

NORWICH

The Norwich urban area is at the top of the GNLP settlement hierarchy. As the most accessible and sustainable location in the area, Norwich benefits from a high level of accessibility to a broad range of local and sub-regional services and facilities. In this Local Plan, Norwich will retain that prime position and be promoted for a significant share of housing and economic development in the GNLP. The area within the city boundary is largely built up and no large-scale greenfield sites remain available to allocate. Therefore, Norwich's potential for the delivery of new housing and economic development will be reliant on the use of previously developed land and premises, increasing densities and housing-led regeneration and renewal, particularly in the city centre.

Important considerations

Norwich has many assets like open spaces, green infrastructure and the river valleys of the Wensum and Yare. The landscape setting of Norwich and the proximity of the Broads are other considerations. All these assets will limit the scale and location of development in Norwich. The major heritage significance of parts of the city mean that particular care needs to be taken in planning, locating and designing new development.

Numbers of new homes in Norwich

1,085 homes were delivered in Norwich between the base date of 1st April 2018 to 31st March 2019. 6,497 new homes could potentially be built on sites with unimplemented planning permissions and allocations in existing local plans (as at 1st April 2019). In addition, there is a significant amount of private and institutional purpose-built student accommodation, and other institutional residential developments permitted (approximately 2,130 bedrooms as at April 2019). Using the adjustment calculations set out in the Housing Delivery Test Measurement Rule Book¹; this would release the equivalent of 852 additional homes based on one home per 2.5 bedrooms. This would give a total potential commitment of 8,014 homes. However, evidence suggests that an estimated 1,347 homes in existing local plan allocations are unlikely to be delivered within the plan period; so these allocations are not proposed to be carried forward. Discounting the sites regarded as undeliverable, Norwich's net deliverable commitment (consisting of carried forward allocations extant planning consents (including student accommodation), is calculated at equivalent to 7,087 homes.

Norwich and the surrounding area

The Local Plan directs a high proportion of homes to the most sustainable and accessible locations in Norwich city and the urban fringe. Together, Norwich and the Urban Fringe contribute just under 70 percent share of the plan allocation overall.

¹ Paragraphs 9-12:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

The Towards a Strategy document indicates that Norwich city could potentially accommodate 2,500 homes in new housing allocations. Taking into account the 7,087 homes discussed previously, this makes a total minimum plan requirement of 9,500 homes.

Meeting the development needs in Norwich

Although a relatively small number of completely new allocations are proposed, there is considerable potential to increase housing densities on previously identified sites; particularly in and adjoining the city centre (which will also be a focus for employment, retail, leisure, educational and cultural facilities).

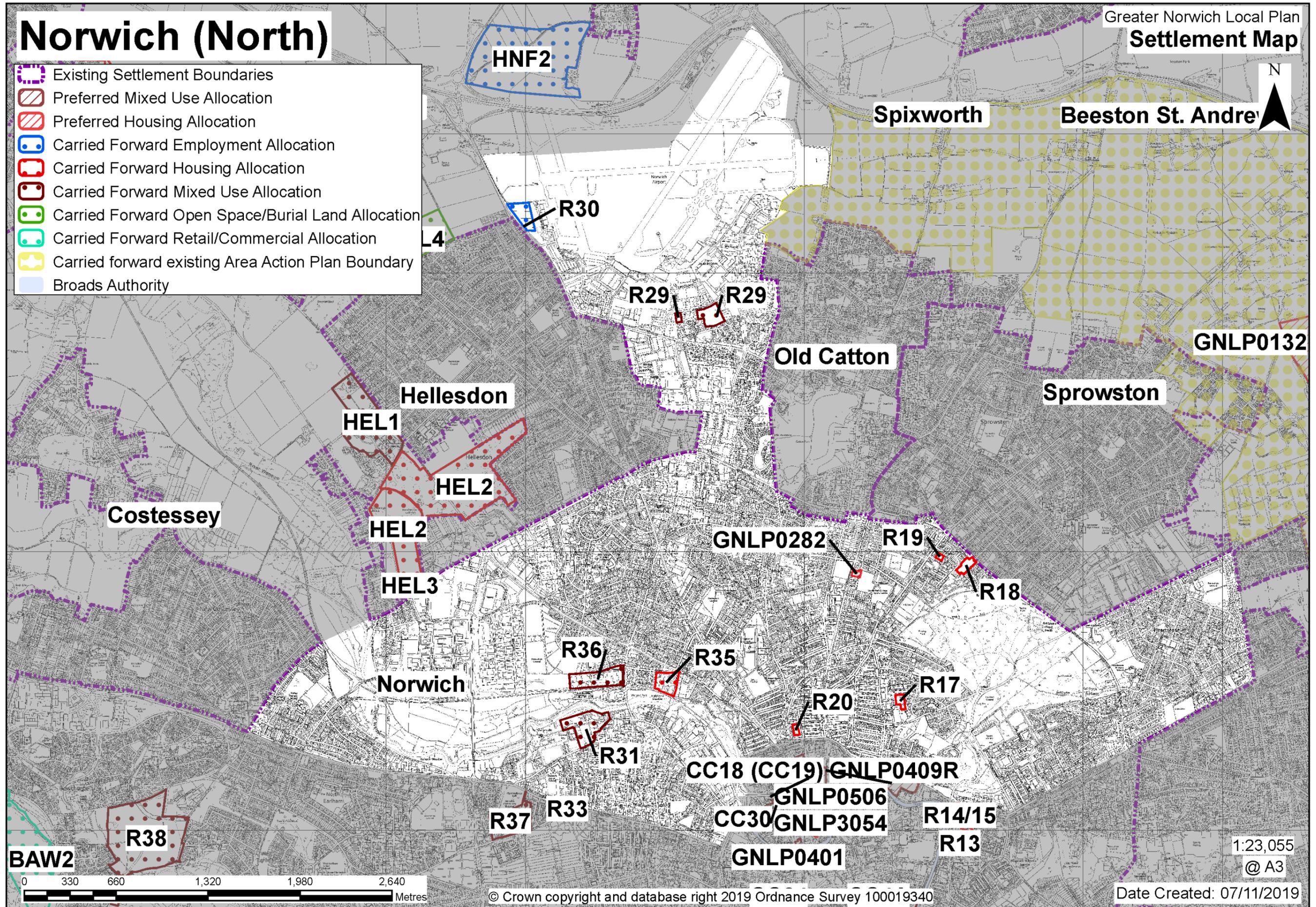
The plan proposes a limited number of allocations for employment use and other uses carried forward from previous local plans: this includes three sites providing for the longer-term expansion of the University of East Anglia.

