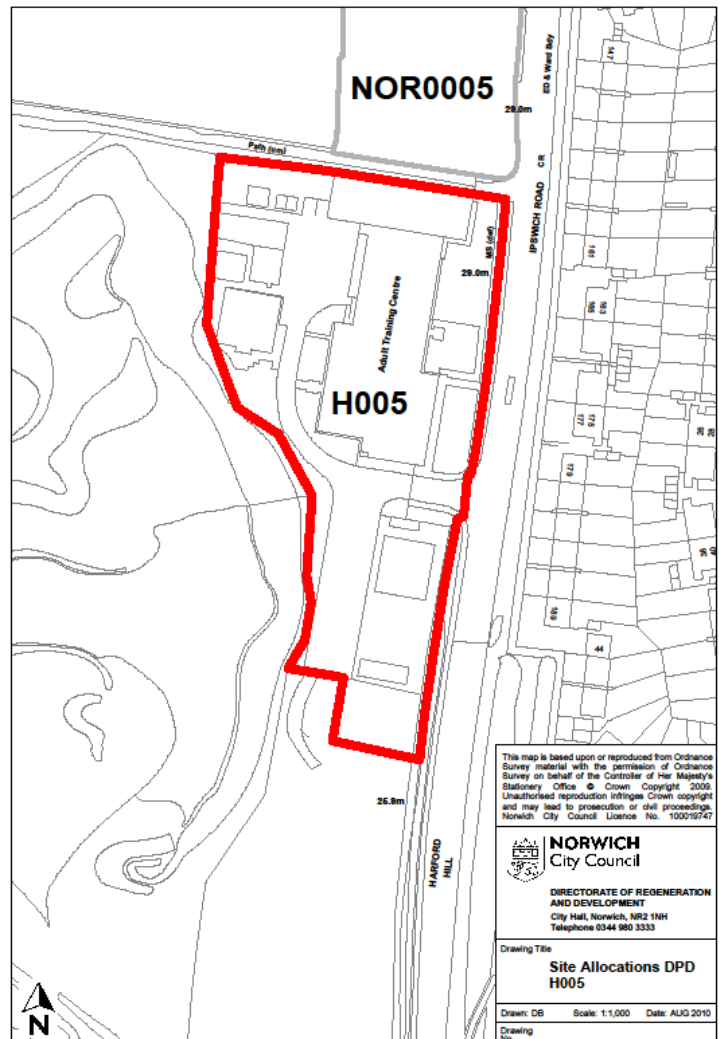
Potential capacity:

If developed for housing, a minimum of 40 dwellings could be provided

Explanatory text:

Development should take account of the following issues:

- Access onto Ipswich Road needs careful and appropriate design;
- An additional pedestrian crossing point may be required from this development at Ipswich Road entrance;
- Design should enhance green infrastructure locally, being designed to promote biodiversity and taking into account the wildlife value of the adjacent Danby Woods on the edge of the Yare Valley and the public footpath to the north of the site.



Site reference: H006

Site name/address:

King Street Stores, King Street

Ward: Thorpe Hamlet

Site size (Ha): 0.2

Main constraints:

Partially within flood zones 2 and 3, adjacent to main river, Source Protection Zone 1, demolition requires Conservation Area Consent, city centre office area, core cycle network

Proposed allocation:

Housing development

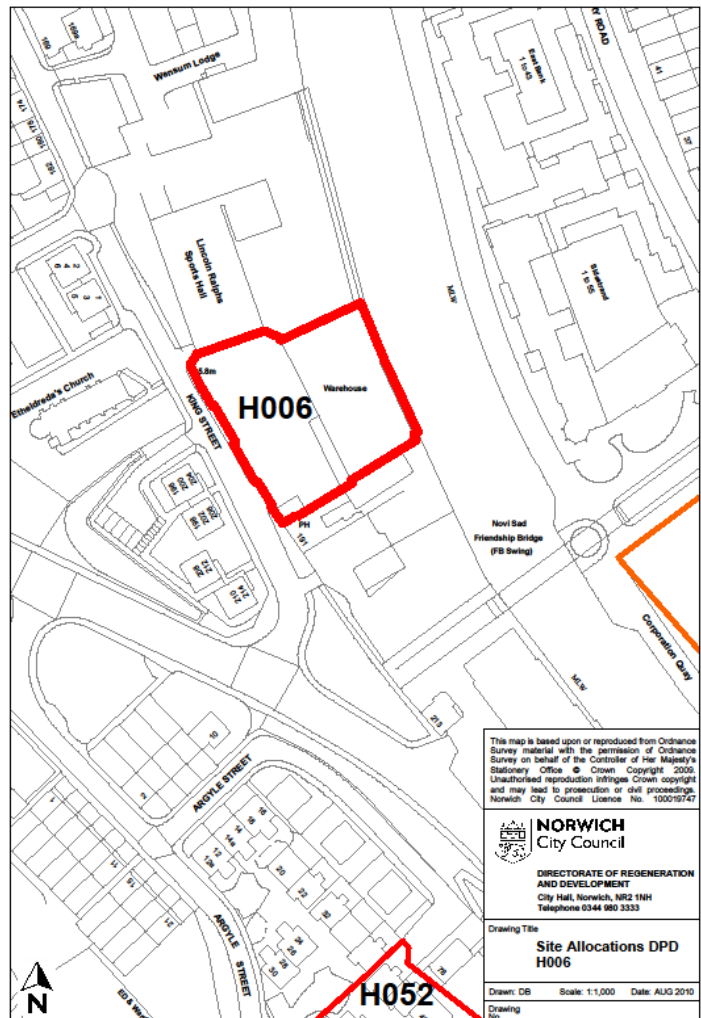
Potential capacity:

A minimum of 25 dwellings could be provided

Explanatory text:

Development should be designed to help regenerate King Street area by reinstating the historic street frontage of King Street and:

- Provide access to the river and a riverside walk ;
- Be designed to respect the setting of adjacent listed buildings;
- A flood risk assessment should be undertaken and appropriate flood mitigation measures provided.



Site reference: H007

Site name/address:

Former Pupil Referral Unit, Aylsham
Road

Ward: Mile Cross

Site size (Ha): 0.29

Main constraints:

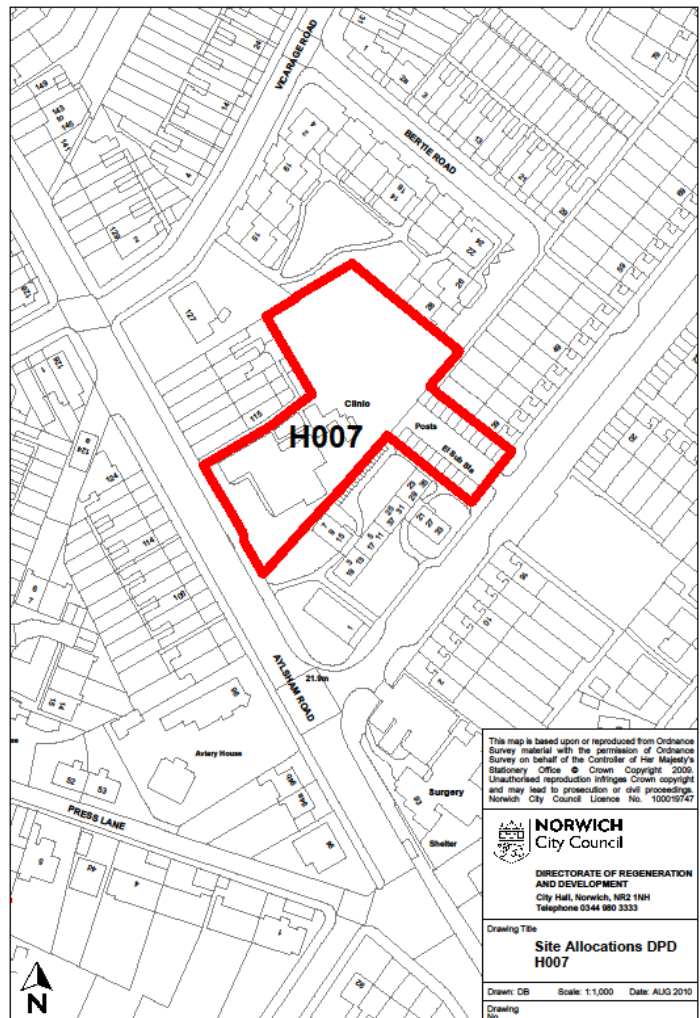
Access, trees

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwellings could be
provided



Explanatory text:

Development would bring a redundant County Council site back into use and help deliver housing on brownfield land. Access directly onto Aylsham Road should be avoided.

Access should be either from Penn Grove via the garages site (owned by the City Council and dependent on its Garage Review) or via Bertie Road.

Site reference: H009

Site name/address:

John Youngs Ltd, 24 City Road

Ward: Lakenham

Site size (Ha): 0.89

Main constraints:

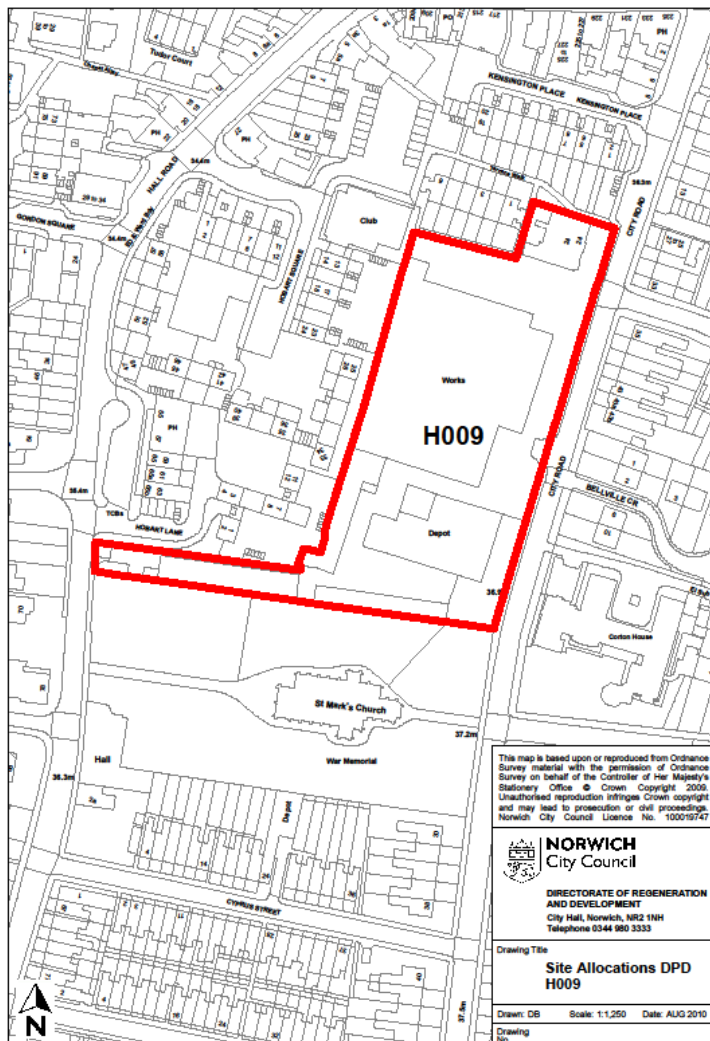
Adjacent to St Marks Church

Proposed allocation:

Housing development

Potential capacity:

A minimum of 60 dwellings could be provided



Explanatory text:

This site comprises a range of functional buildings used for employment purposes.

Development of this site would enhance the character of the predominantly residential City Road area. Development proposals should:

- Provide a pedestrian/cycle link between Hall Road and City Road and vehicular access from City Road;
- Respect the setting of St Mark's Church;
- Retain the Victorian building at 24 City Road (in the north east corner of the site).

Site reference: H027

Site name/address:

Land adjoining Lime Kiln Mews,
Drayton Road

Ward: Mile Cross

Site size (Ha): 0.47

Main constraints:

Road access, ground conditions,
topography, noise – frontage to
main road

Proposed allocation:

Housing development

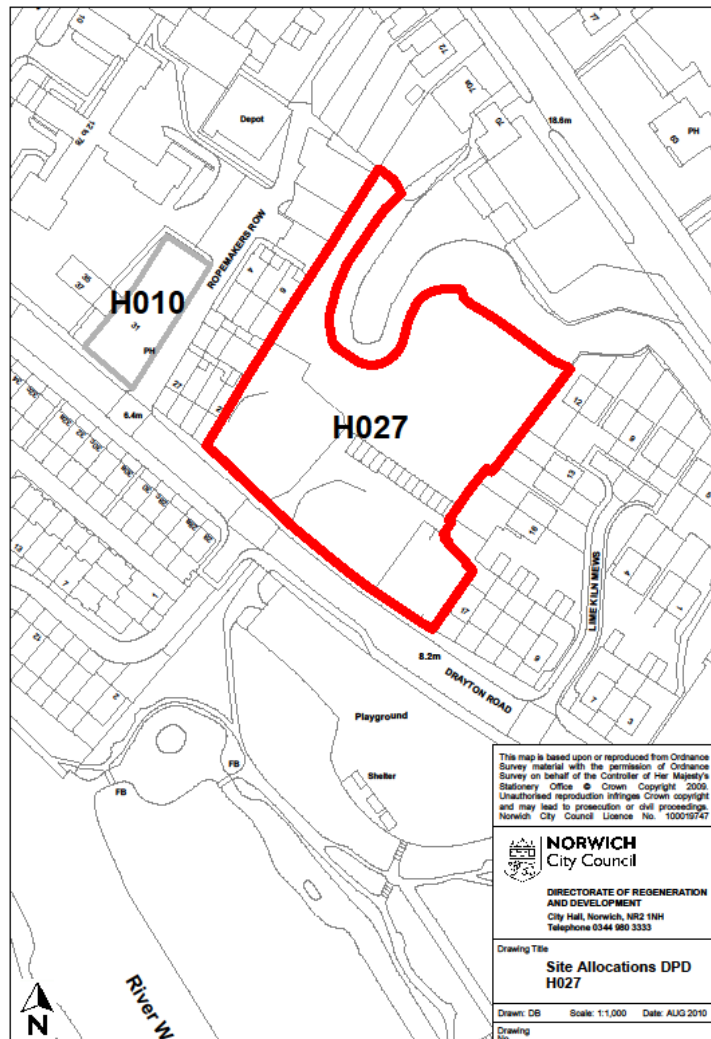
Potential capacity:

A minimum of 15 dwellings could
be provided

Explanatory text:

The site is allocated in the Replacement Local Plan as a housing site. The site has been vacant for a long period of time and development would help to reinstate the street frontage and bring a vacant site into use.

Due to site constraints, with steep slopes to the north of the site, a relatively low density, possibly for family housing, may be suitable. Additional on-street waiting restrictions and pedestrian crossing facilities should be provided as part of the scheme as appropriate. Vehicular access needs to be in southeast corner of the site.



Site reference: H028

Site name/address:

Land at Northumberland Street

Ward: Mancroft

Site size (Ha): 0.29

Main constraints:

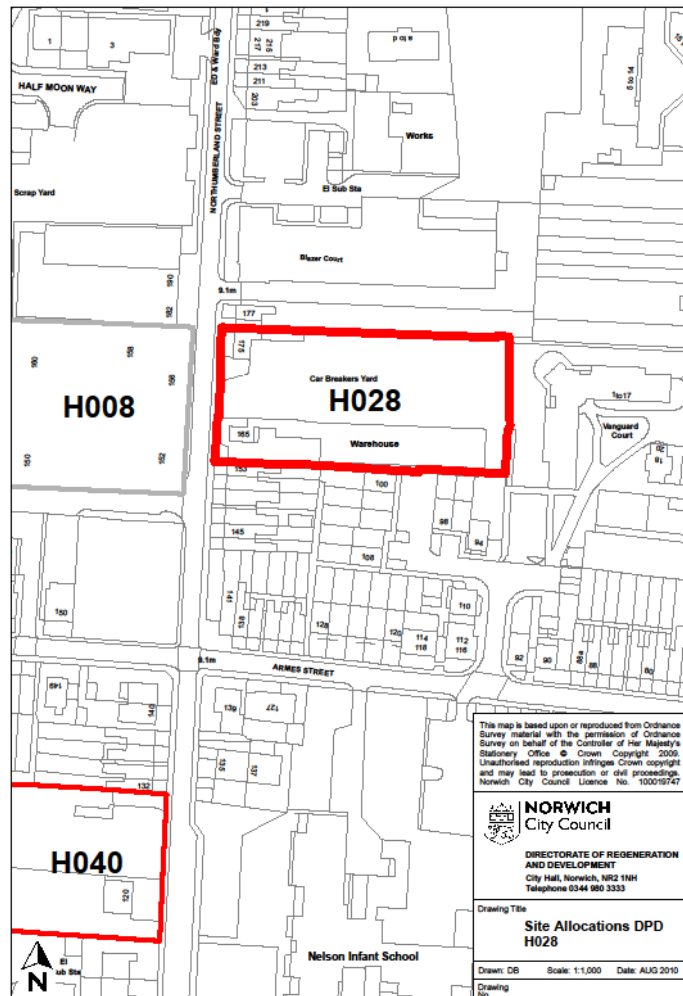
Possible contamination, ownership issues, archaeological area

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwellings could be provided



Explanatory text:

The site is the remaining undeveloped part of a larger Replacement Local Plan housing allocation. It is currently being used as a scrap yard. Development would help reinstate the historical street frontage of Northumberland Street. Future design of the development should link with the pedestrian network serving the recently developed neighbouring sites.

Site reference: H029

Site name/address:

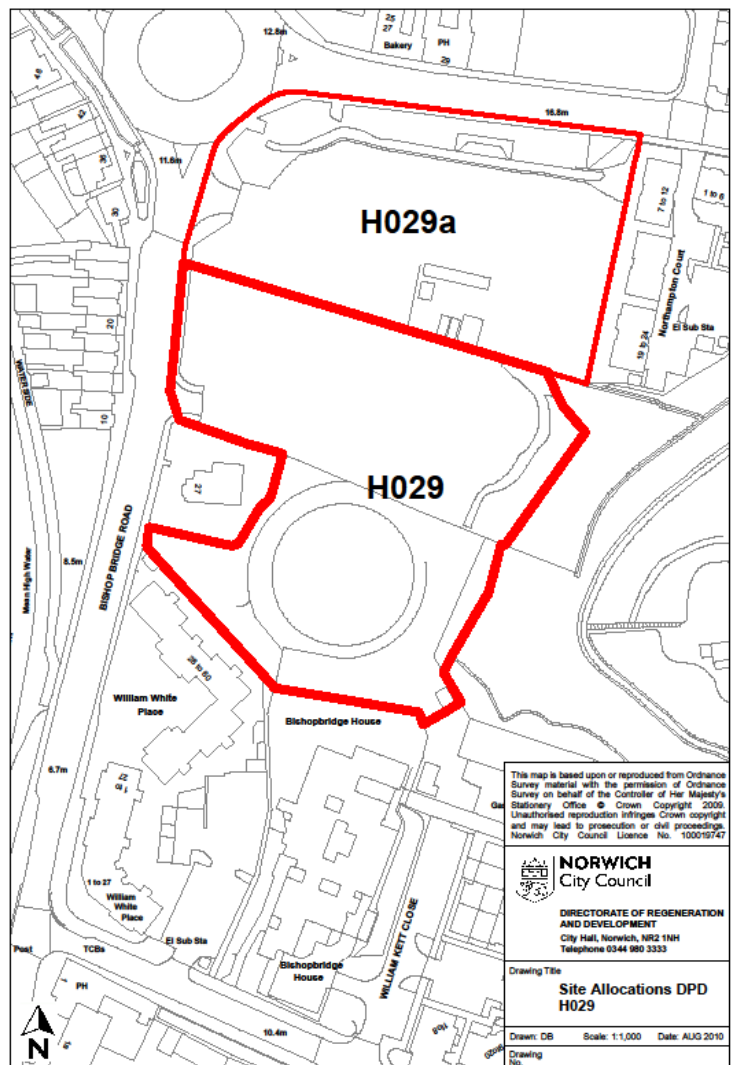
Land east of Bishop Bridge Road

Ward: Thorpe Hamlet

Site size (Ha): 0.77

Main constraints:

Possible contamination, Source Protection Zone 1, access, demolition of gasholder, less than 150m from SSSI, ground conditions issue on north part of site, trees, topography, noise – frontage to main road, adjoining wooded ridge, Conservation Area and Historic Park



Proposed allocation:

Housing development

Potential capacity:

A minimum of 40 dwellings could be provided

Explanatory text:

The site is allocated for housing development in the Replacement Local Plan. The north part of the site has planning permission for 24 dwellings. The National Grid plans to decommission the gas holder. Future development would help bring a vacant brownfield site into use. The following issues should be considered:

- The wooded ridge on the east edge should be retained and design should promote biodiversity
- Should the decommissioning of the gas holder not be possible, the remaining part of the site should be considered on its own merits.

Site reference: H029a
(previously part of H029)

Site name/address:
Land at Ketts Hill / Bishop Bridge
Road

Ward: Thorpe Hamlet

Site size (Ha): 0.6

Main constraints:

Possible contamination, Source
Protection Zone 1, access, less than
150m from Site of Specific Scientific
Interest, ground conditions on north
part of site, noise – frontage to main
road

Proposed allocation:

Housing development

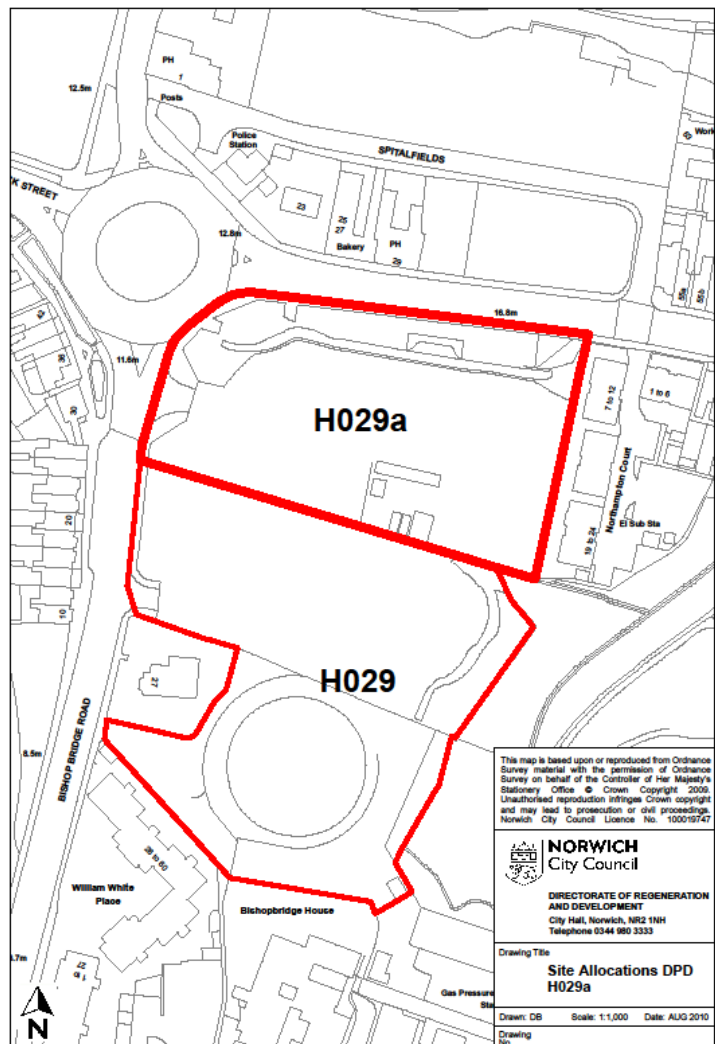
Potential capacity:

A minimum of 35 dwellings could be provided

Explanatory text:

The site is allocated for housing development in the Replacement Local Plan. This land is suitable for housing and could bring housing development in close proximity to city centre area. The following issues should be considered:

- Trees and landscaping on north boundary should be retained and enhanced
- This site is ideally developed with adjacent site H029, however, car free development may be possible if the site is developed on its own
- Any vehicular access should be via the established access of H029 if the site is not developed for car free scheme



Site reference: H030

Site name/address:

Former Civil Service Sports
Ground, Wentworth Green

Ward: Eaton

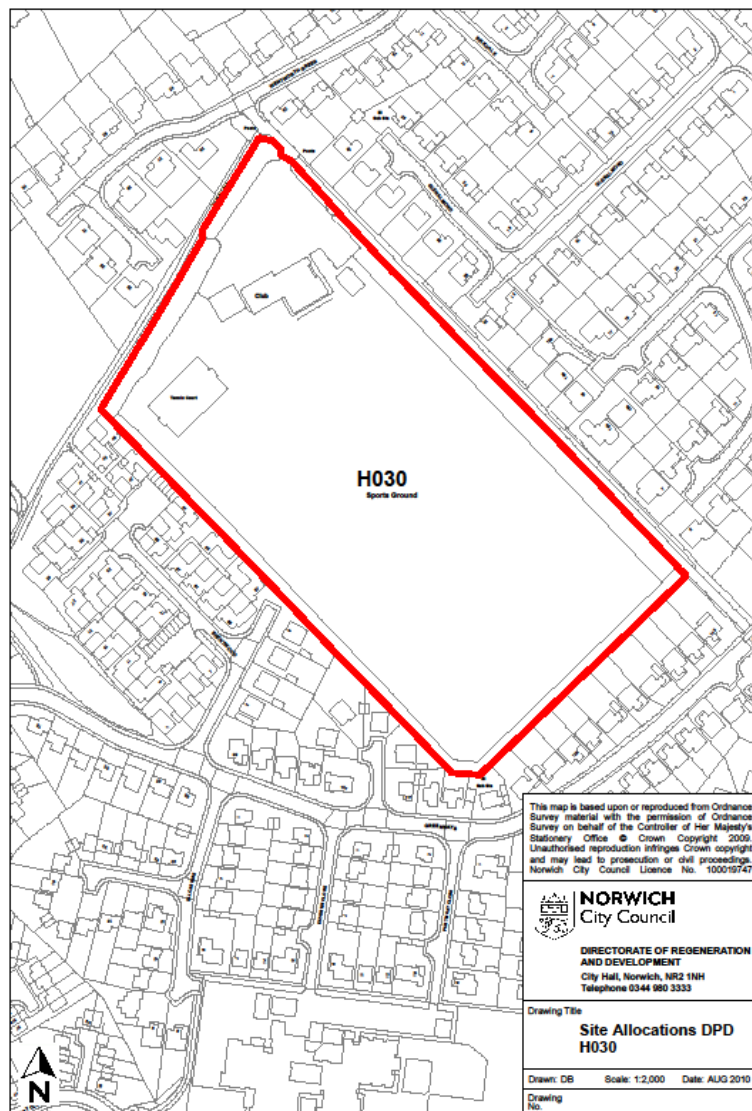
Site size (Ha): 4.27

Main constraints:

Former sports ground, less than
50m from County Wildlife Site
/Site of Specific Scientific
Interest, possible ground
condition issue, core walking
network

Proposed allocation:

Housing development and open
space



Potential capacity:

A minimum of 75 dwellings could be provided

Explanatory text:

The site is allocated in the Replacement Local Plan and planning permission was granted (application reference: **07/01018/F**) for housing development with open space provision. Should the permission expire before the development takes place, subsequent permission should have regard to the principles established, including:

- Provision of on-site open space
- Pedestrian/cycle accesses being provided as part of the scheme

Site reference: H031

Site name/address:

Start Rite Factory Site,
Mousehold Lane

Ward: Catton Grove

Site size (Ha): 0.99

Main constraints:

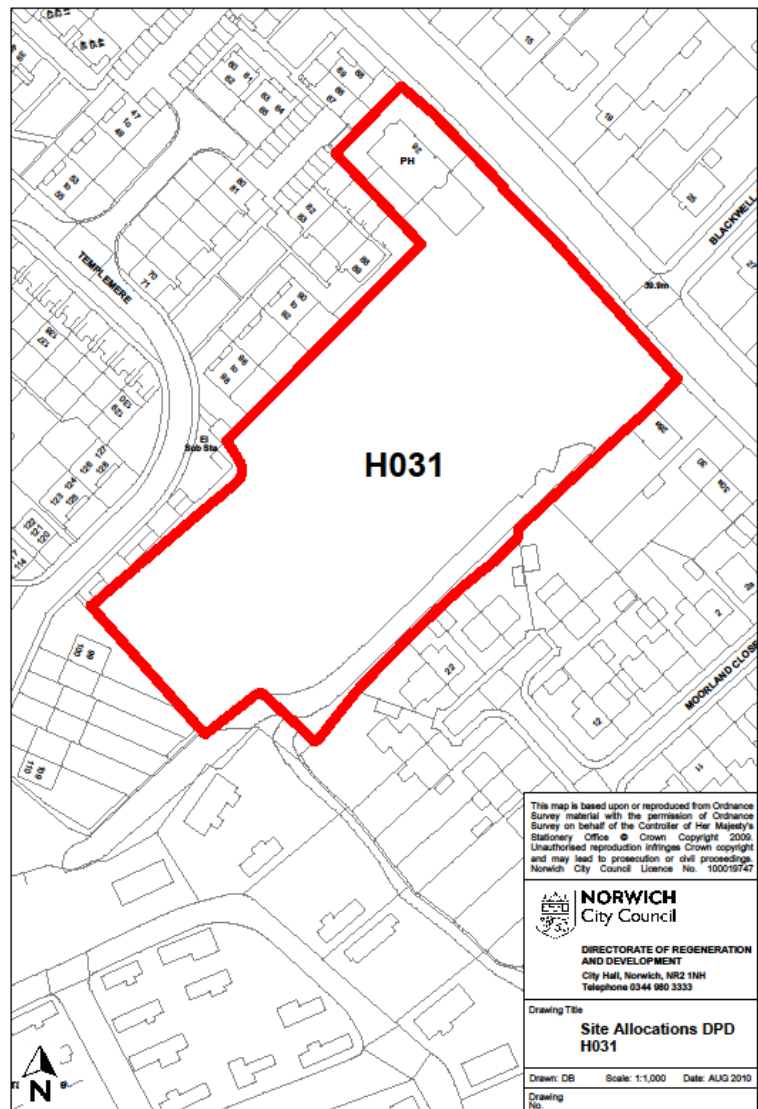
Trees on edge of the site, ground conditions, access to ring road, possible contamination

Proposed allocation:

Housing development

Potential capacity:

A minimum of 60 dwellings could be provided



Explanatory text:

The site is allocated for housing development in the Replacement Local Plan. The demolished/vacant site currently creates environmental health issues for the neighbouring area. The development will help bring this site back to use and improve the character of this area. The following issues should be considered:

- A new pedestrian crossing point and on-street waiting controls should be provided on the ring road;
- Pedestrian access to Templemere could be provided as part of the scheme

Site reference: H032

Site name/address:

Greyhound Opening

Ward: Mancroft

Site size (Ha): 1.2

Main constraints:

Flood Zone 2, possible
contamination, demolition

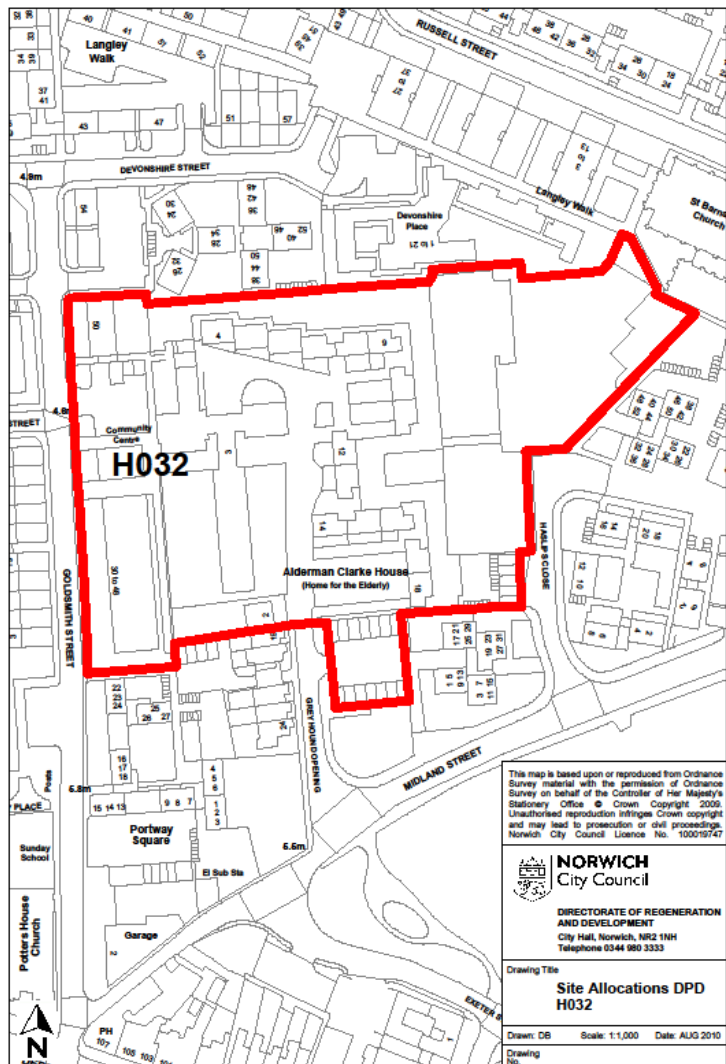
Proposed allocation:

Housing development

Potential capacity:

A minimum of 100 dwellings could
be provided

Explanatory text:



Two smaller parts of the area are allocated in the Replacement Local Plan for housing. This larger proposed allocation includes both decommissioned sheltered housing and former industrial units. The site has been the subject of a design competition. Comprehensive redevelopment of this area could provide 100 new affordable homes. A flood risk assessment will be required.

