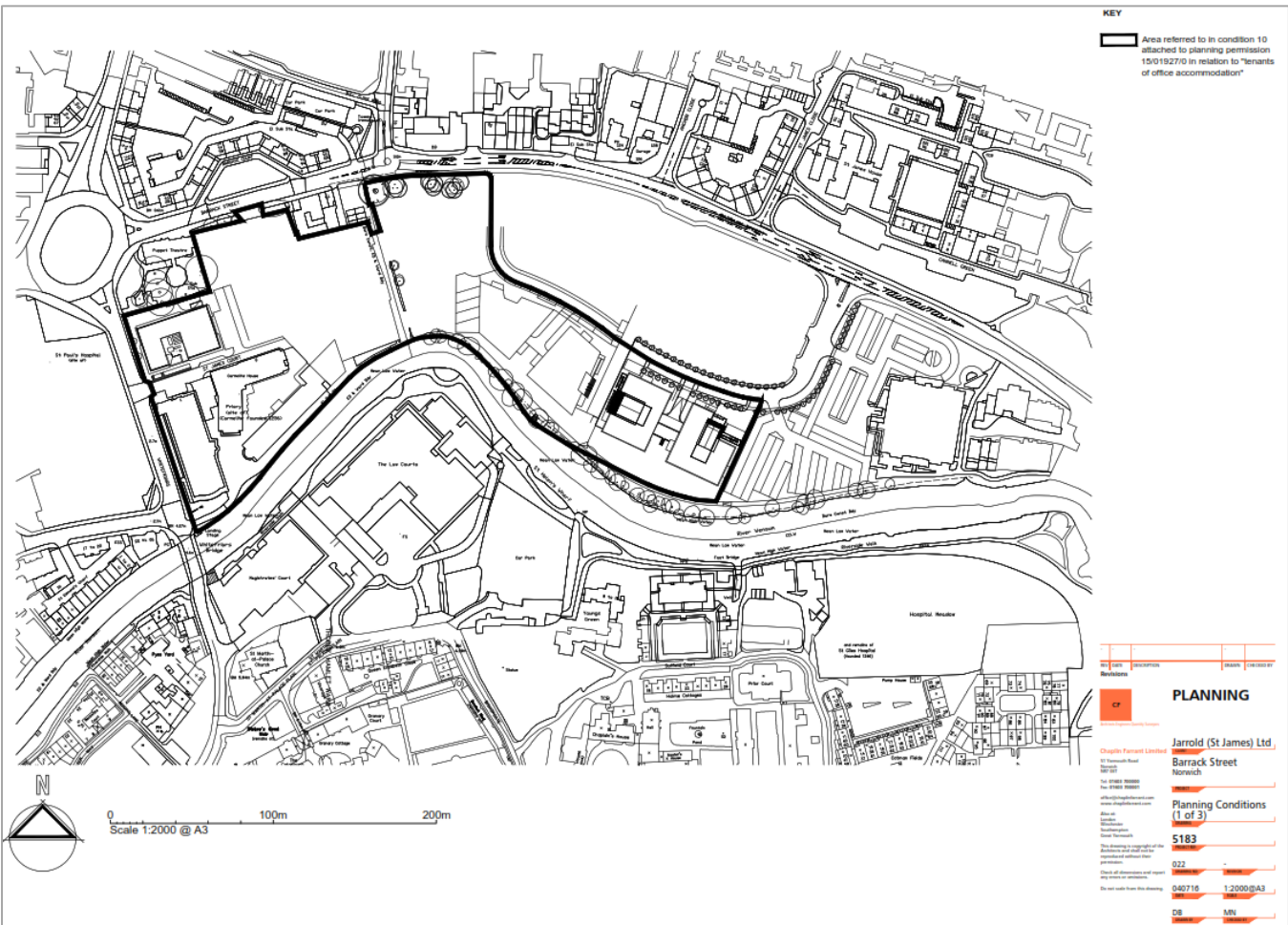