Norwich City Council's existing planning documents

Norwich City Council has recently undertaken an assessment of the Development Management Policies and Site Allocation policies (adopted December 2014) in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2017 as they are nearly five years old. There is no immediate case for commencing full or partial review of the DM Policies plan (as set out in the [report](#) to Cabinet in November 2019), however there is a case for commencing a full review of the plan following the Regulation 19 consultation of the GNLP but before the start of the public examination. There is no need for the city council to review the Site allocations plan as this is currently being reviewed through the preparation of the GNLP.

Norwich (North)

-  Existing Settlement Boundaries
-  Preferred Mixed Use Allocation
-  Preferred Housing Allocation
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Open Space/Burial Land Allocation
-  Carried Forward Retail/Commercial Allocation
-  Carried forward existing Area Action Plan Boundary
-  Broads Authority



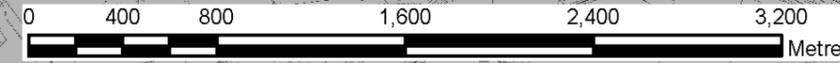
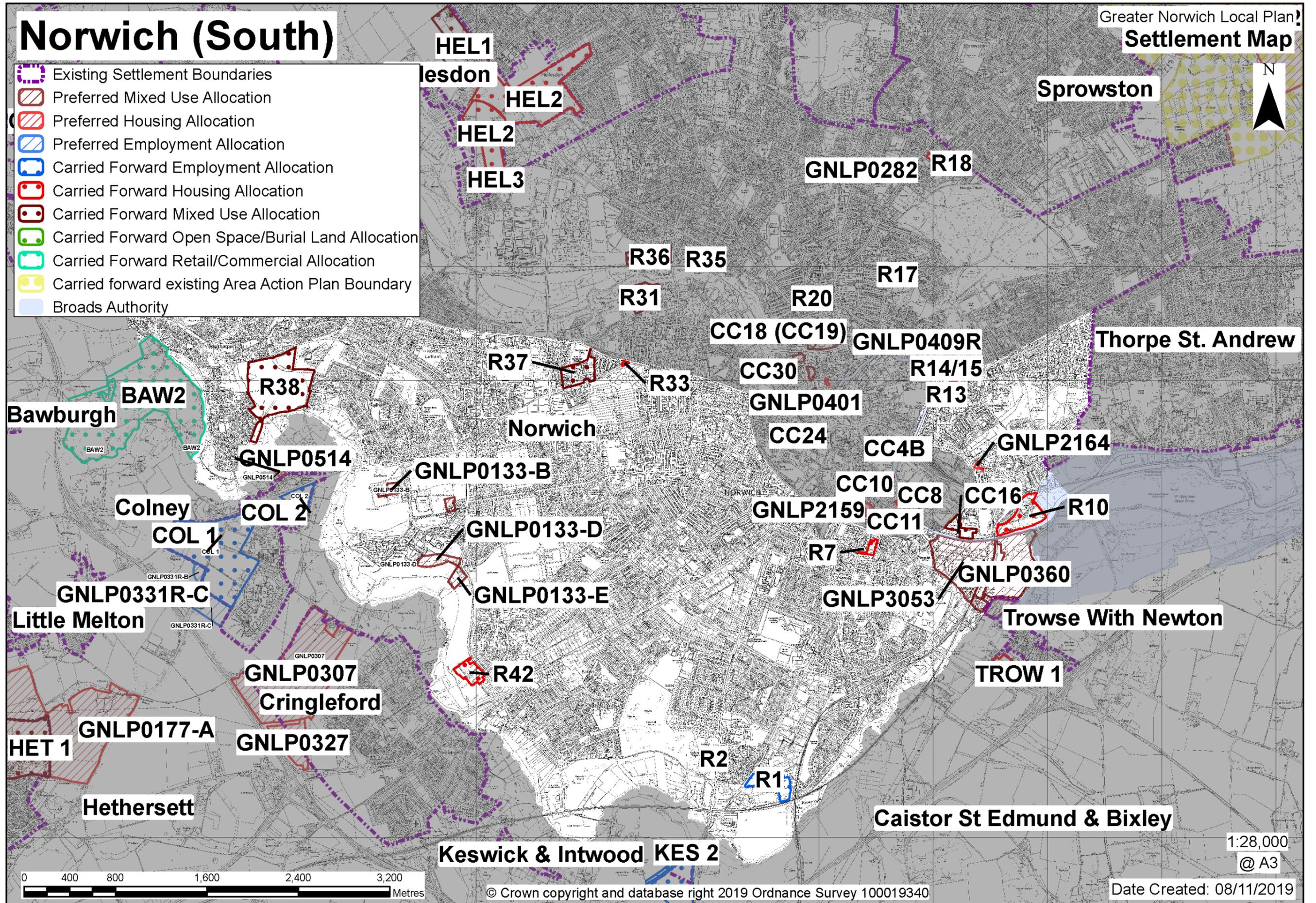
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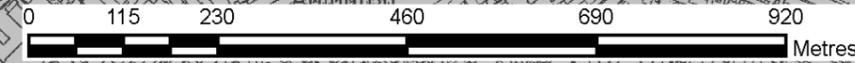
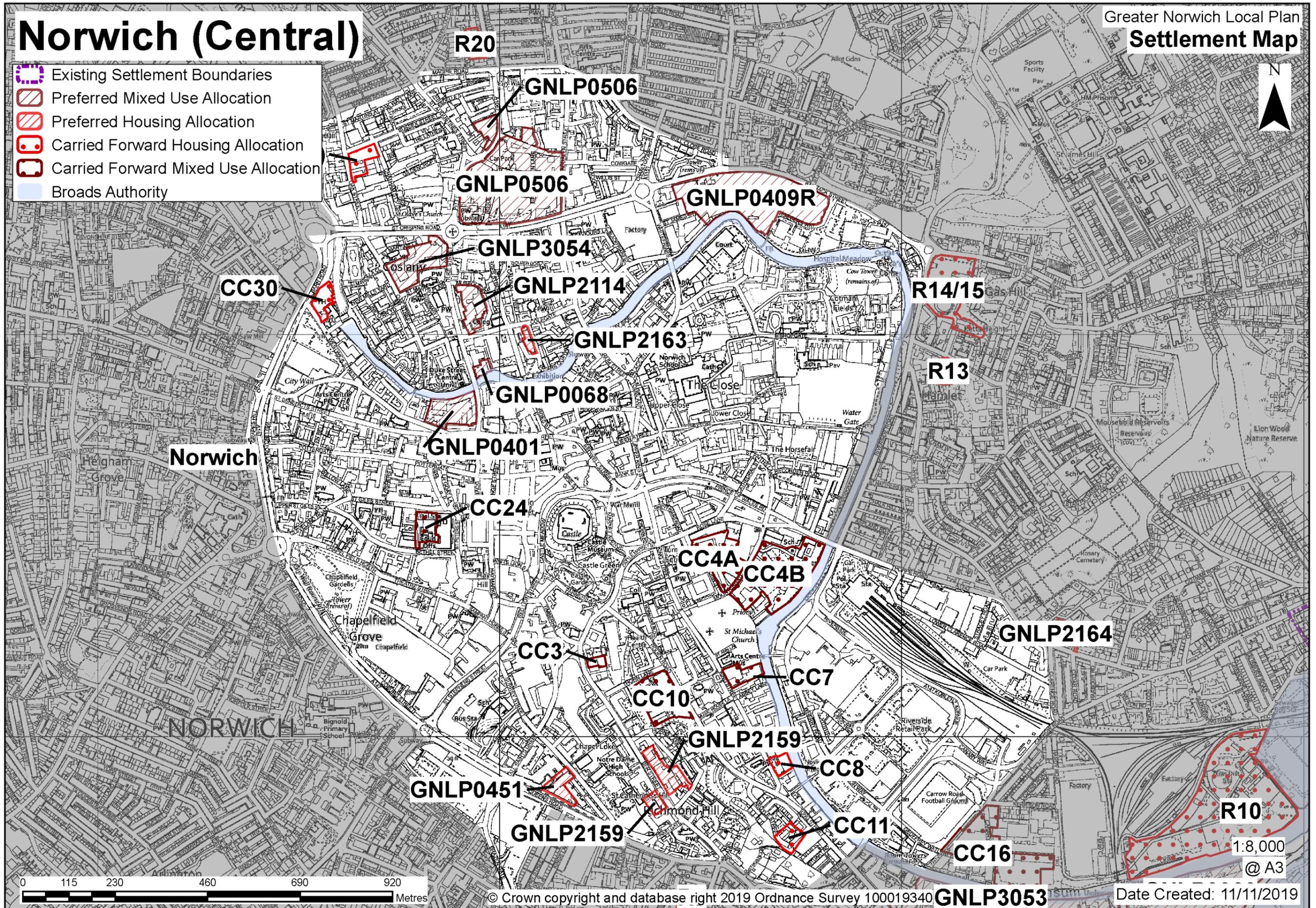
Norwich (South)