Site reference: H033

Site name/address:

Part of Norwich Community
Hospital

Ward: Wensum

Site size (Ha): 2.06

Main constraints:

Adjacent to County Wildlife Sites,
TPO trees, demolition, potential
subsidence issues

Proposed allocation:

Housing development

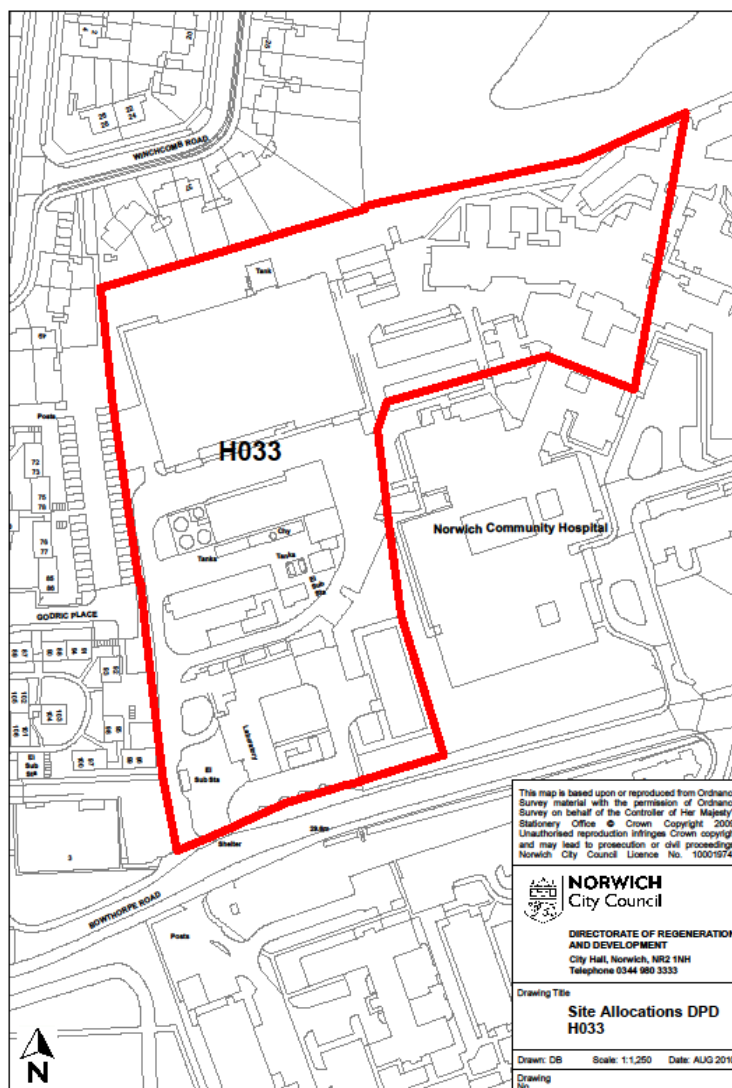
Potential capacity:

A minimum of 120 dwellings could
be provided

Explanatory text:

Part of the Community Hospital site is allocated for housing development in the Replacement Local Plan, with a different boundary. The site boundary in this plan is amended to reflect the hospital's new operational plan. The site provides a significant opportunity for housing growth. Pedestrian/cycle links should be provided to link Bowthorpe Road to Dereham Road and Woodlands Park to the north of the site. As the site is within a Green Infrastructure Opportunity area, development should be designed to promote biodiversity.

A master plan/ development brief should be prepared by the developer at the point of planning application.



Site reference: H034
(including NOR0018)

Site name/address:
84-110 Ber Street

Ward: Mancroft

Site size (Ha): 0.62

Main constraints:

Ground conditions, trees, city
centre conservation area,
archaeological area, topography,
possible contamination, demolition,
prominent location on ridge

Proposed allocation:

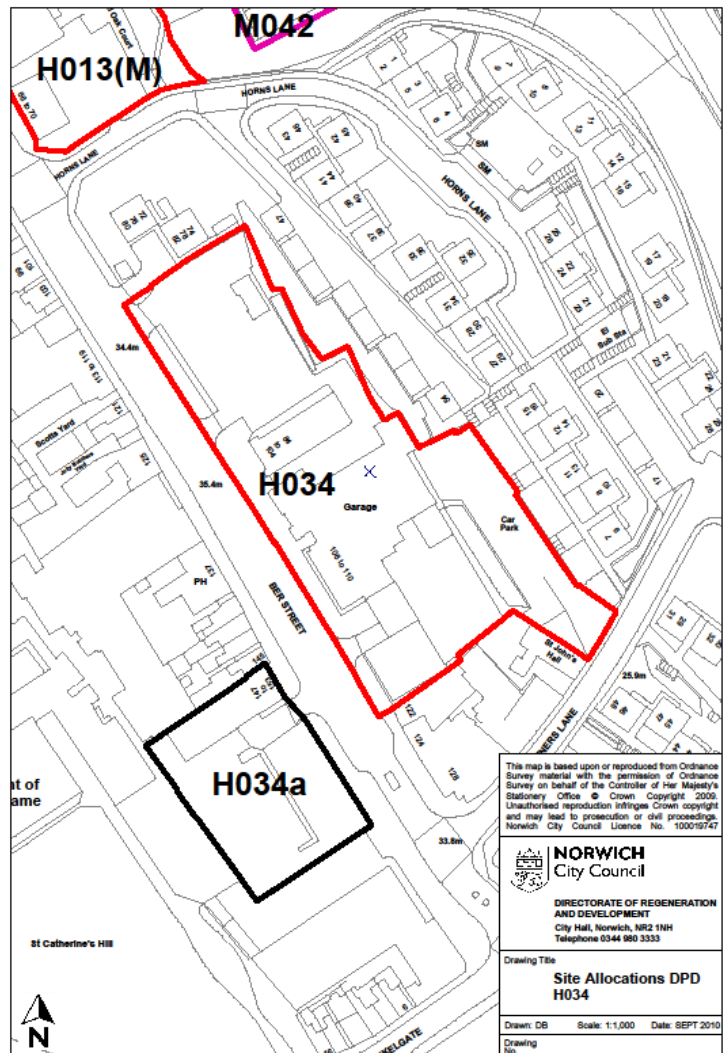
Housing development

Potential capacity:

A minimum of 120 dwellings could be provided

Explanatory text:

Part of the site is allocated for housing in the Replacement Local Plan. The site has committees' resolution to grant planning permission for 151 dwellings with educational uses south of Ber Street (H034a) with an outstanding S106 agreement, application reference: **08/00490/F**



Site reference: H034a

(including NOR0017)

Site name/address:

147-153 Ber Street

Ward: Mancroft

Site size (Ha): 0.18

Main constraints:

Ground conditions, trees, city centre conservation area, archaeological area, topography, possible contamination, demolition, prominent location on ridge

Proposed allocation:

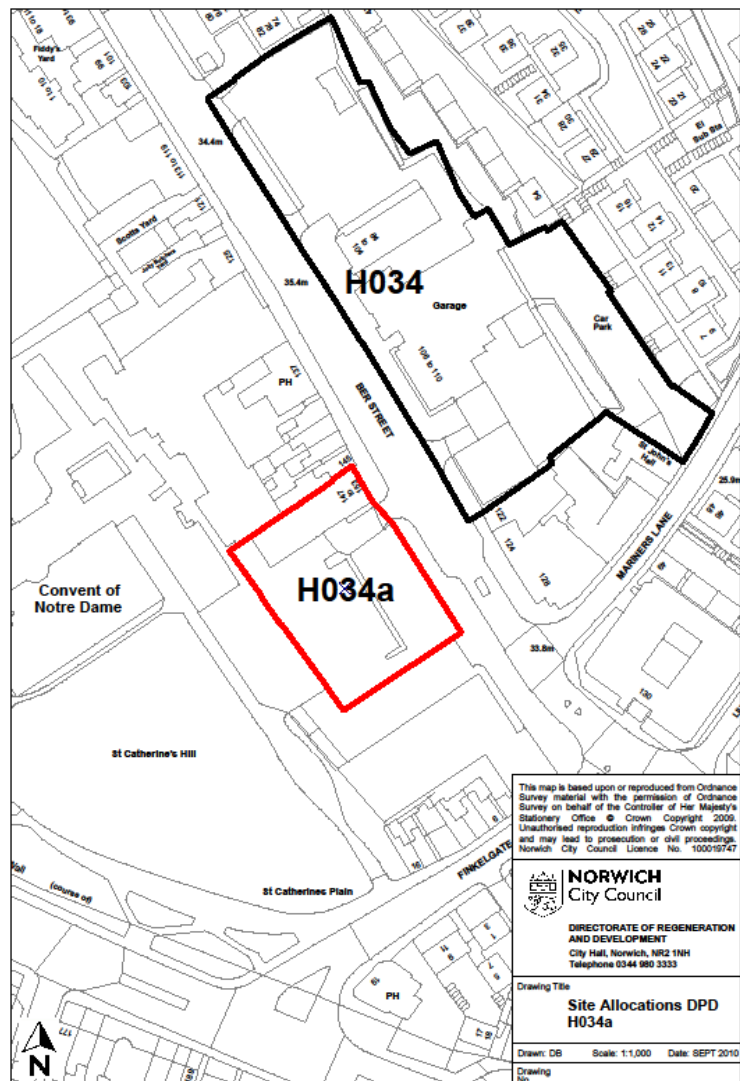
- The development is suitable for housing development
- Commercial, offices and/or educational uses will also be acceptable

Potential capacity:

A minimum of 20 dwellings could be provided if developed for housing

Explanatory text:

Part of the site is allocated for housing in the Replacement Local Plan. The site has committees' resolution to grant planning permission for educational uses with 151 dwellings north of Ber Street (H034) with an outstanding S106 agreement, application reference: **08/00490/F**



Site reference: H035

Site name/address:

Land at Lower Clarence Road

Ward: Thorpe Hamlet

Site size (Ha): 1.0

Main constraints:

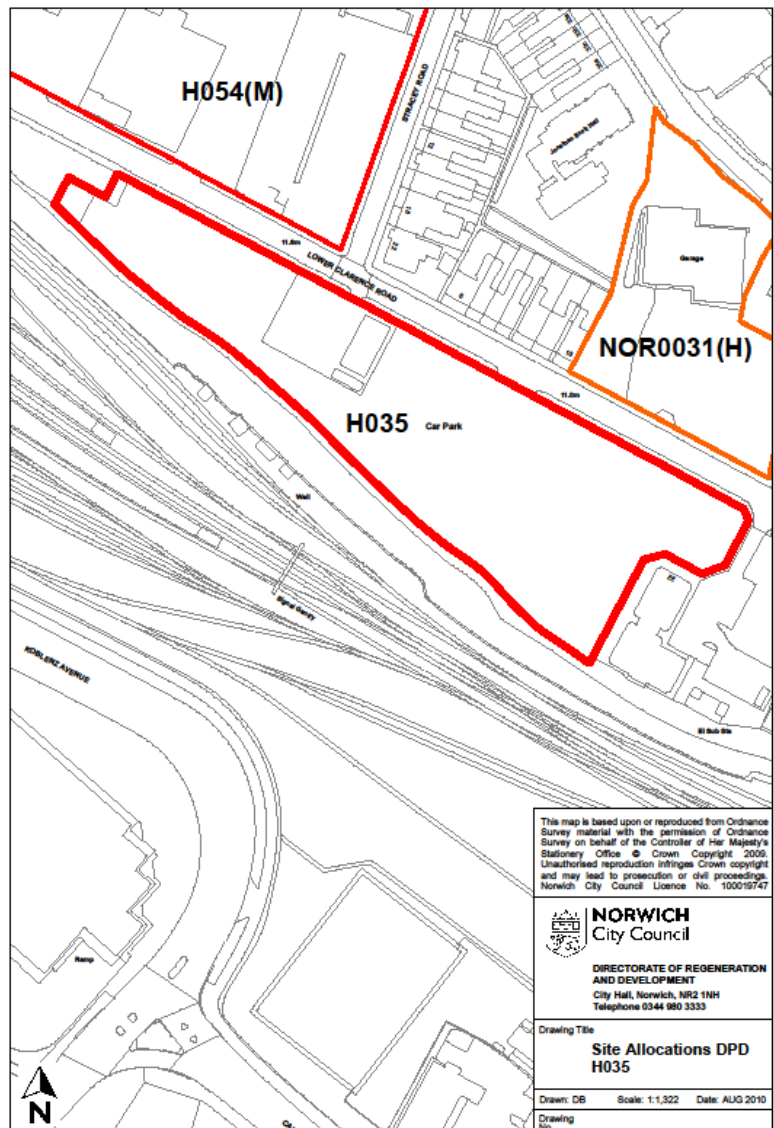
Source Protection Zone 1, steep slope on southern boundary, noise from railway

Proposed allocation:

Housing development

Potential capacity:

A minimum of 45 dwellings could be provided



Explanatory text:

The site is allocated for housing development in the Replacement Local Plan. It is currently being used as a long-stay car park. The site presents an opportunity to accommodate housing development in a sustainable location.

Site reference: H037

Site name/address:

81-93 Drayton Road

Ward: Mile Cross

Site size (Ha): 0.58

Main constraints:

Road, cycle and pedestrian access, possible contamination, demolition, Noise – frontage to main road

Proposed allocation:

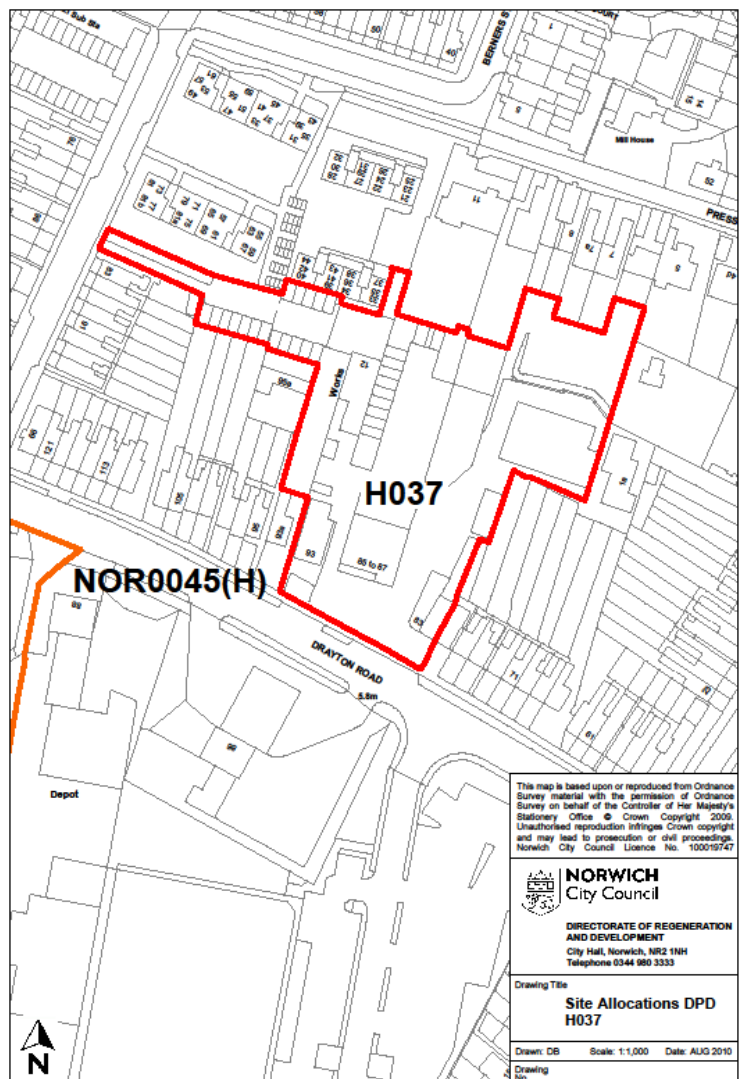
Housing development

Potential capacity:

A minimum of 30 dwellings could be provided

Explanatory text:

The site, excluding the access from Junction Road to the west, is allocated for housing in the Replacement Local Plan. The access provision via Junction Road will subject to the Council's garage review. Additional pedestrian crossing point should be considered as part of the scheme



Site reference: H039

Site name/address:

Rear of 138 Hall Road

Ward: Town Close

Site size (Ha): 0.22

Main constraints:

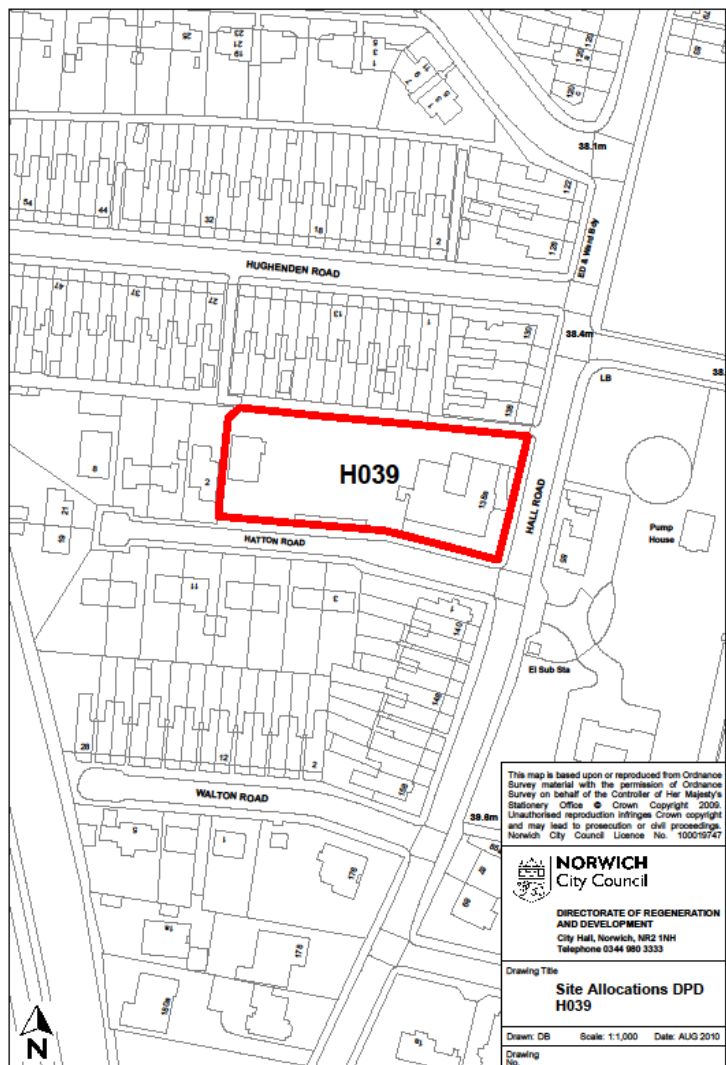
Possible contamination, core cycle route

Proposed allocation:

Housing development

Potential capacity:

A minimum of 10 dwellings could be provided



Explanatory text:

The site is allocated for housing in the Replacement Local Plan. Planning permission has been granted for 8 dwellings. (reference: [08/00967/F](#))

Site reference: H040

Site name/address:

120-130 Northumberland Street

Ward: Wensum

Site size (Ha): 0.46

Main constraints:

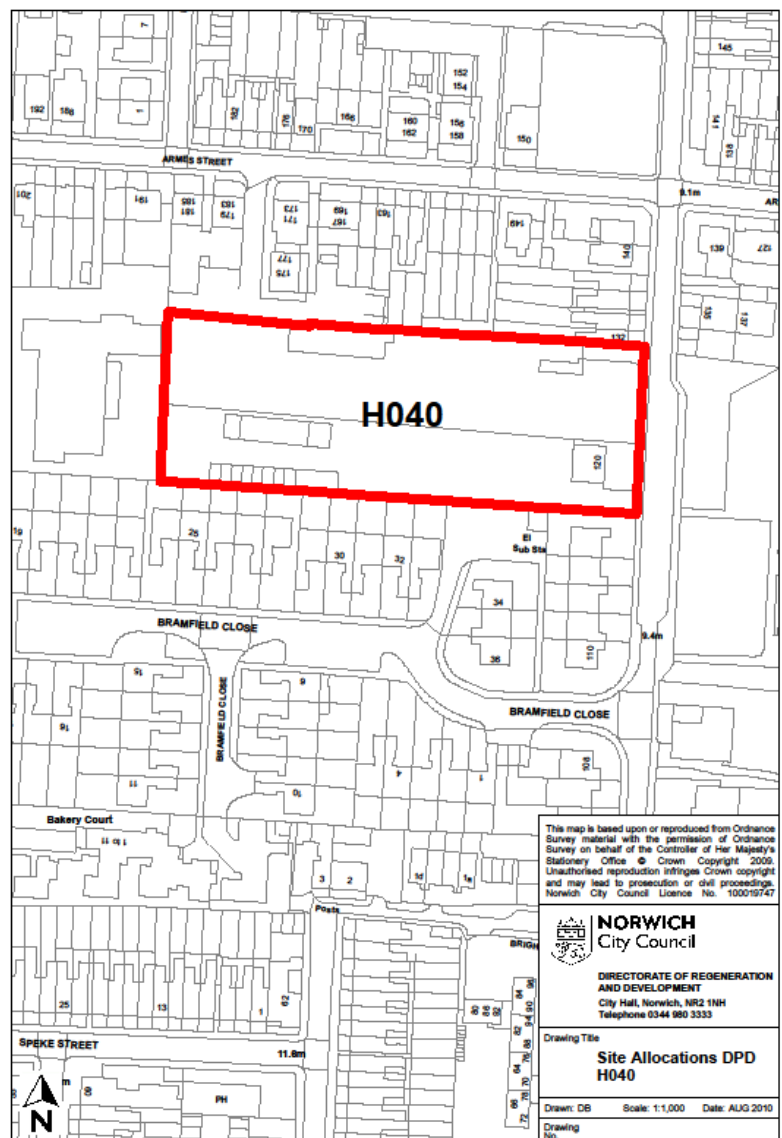
Possible contamination, road and cycle/pedestrian access, demolition, electricity sub station to south of site

Proposed allocation:

Housing development

Potential capacity:

A minimum of 30 dwellings could be provided



Explanatory text:

This site is allocated for housing in the Replacement Local Plan. The site currently comprises a disused building in the front with a motor scrap yard to the rear. Development could help reinstate the historical frontage to Northumberland Street and provide a cycle/pedestrian link between Armes Street and Bramfield Close. Development should consider a new street linking Northumberland Street and Nelson Street.

Site reference: H041

Site name/address:

231 – 243 Heigham Street

Ward: Mancroft

Site size (Ha): 0.36

Main constraints:

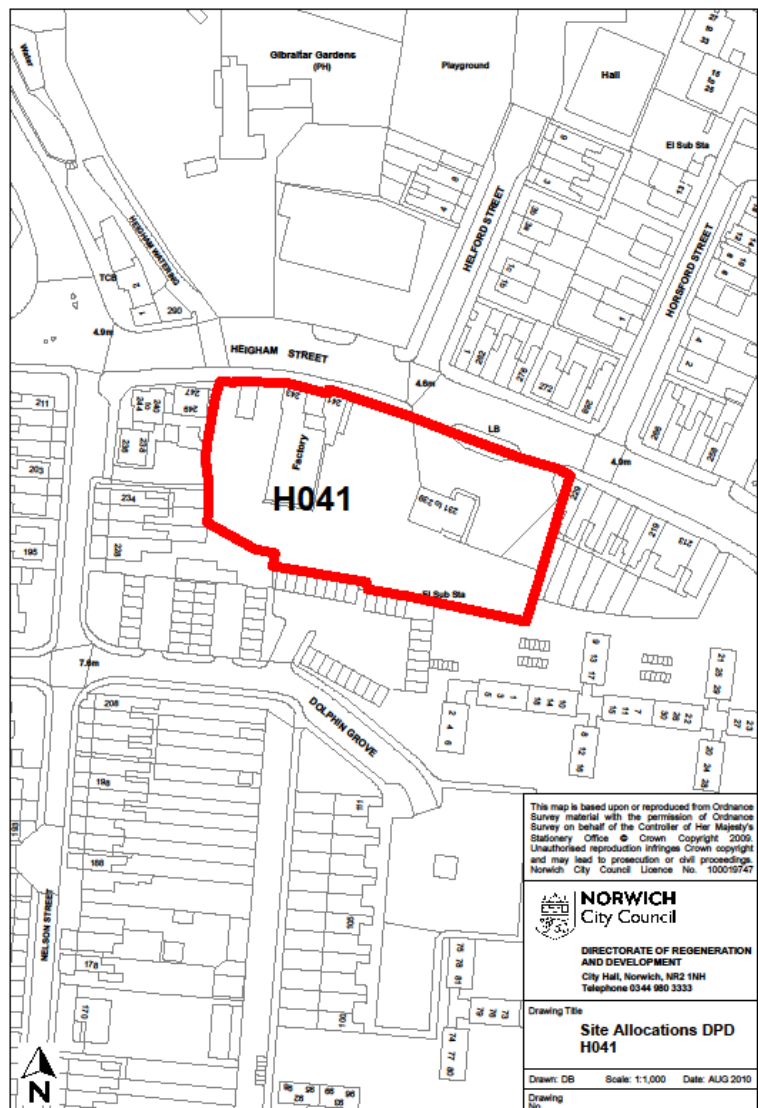
Part (edge of site) in Flood Zone 2, Ownership issues, archaeology, demolition, Noise – frontage to main road

Proposed allocation:

Housing development

Potential capacity:

A minimum of 25 dwellings could be provided



Explanatory text:

This site is allocated for housing in the Replacement Local Plan. The site is currently being used for caravan sales and repairs and other small scale businesses. Development will help deliver housing in suitable locations. Access could be via adjacent development on corner of Nelson Street.

Site reference: H042

Site name/address:

Westwick Street Car Park

Ward: Mancroft

Site size (Ha): 0.3

Main constraints:

Flood zone 2, adjacent to river,
adjacent to line of City Wall,
archaeological area, noise –
frontage to main road, core
pedestrian network

Proposed allocation:

Housing development

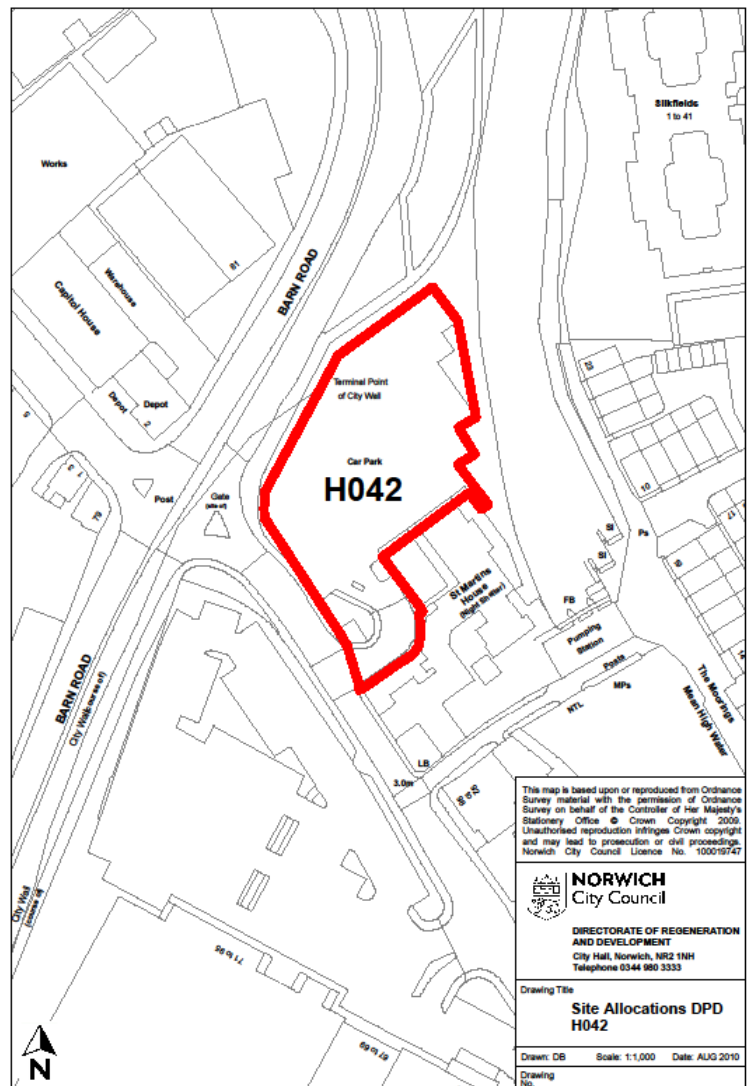
Potential capacity:

A minimum of 40 dwellings could
be provided

Explanatory text:

Westwick Street Car Park is owned by the City Council. Decommissioning of the car park will help reduce traffic locally and rationalise the car park provision in the city centre. The following issues should be considered:

- The Riverside Walk and other pedestrian routes should be enhanced as part of the development
- Design should take into account the City Centre Conservation Area Appraisal, including views of churches from Barn Road roundabout and the height of neighbouring buildings
- Vehicular access should be from Westwick Street only and should take account of access to the Cathedral Retail Park opposite



Site reference: H043

Site name/address:

140 -154 Oak Street

Ward: Mancroft

Site size (Ha): 0.15

Main constraints:

Conservation area, trees,
demolition, archaeological area,
neighbouring allocated sites,
demolition

Proposed allocation:

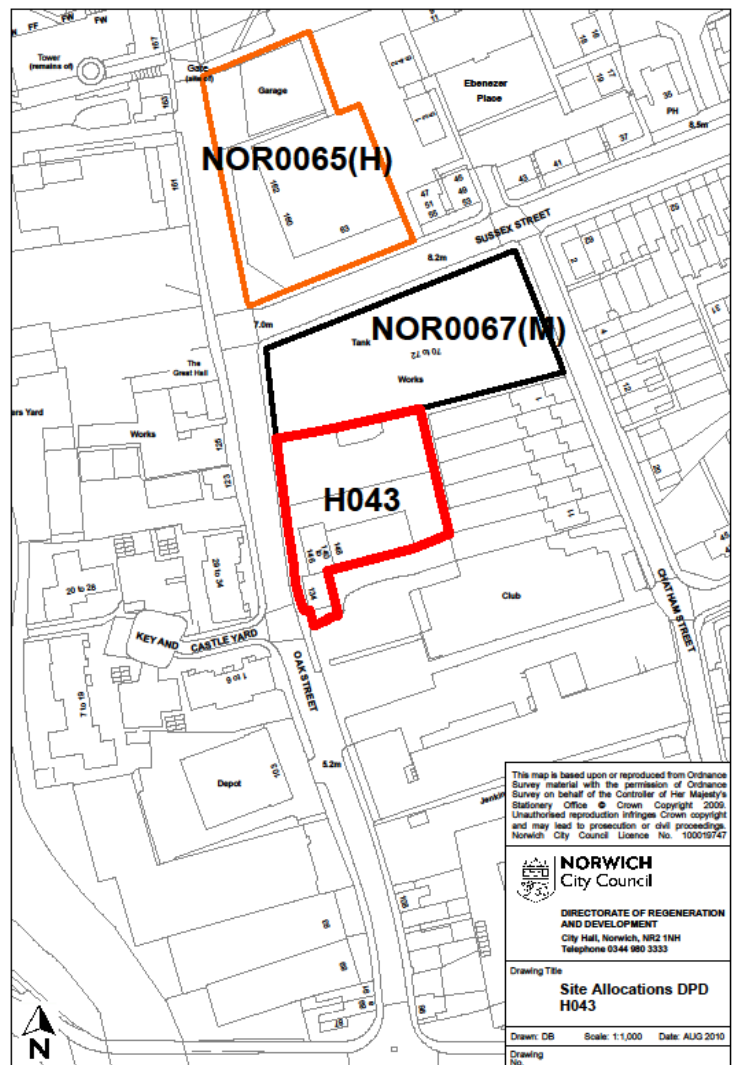
Housing development

Potential capacity:

A minimum of 10 dwellings could be
provided

Explanatory text:

The site is located the Northern City Centre Area Action Plan (NCCAAP) area, but is not allocated in that plan. Proposals for the site should meet the NCCAAP requirements for Oak Street to reinstate the residential street frontage and provide lower density family housing units, i.e. development will include at least 50% of units for occupation by families with children. The potential for developing with neighbouring sites should be investigated. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: H047

Site name/address:

Sleaford Green

Ward: Mile Cross

Site size (Ha): 0.41

Main constraints:

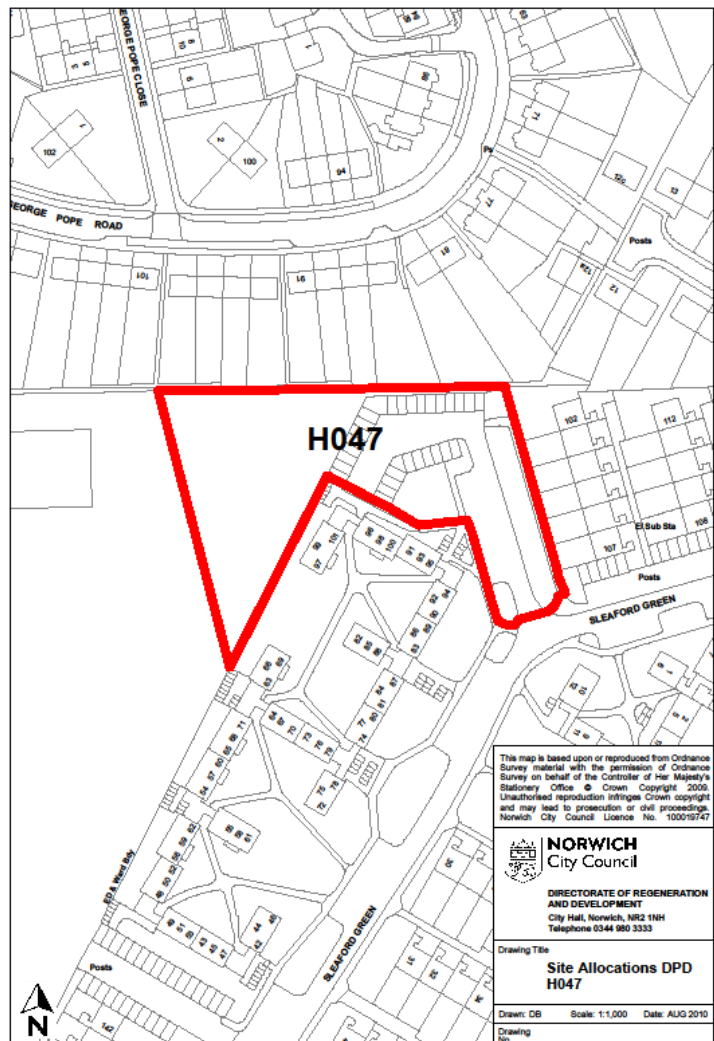
Part open space, demolition, links to core pedestrian/cycle network

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwellings could be provided



Explanatory text:

- Following the Council's garage review, a number of the Council's garage sites will be decommissioned and redeveloped as affordable housing. Development of underused garages in poor condition will help to meet increasing demand for affordable housing across the city. Alternative garages will be found for those existing users who want one in the locality.
- A pedestrian and cycle link from Sleaford Green to Pointers Field should be provided
- The development would lead to the loss of a small area of open space, however this loss could be outweighed by the benefit of making Pointers Field more accessible.