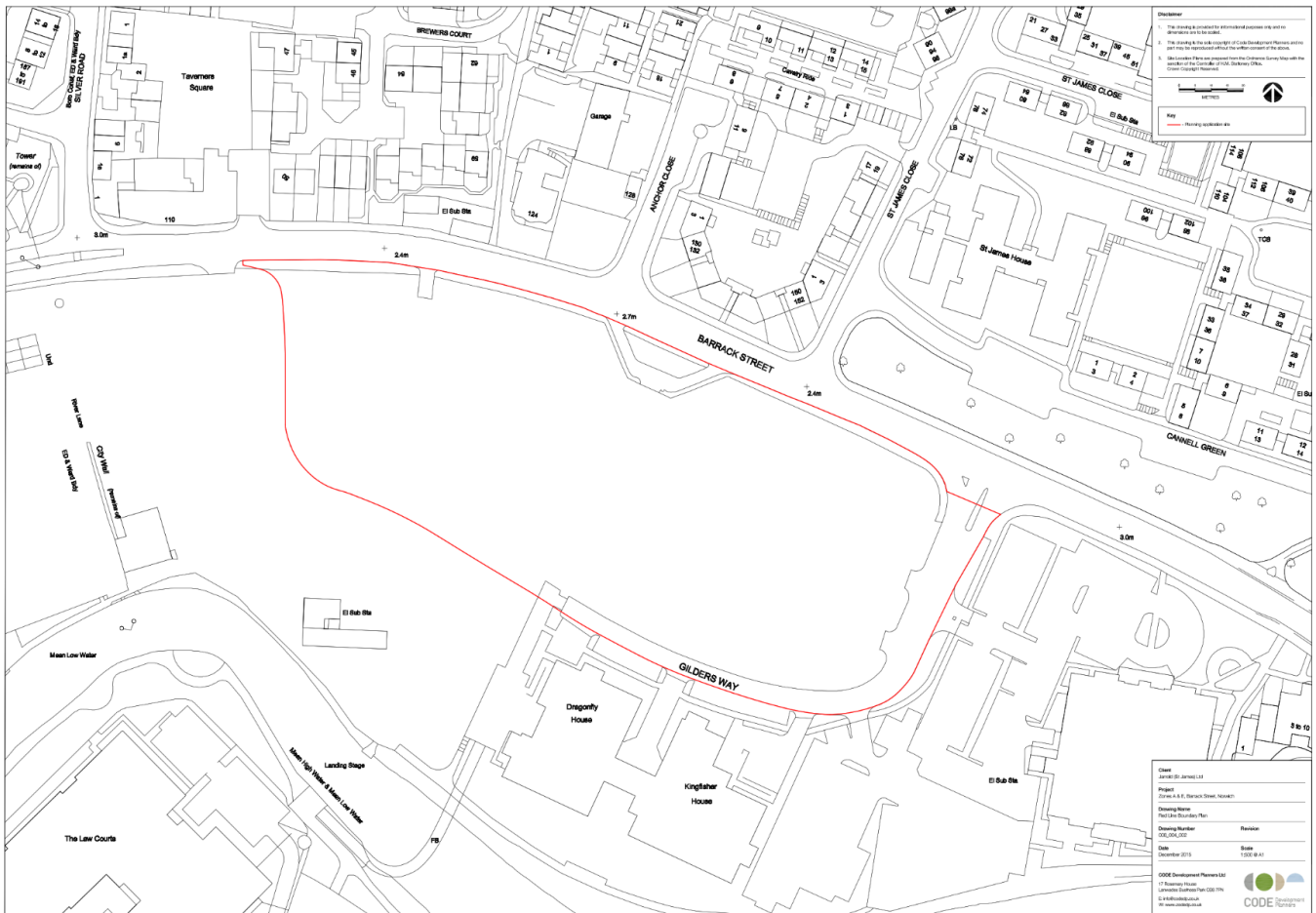