-  Existing Settlement Boundaries
-  Preferred Mixed Use Allocation
-  Preferred Housing Allocation
-  Preferred Employment Allocation
-  Carried Forward Employment Allocation
-  Carried Forward Housing Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Open Space/Burial Land Allocation
-  Carried Forward Retail/Commercial Allocation
-  Carried forward existing Area Action Plan Boundary
-  Broads Authority



Norwich (Central)

- Existing Settlement Boundaries
- Preferred Mixed Use Allocation
- Preferred Housing Allocation
- Carried Forward Housing Allocation
- Carried Forward Mixed Use Allocation
- Broads Authority



New Allocations

POLICY GNLP0068

Land adjacent to the River Wensum and the Premier Inn, Duke Street (approx. 0.12ha) is allocated for residential-led mixed use development. This will include a minimum of 25 homes of which at least 7 homes (or 28%) should be affordable. A small element of commercial, office, and/or educational use at ground floor level may also be acceptable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design.
- A scale and form which respects and takes advantage of its riverside context,
- Conserve and enhance adjoining heritage assets and their settings, ensures a high level of flood resilience and incorporates appropriate mitigation measures; (including addressing identified risks from flooding from rivers and surface water flooding);
- Reduced levels of residential car parking to achieve low car or car-free housing
- Provision of public access to and along the river for walking and cycling, including a ramp from Duke Street, designed to facilitate a potential future extension of the riverside walk eastward to St Georges Street in accordance with policy 7.1;
- High quality landscaping, planting and biodiversity enhancements particularly along the river edge;
- Protection of bankside access for maintenance purposes.