Site reference: H048

Site name/address:

Vale Green

Ward: Mile Cross

Site size (Ha): 0.14

Main constraints:

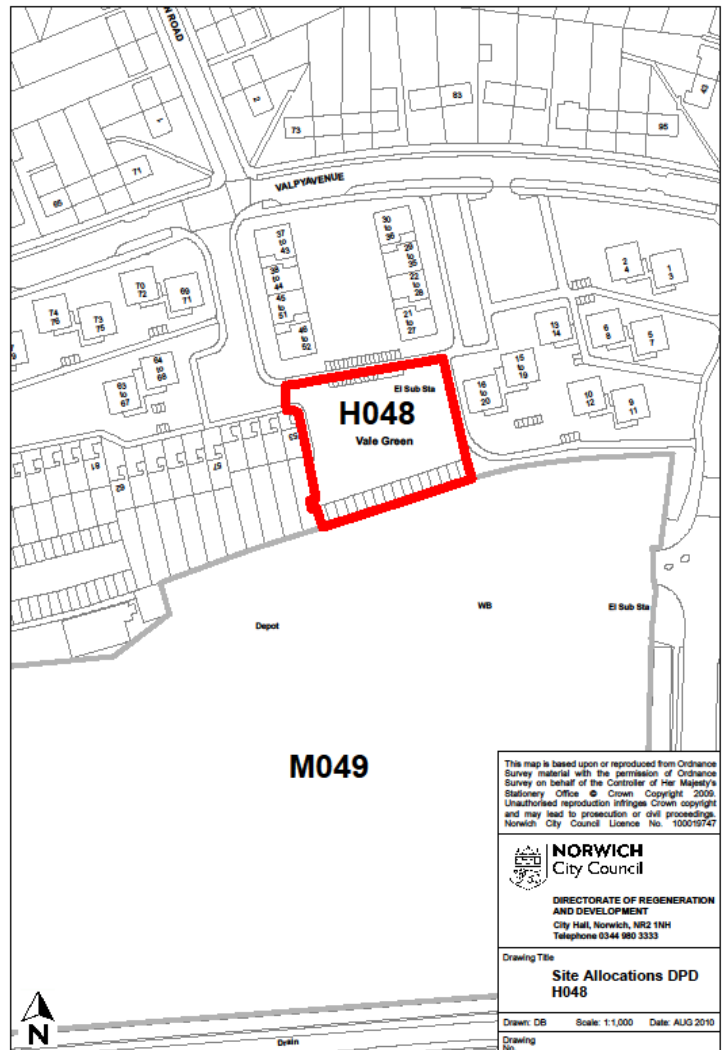
Neighbouring industrial area,
demolition

Proposed allocation:

Housing development

Potential capacity:

A minimum of 10 dwellings could be
provided



Explanatory text:

Following the Council's garage review, a number of the Council's garage sites will be decommissioned and redeveloped as affordable housing. Development of underused garages in poor condition will help to meet increasing demand for affordable housing across the city. Alternative garages will be found for those existing users who want one in the locality.

Site reference: H049

Site name/address:

Bowers Avenue

Ward: Mile Cross

Site size (Ha): 0.32

Main constraints:

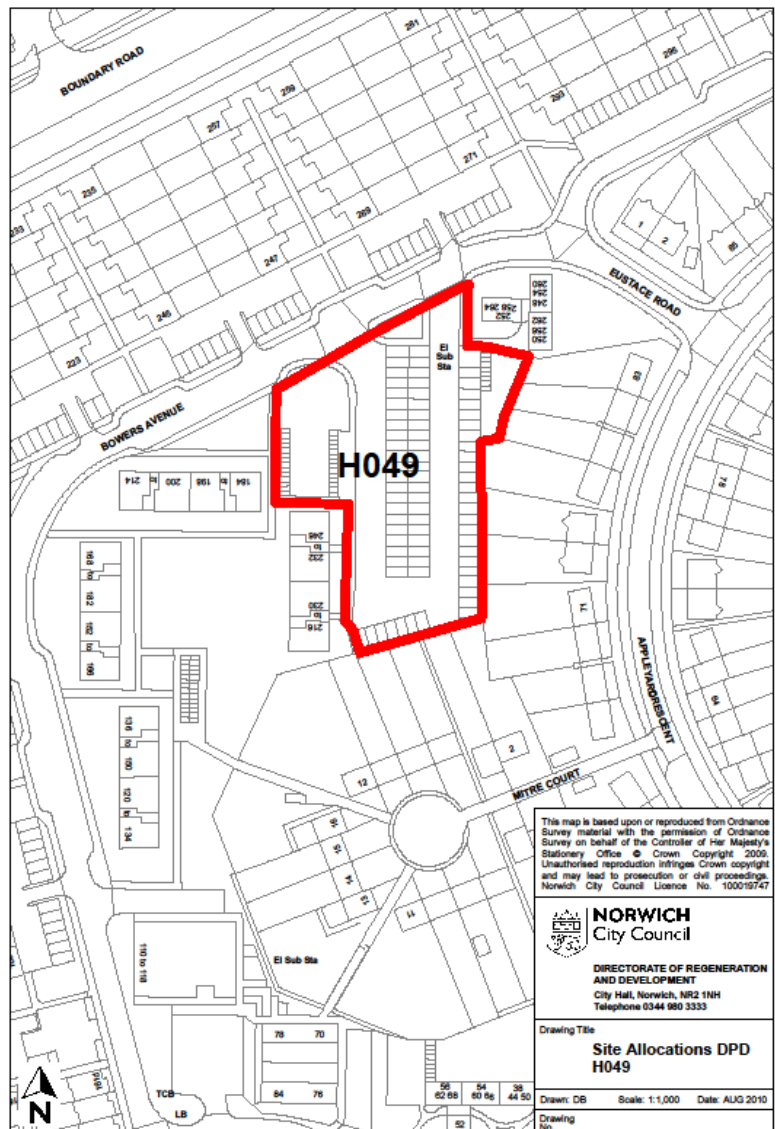
Neighbouring Conservation area, demolition

Proposed allocation:

Housing development

Potential capacity:

A minimum of 12 dwellings could be provided



Explanatory text:

- Following the Council's garage review, a number of the Council's garage sites will be decommissioned and redeveloped as affordable housing. Development of underused garages in poor condition will help to meet increasing demand for affordable housing across the city. Alternative garages will be found for those existing users who want one in the locality.
- Design should take account of Mile Cross Conservation Area Appraisal.

Site reference: H052

Site name/address:

Argyle Street

Ward: Thorpe Hamlet

Site size (Ha): 0.32

Main constraints:

Source Protection Zone 1,
demolition, ground conditions –
history of subsidence,
Conservation Area, neighbouring
wooded ridge and core
pedestrian network.

Proposed allocation:

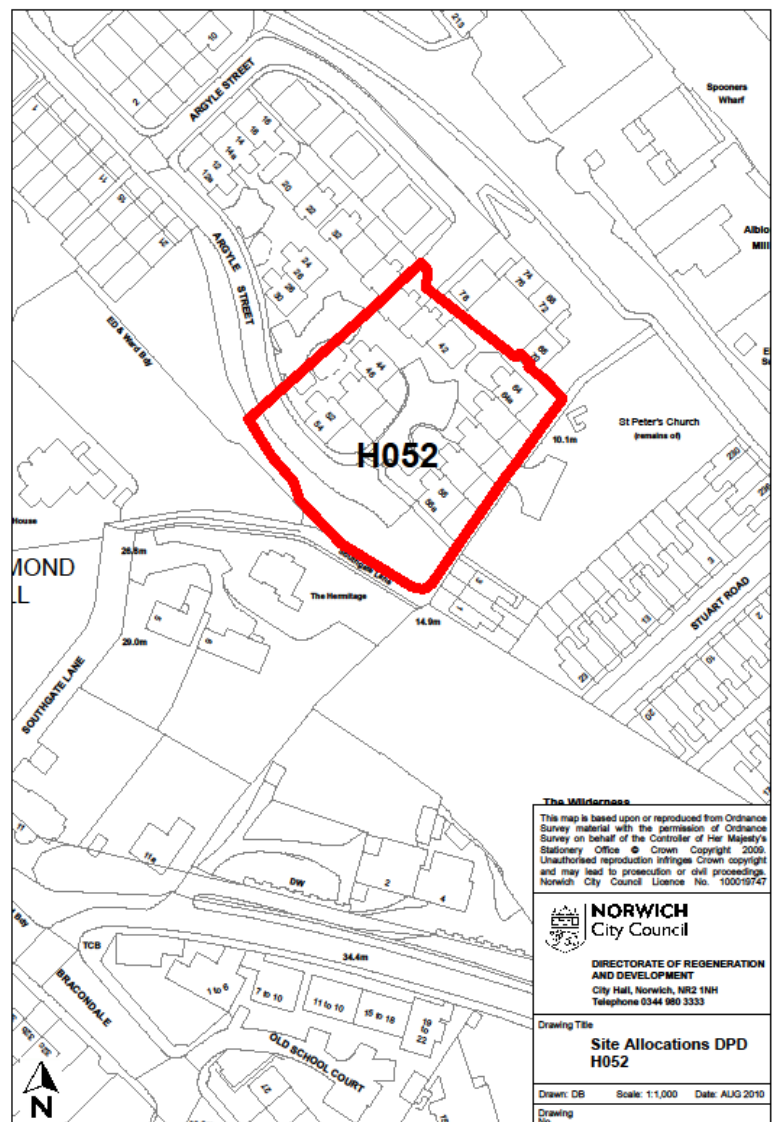
Housing development

Potential capacity:

Subject to structural issues, a
minimum of 32 dwellings could be provided

Explanatory text:

Existing vacant housing on the site has become structurally unsound due to subsidence. Demolition is required and any redevelopment must address ground condition issues. The possibility to integrate redevelopment of adjacent land if possible to form a more holistic scheme should be investigated. Access to properties on Southgate Lane and pedestrian routes must be retained. Development must take account of the City Centre Conservation Area Appraisal.



Site reference: E003 (H)

Site name/address:

Site north of Raynham Street

Ward: Mancroft

Site size (Ha): 1.01

Main constraints:

Employment allocation, access, transport infrastructure, adjacent to County Wildlife Trust Site, adjacent to listed building, within Flood Zone 2, core pedestrian/cycle network, archaeological area

Proposed allocation:

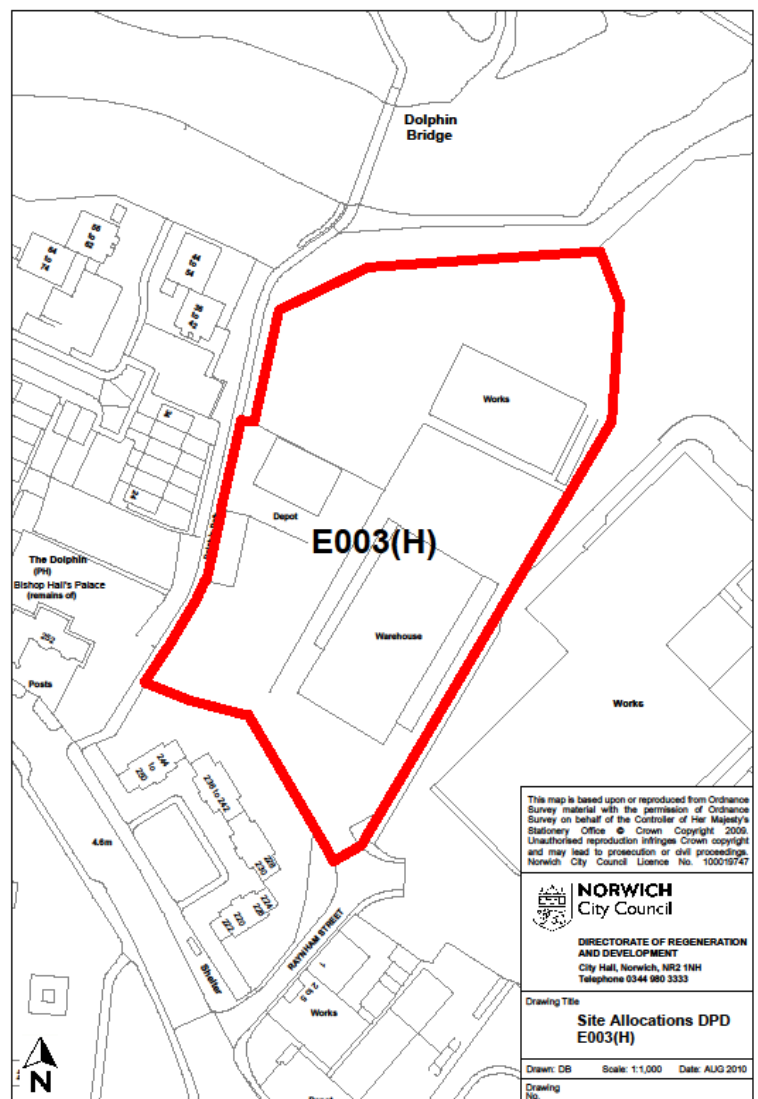
Housing development

Potential capacity:

A minimum of 50 dwellings will be provided

Explanatory text:

The site is part of the City Trading Estate which was identified as employment area in the previous Replacement Local Plan. Although development of this site for housing would lead to loss of employment land in the City Trading Estate, this loss would be balanced by benefits from housing development. The site neighbours existing housing and new housing development in this location must be designed to bring such benefits including enhancing the adjacent Dolphin Path and providing a riverside walk. There are also significant constraints: access from Raynham Street is the major constraint and the development would require significant junction improvements, therefore alternative access to Raynham Street is preferred. The design and scale of development should respect the setting of the adjacent Dolphin Inn.



Site reference: E005 (H)

Site name/address:

Heigham Water Treatment Works,
Waterworks Road

Ward: Wensum

Site size (Ha): 4.7

Main constraints:

Transport, adjacent to River Wensum, parts within Flood Zone 2/3, partially historical landfill site, less than 200m to Site of Specific Scientific Interest, in close proximity to County Wildlife Site, Health & Safety Executive consultation zone

Proposed allocation:

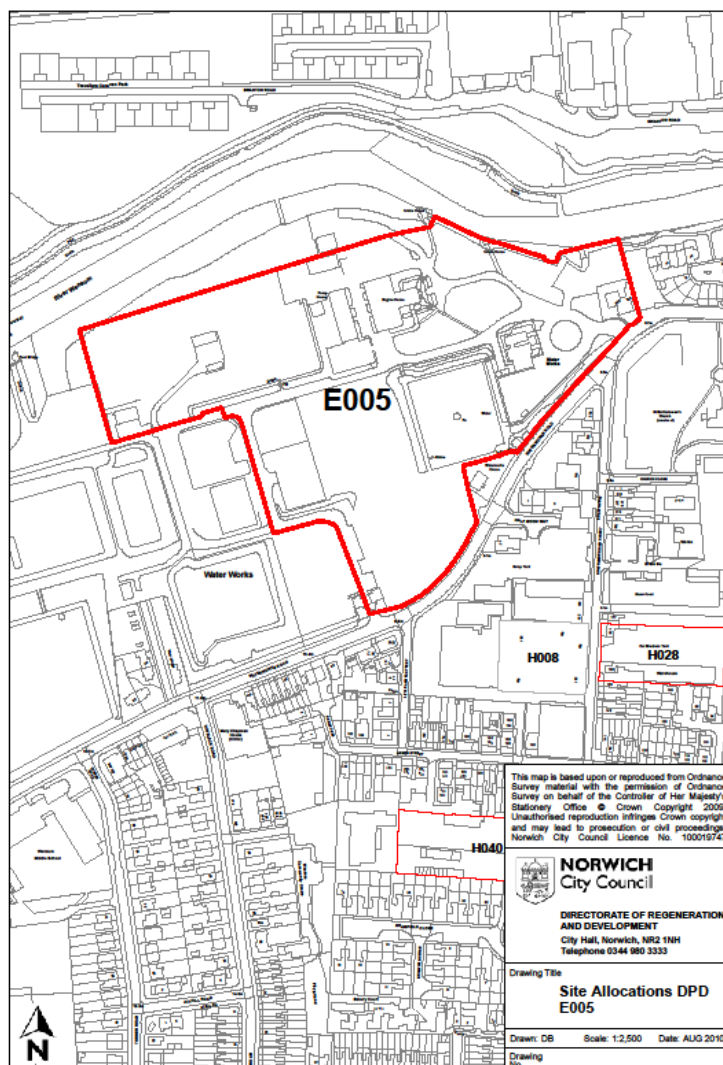
- Housing or mixed use development
- Small industrial units may be possible as part of the mix
- Open space

Potential capacity:

If developed for housing, a minimum of 150 dwellings could be provided

Explanatory text:

The site is part of Heigham Water Treatment Works, covering the area likely to be decommissioned. It was promoted for business park development through the first Regulation 25 consultation. However, the limited capacity of Waterworks Road for large vehicles makes it more suitable for housing development. The development should be designed so that open space is provided in flood risk areas and access to the river and a riverside walk should be provided as part of the scheme. Listed buildings should be retained.



Site reference: M037a (H)

Site name/address:

Canterbury Place, Lothian Street

Ward: Mancroft

Site size (Ha): 0.23

Main constraints:

Noise from neighbouring timber yard

Proposed allocation:

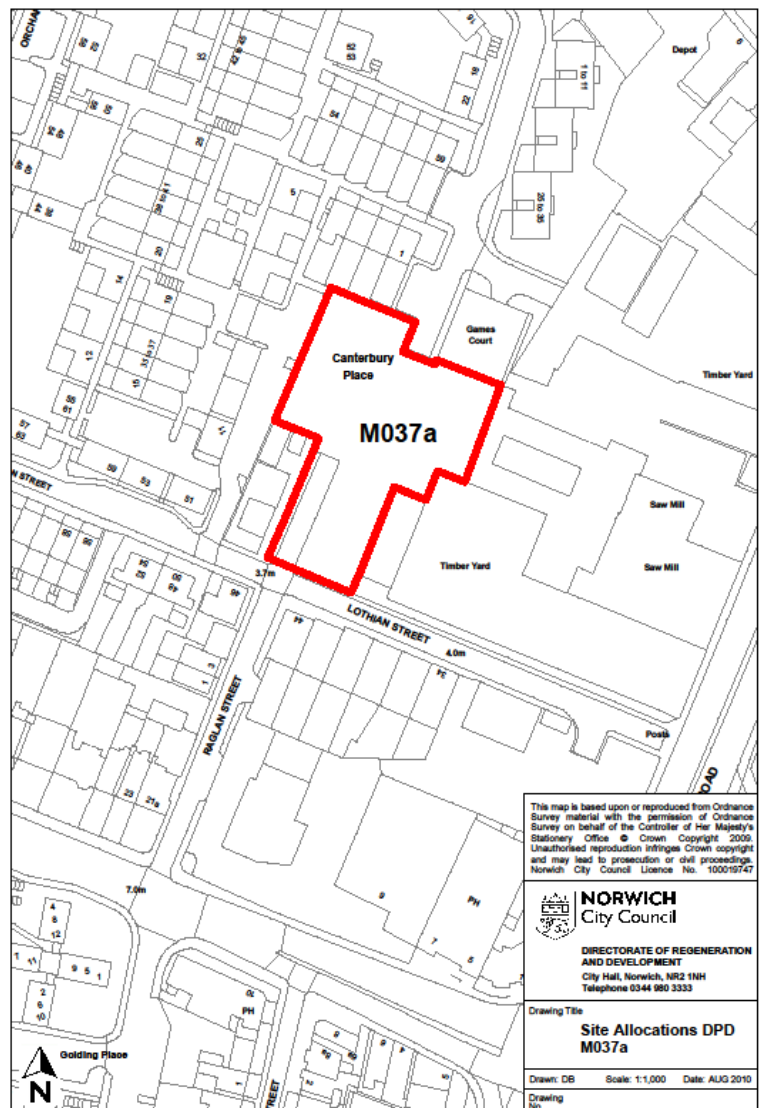
Housing development

Potential capacity:

A minimum of 15 dwellings could be provided

Explanatory text:

The site is to the back of the Barn Road timber yard and is currently used as a temporary car park. Development will allow more efficient use of land and bring forward housing development in a sustainable location.



Site reference: M041 (H)

Site name/address:

Three Score, Bowthorpe

Ward: Bowthorpe

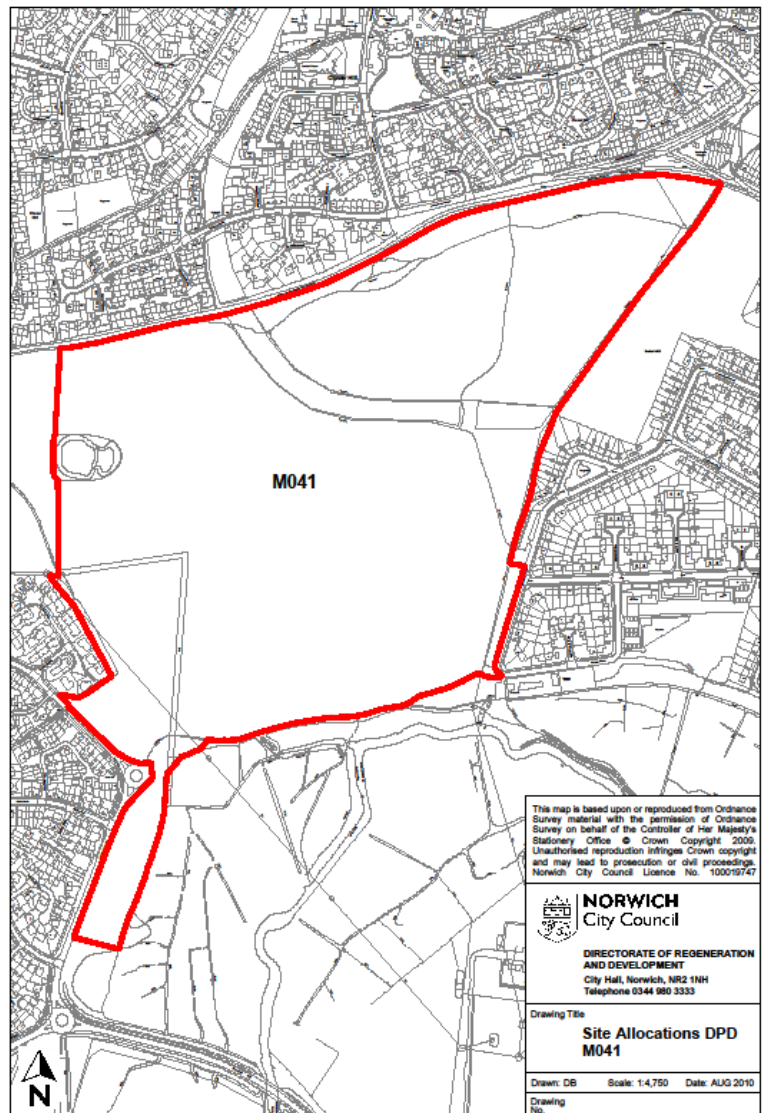
Site size (Ha): 31.92

Main constraints:

Road access, adjacent to County Wildlife Site, adjacent Conservation Area, small part in Flood Zone 2 and surface water flooding to west of site, proposed core walking and cycling network

Proposed allocation:

Housing development



Potential capacity:

A minimum of 1200 units could be provided

Explanatory text:

The Three Score development will be implemented through the 'Norwich and Homes and Communities Agency Strategic Partnership'. This development is envisaged as the Partnership's exemplar first phase of development to raise the current standard and set the future level of quality and place making at Bowthorpe to be delivered for the remainder of the project. Extensive numbers of preliminary site investigation surveys which include an EIA, flora and fauna, wildlife, two stage archaeology (including slit trenching across the entire site), geotechnical and existing utilities have been undertaken. A masterplan/development brief has been produced to provide detailed design advice for the construction of 1200 residential homes (30% of which will be affordable), community facilities, together with public open space, which will be delivered as part of the project.

Outline planning permission has been granted with pending S106 (reference: 05/01131/O)

Site reference: M046 (H)

Site name/address:

110-112 Barrack Street

Ward: Thorpe Hamlet

Site size (Ha): 0.18

Main constraints:

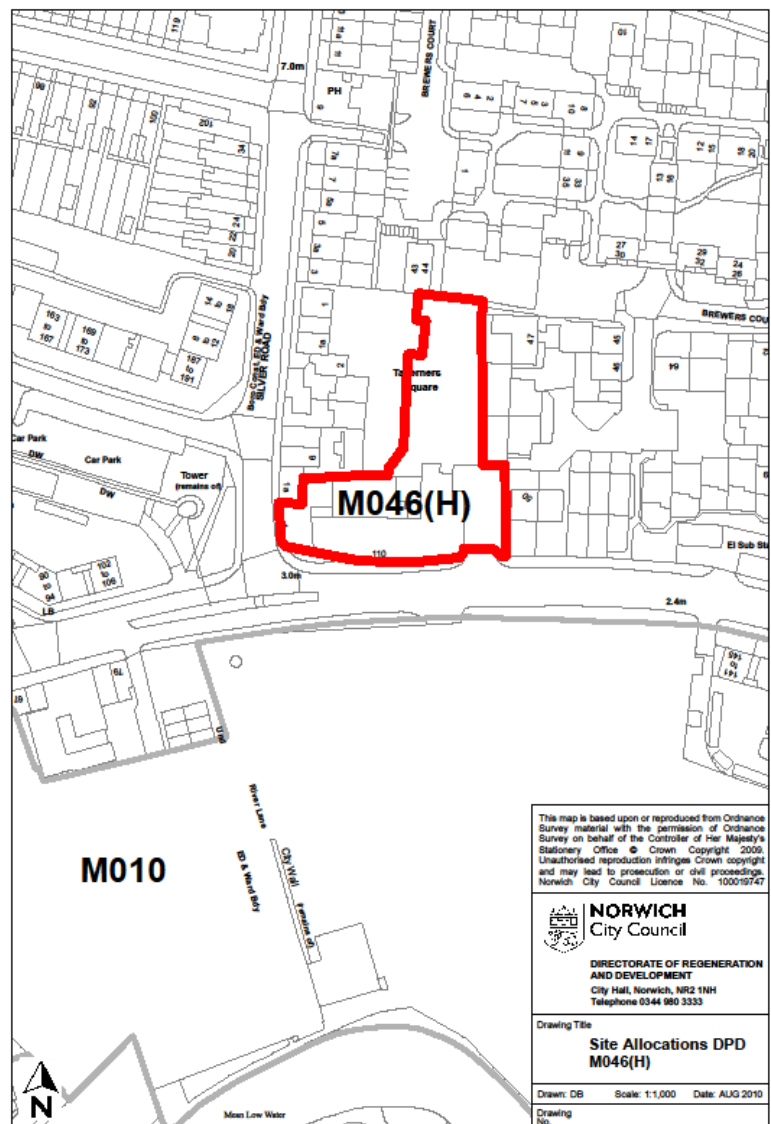
Partially Flood Zone 2, access,
setting of City Wall Scheduled
Ancient Monument

Proposed allocation:

Housing redevelopment

Potential capacity:

A minimum of 15 dwellings could
be provided



Explanatory text:

The site is the former offices of the Steward and Patterson brewery. It comprises disused buildings fronting Barrack Street with a courtyard to the rear. Development will help bring this site back into use. Although not listed, part of the buildings have some conservation value therefore conversion should be considered in the design of the scheme.

Site reference: NOR0004 (H)

Site name/address:

Site in Wherry Road

Ward: Thorpe Hamlet

Site size (Ha): 0.23

Main constraints:

Flood Zone 2, adjacent to River Wensum, city centre office area, adjacent core cycling and walking network

Proposed allocation:

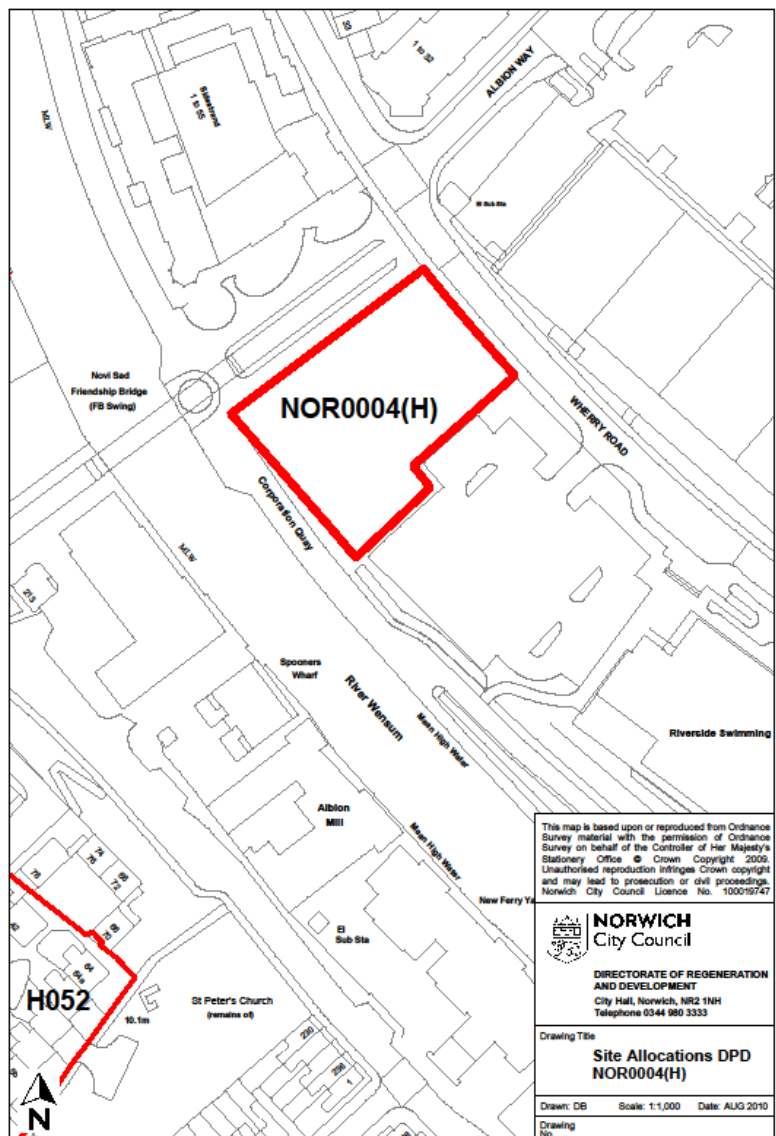
- Offices
- Leisure uses
- Housing or
- Hotel development

Potential capacity:

If developed for housing, a high density scheme is preferred - a minimum of 75 dwellings should be provided

Explanatory text:

This land off Wherry Road is a small residual undeveloped site on the east bank of the River Wensum within the Riverside development. The site immediately adjoins the Riverside Retail Park and the swimming pool and is within the leisure area. The area is undergoing large scale regeneration, particularly the area around the Football Club to the southeast and the King Street frontage sites on the opposite bank of the river. As this site is in a relatively accessible location close to the railway, a car free development may be suitable.



Site reference: NOR0016 (H)

Site name/address:

144-162 King Street

Ward: Thorpe Hamlet

Site size (Ha): 0.19

Main constraints:

City Centre Conservation Area,
city centre office area, adjacent
core cycling network,
archaeology

Proposed allocation:

- Housing development
- Small scale retail and commercial units may also be accepted as part of the development

Potential capacity:

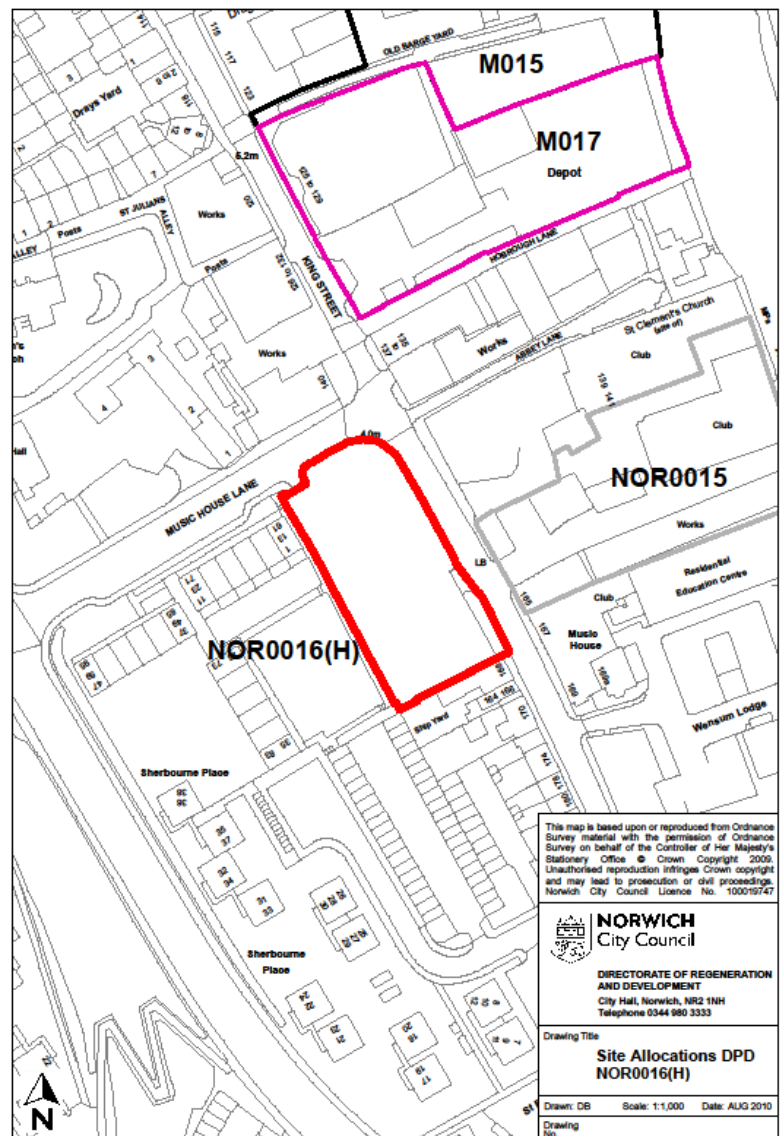
A minimum of 30 units could be provided

Explanatory text:

Development of the site will help regenerate King Street area by bringing vacant land back to use and reinstate the historical street frontage.

Planning permission has been granted for 34 housing units with shop/studio units.