Matter 12 Housing and mixed use allocations – sites with extant planning permission
Norwich - c. Land at Barrack Street/Whitefriars (ref GNLP0409BR)

1 Introduction

- 1.1 This statement supplements our regulation 19 representation (ID 24343) in order to provide context to the “remedy” and wording changes we are seeking to the policy, specifically in relation to the inclusion of a private multistorey car park.

2 Supplement

- 2.1 The Partnership’s response to our regulation 19 representation (document A8.20, page 25) states, inter alia, *“Throughout the GNLP there is a focus on modal shift towards sustainable and active travel choices. Development of large scale car parks is not consistent with this approach. Development of large scale car parks in highly accessible locations such as Barrack Street is not a priority for Norwich City Council and would not constitute an efficient use of land in this location.”* This ignores the planning history of the site (refer to, inter alia, paragraphs 3.3 and 5.3 of our regulation 19 representation) and the value of the existing surface car parking on the site. The latter is less efficient in land take than a private multistorey car park.
- 2.2 Although now lapsed the description of development and condition 10 of planning permission 15/01927/O acknowledge the site’s and the wider site’s planning history and the car parking arrangements across the wider Jarrold & Sons landholding at Barrack Street/Whitefriars. The relevant elements of condition 10 are as follows:
“Car parking within the application site shall not exceed 277 spaces of which:
a) 150 car parking spaces shall be for the sole use of the residential units hereby permitted; and
b) 127 car parking spaces shall be for the sole use of tenants of office accommodation within the area outlined in drawing 5183 022.”
- 2.3 The following drawings are the location plan (drawing 008_004_002: Red Line Boundary Plan) and drawing 5183 022 (Planning Conditions) in respect of the above.





- 2.4 If the policy wording does not incorporate provision for a multistorey car park, the delivery of development on those areas of the site without extant planning permissions is even more uncertain within the plan period.
- 2.7 Jarrold & Sons contends the in order for the GNLP team to remedy the failure of the Regulation 19 GNLP to satisfy the tests of soundness the following modifications are required. The deletion of a specified number of homes removes the failings of the GNLP against the 'justified' and 'effective' tests of soundness. Other amendments have been made to remove inaccurate wording/ambiguity.

Policy GNLP0409BR

Land south of Barrack Street (approx. 2.17 hectares) is allocated for ~~residential-led mixed-use~~ development. Homes (including residential care homes and elderly persons accommodation), ~~This will include a minimum of 200 homes.~~ Offices and managed workspace, ancillary retail and professional uses, restaurants, cafes and bars, and recreational open space will be accepted as part of a balanced mix of uses across the wider area.

The development will achieve the following site-specific requirements:

1. Achievement of a high quality, locally distinctive design of a scale and form which respects and takes advantage of its riverside context and location adjacent to the City Centre Conservation Area.
2. Proposals will provide a suitable setting for designated heritage assets affected by the proposals on and off site including key views from and into the site in particular the significant long views across the site towards Norwich Cathedral.
3. Ensures a high level of flood resilience and incorporates appropriate flood mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
4. The office element of the scheme should be located to extend and consolidate the existing completed phases of ~~the St James' Place~~ development at Gilders Way;
5. Provision of integral and well-designed parking areas to serve existing offices at Gilders Way, ~~St James' Court and St James' Mill and St James' Place~~ as well as proposed office users together with segregated areas of residents parking (~~this could include a private multistorey car park~~). Car free or low-car housing development in accordance with Policy 2 is appropriate in this location.
6. Incorporates views across, from and of the river. Retain the existing embankment line and historic features. Enhancement of river access including provision for the extension and maintenance of the riverside walk in accordance with policy 7.1 and the 'River Wensum Strategy'. The establishment and improvement of pedestrian and cycle routes north-south across the site from Jarrold Bridge to Barrack Street and improve east-west links to connect with the existing cycle network.
7. A noise impact assessment and air quality assessment will be required, and the development must be designed to mitigate the impact of noise from the main road.



8. High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
9. Provision of public realm enhancements including the provision of open space and playspace of an appropriate form and character for the enjoyment of residents and visitors;
10. Protection of bankside access for maintenance purposes.
11. Vehicular access should be from Barrack Street via Gilders Way.

Policy Map GNLP0409BR to identify 'commitment' for the area of the site covered by extant planning permission 08/00538/RM for 8,079sqm office space (B1) comprising 198sqm of ancillary retail space.