Notes: GNLP0068

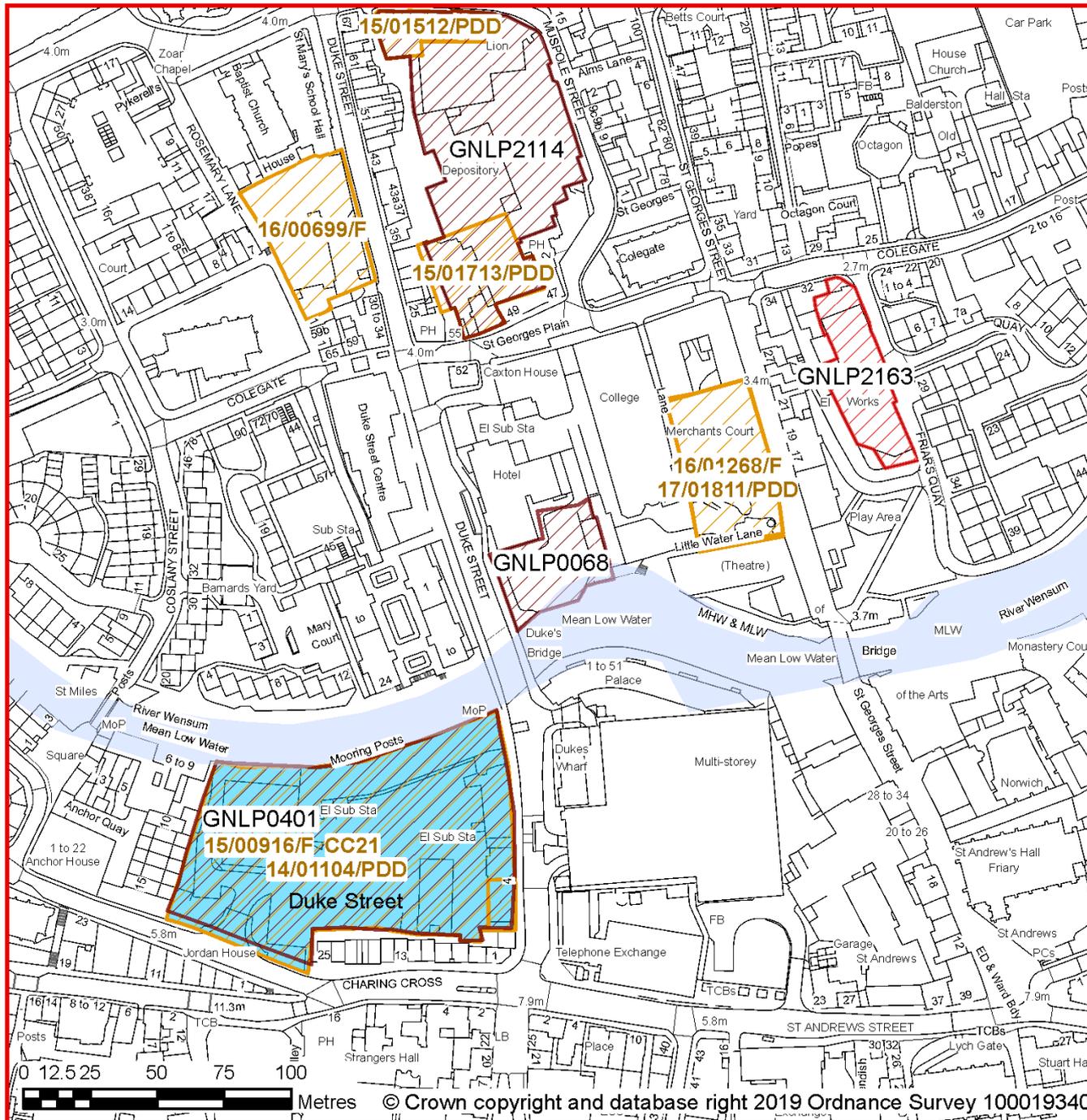
Although not previously allocated in the Local Plan, the site benefits from an extant 2004 permission for 21 homes. That permission has been implemented and remains valid through the construction of the hotel forming part of the same approved proposals. Further to this, a recent permission was granted in November 2019 for the construction of a 139 bed Purpose Built Student Accommodation Block. The site is likely to accommodate at least 25 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

Site Reference: GNLP0068
 Location: Land adjacent River Wensum and Premier Inn, Duke Street
 Allocation: Residential-led Mixed Use (25 dwellings minimum)
 Area: 0.12 ha

North Arrow
 N
 1:2,087
 @ A4

Date Created: 31/10/2019



-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority

UEA POLICIES: GNLP0133-B, GNLP0133-C, GNLP0133-D & GNLP0133-E:

These sites are expected to be developed for the purposes proposed below within the new local plan time-period up to 2038. This coincides with the period covered by the emerging revised Development Framework Strategy (DFS refresh) being prepared by the UEA. Once finalised and endorsed by Norwich City Council as local planning authority, the DFS refresh will provide additional detailed evidence and guidance to inform detailed development proposals both on the specific sites allocated in this plan and elsewhere within the campus.

POLICY GNLP0133-B

Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery 1.38ha) is allocated for university-related uses, including offices (Use class B1(a)), research and development (Use class B1(b)) and educational uses (Use class D1) providing in the region of 5,000 sq.m of floorspace.

The development will achieve the following site-specific requirements:

- Achievement of a locally distinctive, low carbon, energy and water-efficient exemplar development of exceptional quality.
- Takes full account of the need to protect and enhance the setting and heritage significance of the adjoining listed Earlham Hall and surrounding parkland within the Earlham Conservation Area.
- Low rise development with high quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing links to the river valley and integrating with the existing cycle and pedestrian network within the campus;
- Motor vehicular access should be taken from the existing access via University Drive.
- No additional car parking to be created;
- Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.

Notes: GNLP0133-B:

The site was allocated in the previous Local Plan for business use to include an exemplar low-carbon building. The first phase of development comprising the Enterprise Centre is complete and operating. Low rise development within the constraints of this sensitive setting is considered appropriate, as outlined within the now lapsed outline planning permission for the site. Development meeting the future expansion needs of the University as detailed in the emerging Development Framework Strategy remains appropriate. The site is reallocated for development for university-related uses to include offices, research and development and educational uses.