(references: 06/00225/F & 06/00226/C)



Site reference: NOR0026 (H)

Site name/address:

Norwich Union Car Park, Brazen Gate and Southwell Road

Ward: Town Close

Site size (Ha): 1.12

Main constraints:

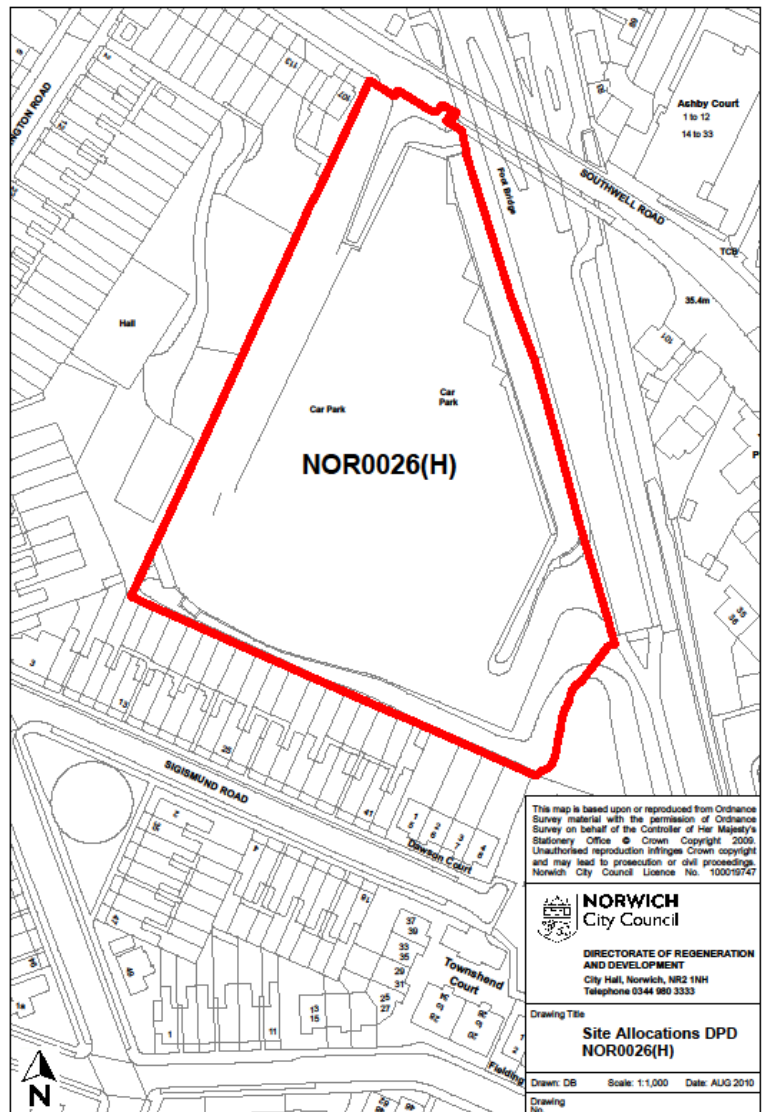
Possible contamination, levels, adjacent core walking and cycling network

Proposed allocation:

Housing development

Potential capacity:

A minimum of 70 dwellings could be provided



Explanatory text:

The site is a former railway yard and is at a significantly lower level than surrounding development. It is currently used by Aviva as a surface car park. The site is well screened by mature planting. The neighbouring Lakenham Way is dominated by trees and forms a green corridor. Development should be designed to protect the amenity and outlook of surrounding residential areas and to promote biodiversity. The main access should be from Brazen Gate. Options to minimise car parking should be explored.

Site reference: NOR0031(H)

Site name/address:

Bussey Garage Site, Thorpe Road
and Lower Clarence Road

Ward: Thorpe Hamlet

Site size (Ha): 0.45

Main constraints:

TPO trees, demolition, possible
contamination, noise – frontage to
main road

Proposed allocation:

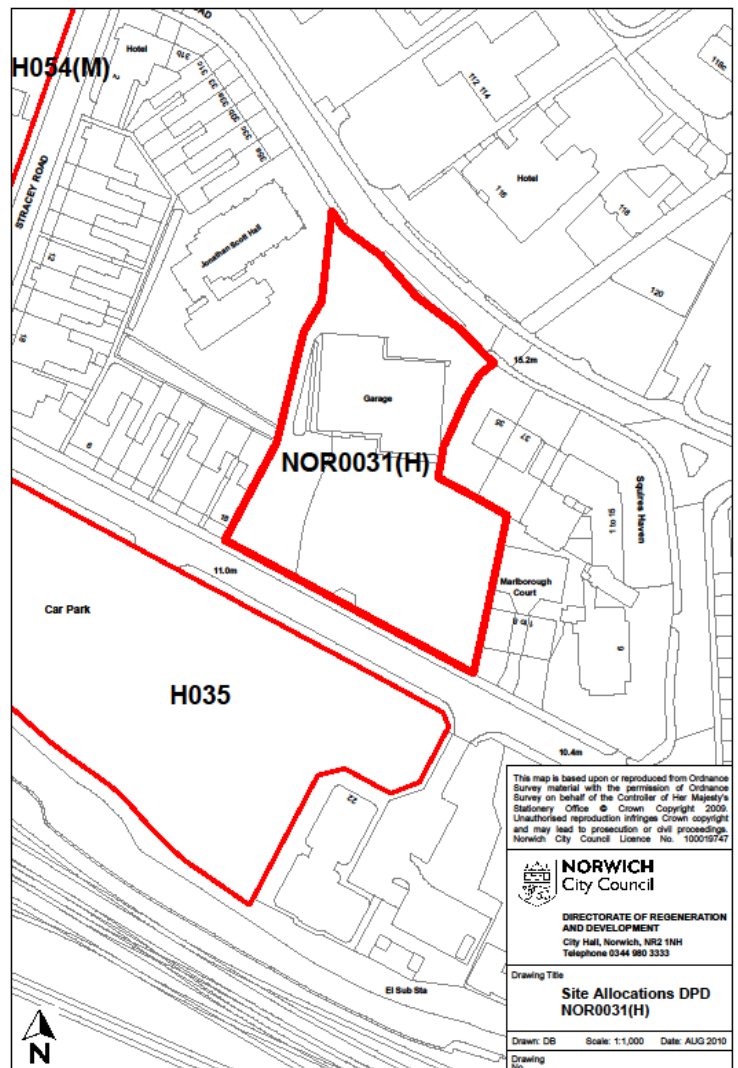
Housing development

Potential capacity:

A minimum of 25 dwellings could be
provided

Explanatory text:

Thorpe Road is very busy with a mix of uses, including a former church adjacent to the site. Development should be in keeping with the scale of existing development in the area at 2 to 3 storeys. Redevelopment presents the opportunity to create a new pedestrian and cycle link between Lower Clarence Road and Thorpe Road. Vehicular access should be from Lower Clarence Road.



Site reference: NOR0045(H)

(Including M050)

Site name/address:

Land at Havers Road

Ward: Mile Cross

Site size (Ha): 2.25

Main constraints:

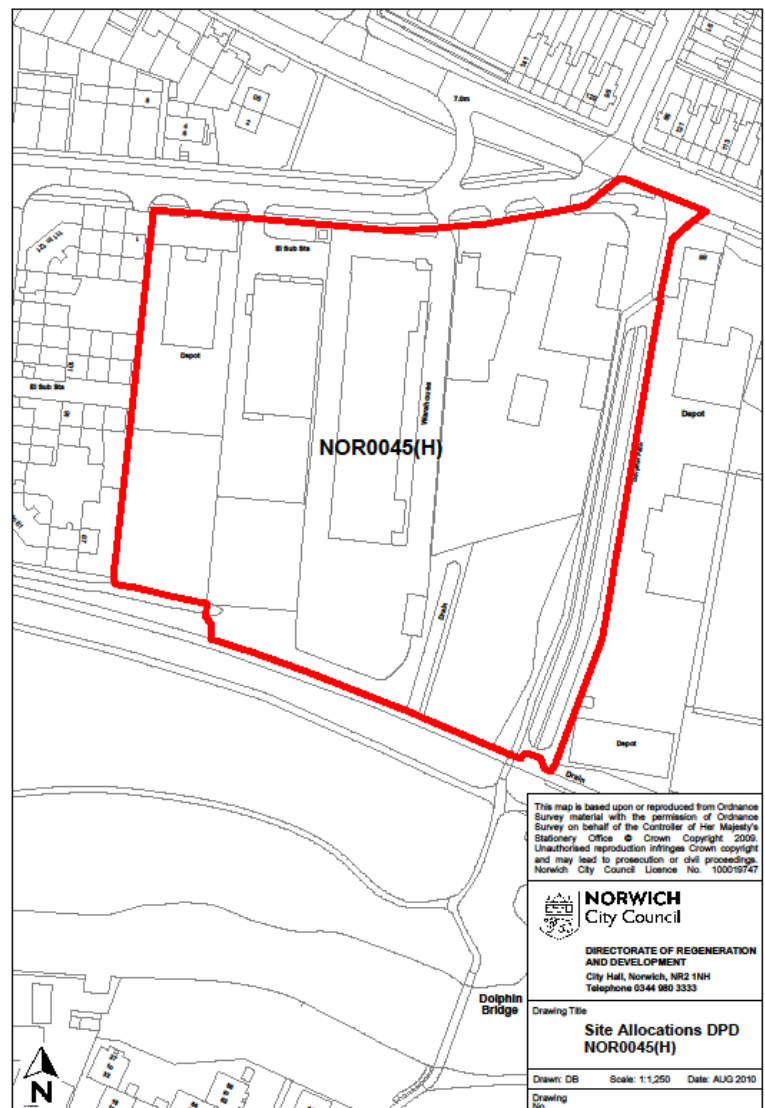
Partially in Flood Zone 2, possible contamination, core cycling band walking link to Dolphin Bridge

Proposed allocation:

Housing development

Potential capacity:

A minimum of 120 dwellings could be provided

**Explanatory text:**

This site is part of an employment allocation in the Replacement Local Plan. However, it is poorly integrated with the rest of the employment area and provides a poor setting for the strategic Dolphin Path pedestrian cycle link. The site is adjacent to the new build houses on Havers Road. Re-allocation as housing land is suitable provided that improvements can be made to the Dolphin Path link as a result. There are trees between Havers Road and Drayton Road and open space to rear of the site, adjacent to the river. Therefore the Dolphin Path link between Drayton Road to Marriott Way should be retained and enhanced and integrated into the design of the whole scheme and the design of the development should promote biodiversity.

Site reference: NOR0062 (H)

Site name/address:

Starling Road

Ward: Sewell

Site size (Ha): 0.58

Main constraints:

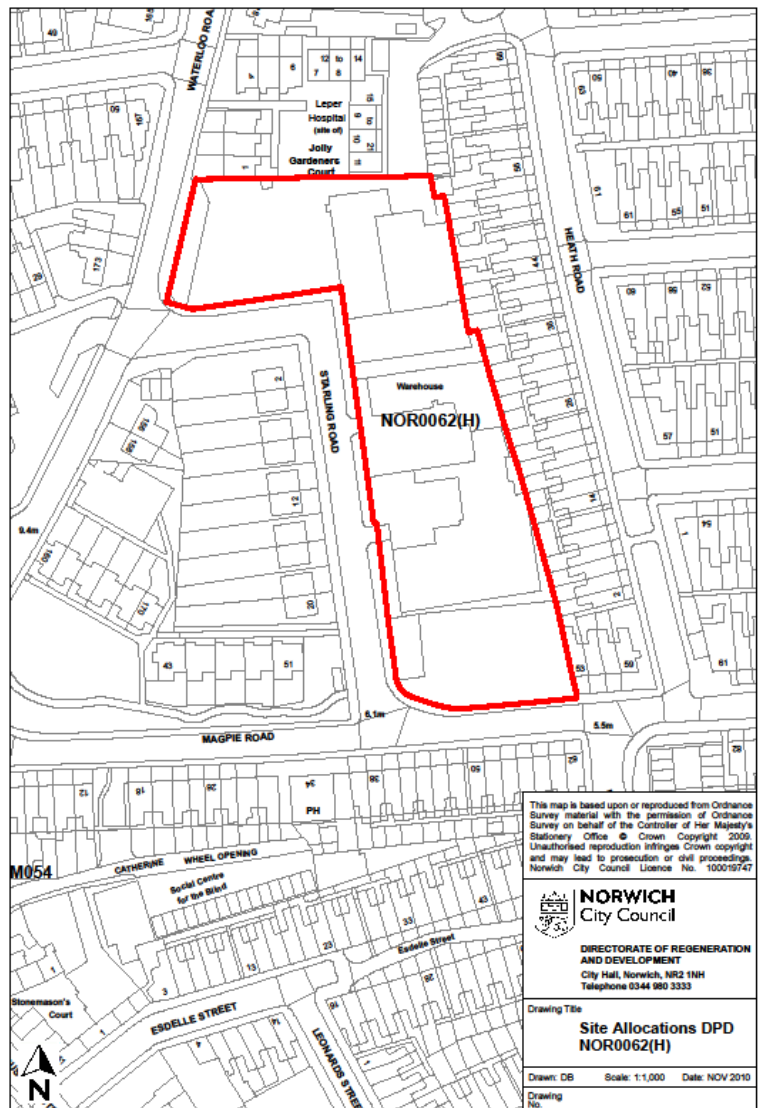
Possible archaeology, amenity issue, relationship with adjoining houses

Proposed allocation:

Housing development

Potential capacity:

A minimum of 40 dwellings could be provided



Explanatory text:

This site is close to St Augustines which is currently undergoing significant regeneration. Development will help to regenerate this area and reinstate street frontages. Any proposal for development of part of the site should enable future development of the whole site.

Site reference: NOR0065 (H)

Site name/address:

Oak Street/ Sussex Street
Commercial Sites, 160-162 Oak
Street

Ward: Mancroft

Site size (Ha): 0.23

Main constraints:

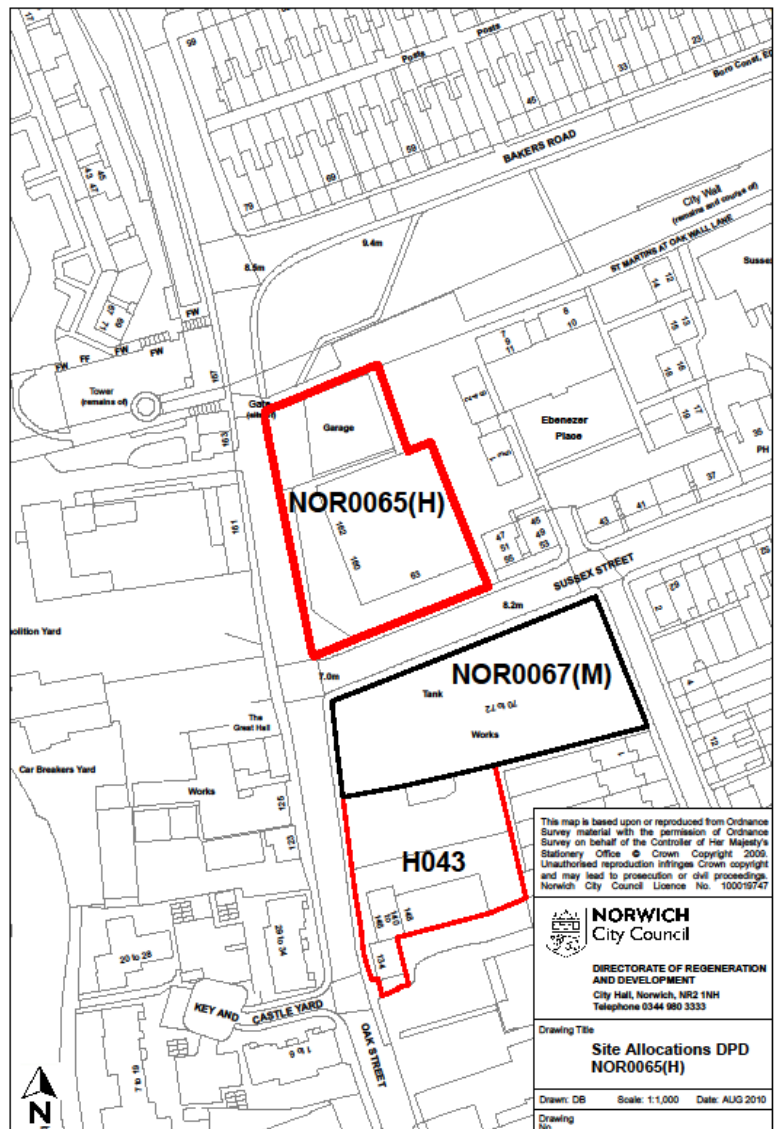
City Centre Conservation Area,
possible archaeology, proximity
to the line of the City Wall

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwellings could
be provided



Explanatory text:

The site is within the Northern City Centre Area Action Plan (NCCAAP) area. Development proposals must therefore meet the plans requirements to reinstate the residential street frontage and provide lower density family housing units, i.e. development will include at least 50% of units for occupation by families with children. Design should take account of the City Centre Conservation Area Appraisal.

Site reference: NOR0073 (H)

Site name/address:

Spring Grove Landry, Oak
Street

Ward: Mancroft

Site size (Ha): 0.32

Main constraints:

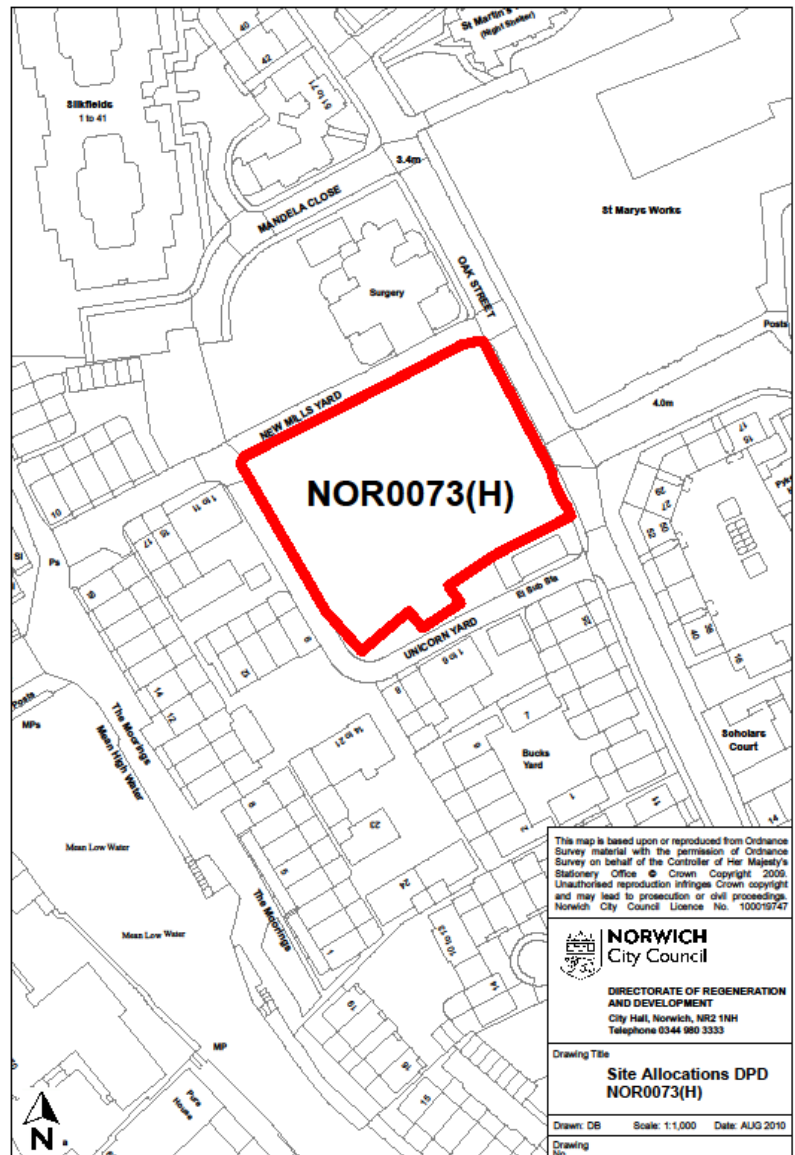
City Centre Conservation Area,
Flood Zone 2, archaeology,
adjacent to core walking/cycling
route

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwellings
could be provided



Explanatory text:

The site is located in Northern City Centre area and is covered by the separate Northern City Centre Area Action Plan (NCCAAP). Therefore development should be consistent with the NCCAAP policies for Oak Street in that it should reinstate the residential street frontage and should include at least 50% of housing units for occupation by families with children. Design should take account of the City Centre Conservation Area Appraisal.

Planning permission has been granted for 13 housing units on this site (reference: 07/00525/F)

Site reference: NOR0078 (H)

Site name/address:

Thorndick & Dawson, 75-81

Pottergate

Ward: Mancroft

Site size (Ha): 0.11

Main constraints:

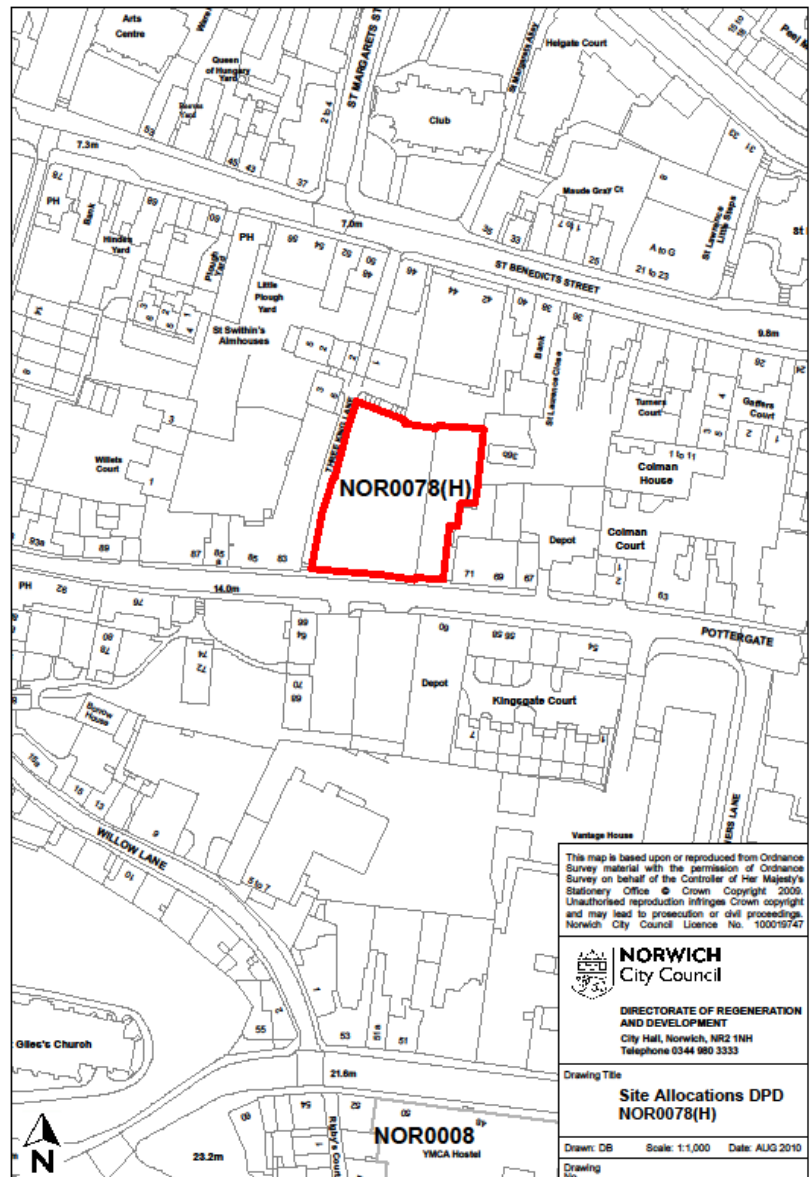
City Centre Conservation
Area, archaeological area,
frontage to core cycling route

Proposed allocation:

Housing development

Potential capacity:

A minimum of 15 dwelling
could be provided



Explanatory text:

The site is in a city centre location in a primarily residential area. Development should take account of the City Centre Conservation Area Appraisal, reinstate the street frontages and enhancing the frontage to Three King Lane. As a City Centre Location with car access limitations, it may be suitable for car free development.

Planning permission has been granted for 18 housing units on this site (reference:

06/00854/F)

Site reference: NOR0082 (H)

Site name/address:

Hunters Squash Club, Edward Street

Ward: Mancroft

Site size (Ha): 0.1

Main constraints:

Adjacent to TPO trees, City Centre Conservation Area, archaeological area, access – integration with new road layout, adjacent core pedestrian/cycling links

Proposed allocation:

Housing development

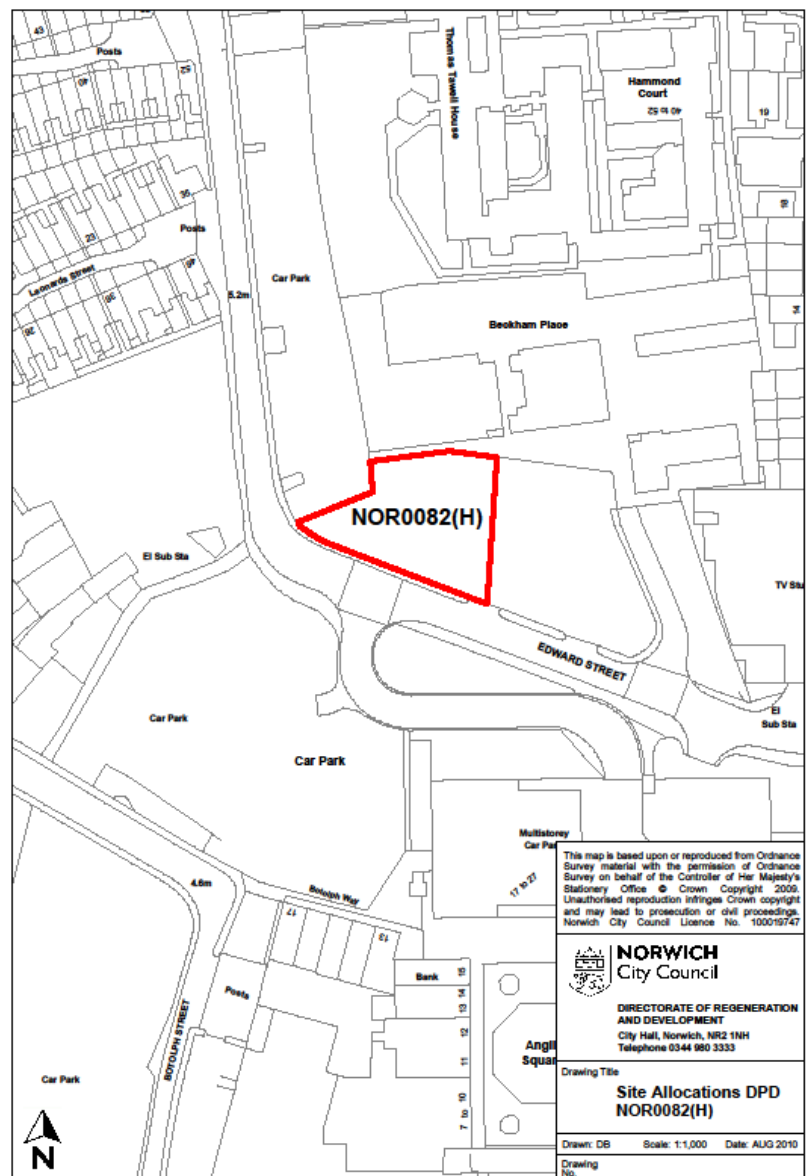
Potential capacity:

A minimum of 25 dwellings could be provided

Explanatory text:

The site is located in Northern City Centre area and is covered by the separate Northern City Centre Area Action Plan (NCCAAP). Therefore the development principles for this site should be consistent with the NCCAAP and should take account of wider Anglia Square area regeneration proposals. Design should take account of the City Centre Conservation Area Appraisal.

Planning permission has been granted for 29 housing units (reference: **04/01120/F**, expired March 10)



Site reference: NOR0092 (H)

Site name/address:

124-128 Barrack Street

Ward: Thorpe Hamlet

Site size (Ha): 0.23

Main constraints:

Access, partially Flood Zone 2,
noise – frontage to main road

Proposed allocation:

Housing development

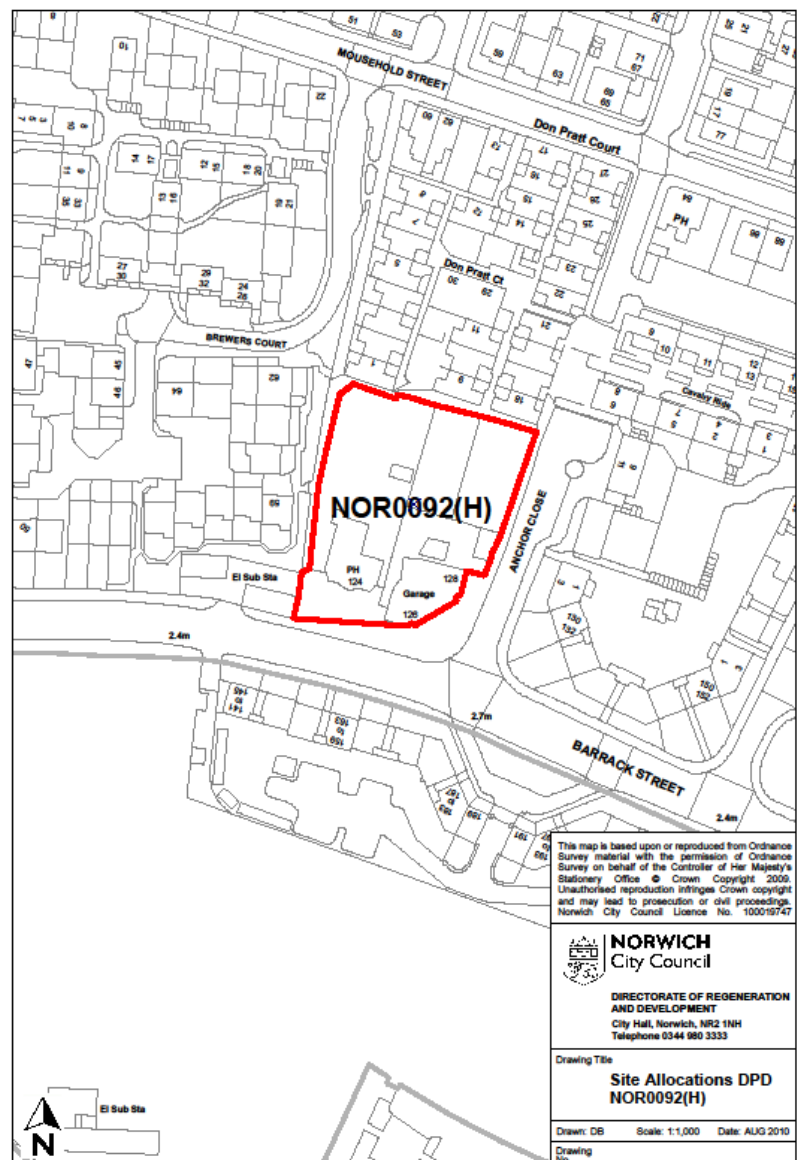
Potential capacity:

A minimum of 30 dwellings
could be provided

Explanatory text:

Development will help to
improve the appearance of the street frontage. The site contains a former pub, which,
although not listed, may have some conservation value and this has to be taken into
account in development.

Part of the site has planning permission for 15 housing units (reference: 06/00964/F). Any
further applications would ideally cover the entire site to help deliver a more
comprehensive development.



Site reference: NOR0099 (H)

Site name/address:

Chalk Hill Works, Rosary Road

Ward: Thorpe Hamlet

Site size (Ha): 0.58

Main constraints:

Trees, adjacent to Thorpe Hamlet and St Matthews Conservation areas, possible contamination, gasholder nearby, adjacent wooded ridge and St Leonards Priory Scheduled Ancient Monument, ground conditions

Proposed allocation:

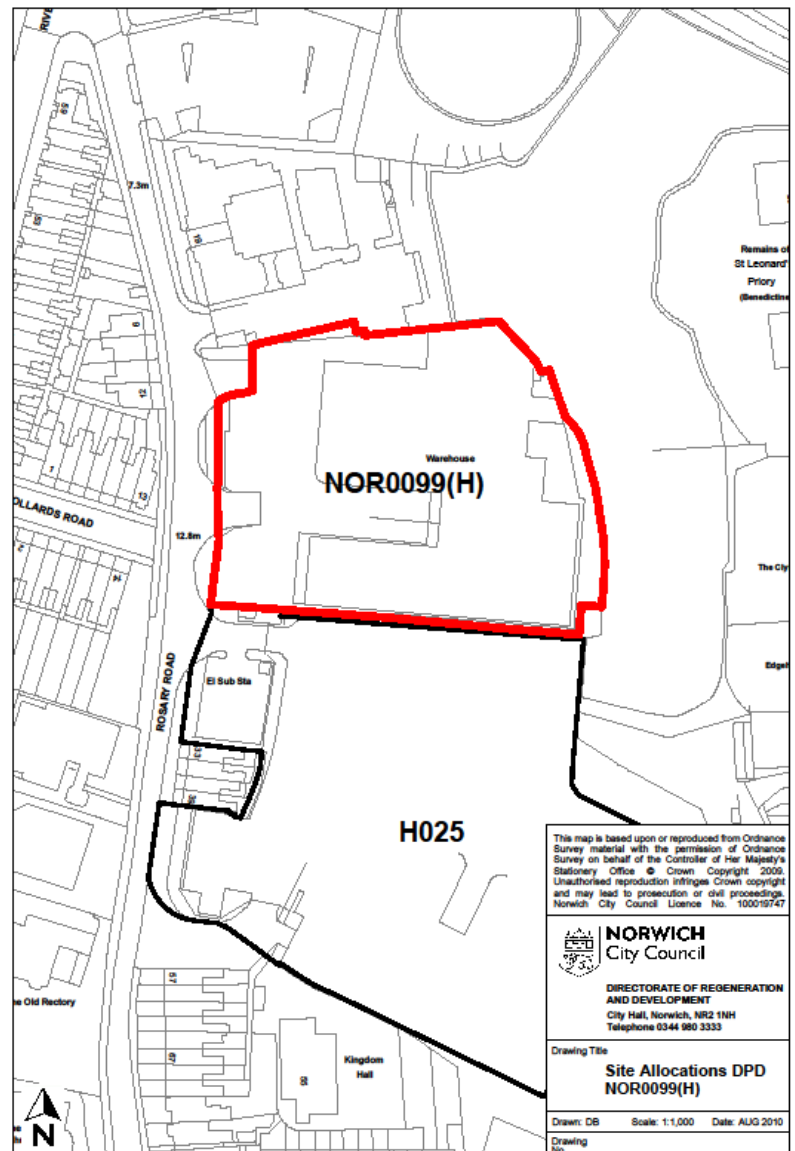
Housing development

Potential capacity:

A minimum of 25 dwellings could be provided

Explanatory text:

The site adjoins the Thorpe wooded ridge to the east side, with housing to the north. The adjacent former Bertram Book's site is being developed for housing with 113 residential units. It is possible to provide a variety of housing units including family type of housing. Development will help deliver housing in locations close to city centre and should be designed to promote biodiversity.