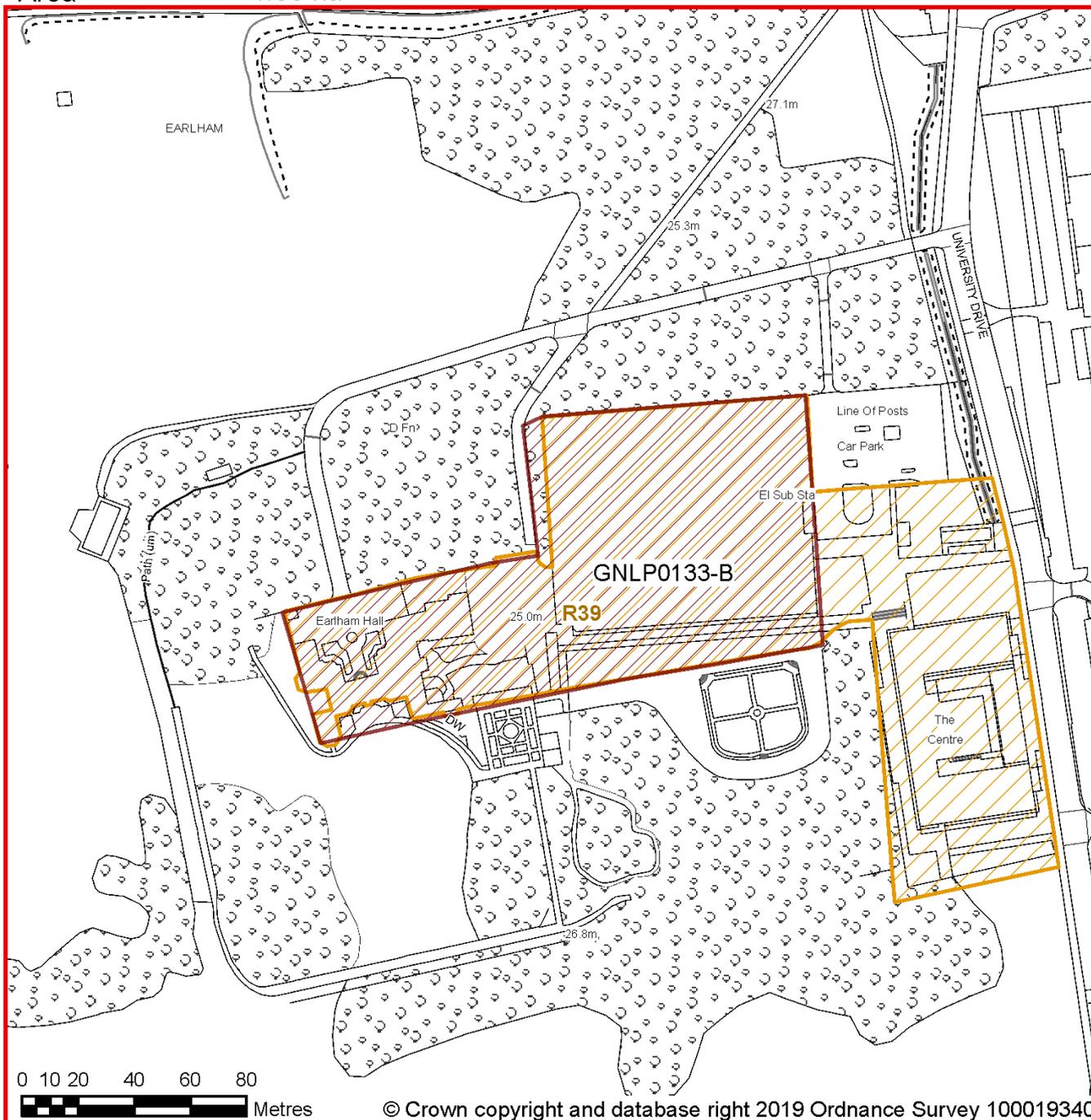
NORWICH

Greater Norwich Local Plan
Preferred Site

Site Reference: GNL0133-B
 Location: UEA -Land adjoining the Enterprise Centre Earham Hall (walled garden and nursery)
 Allocation: University Related Development (offices, research & development and educational use)
 Area: 1.38 ha

North Arrow
 N
 1:2,000
 @ A4

Date Created: 31/10/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP0133-C

Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia, 0.89 hectare) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate a minimum of 400 student bedrooms and is to provide affordable housing in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of its location on the fringe of the campus, complements and integrates with existing adjoining development and respects the design and heritage significance of the main part of the campus.
- High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the protection, enhancement and management of and public access to the adjacent Blackdale Plantation;
- Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
- Access arrangements to the site will be in accordance with the approved planning permission.

Notes GNLP0133-C:

The site is likely to accommodate around 400 student bedrooms, (equivalent to 160 homes, as per footnote 1).

The site benefits from a partly implemented planning permission for a 915-bed student accommodation development; the first 514-bed phase of which (Hickling House and Barton House) is complete. Should the second consented phase not proceed, development of a similar scale and form is appropriate in this location. The consented second phase of the scheme is already included within the housing commitment calculation. If a variation to the consented scheme or new planning application come forward, affordable housing will be provided in accordance with Policy 5.