Site reference: NOR0124 (H)

Site name/address:

Site at former Earl of Leicester
PH, 238 Dereham Road

Ward: Wensum

Site size (Ha): 0.14

Main constraints:

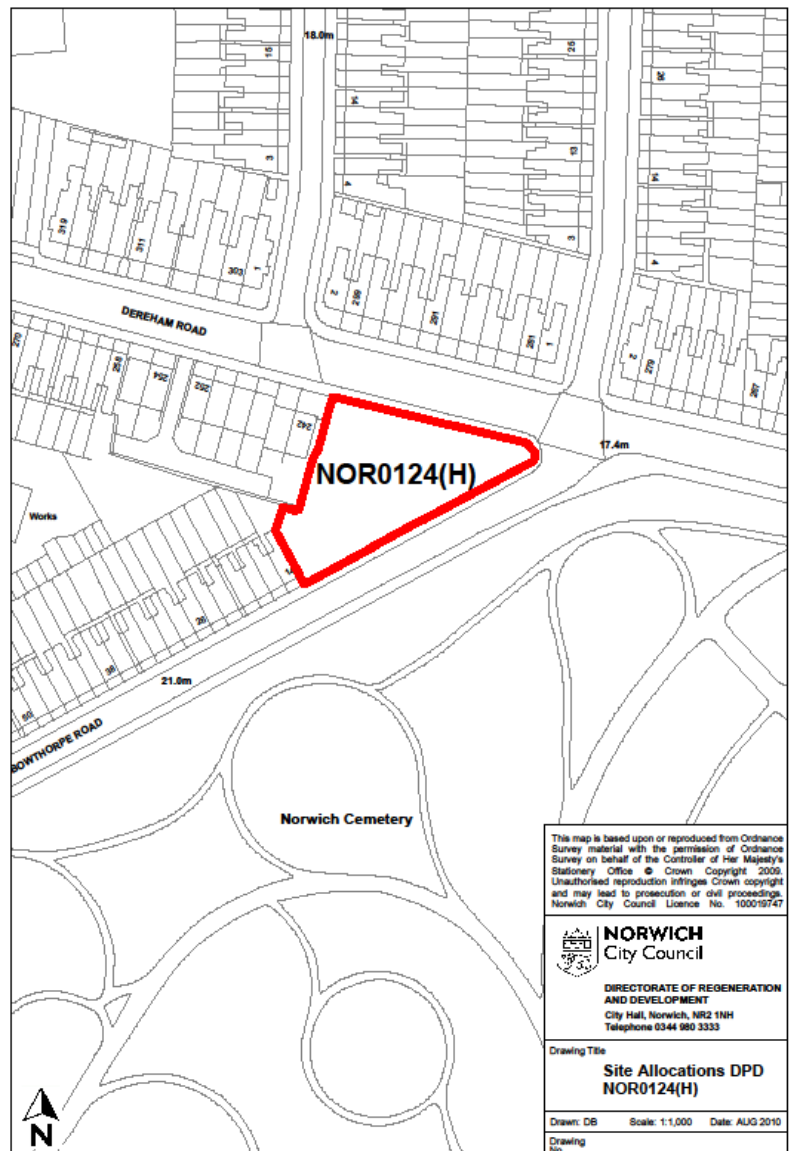
Adjacent to County Wildlife Site
and Historic Park, noise –
frontage to main road, adjacent
core cycling route

Proposed allocation:

Housing development

Potential capacity:

A minimum of 10 dwellings could
be provided on this site



Explanatory text:

This site is on the busy junction of Dereham Road and Bowthorpe Road. It is currently vacant and there are no existing trees on the site. It is opposite the cemetery, which is designated for historical and wildlife reasons. Development will help deliver housing on brownfield land in a mainly residential area. Vehicular access needs to be from Bowthorpe Road in the southwest corner of the site.

This site has planning permission for 12 housing units. (reference: [10/00335/ET](#))

Site reference: NOR0125 (H)

Site name/address:

Cumberland Hotel, 212-216
Thorpe Road

Ward: Thorpe Hamlet

Site size (Ha): 0.22

Main constraints:

Trees, locally listed building,
Thorpe Ridge Conservation
area, topography, noise - main
road frontage, frontage to core
cycling/pedestrian route on
Thorpe Road

Proposed allocation:

Housing development

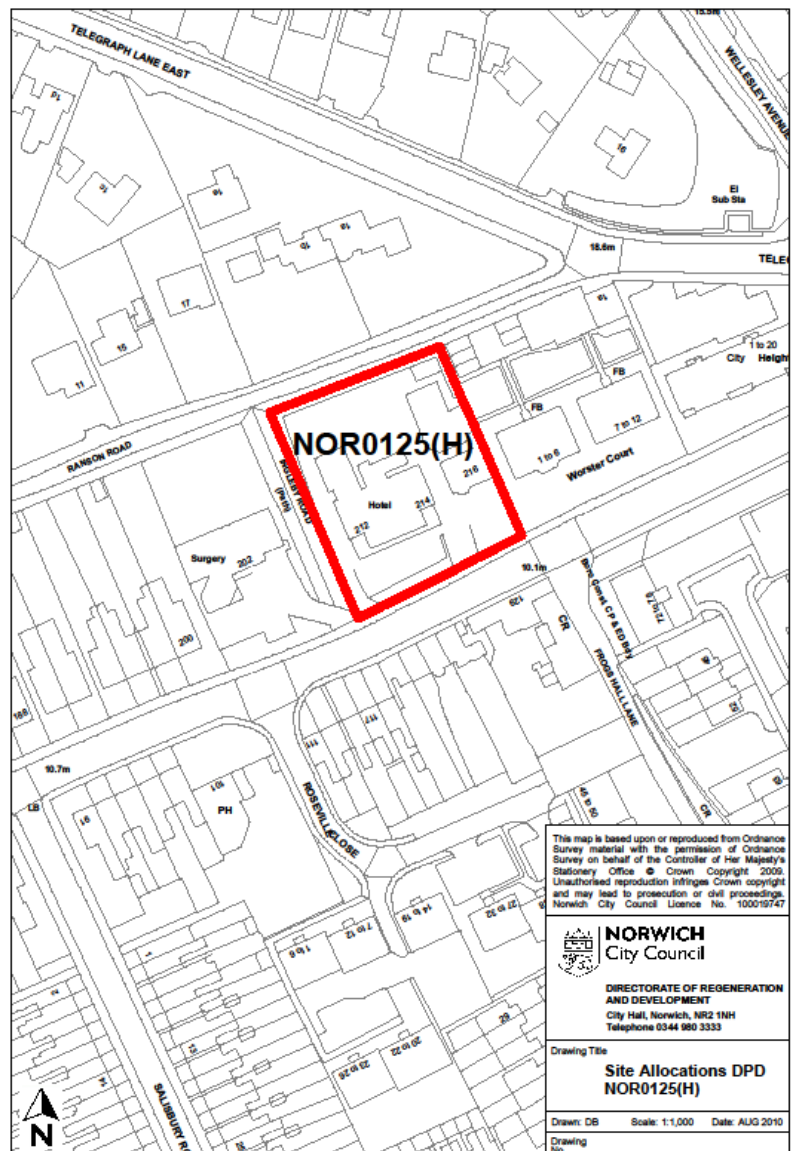
Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

The site is a disused hotel, neighbouring recently developed 3-4 storey blocks of residential flats. There is also a doctor's surgery adjacent and a pub and a pharmacy across the road. Development will help bring derelict building/site back into use and deliver housing in a sustainable location. The principle of demolition was accepted in a recent appeal.

This site has outline planning permission for 21 housing units. (ref: [08/00673/O](#))



Site reference: NOR0137 (H)

Site name/address:

Hewett Yard, Hall Road

Ward: Lakenham

Site size (Ha): 0.44

Main constraints:

Demolition of garages, access rights across site, trees along southern boundary

Proposed allocation:

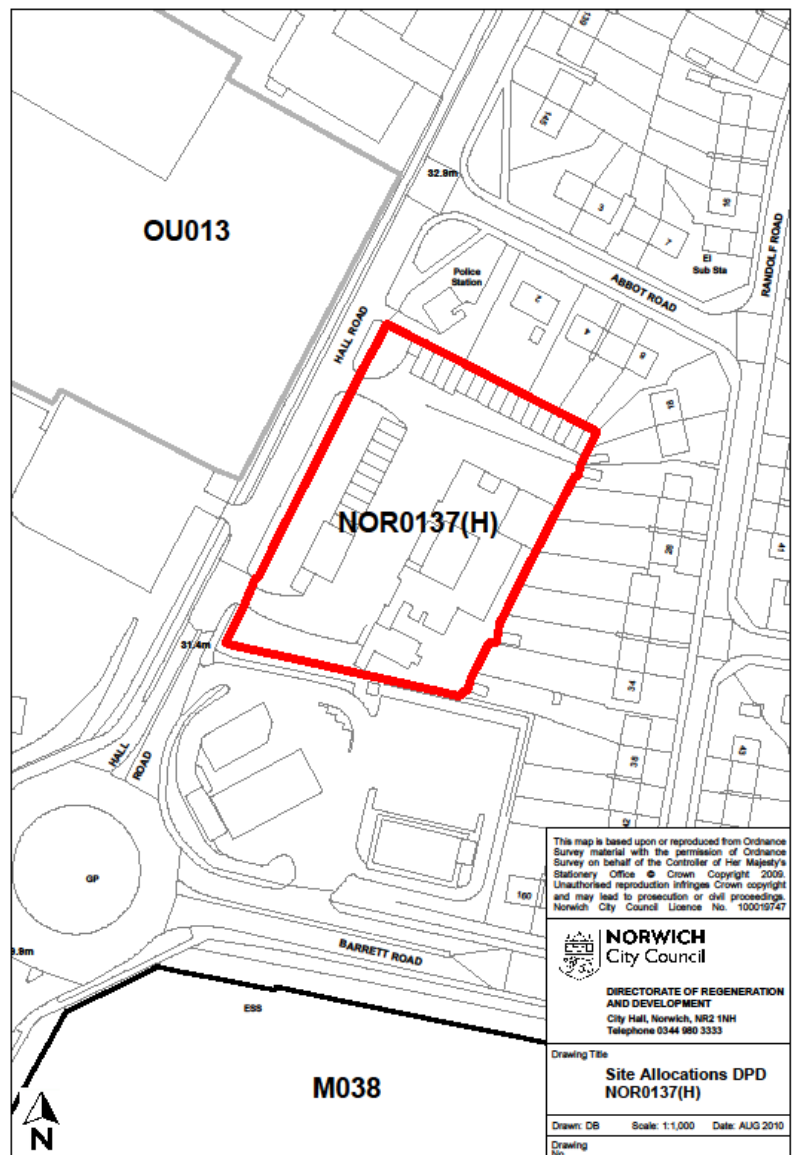
Housing development

Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

The site consists of poor quality outdated industrial units, within a predominantly residential area. It is directly opposite Hewett School playing fields and the new football centre. Hall Road is busy and the site is near the outer ring road.



Site reference: NOR0143 (H)

Site name/address:

Land adjacent to and including
349a-349b Dereham Road

Ward: Wensum

Site size (Ha): 0.61

Main constraints:

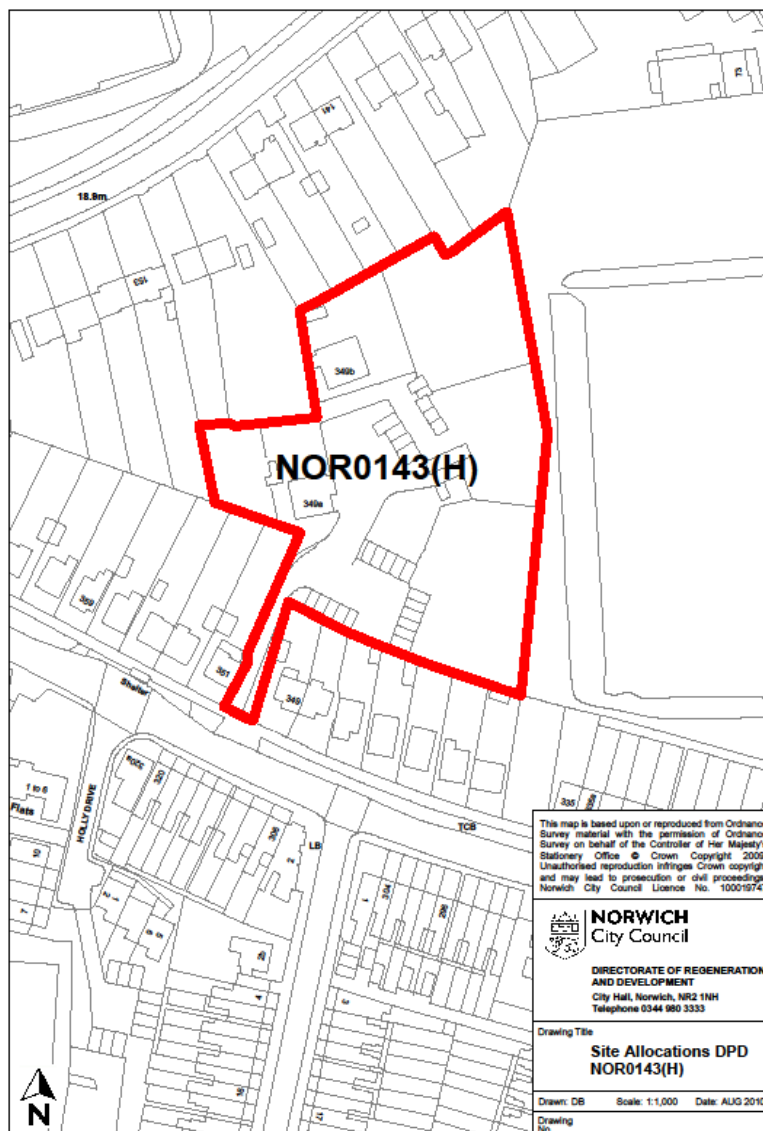
Core cycle route on Dereham
Road, neighbouring school field

Proposed allocation:

Housing development

Potential capacity:

A minimum of 25 dwellings could
be provided



Explanatory text:

The backland site is situated between main A1074 Dereham Road and Waterworks Road some 4km west of city centre and surrounded by relatively low density detached and semi-detached houses. There are school playing fields (serving Wensum View Middle School and Wensum Youth Centre) adjoining to the east of the site. Although lower density housing is acceptable on this site due to the form and character of the surrounding area, it sits well back from the main road and higher density would be achievable in this sustainably accessible location.

Outline planning permission has been granted for 24 housing units (reference: [07/01091/O](#)) However, should there be a further planning application submitted, a minimum of 30 dwellings would be expected.

Employment

Site reference: E008a

Site name/address:

The Livestock Market, Hall
Road

Ward: Lakenham

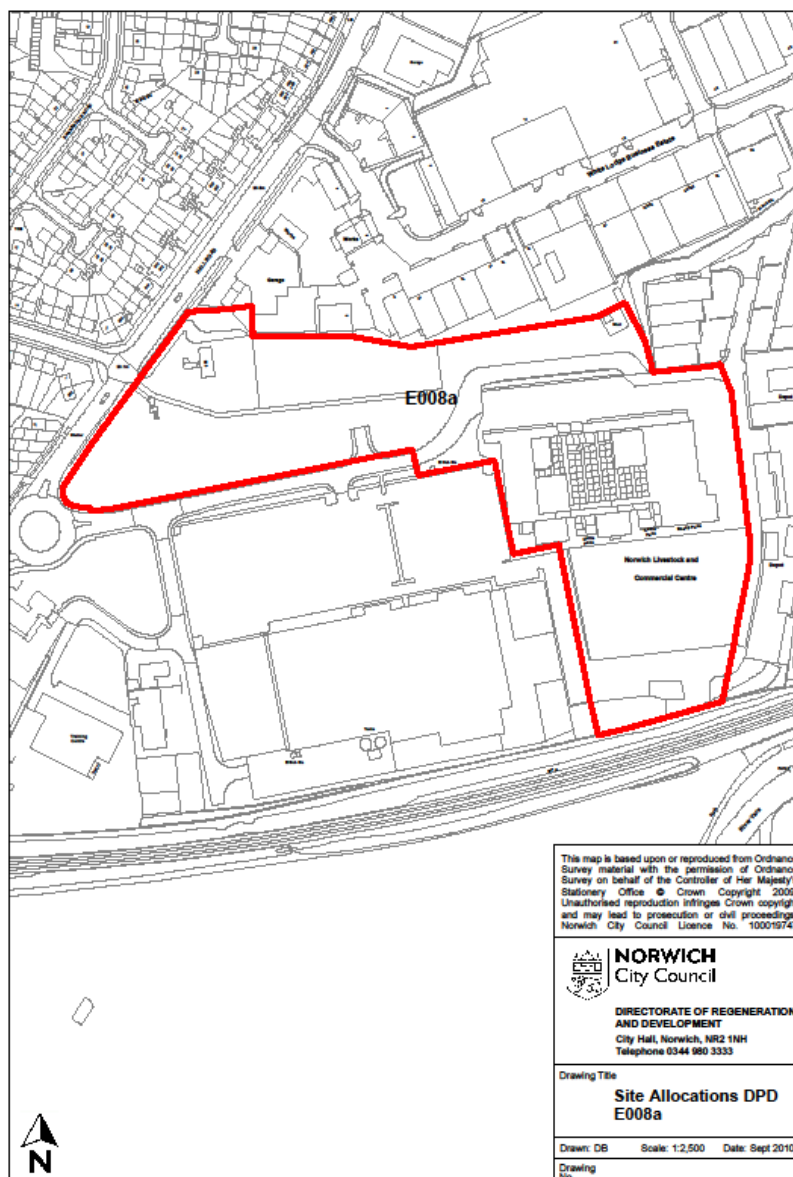
Site size (Ha): 4.5

Main constraints:

Need to provide cycle/
pedestrian links to Riverside
Walk

Proposed allocation:

- Employment development
- Development should be undertaken on the basis of a comprehensive scheme for the whole site



Explanatory text:

This site was originally allocated in the Replacement Local Plan for a high quality business park. Land to the south west of the site has been developed for a bulky goods store, the rest of the site is currently still used by the Livestock market. Development should predominately be offices and uses and/or industrial warehouses.

This allocation looks to follow the principle established in the Replacement Local Plan and subsequent development should be in line with employment policies in the Development Management Policy Development Plan Document. A pedestrian/cycle links should be provided across the site from Hall Road to the River Yare Riverside Walk.

Site reference: E023

Site name/address:

Mecca Bingo, All Saints Green

Ward: Mancroft

Site size (Ha): 0.18

Main constraints:

Demolition,
Conservation Area,
archaeological area,
city centre office area,
adjacent core cycling network

Proposed allocation:

Office development

Explanatory text:

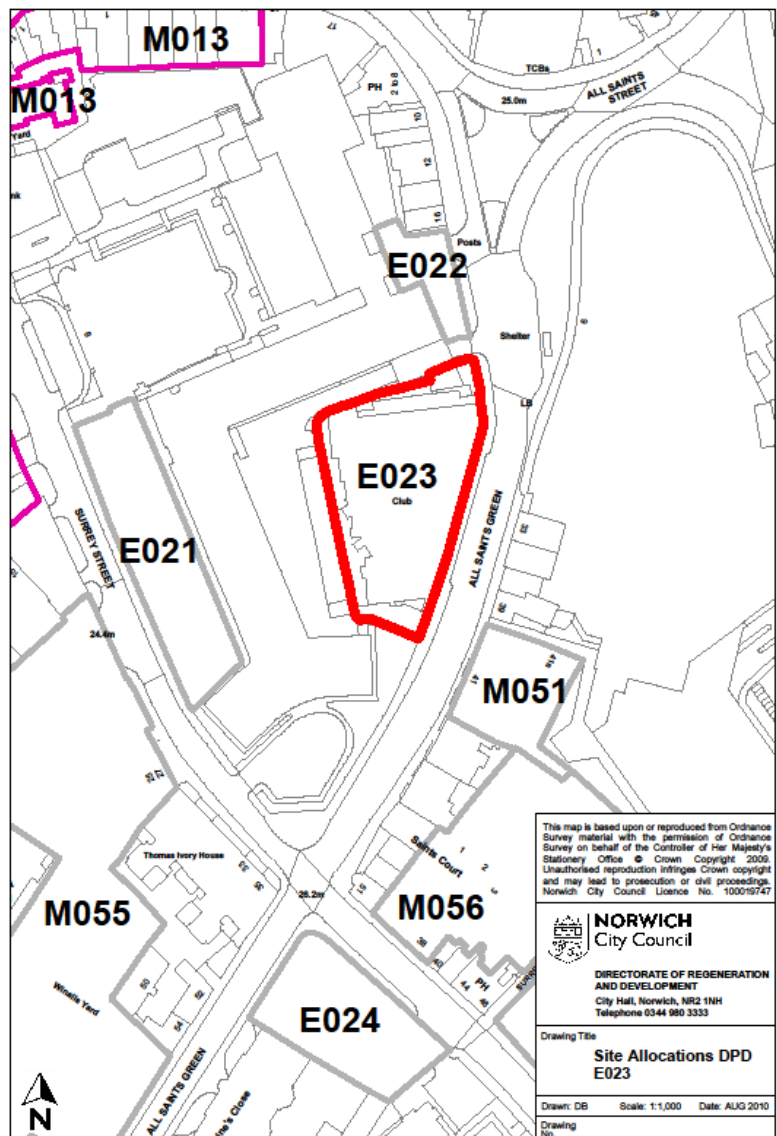
The site is promoted as part of
the St Stephens Street

Masterplan as part of the Surrey

Street mixed use quarter (ref p111 NB5). This recommends the development should:

- be high density (5 storeys, 2 of which should be set back), providing around 6,200 square metres of offices
- incorporate a green roof

Design should take also account of the City Centre Conservation Area Appraisal.



Site reference: E030-1&E030-2

Site name/address:

Two sites at Hurricane Way,
Airport Industrial Estate

Ward: Catton Grove

Site size (Ha):

E030-1: 2.26; E030-2: 2.02

Main constraints:

Adjacent woodland and core
cycling and pedestrian network, ,
residential development to south,
access

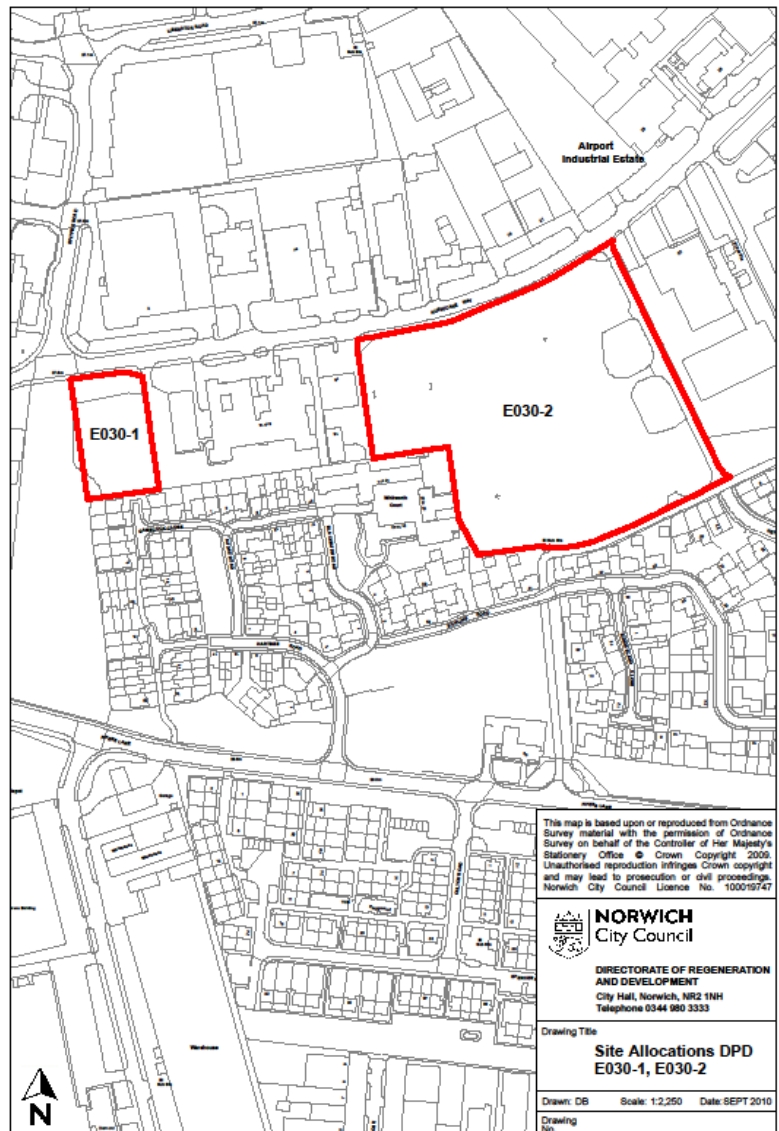
Proposed allocation:

- Employment development
- Development should be
predominantly for small
business uses

Explanatory text:

These two pieces of land are allocated for B2 or B8 employment uses in the Replacement Local Plan and in the Development Management Policy Development Plan. In addition:

- The eastern site must provide a north south pedestrian/cycle;
- Design must minimise impact on neighbouring housing;
- A bus link should be provided through site E030-2 from Hurricane Way to Heyford Road



Site reference: OU003-16

Site name/address:

Earlham Hall

Ward: University

Site size (Ha): 2.04

Main constraints:

Listed building, Conservation Area, neighbouring Historic Park

Proposed allocation:

- Employment - Enterprise and Innovation Centre

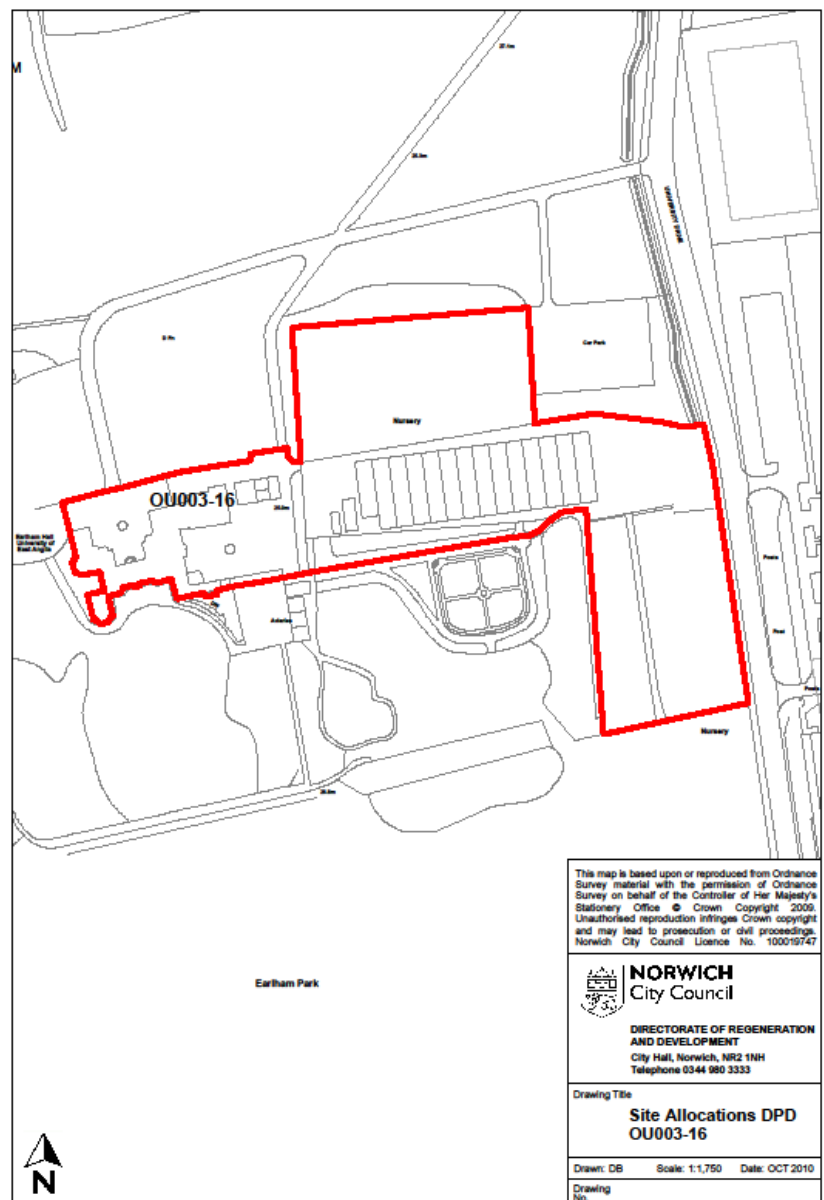
Explanatory text:

The site comprises land adjacent to Earlham Hall, adjacent to, but not part of the university campus. The

site is also adjacent to Earlham Park, designated as an Historic Park, and the site is part of a Conservation Area. The south part of the site along University Drive is a former works depot, which is subject to a Certificate of Existing Lawful Use issued in March 2010.

Development should take the following into account:

- The design, setting and heights of buildings should fully respect the setting of the Earlham Hall, which is Grade II* listed
- Any future development is also required to enhance Earlham Hall and its outbuildings through sensitive renovation
- Environmentally sensitive design would be particularly suitable in this parkland setting.



Mixed use

Site reference: M006

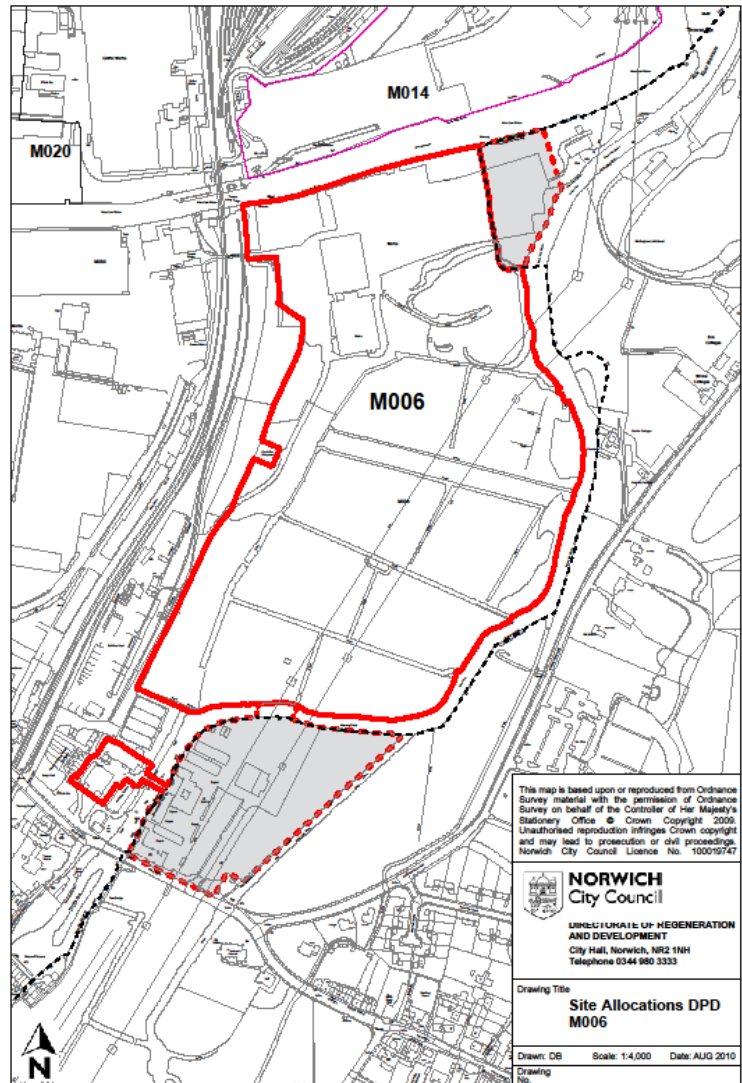
Site name: Deal Ground

Ward: Thorpe Hamlet

Site size (Ha): 19.93

Main constraints:

Parts Flood Zone 3 and remainder Flood Zone 2; lack of transport infrastructure to access site; site includes County Wildlife Site, TPO trees, listed brick kiln, adjacent to Whitlingham County Park, noise from railway and neighbouring industrial uses, core pedestrian/cycle network, southern part of site adjacent to Conservation Area



Proposed allocation:

- Mixed use development to help deliver exemplar comprehensive regeneration in this important river gateway location;
- The mix of uses may include housing, employment, retail and community uses. The details of the mix will be subject to viability of the scheme.
- The developer will provide pedestrian and cycle links throughout the site, fully integrating with the Connect2 network;
- The main point of access to the Deal Ground will be from the south through the adjacent May Gurney site, via a new bridge over the River Yare to be provided by the developer;
- Provision of a new vehicular / pedestrian / cycle bridge over the River Wensum to link with the Utilities site, to be delivered by the developers of the Deal Ground and Utilities sites;

- The development of the Deal Ground must not prejudice the comprehensive redevelopment of the wider east Norwich area (the Utilities site and May Gurney).

Potential capacity:

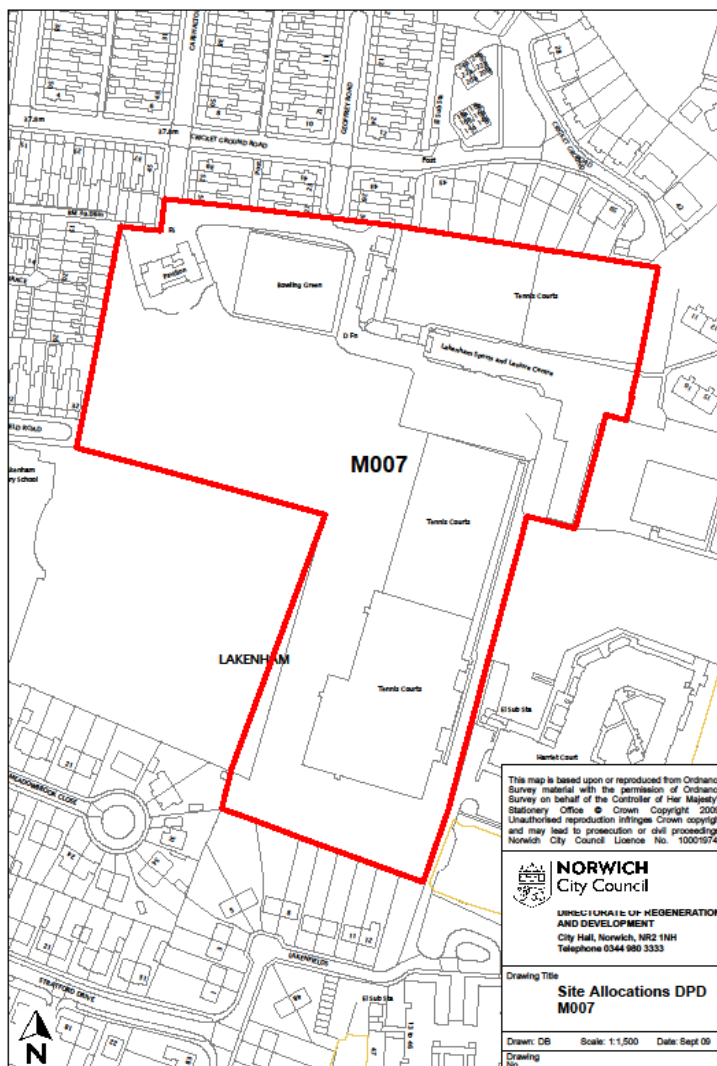
A target of 600 dwellings to be within Norwich boundary, depending on viability of the scheme as a whole and the balance of uses

Explanatory text

The Deal Ground site is strategically important in terms of employment, housing, and sustainable regeneration. It represents a major comprehensive development opportunity for Norwich alongside the adjacent May Gurney in Trowse and the Utilities site on the north bank of the Wensum (together forming the wider 'east Norwich' area). The May Gurney site provides the main access point for the Deal Ground, and is the likely point of access for the Utilities site on the north bank of the River Wensum (see M014). It falls within South Norfolk Council's administrative area so is not included in this allocation. Development should take the following into account:

- The development must be energy efficient, deliver a high quality local environment, incorporate sustainable access arrangements and flood protection measures, and protect and enhance natural assets;
- As a key requirement of comprehensive development is the provision of a new vehicular / pedestrian / cycle bridge over the River Wensum to link with the Utilities site, this bridge must be in place prior to substantial development on either site;
- Development proposals must pay particular attention to enhancement of the river frontage, and should complement the development on the river frontage of the Utilities site.

Annex 1 contains a Pre-application planning advice note for the East Norwich sites (the Deal, Utilities, and May Gurney sites) which has been jointly prepared by Norwich City Council, South Norfolk Council, the Broads Authority and Norfolk County Council (July 2010). This provides officer level guidance on the range of policy requirements that both sites will be expected to deliver to achieve sustainable regeneration of the east Norwich area. It will be updated if required following the adoption of the Site Allocations and Development Management development plan documents. .



Site reference: M012

Site name/address:

St Stephen's Towers

Ward: Mancroft

Site size (Ha): 1.50

Main constraints:

City Centre Conservation Area, archaeological area, gateway site, demolition, existing parking, existing shop leases, city centre office area, adjacent core cycling/pedestrian network

Proposed allocation:

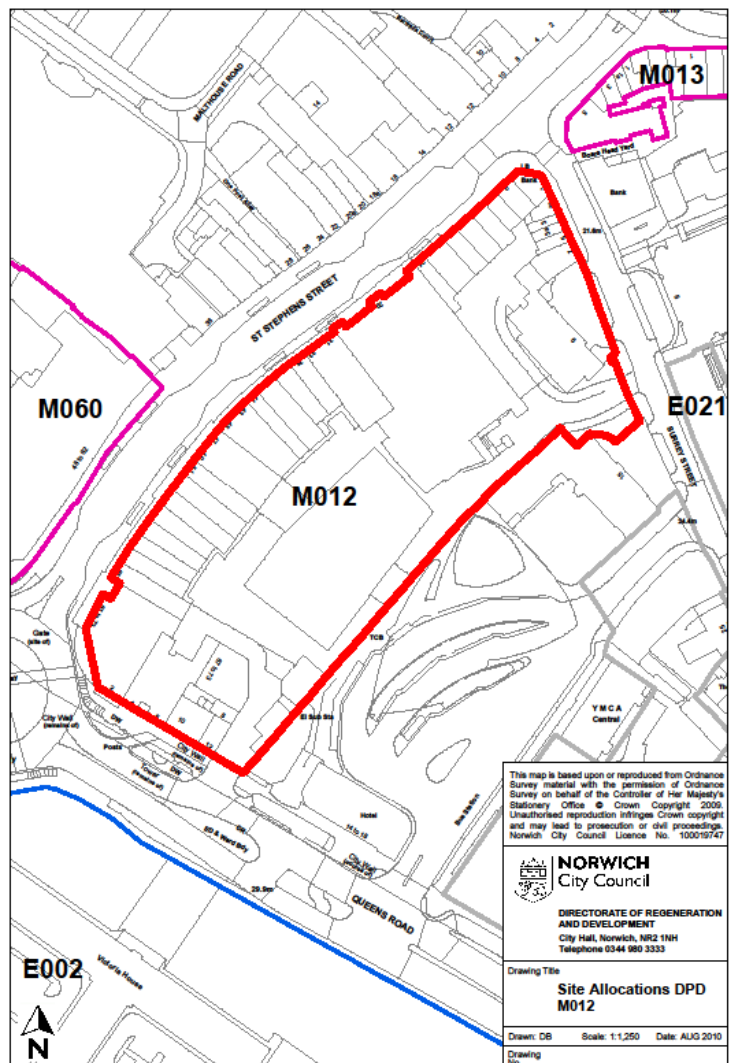
- Comprehensive mixed use redevelopment
- Primarily retail (with cafes/restaurants) development with offices and residential on upper floors
- New square forming pedestrian link to bus station

Potential capacity:

The St Stephens Masterplan identifies capacity for development of up to 7 storeys, including 250 dwellings, 8,270 square metres of offices, 470 square metres of retailing and 92 underground parking spaces

Explanatory text:

The area presently comprises an arcade of shops on St Stephen's Street with a multi-storey car park and offices on Surrey Street. Located close to the bus station, the area is identified in the JCS as an area of change and as part of the primary shopping area. It is suitable for mixed used redevelopment with public realm improvements, with the focus on



retail, office and housing development. The development will help regenerate the area and improve the accessibility of the Bus Station from St Stephens Street.

Future proposals should be in line with the St Stephens Street Masterplan as outlined in the capacity section above and should take account of the City Centre Conservation Area Appraisal. . As development is likely to be phased due to existing long leases on some shops, a development brief should be produced to guide subsequent planning applications.

Site reference: M013

Site name/address:

Land and buildings at Junction of St Stephens Street and Westlegate

Ward: Mancroft

Site size (Ha): 0.13

Main constraints:

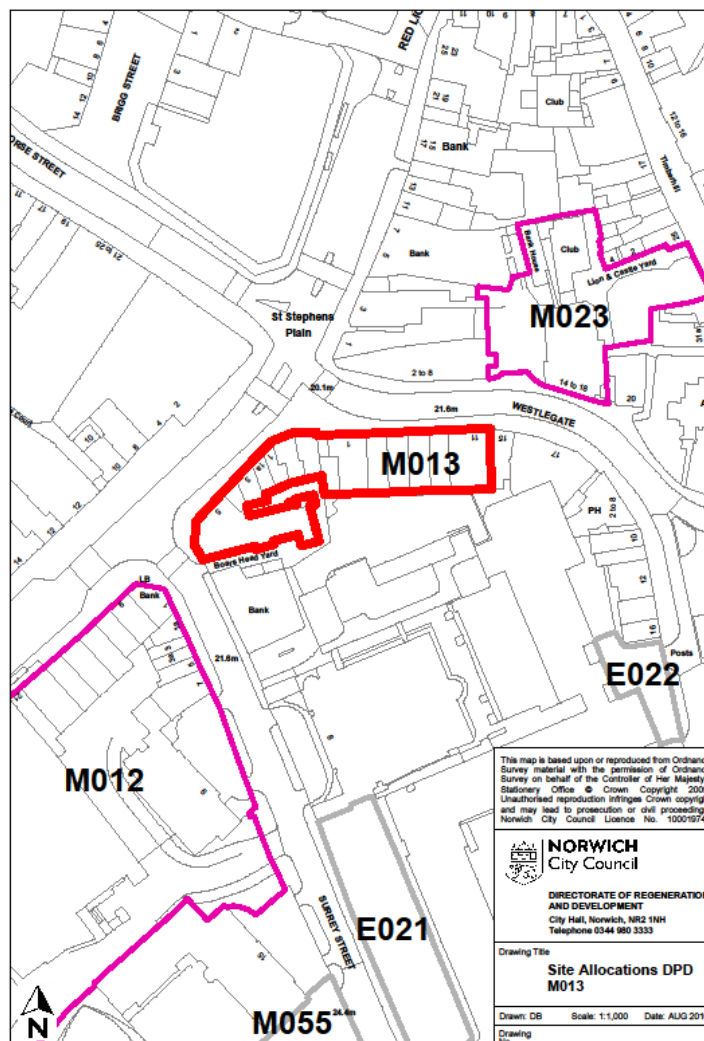
Conservation area, archaeological area, off-street servicing requirement, city centre office area, adjacent core cycling/pedestrian network

Proposed allocation:

- Mixed use redevelopment, up to 4 storeys
- Ground floor retail units will be retained
- Upper floors office floorspace should be retained and improved, however hotel use will also be accepted

Explanatory text:

The site is within the current Primary Retail Area and the new office area. Off-street servicing will be required as there are proposals to pedestrianise the frontage to Westlegate. Office provision is suitable in this highly accessible location adjacent to the bus station. The vacant upper floor office space should ideally be retained and refurbished to suit future uses. However, if other uses other than offices are put forward, consideration should be given to development that could bring regeneration benefits to St Stephens Street Area. Hotel use appears to be one of the appropriate uses for the upper floors of the building. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M014

Site name/address:

Utilities site

Ward: Thorpe Hamlet

Site size (Ha): 12.03

Main constraints:

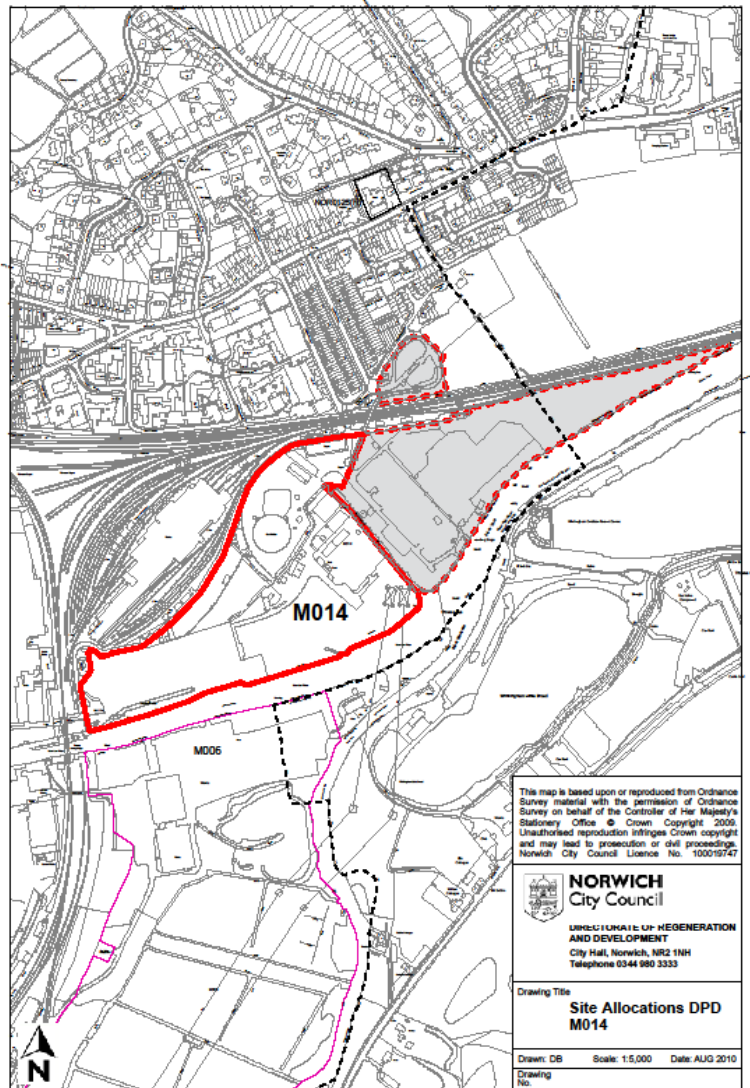
Flood Zone 2; partially flood zone 3; adjacent to County Wildlife Site, ground contamination from previous uses, lack of transport infrastructure to access site, adjacent to Whittingham Country Park, core pedestrian/cycling network.

Proposed allocation:

- Mixed use development, to help deliver exemplar comprehensive regeneration in this important river gateway location;
- The mix of uses may include housing, employment, and power generation from renewable resources. The details of the mix will be subject to viability of the scheme;
- The developer will provide pedestrian and cycle links throughout the site, fully integrating with the Connect2 network;
- Provision of a new vehicular / pedestrian / cycle bridge over the River Wensum to link with the Deal Ground, to be delivered by the developers of both the Deal Ground and Utilities sites;
- The development must not prejudice the comprehensive redevelopment of the wider east Norwich area (the Deal Ground and May Gurney sites).

Potential capacity:

A target of 100 dwellings, depending on viability of the scheme as a whole and the balance of uses



Explanatory text

The Utilities site is strategically important in terms of employment, housing, and sustainable regeneration. It represents a major comprehensive development opportunity for Norwich alongside the adjacent Deal Ground and May Gurney sites (together forming the wider 'east Norwich' area). The main access point to the Utilities site will be from the south, through the May Gurney and Deal Ground sites.

The Utilities site is partially within the City Council's administrative area (6.9 ha) with the remainder in Broadland District Council's administrative area and the Broads Authority area for planning purposes.

- The development must be energy efficient, deliver a high quality local environment, incorporate sustainable access arrangements and flood protection measures, and protect and enhance natural assets.
- As a key requirement of comprehensive development is the provision of a new vehicular / pedestrian / cycle bridge over the River Wensum to link with the Deal Ground, this bridge must be in place prior to substantial development on either site.
- Development proposals must pay particular attention to enhancement of the river frontage, and should complement the development on the river frontage of the Deal Ground.

Annex 1 contains a Pre-application planning advice note for the East Norwich sites (the Deal, Utilities, and May Gurney sites) which has been jointly prepared by Norwich City Council, South Norfolk Council, the Broads Authority and Norfolk County Council (July 2010). This provides officer level guidance on a range of policy requirements that both sites will be expected to deliver in order to achieve sustainable regeneration of the east Norwich area. The guidance note will be updated if required following the adoption of the Site Allocations and Development Management development plan documents. .

Site reference: M015

Site name/address:

St Anne's Wharf and adjoining land

Ward: Thorpe Hamlet

Site size (Ha): 2.07

Main constraints:

City Centre Conservation Area,
Partially Flood Zone 2,
archaeology, adjacent to River
Wensum, at risk listed building,
core pedestrian/cycle network,
city centre office area

Proposed allocation:

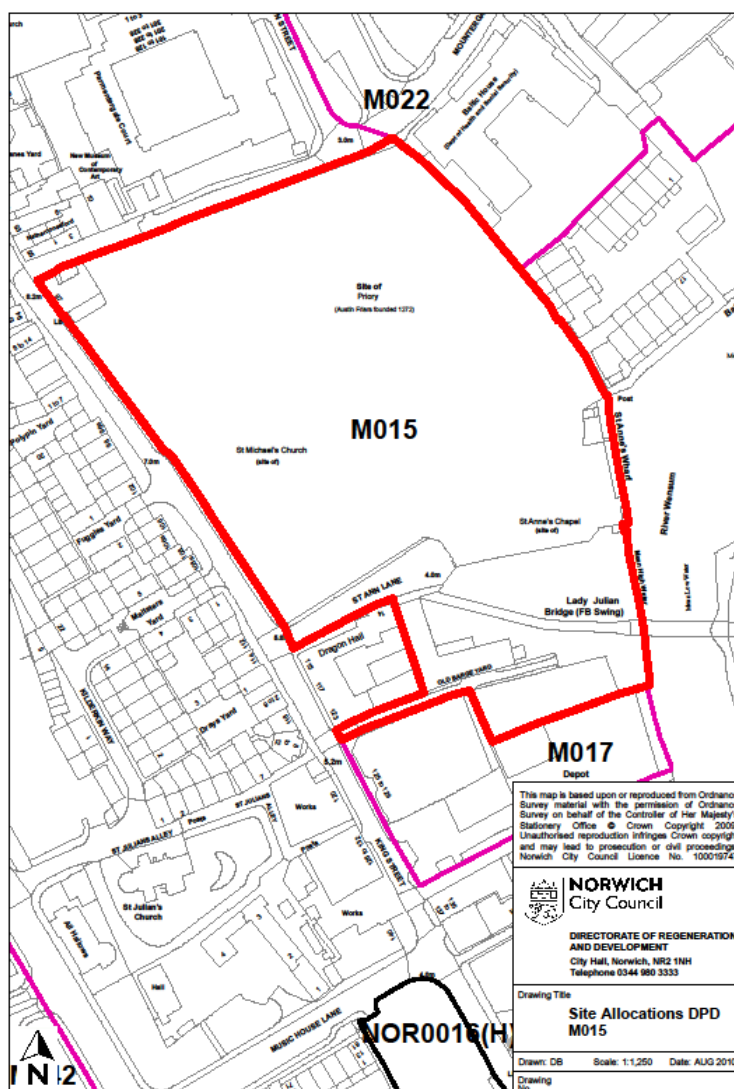
Comprehensive mixed use
development to include housing,
commercial units and possibly
culture, leisure and/or food and
drink and tourist uses with public open space.
Hotel use is also acceptable as part of the mix

Potential capacity:

A minimum of 400 dwellings could be provided in the scheme

Explanatory text:

Located close to the railway station, the area is currently disused and is identified in the JCS as part of the leisure area and as an area of change. It is suitable for mixed use redevelopment with public realm improvements, with the main focus on office and housing development. Development will help regenerate King Street area by reinstating the historic street frontage and deliver public access to the river and complete the strategic pedestrian link between Castle Mall and Riverside. The following issues should be considered:



- Development should take into account proposals for sites M022 and M017 to achieve regeneration of the wider area
- Access to the river, providing the strategic link from the pedestrian bridge to King Street/ Mountergate and a riverside walk should be provided as part of the scheme
- Public open space should also be provided as part of the development
- The listed building Howard House, which is classified as being “at risk”, must be restored as part of any redevelopment. The setting of neighbouring listed buildings on King Street must be enhanced
- Design should take account of the City Centre Conservation Area Appraisal.

This site has planning permission for mixed use development including provision of 437 dwellings and A1, A2, A3 and D2 uses. (reference: 04/00605/F)

Site reference: M017

Site name/address:

Land at Hobrough Lane/ King Street

Ward: Thorpe Hamlet

Site size (Ha): 0.35

Main constraints:

Partially Flood Zone 2, listed building at risk, archaeology, adjacent to River Wensum, core pedestrian/cycle network, city centre office area

Proposed allocation:

Mixed use development to include residential with small scale retail or commercial units and/or food and drink and tourist uses

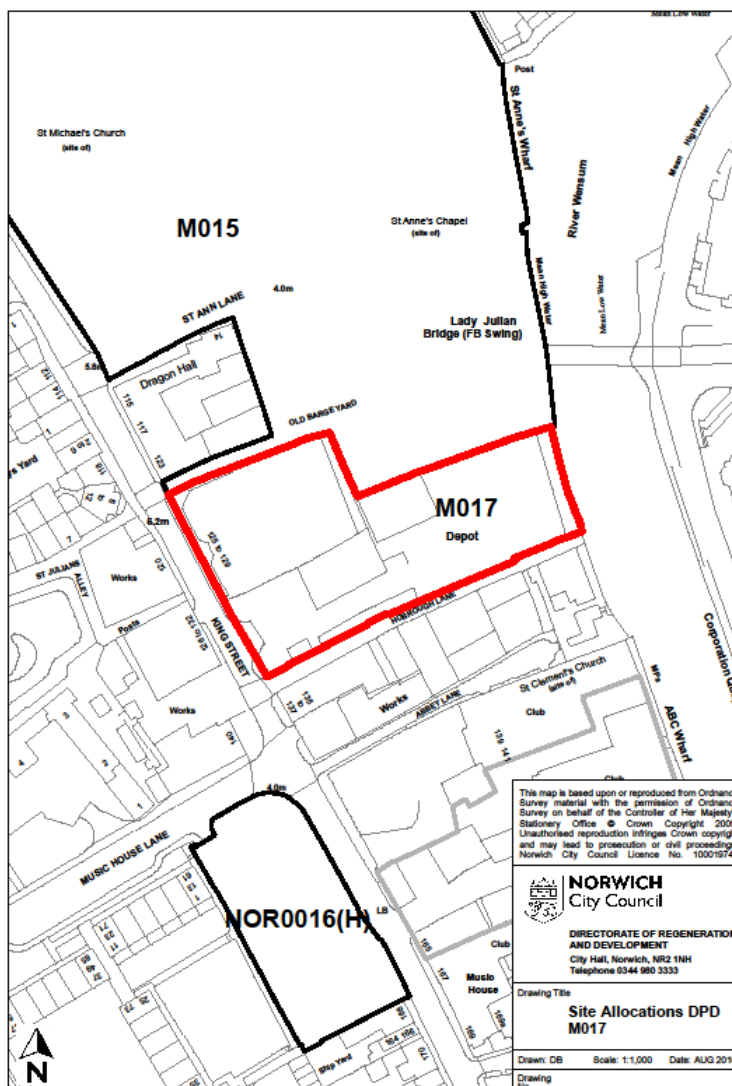
Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

The site is located in King Street area which is undergoing significant urban regeneration and is identified in the Joint Core Strategy as an area of change. Development will help to regenerate the King Street area by reinstating the historic street frontage of King Street and delivering public access to the river. The following issues should be considered:

- A Riverside walk should be provided as part of the scheme
- The layout and design of the development should take into account the City Centre Conservation Area Appraisal, the adjacent St Annes Wharf redevelopment and make best use of the listed building



Site reference: M018

Site name/address:

Duke's Court, Duke Street (Former EEB offices)

Ward: Mancroft

Site size (Ha): 0.84

Main constraints:

Majority Flood Zone 2, partially Flood Zone3, adjacent to River Wensum, , levels, scales of the adjoining development & buildings, core pedestrian/cycle network,

Proposed allocation:

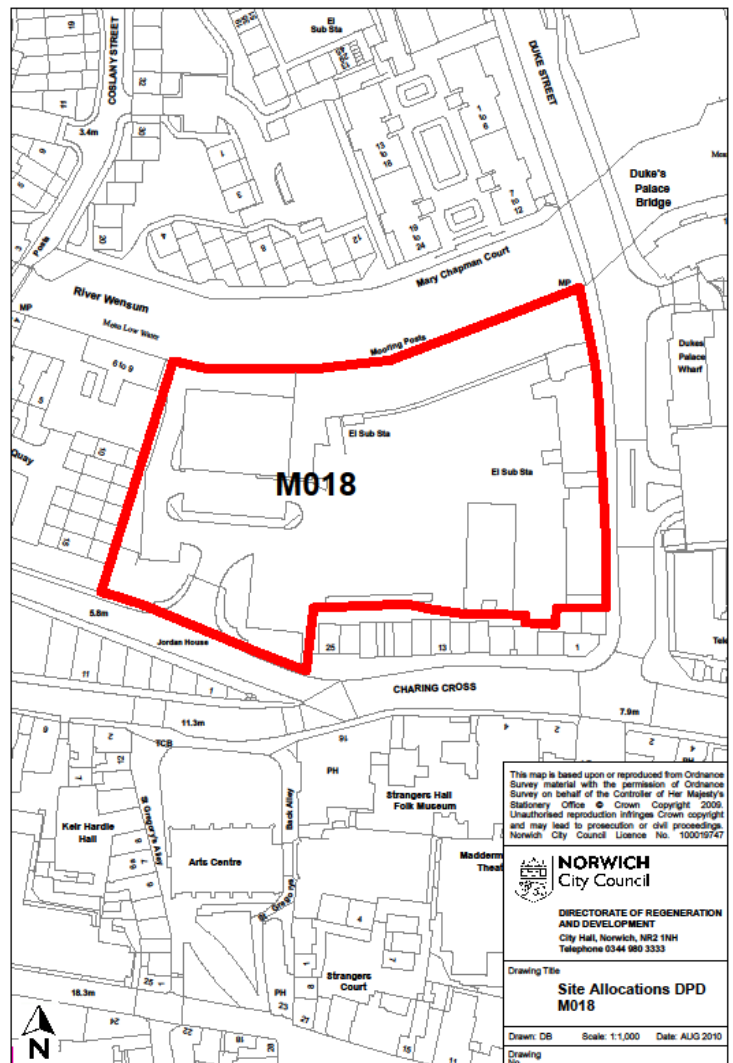
- Mixed use development
- Development should primarily be offices
- The development mix could also include small scale residential use, commercial units and/or food and drink uses, however these uses should not dominate the development
- Hotel use may also be acceptable on this site

Potential capacity:

A minimum of 15 dwellings could be provided if housing development is included

Explanatory text:

- This site is allocated in the current Replacement Local Plan for housing development.
- Planning permission has been granted for mixed use development including construction of offices, restaurant/cafes, retail floorspace, D1 Art Gallery and 16 residential units (ref: 08/00743/F)
- A Riverside walk should be provided as part of the development . Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M019

(including site R001)

Site name/address:

Anthony Drive/ Sprowston Road

Ward: Catton Grove

Site size (Ha): 1.02

Main constraints:

Trees, demolition, levels, ground conditions, access arrangement

Proposed allocation:

Mixed use development to include retailing with housing, Noise – frontage to main road

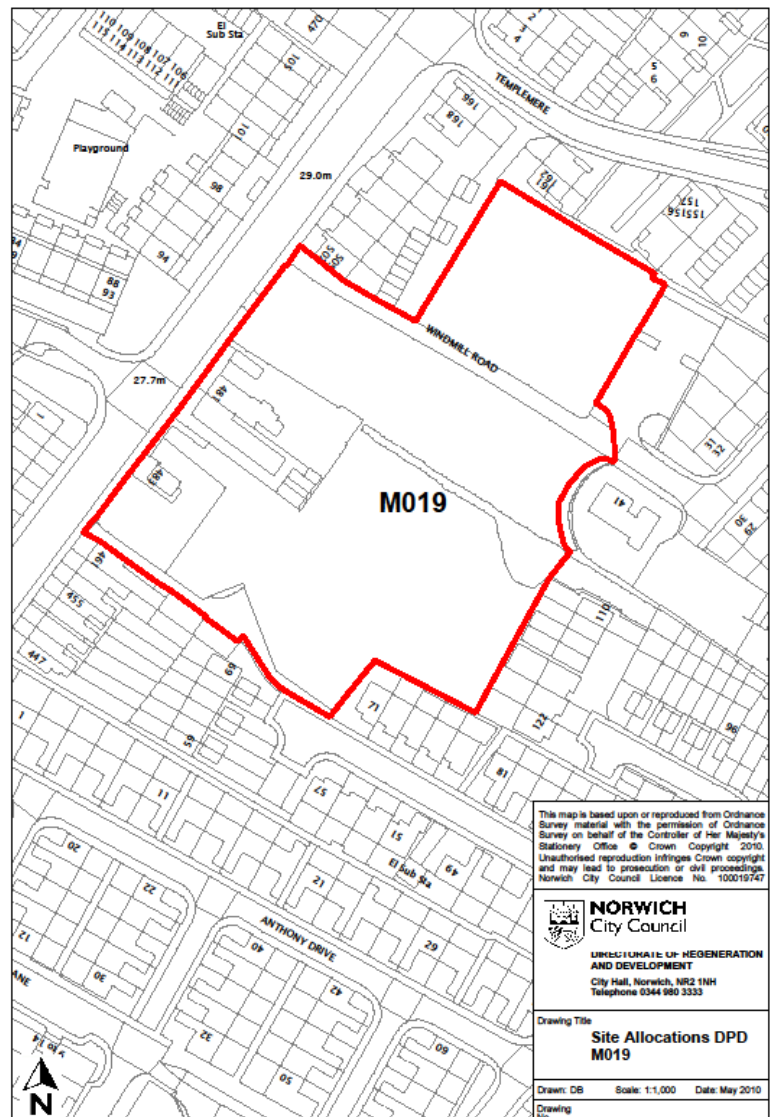
Potential capacity:

A minimum of 25 dwellings could be provided as part of the scheme

Explanatory text:

The site is identified in the Replacement Local Plan primarily for housing development for 40 dwellings. The council's approach has been to seek an acceptable compromise which does not lose the housing element within the allocation and which achieves a workable development solution which can provide the infrastructure to help implement it. Generally, mixed use development with retailing would bring wider regeneration benefits for this area, strengthen the Local Centre and help reinstate street frontage of Sprowston Road. A pedestrian/cycle link between Sprowston Road and Anthony Drive should be provided as part of the development.

The retail part of the site could potentially be defined as part of extended Sprowston/ Shipfield Road local centre.



Site reference: M020
(previously M020 and M021)

Site name/address:
Land adjoining Norwich City
Football Club, Kerrison Road

Ward: Thorpe Hamlet

Site size (Ha): 4.25

Main constraints:

Flood Zone 2, partially Flood Zone 3, adjacent to River Wensum, possible contamination, noise issues relating to industrial uses close to site, access capacity, core bicycle/pedestrian network

Proposed allocation:

Mixed use development to include residential, commercial, leisure, community, office and small scale retail uses.

Potential capacity:

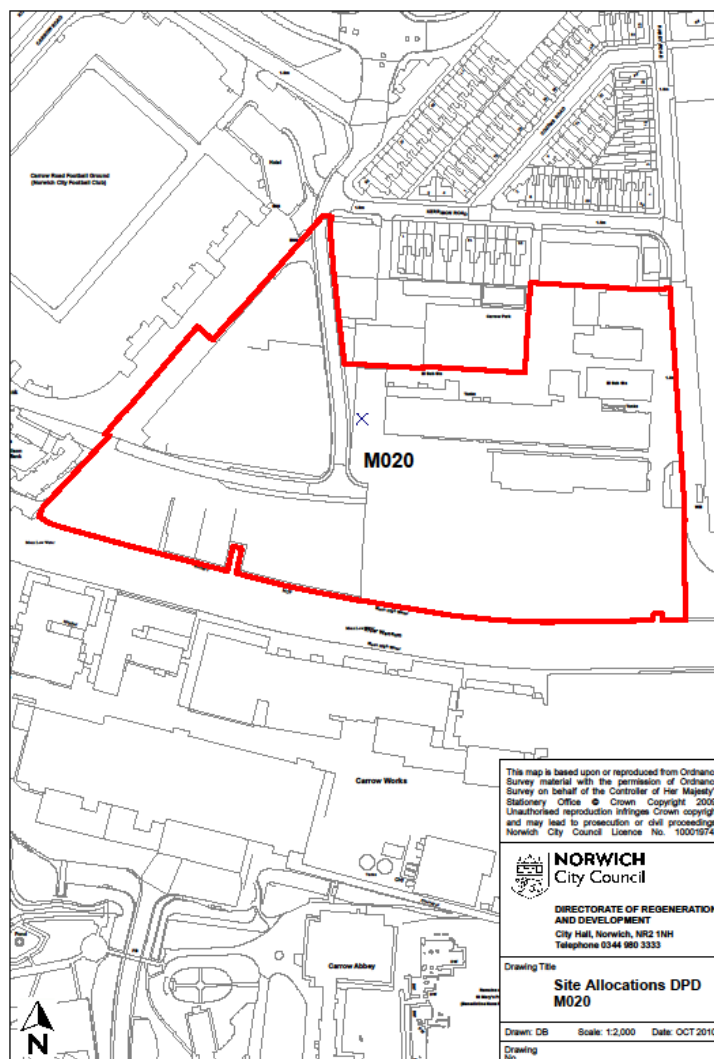
A minimum of 300 dwellings could be provided as part of the scheme

Explanatory text:

The football club is a major recreation facility in Norwich and any development must take account of the operational needs of the stadium. The majority of the land is currently being used as for car parking. The following issues should be considered:

- Access to the river and a riverside walk should be provided as part of the scheme
- The development will also be required to provide community facilities and open space

Outline planning permission has been granted in line with the Masterplan produced as part of the application. (references: 4/2002/1281/O & 06/00012/VC)



Site reference: M022

(Including previous NOR0110 and NOR0112)

Site name/address:

Land at Rose Lane / Mountergate

Ward: Thorpe Hamlet

Site size (Ha): 4.08

Main constraints:

City Centre Conservation area, archaeological area, partially Flood Zone 2, listed buildings on site, demolition, leisure area, noise – frontage to main road, close proximity to late activity zone

Proposed allocation:

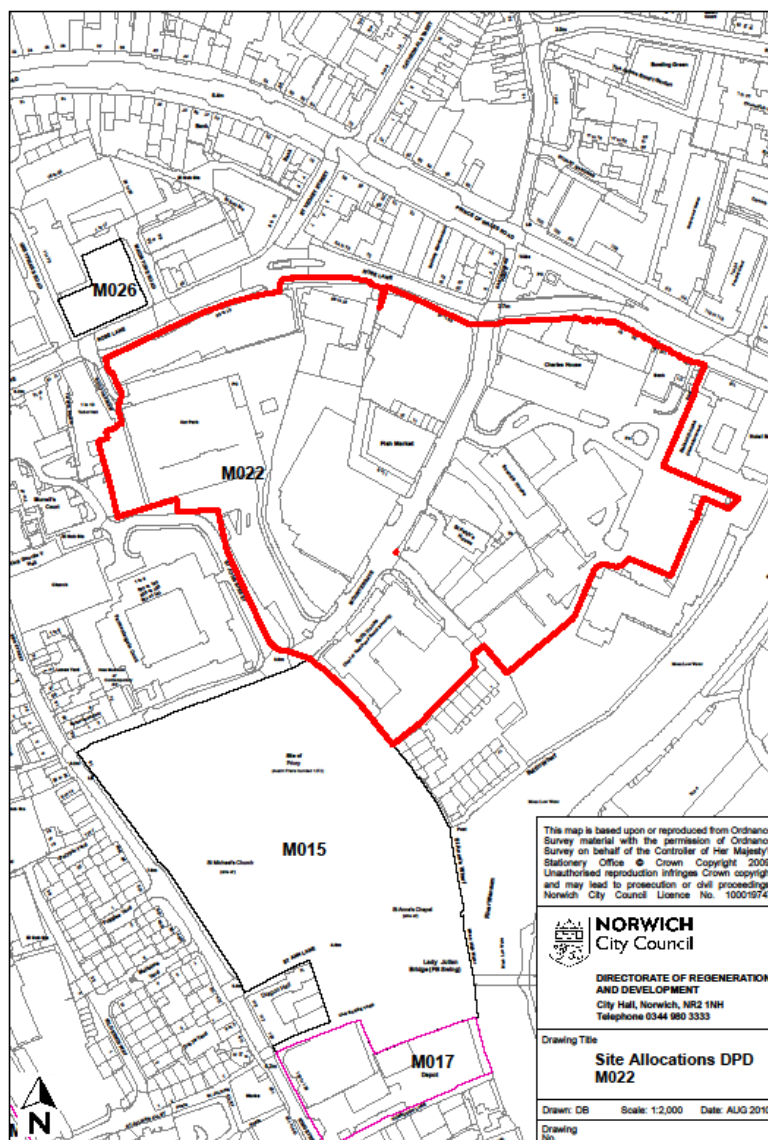
- Comprehensive mixed use development
- Development should be mainly office-led and integrated with residential uses
- Development mix will also include other uses such as food/drink uses, small scale retail or leisure uses, however these uses should not dominate the development
- A replacement car park will be provided as part of the development

Potential capacity:

A minimum of 300 dwellings could be provided

Explanatory text:

Located close to the railway station, the area is currently underused and is identified in the JCS as part of the leisure area and as an area of change. It is suitable for mixed used redevelopment with public realm improvements, with the main focus on office development. Development should be appropriately related to the adjoining uses,



particularly office and leisure uses. Design should take account of the City Centre Conservation Area Appraisal. The site also presents opportunities to provide access to the Riverside Walk.

A development brief / SPD should be produced to guide redevelopment.