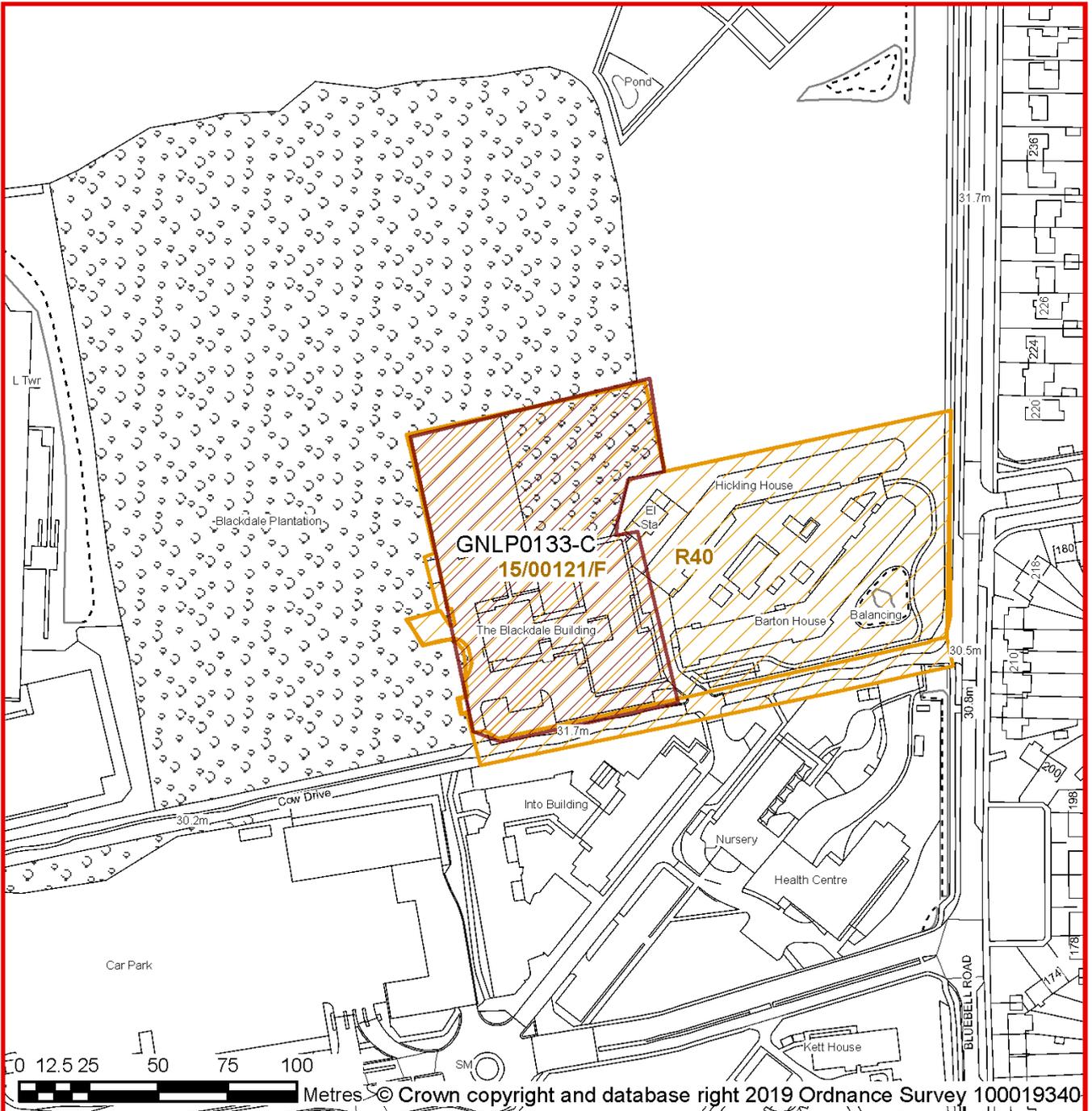
NORWICH

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0133-C
 Location UEA - Cow Drive North (the Blackdale Building, adjoining
 Hickling House and Barton House
 Allocation Student Accommodation (Approx. 400 beds)
 Area 0.89 ha

1:2,000
 @ A4

Date Created: 31/10/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP0133-D

Land between Suffolk Walk and Bluebell Road, (2.74 hectares) is allocated for university related development for both academic and non-academic uses.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location and will form a logical, coherent, integrated and coordinated extension on the fringe of the campus.
- Development should take account of its sensitive location adjoining the University Broad, protect the visual setting of the south elevations of “The Prospect” and respect the heritage significance and setting of the listed buildings within the campus, having regard to Lasdun’s original architectural vision which must be a material consideration in its design.
- High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and improved public access to the University Broad and to local green space in the Yare Valley from this part of the campus;
- Access arrangements to the site to be informed by a transport assessment and updated travel plan.
- Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.