Site reference: M023

(partially including previous M033)

Site name/address:

Westlegate Tower

Ward: Mancroft

Site size (Ha): 0.17

Main constraints:

City Centre Conservation area, archaeological area, demolition, city centre office area, pedestrian link between Westlegate and Timberhill.

Proposed allocation:

- Mixed use development
- Development will be primarily retail uses, with office floorspace and residential units on upper floors

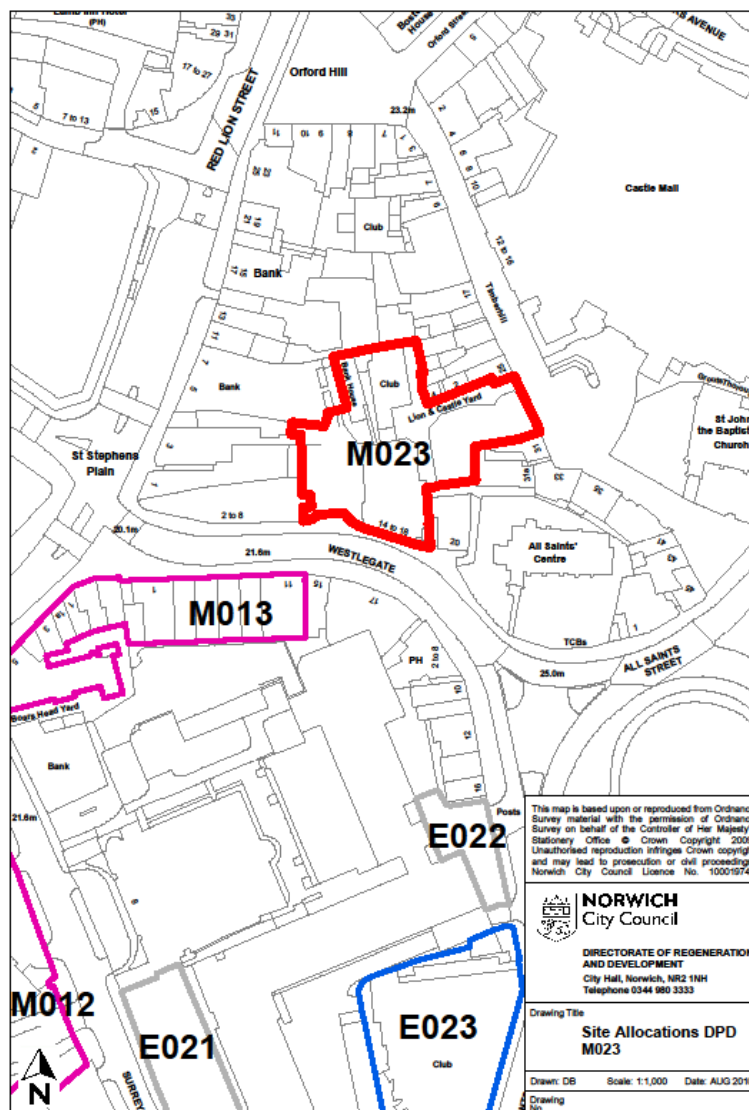
Potential capacity:

A minimum of 30 dwellings could be provided if housing is part of the mix; 680 square metre of retail floorspace could be provided in line with the St Stephens Masterplan

Explanatory text:

Westlegate Tower has been vacant for a long period of time and has structural problems which make its refurbishment very unlikely. The site is within the Primary Retail Area and the Leisure Area and should primarily be developed for retail floorspace for comparison goods. The following issues should be considered in future development:

- Provide pedestrian link between Timber Hill and proposed pedestrianised Westlegate
- Street frontage of the site should be consistent with Primary Retail Area policies;
- Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M024

Site name/address:

Chantry Car Park

Ward: Mancroft

Site size (Ha): 0.28

Main constraints:

City Centre Conservation Area, adjacent to listed buildings, archaeological area, pedestrian link from Theatre Street to Chapelfield Plain, Core pedestrian/cycling network

Proposed allocation:

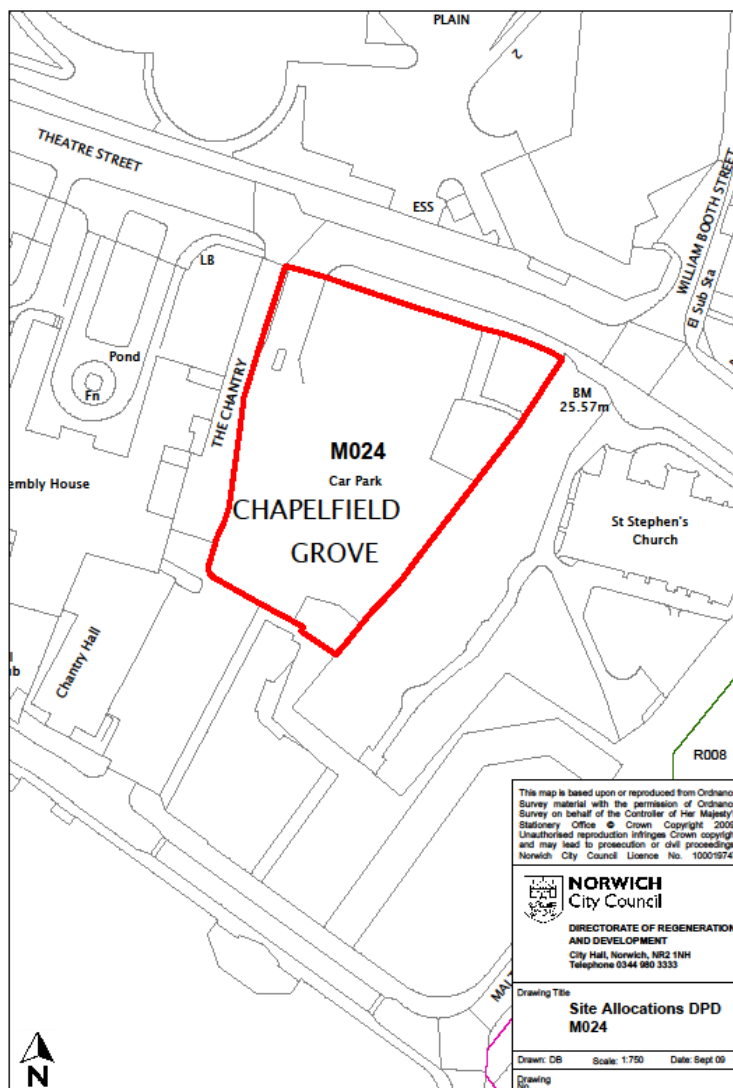
- Mixed use city centre development
- The development should primarily include a mix of retail/ café & restaurant/ leisure/ art/ entertainment uses on ground floor and wider mix of uses on upper floors

Potential capacity:

This site is included in the St Stephens Street Area Master Plan and 1,420 square metre of retail floor space and 3,840 square metre of office floorspace are proposed.

Explanatory text:

The development should show clear linkage with surrounding activities, including the Assembly Rooms, the Theatre Royal, the Forum and Chapelfield shopping centre and a strong and well designed pedestrian link should be integrated into this development. Opportunities should be sought to provide and improve the secondary entrance to the Assembly Rooms via the car park side. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M026

Site name/address:

Greyfriars Road/ Rose Lane

Ward: Thorpe Hamlet

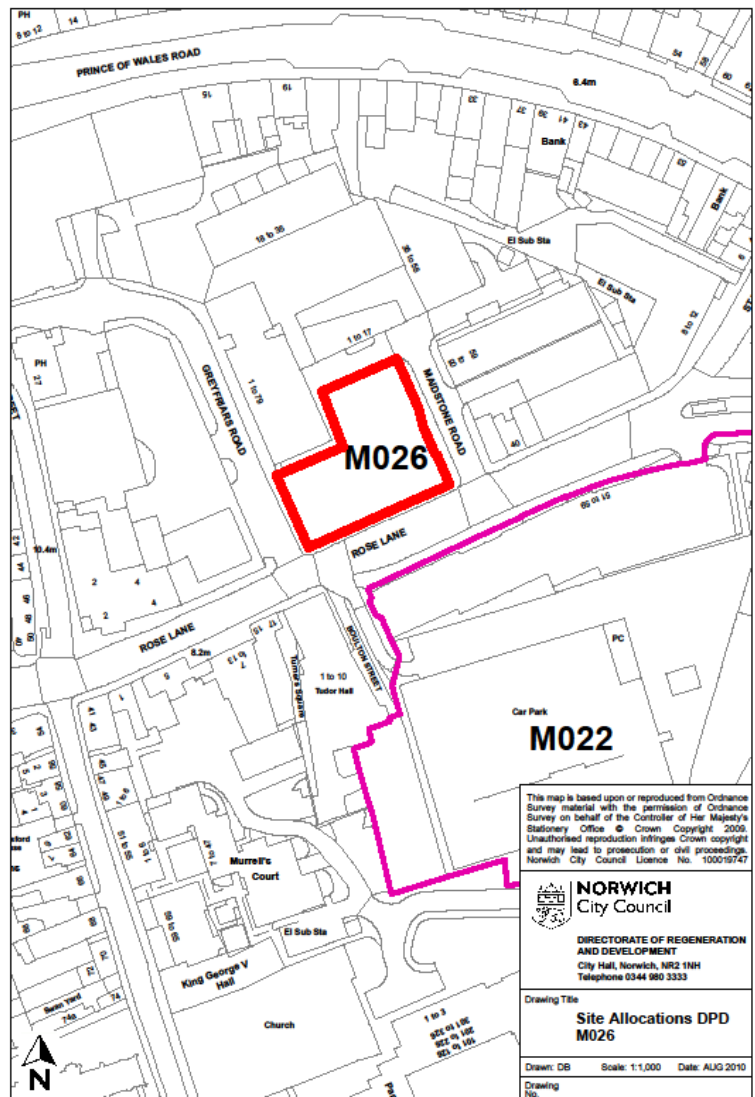
Site size (Ha): 0.11

Main constraints:

City Centre Conservation Area,
archaeological area, noise from
main road

Proposed allocation:

- Mixed use development
- Development should primarily be for housing
- Small scale retail units could also be part of the mix



Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

The site is the remaining undeveloped part of a larger site allocated in the Replacement Local Plan as a mixed use development site for employment and housing. Future development should follow the principles established in the Replacement Local Plan.

Planning permission has been granted for 24 dwellings with retail development on the ground floor (09/01400/F)

Site reference: M034

Site name/address:

Ber Street / Rouen Road

Ward: Mancroft

Site size (Ha): 0.25

Main constraints:

City Centre Conservation Area, listed buildings, archaeological area, city centre office area, core pedestrian network

Proposed allocation:

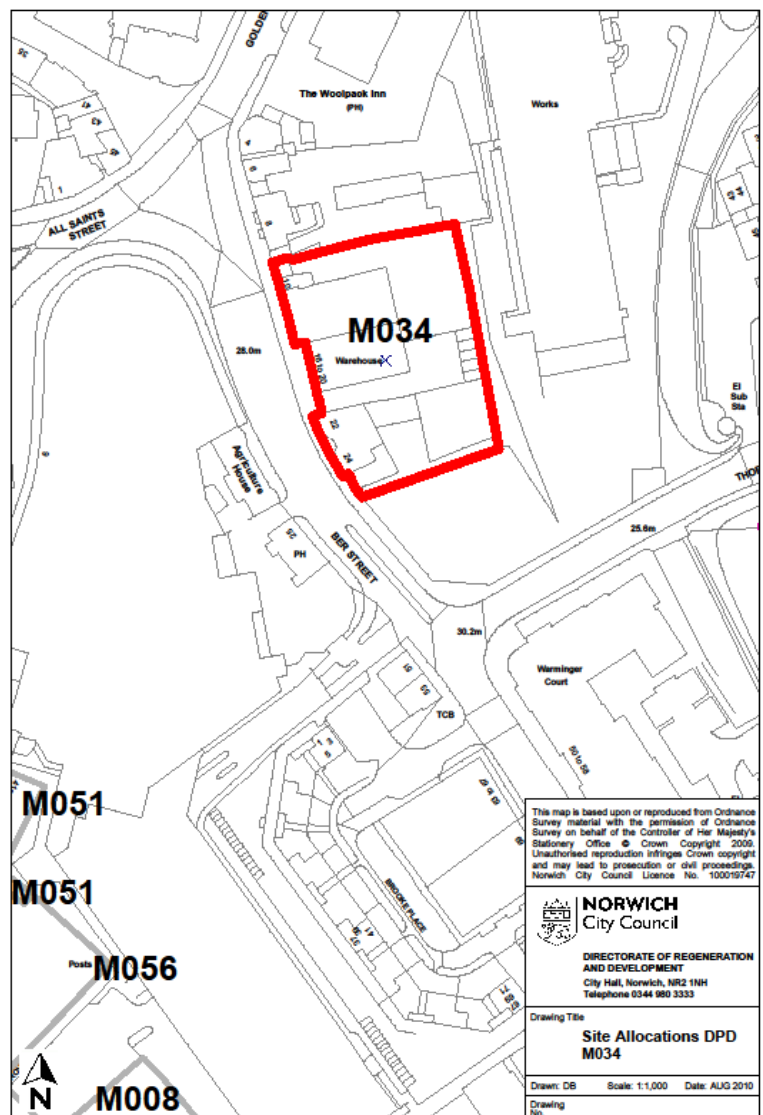
- Mixed use development to include primarily housing
- Development mix could also include retail and office uses

Potential capacity:

A minimum of 30 dwellings could be provided

Explanatory text:

This site is part of a larger site is allocated for housing in the Replacement Local Plan and is the subject of an informal Planning Brief. However, the boundary has been amended to reflect the most recent land availability survey. Development proposals should be well integrated to the site to the north, which has planning permission. Design also should take account of the City Centre Conservation Area Appraisal.



Site reference: M035

Site name/address:

Fire Station

Ward: Mancroft

Site size (Ha): 0.14

Main constraints:

City Centre Conservation Area,
Retention of listed building –
conversion only, core pedestrian
network

Proposed allocation:

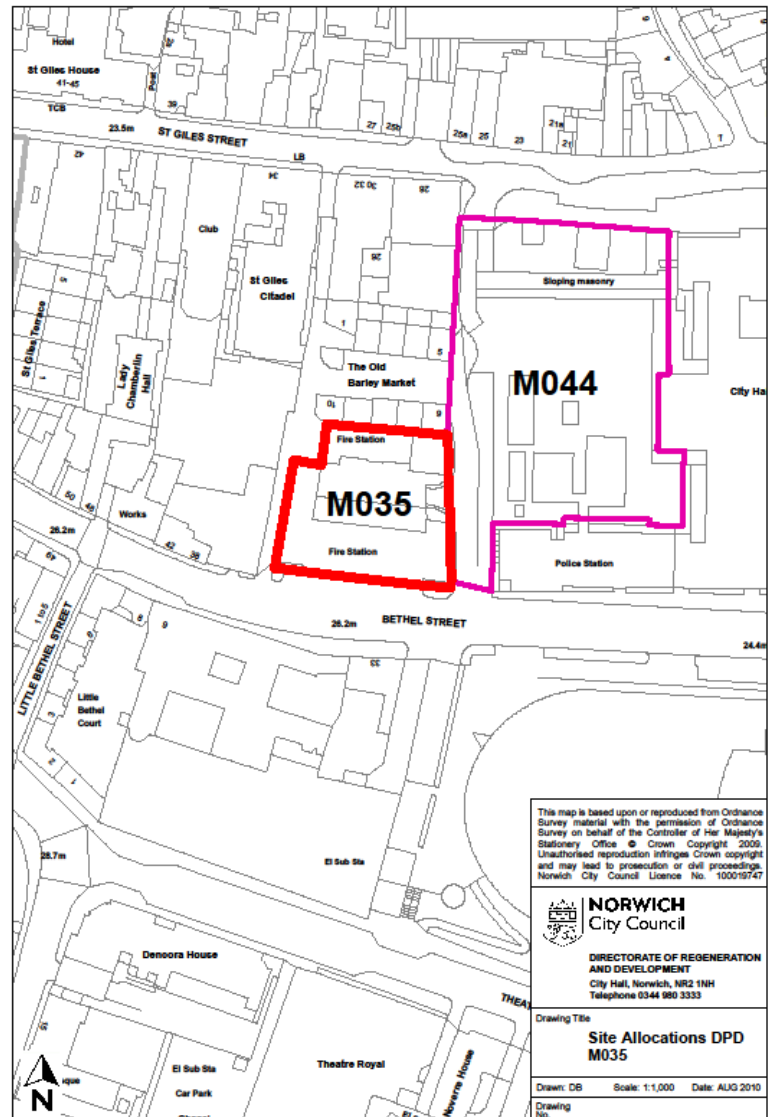
- Mixed use development
- Town centre and other commercial uses will be accepted on ground floor including retail and office uses
- Leisure uses will also be acceptable
- Housing could be provided on upper floors

Potential capacity:

A minimum of 15 dwellings could be provided

Explanatory text: Planning permission has been granted for a mixed use scheme with 14 dwellings on upper floors and A1/D2/B1A/A2 uses on ground floor (reference:

10/01036/F).



Site reference: M036

Site name/address:

Barn Road Car Park

Ward: Mancroft

Site size (Ha): 0.42

Main constraints:

Partially Flood Zone 2, trees on edge of the site, adjacent to City Wall Scheduled Ancient Monument, Conservation Area, archaeological area, city centre office area, noise – frontage to main road, core pedestrian/cycle network

Proposed allocation:

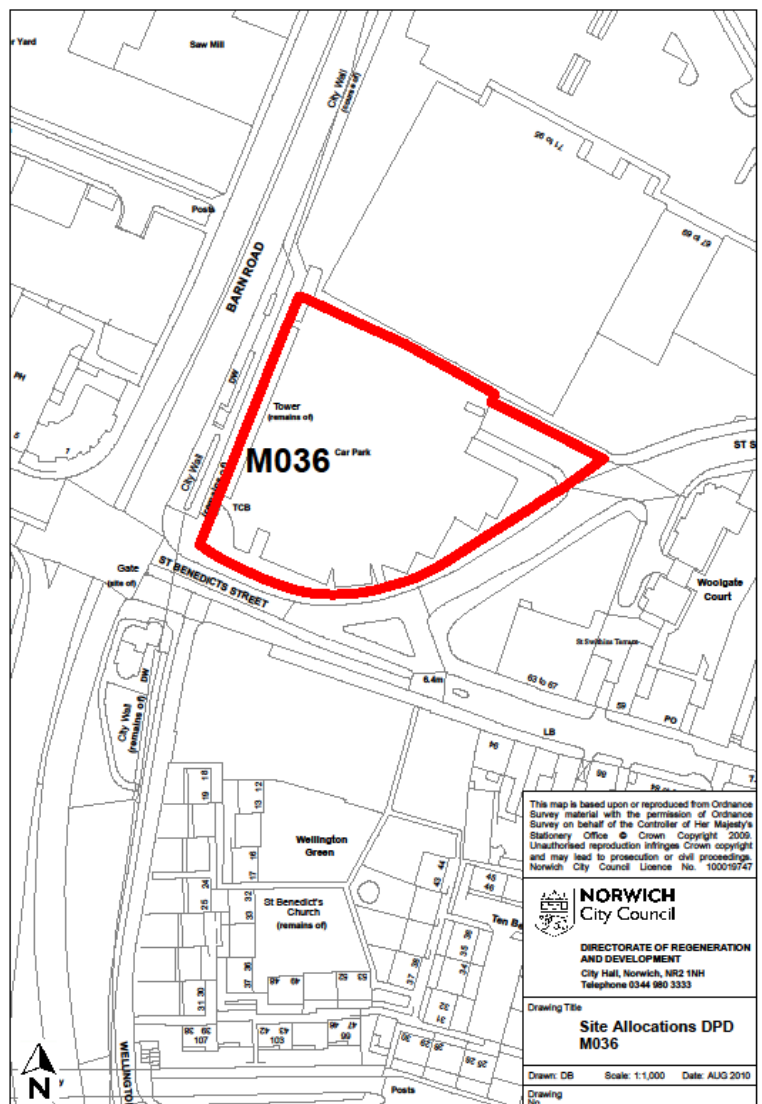
- Mixed use development
- Retailing with offices and/or residential
- Replacement car parking will be integrated into the scheme

Potential capacity:

A minimum of 40 dwellings could be provided

Explanatory text:

The site is a surface car park allocated for mixed use development with replacement car parking in the Replacement Local Plan. The JCS identifies it as an area of change, with a focus on retail and commercial development. Design of any development should take account of the City Centre Conservation Area Appraisal, the need to enhance the setting of the city wall and the fact that the site is gateway to city centre from Dereham Road, as well as the need to incorporate parking.



Site reference: M038

Site name/address:

Hall Road District Centre

Ward: Lakenham

Site size (Ha): 3.43

Main constraints:

Demolition, TPO trees, topography, access, parking, noise – frontage to main road, core pedestrian/cycle network

Proposed allocation:

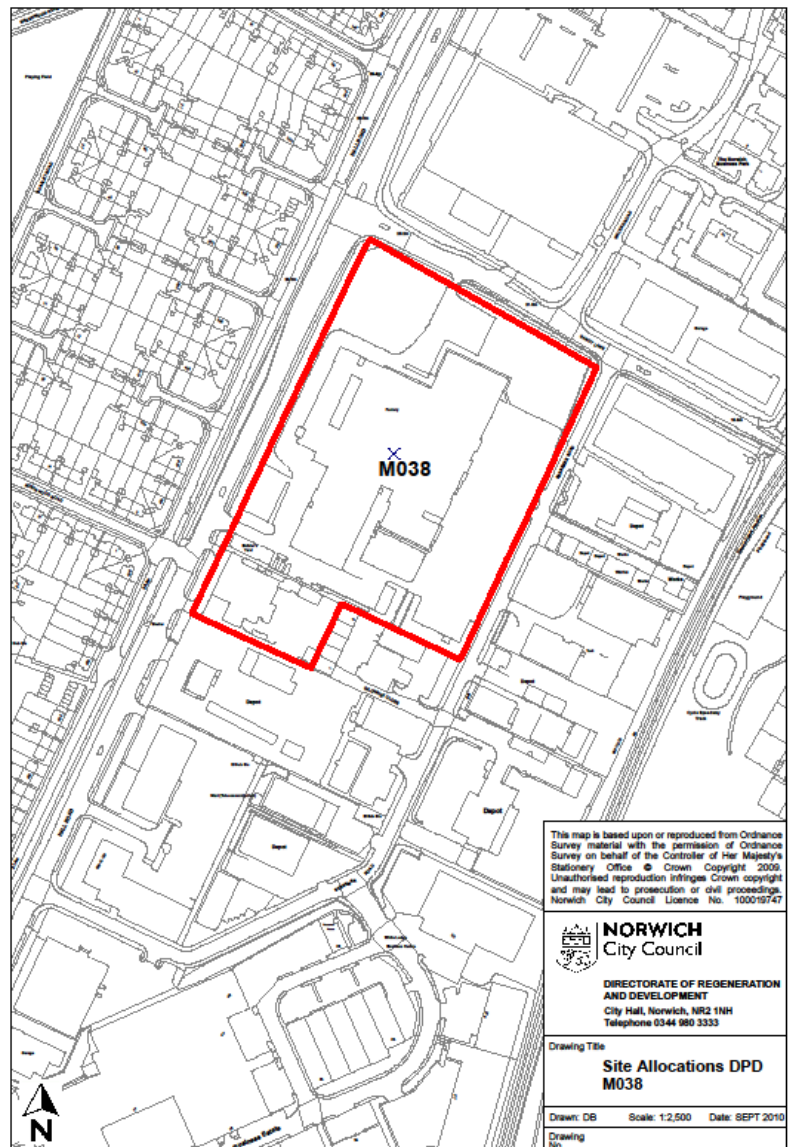
- Comprehensive redevelopment for a new district centre
- Development could include retail with residential, office and community uses

Potential capacity:

A minimum of 200 dwellings could be provided as part of the development

Explanatory text:

The site is allocated for a new district centre in the Replacement Local Plan. Planning Permission was granted for a new district centre to include retail, commercial, community and residential uses with 231 dwellings (08/00319/O).



Site reference: M039

(including H001, H003 and
NOR0042)

Site name/address:

Land at Aylsham Road

Ward: Catton Grove

Site size (Ha): 5.28

Main constraints:

TPO trees, setting of nearby
listed buildings, noise – frontage
to main road

Proposed allocation:

- Comprehensive mixed use redevelopment
- Development should include housing and commercial units with some retail provision on the street front
- Development mix could include starter employment units

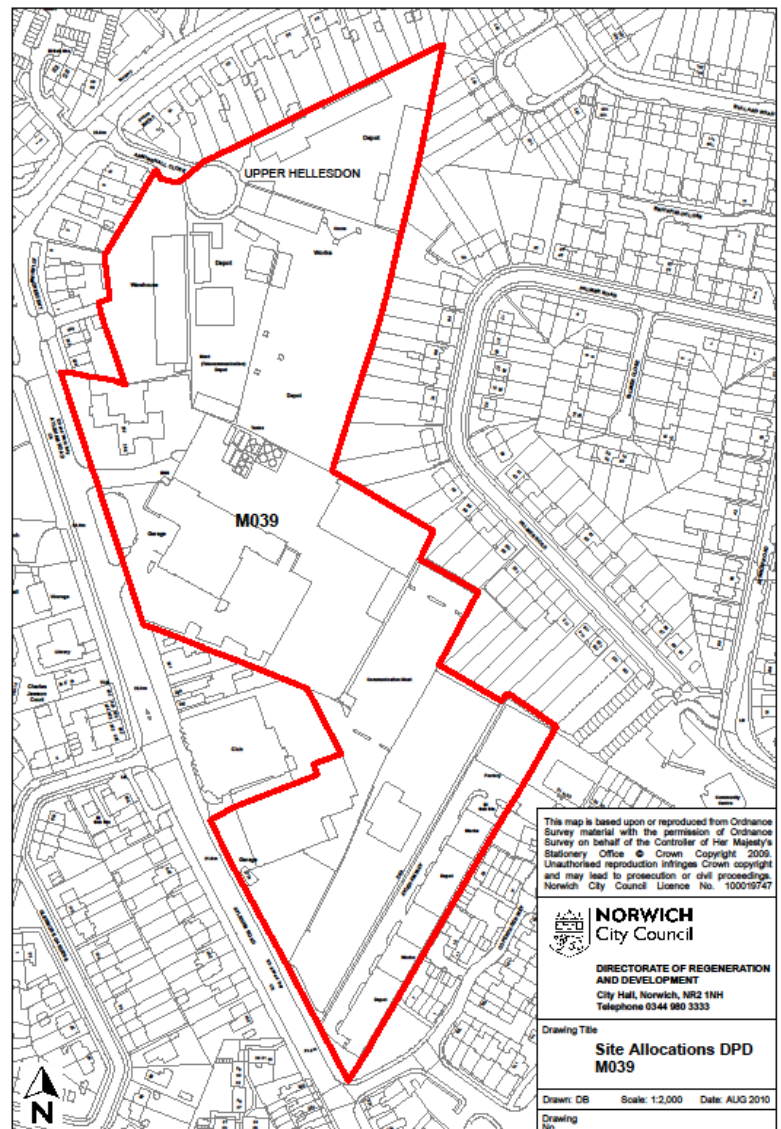
Potential capacity:

A minimum of 200 dwellings could be provided

Explanatory text:

The site includes a range of industrial uses and motor showroom/repairs, however many of them are currently vacant. Development of this site presents an opportunity to regenerate the Aylsham Road area.

A development brief should be produced for this site to guide subsequent development.



Site reference: M042

(including H044)

Site name/address:

Land at Garden Street including
Rouen Road Car Park

Ward: Mancroft

Site size (Ha): 1.08

Main constraints:

City Centre Conservation Area,
archaeological area,
neighbouring wooded ridge,
Source Protection Zone 1, city
centre office area, core
pedestrian/cycling network

Proposed allocation:

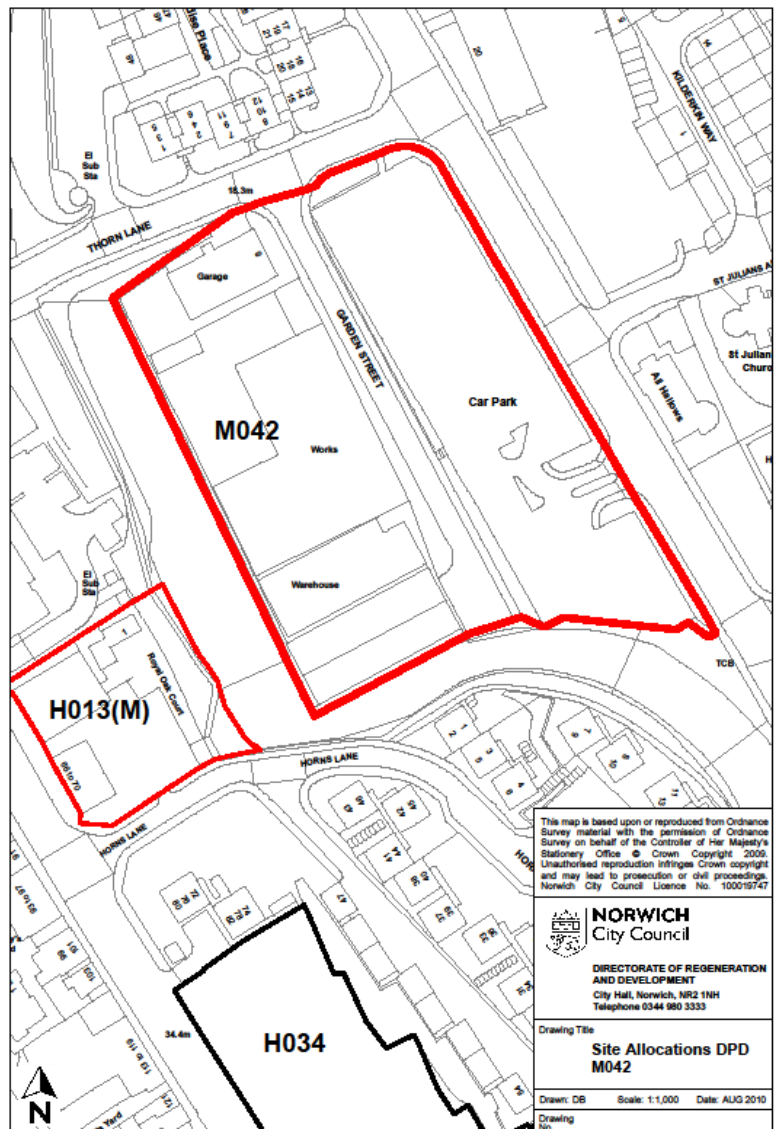
- Mixed use development
- Development should
predominantly be housing with limited commercial units being provided
- Replacement public parking spaces could also be provided

Potential capacity:

A minimum of 100 dwellings should be sought on this site

Explanatory text:

The site is owned by the City Council and is currently used as a car park and industrial units. Footpaths across site and along the wooded ridge should be provided/ enhanced. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M044

Site name/address:

Land to rear City Hall

Ward: Mancroft

Site size (Ha): 0.4

Main constraints:

City Centre Conservation Area, adjacent to City Hall, trees on north part of the site, topography, access, archaeological area, setting of listed buildings, relationship with neighbouring housing development, core pedestrian network

Proposed allocation:

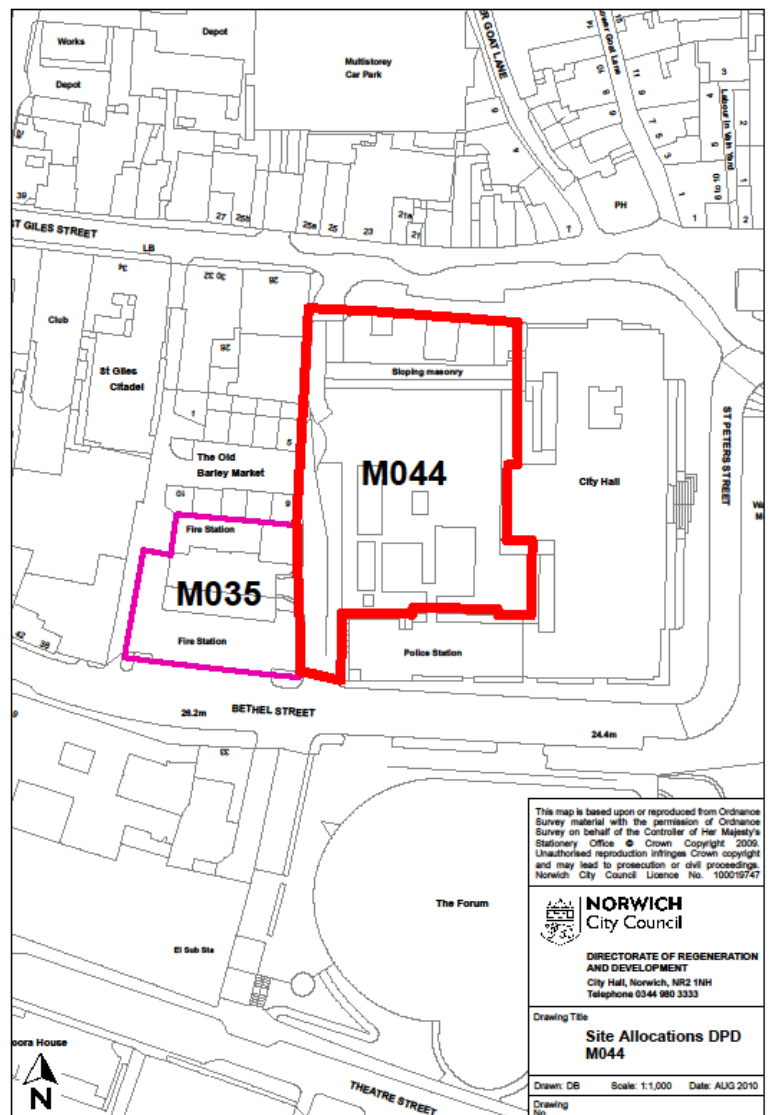
- Mixed use development.
- A range of mixes are possible on this site due to its city centre location, including residential, office, or limited retail/ leisure provisions

Potential capacity:

A minimum of 40 dwellings could be provided

Explanatory text:

The site is for a former car park and is dominated by large scale civic buildings with some recent housing adjacent, though at a higher level.. It is within the JCS leisure area. St Giles Street retains its mixed historic character with green areas and mature trees on the northern boundary. Design needs to respect the City Centre Conservation Area Appraisal, the existing context in relation to City Hall and enhance the north south pedestrian link. A car free development should be provided. A development brief should be produced to guide future development .



Site reference: M047

Site name/address:

Pottergate Car Park

Ward: Mancroft

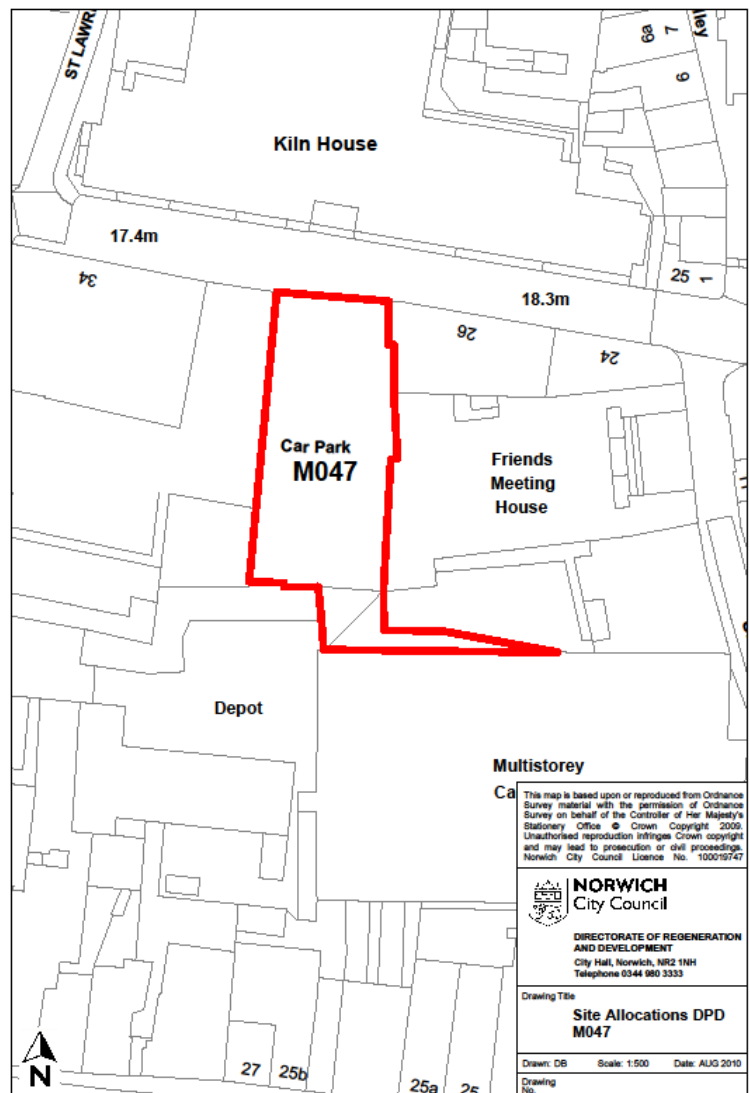
Site size (Ha): 0.07

Main constraints:

City Centre Conservation Area, trees, listed building, archaeological area, ground conditions, core cycle network

Proposed allocation:

- Mixed use development
- Development will mainly be residential with small scale office units fronting Pottergate



Potential capacity:

A minimum of 15 dwellings could be provided as part of the scheme

Explanatory text:

The site is the remaining undeveloped part of a larger Replacement Local Plan allocation for housing development. Development will help reinstate the historical frontage and regenerate the gap site. The site is immediately adjacent to the multi-story car park therefore appropriate screening should be integrated into the design. On site amenity open space could be provided to fulfil this function between the development and the multi-story car park. Design should take account of the City Centre Conservation Area Appraisal.

Site reference: M057

Site name/address:

Land at Queens Road / Surrey Street

Ward: Mancroft

Site size (Ha): 0.50

Main constraints:

City Centre Conservation Area, line of City Wall Scheduled Ancient Monument, archaeological area, noise – frontage to main road, relationship with neighbouring houses, city centre office area, core pedestrian network

Proposed allocation:

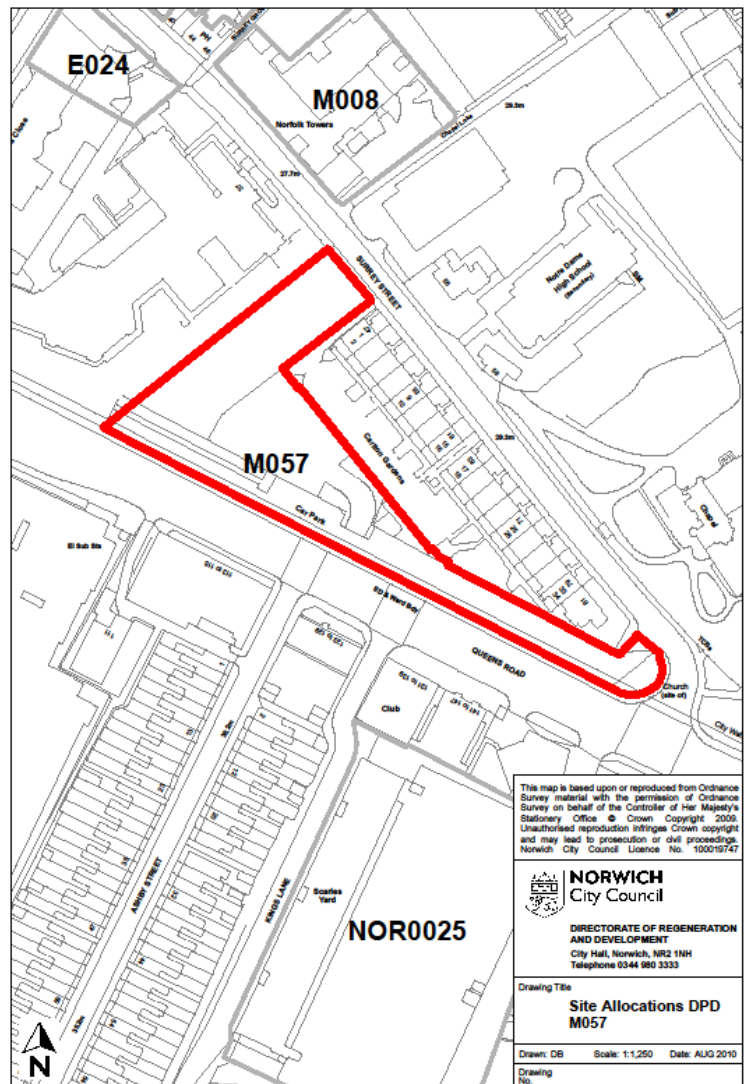
- Mixed use development
- Development should include residential use and offices

Potential capacity:

A minimum of 40 dwellings could be provided

Explanatory text:

The site is currently occupied by Sentinel House car park and Queens Road car park. Development will help regenerate the area and reinstate the continuous street frontage. Development should be in line with St Stephens Street Area Master Plan, which proposes 7,060 square metre of office floorspace and 29 apartments with 11 townhouses. Enhanced pedestrian links parallel to Queens Road should be provided. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: M060

Site name/address:

48-62 St Stephens Street and
Malthouse Road West

Ward: Mancroft

Site size (Ha): 0.56

Main constraints:

City Centre Conservation Area,
archaeological area, delivery
access to Chapelfield, gateway
site, core pedestrian/cycle
network

Proposed allocation:

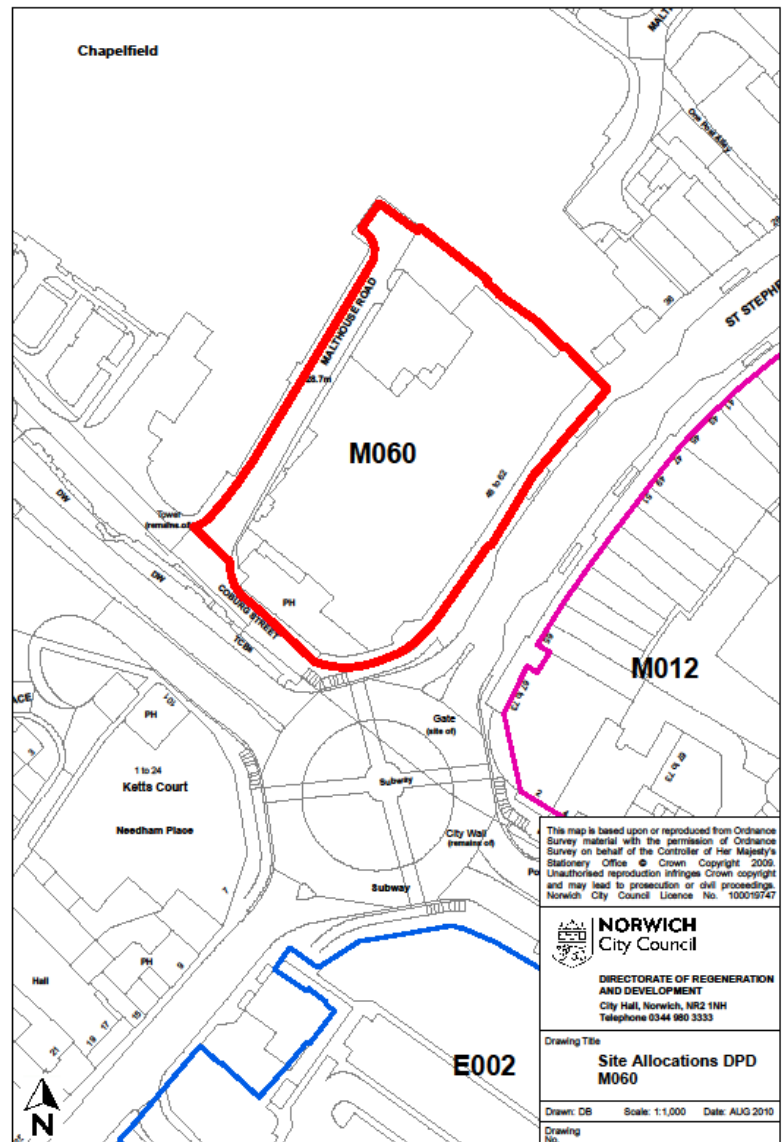
- Mixed use development
- Development could include retail on the ground floor, potentially with a wider mixed of uses on upper floors including housing and commercial uses
- Car free housing should be provided

Potential capacity:

A minimum of 100 dwellings could be provided.

Explanatory text:

The site is located within the Primary Retail Area and part of it is currently vacant. Development will present opportunities to improve the street frontage of the City Centre Conservation Area and help create stronger retail frontage. New pedestrian access could be provided to Chapelfield shopping centre. 93 apartments and 10,300 square meters of retail floor space are proposed in the St Stephens Street Area Masterplan. Design should take account of the City Centre Conservation Area Appraisal.



Site reference: H013 (M)

Site name/address:

60 - 70 Ber Street

Ward: Mancroft

Site size (Ha): 0.19

Main constraints:

City Centre Conservation Area, topography, ground conditions, archaeological area, adjacent to wooded ridge, city centre office area, core pedestrian network

Proposed allocation:

Mixed use development to include housing and offices or retail

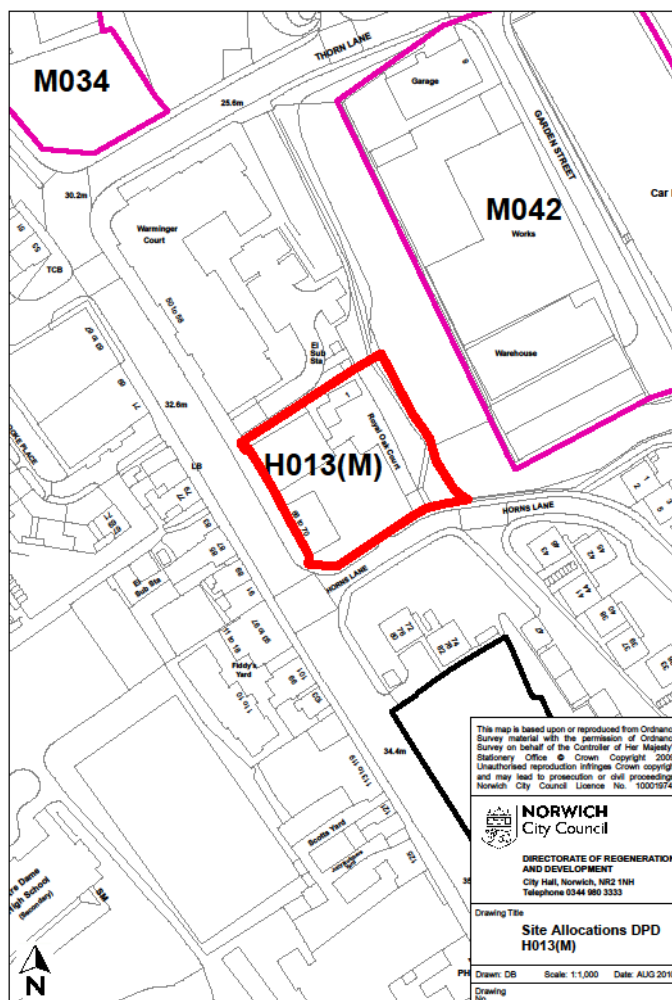
Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

The site is allocated for mixed use development housing development and offices in the Replacement Local Plan and is currently being used as Cash & Carry retail shop trading in a temporary building. Redevelopment will help to regenerate Ber Street area by better utilising the site and reinstating its historical street frontage. Development should take the following issues into account:

- Design of the proposed scheme should help to reinstate the historical street frontage and take account of the City Centre Conservation Area Appraisal in this location on a ridge.
- Archaeological survey should be taken place prior to development;
- Public footpath/green link on wooded ridge on the north side of the site should be retained and enhanced.



Site reference: H054 (M)

Site name/address:

Norwich Mail Centre, 13-17 Thorpe Road

Ward: Thorpe Hamlet

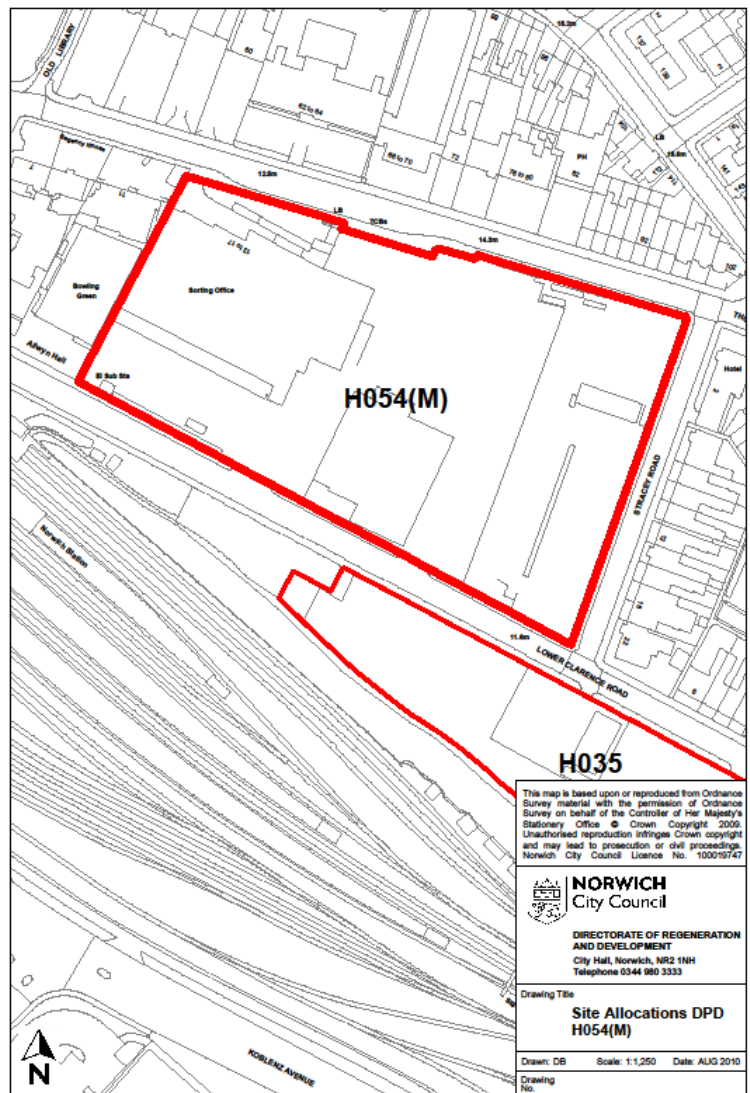
Site size (Ha): 1.52

Main constraints:

Adjacent Conservation Area, noise
– frontage to main road, core
pedestrian/cycle network

Proposed allocation:

- Mixed use redevelopment
- Site should be developed primarily for housing, or a mix of housing and offices



Potential capacity:

If developed for housing, a minimum of 200 dwellings could be provided

Explanatory text:

Norwich Mail Centre is proposed for redevelopment due to planned Royal Mail relocation. The site is close to the train station and city centre and presents a good opportunity to provide high density, mixed use development in a sustainable location in an area of existing offices and housing. The development should respect the setting of the neighbouring Conservation Area. Pedestrian access through the site should be provided as part of the scheme. Vehicular access should be from Lower Clarence Road.

Site reference: NOR0043 (M)

(Including H002)

Site name/address:

165-187 Aylsham Road

Ward: Catton Grove

Site size (Ha): 0.86

Main constraints:

TPO trees, noise – frontage to main road, access to the adjoining site, core pedestrian/cycling network

Proposed allocation:

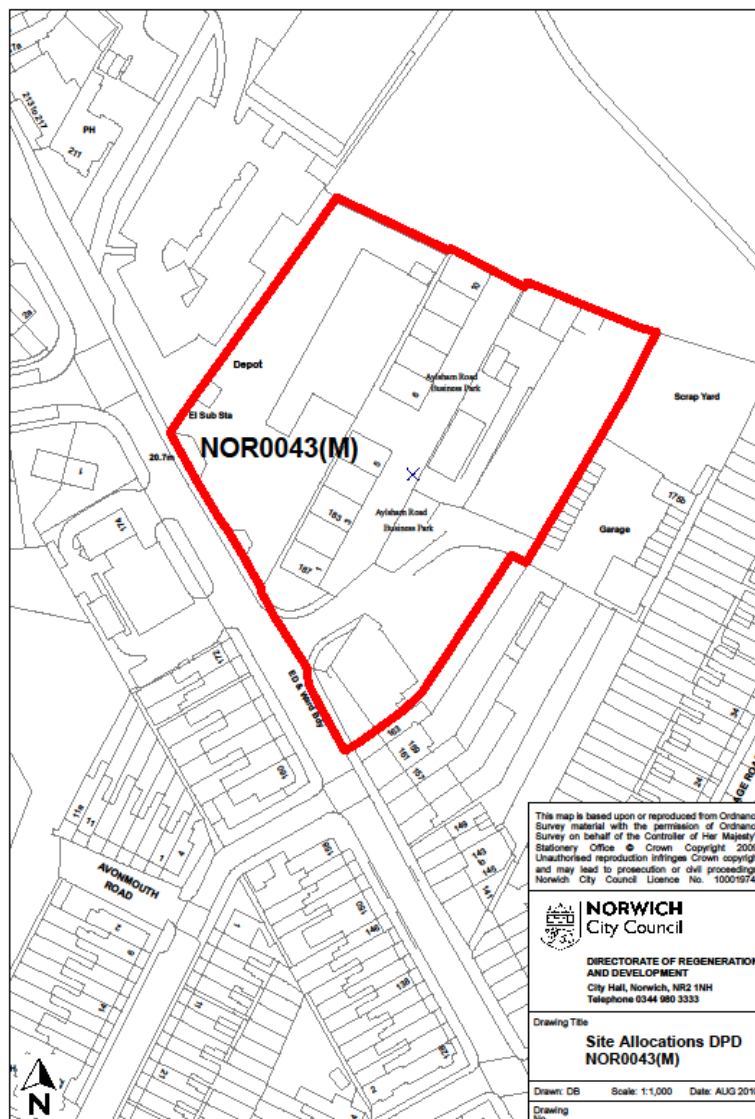
- Mixed use development
- Development will include housing and replacement starter industrial units

Potential capacity:

A minimum of 30 dwellings could be provided

Explanatory text:

The site is adjacent to a local retail centre and currently used for industrial purposes. Redevelopment should re-provide starter industrial units as there is a high demand for such units across the city. Careful design will be needed in terms of the compatibility of residential development and industrial units and appropriate measures should be taken to mitigate any potential negative impacts on the residential uses. A pedestrian and cycle link between Pointers Field and Aylsham Road should be provided as part of the scheme.



Site reference: NOR0067(M)

Site name/address:

Furniture Store, 70-72 Sussex Street

Ward: Mancroft

Site size (Ha): 0.21

Main constraints:

City Centre Conservation Area,
archaeological area

Proposed allocation:

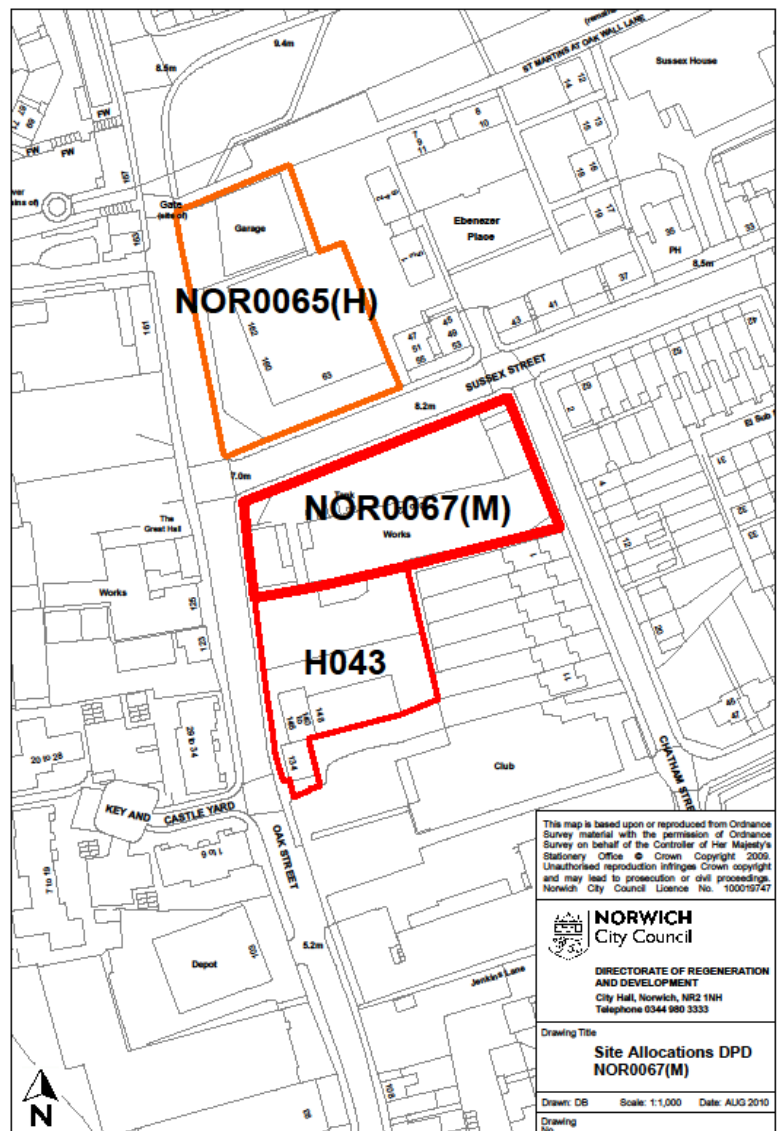
- Mixed use development
- Development will mainly be for housing
- Small scale commercial units will be acceptable, however they should not dominate the development

Potential capacity:

A minimum of 15 dwellings could be provided

Explanatory text:

The site is located in Northern City Centre area and is covered by the separate Northern City Centre Area Action Plan (NCCAAP). Therefore the principle of development in Oak Street area should be consistent with the proposals in the NCCAAP, which is to reinstate the residential street frontage and provide lower density family housing. Development could be integrated with the site to the south. Design should take account of the City Centre Conservation Area Appraisal.



Planning permission has been granted for 17 housing units with commercial units on ground floor. (reference: 09/000296/F)

Other uses

Site reference: OU003-17

Site name/address:

Former Blackdale School site,
University of East Anglia

Ward: University

Site size (Ha): 1.79

Main constraints:

Partially open space, adjacent
to woodland, core
pedestrian/cycle network

Proposed allocation:

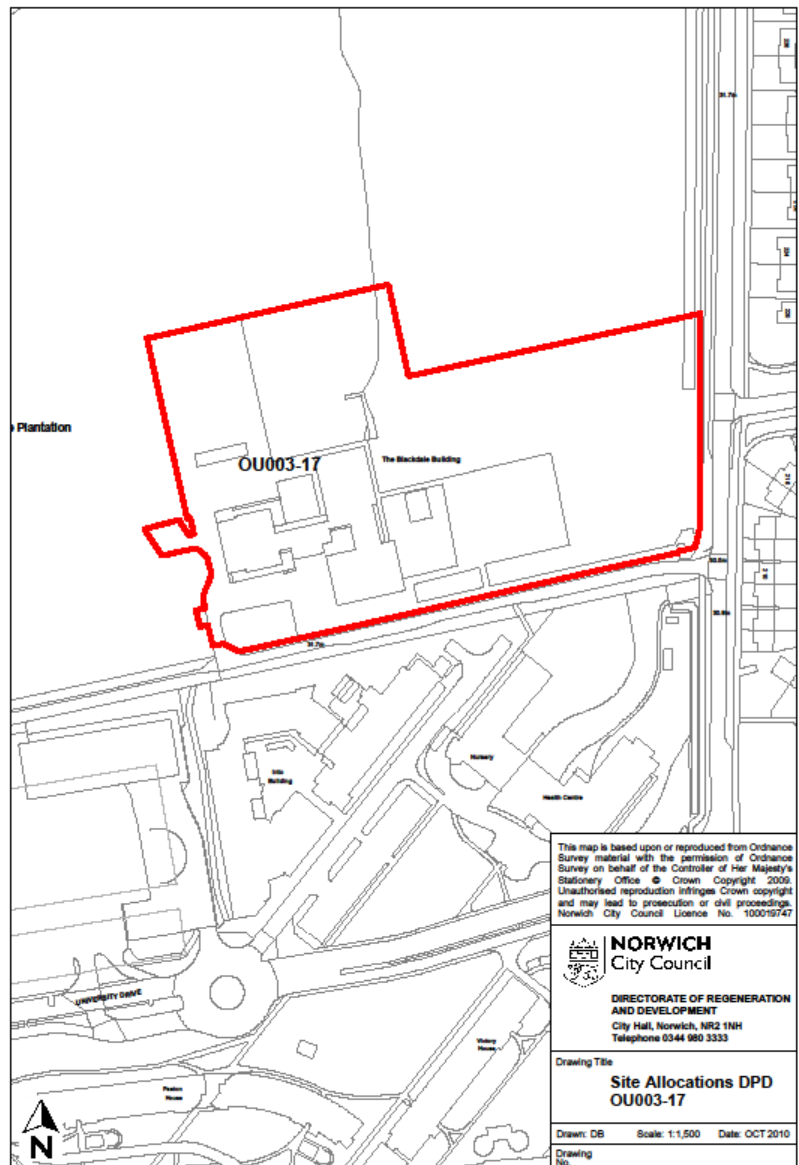
University Campus extension

Explanatory text:

The site is between Blackdale
Plantation and Bluebell Road
and is proposed to be

allocated as an extension of the UEA campus, for university related development. Any
development should take the following into account:

- Design should reflect the setting, creating a green edge fronting neighbouring residential development;
- Existing landscape features should be retained and enhanced, including Blackdale Plantation, the specimen trees occurring within the current built area of the school, the boundary hedgerows and Cow Drive;
- Public access to Blackdale Plantation and a management scheme for the woodland must be provided;



Site reference: OU003-18

Site name/address:

Land between Suffolk Walk and Bluebell Road, University of East Anglia

Ward: University

Site size (Ha): 2.85

Main constraints:

River valley, publicly accessible open space, topography, core pedestrian network

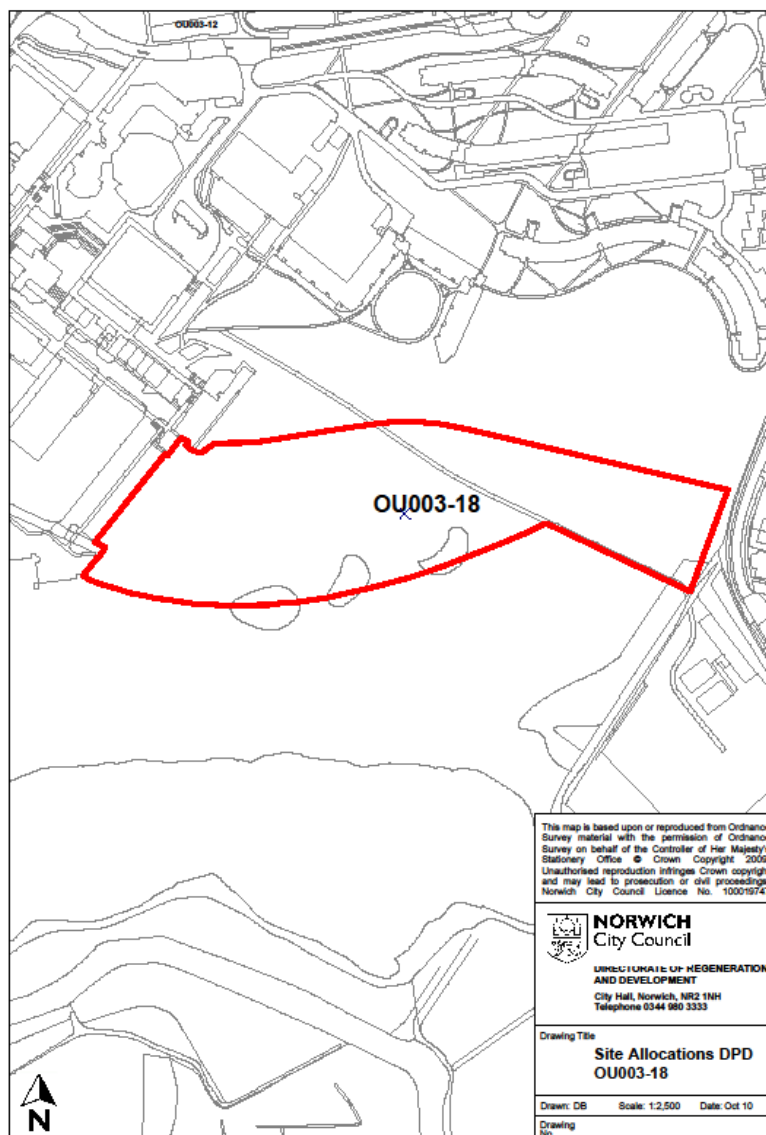
Proposed allocation:

Strategic Reserve for University Campus extension

Explanatory text:

The site is south of the existing university campus and west of Bluebell Road. The university masterplan has identified that the site may be needed to meet growth needs up to 2030, most likely for student residential uses. Since this Site Allocation plan runs to 2026, the site is allocated as strategic reserve land for long term development, allowing flexibility should the site be required earlier. Development should take the following into account:

- The visual setting of the southern elevations of the “The Prospect” must be protected when viewed from the river valley and Bluebell Road;
- The sloping topography of the site, which presents an opportunity for the use of innovative, sustainable design to minimise the visual impact and maximise environmental performance;
- Respect the settings of the adjacent listed buildings and the Broad;
- Protect existing planting where appropriate;



- Public access to the University Broad from Bluebell Road must be retained and enhanced;
- Since the proposal involves the loss of existing open space, any development must include the opening up of new areas for public access to compensate. This could be at Strawberry Fields (land between the Broad and Bluebell Road) or on land to the south of the River Yare.

Site reference: OU013

Site name/address:

Part of school playing field of
Hewett School

Ward: Lakenham

Site size (Ha): 1.36

Main constraints:

School field, access

Proposed allocation:

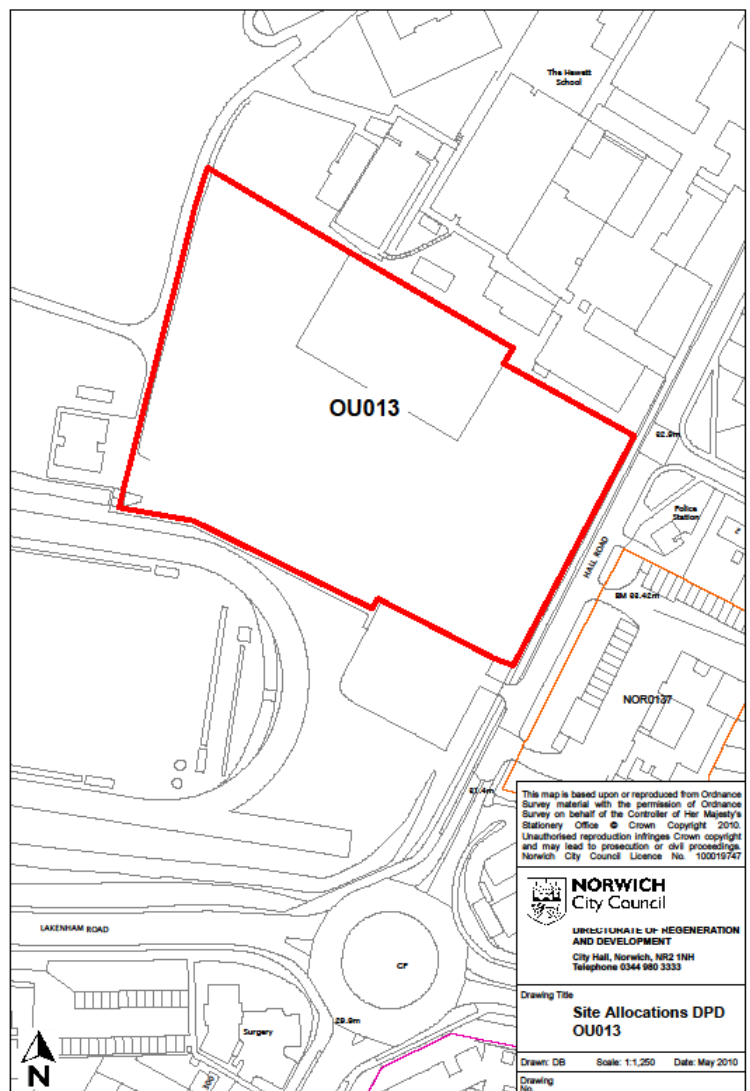
Development for community
facilities

Potential capacity:

n/a

Explanatory text:

- A family & community support centre will be provided
- Disposal of school playing field should be addressed through Section 77 of the School Standards and Framework Act 1998



Site reference: E001 (O)

Site name/address:

The Paddocks, Holt Road

Ward: Catton Grove

Site size (Ha): 4.57

Main constraints:

Access, noise – frontage to main road

Proposed allocation:

Airport Operational Area extension

Explanatory text:

The site is an area of unallocated land between the existing Airport Operational Area and Holt Road.

The identified extension could help accommodate future growth of the Airport as promoted in the Joint Core Strategy. Land requirements for the airport will be demonstrated through an airport masterplan (or equivalent). Other uses would only be acceptable if the site is not needed by the airport. Access should be from Gambling Close rather than directly from Holt Road.