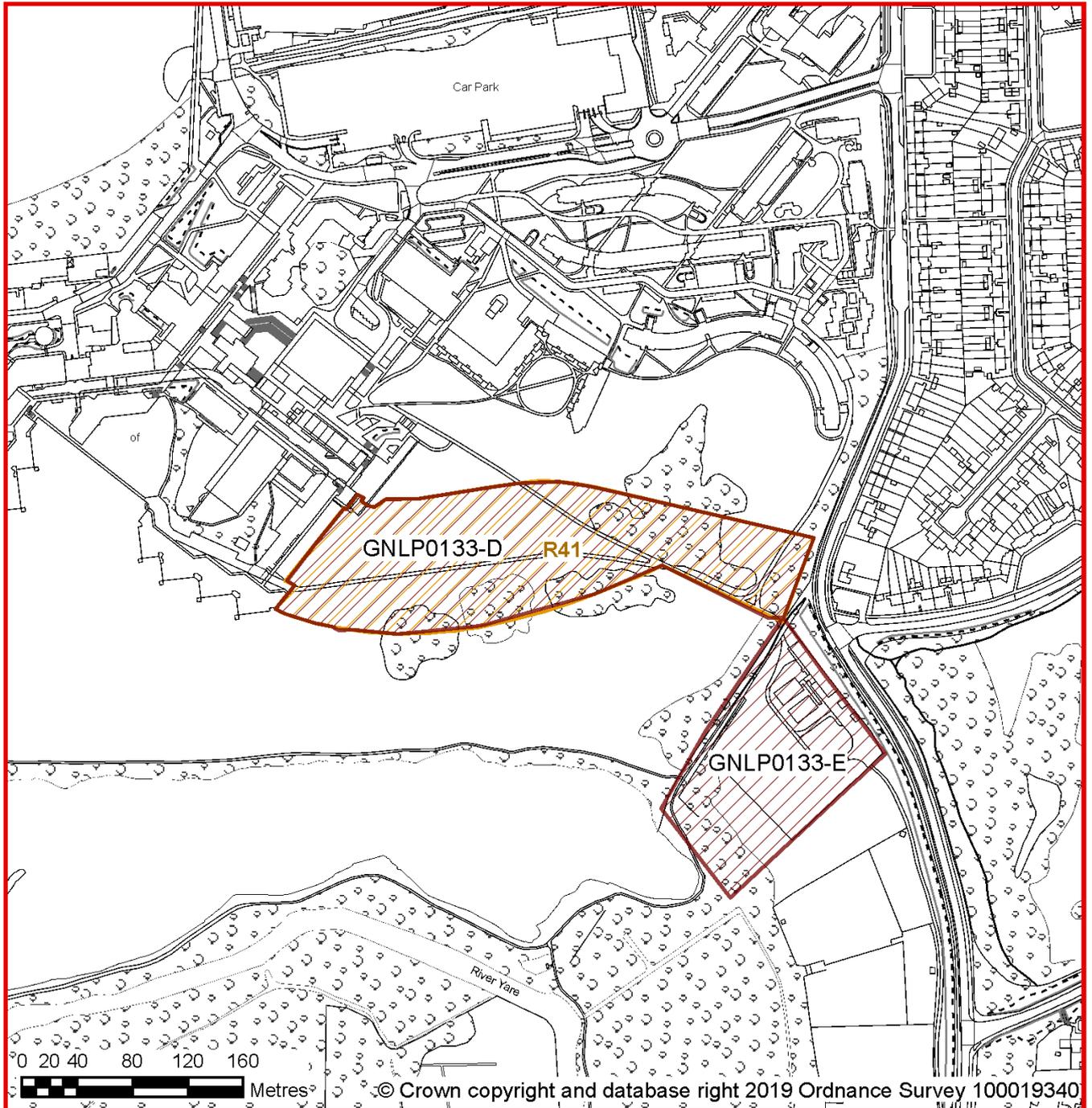
Notes GNLP0133-D: The site is identified in the adopted Norwich Site Allocations and Site-Specific Policies Local Plan as a strategic reserve to accommodate the anticipated future expansion of the University (site reference R41).

NORWICH

Site Reference GNL0133-D
Location UEA - Land between Suffolk Walk and Bluebell Road
Allocation University Related Development
Area 2.74 ha

N
1:4,000
@ A4

Date Created: 31/10/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP0133-E

Land at the UEA Grounds Depot Site, Bluebell Road (approx. 1.60 ha) is allocated for student accommodation development which may include a small element of ancillary university related uses. The site is expected to accommodate in the region of 400 student bedrooms and is to provide affordable housing in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy efficient design whose form and massing takes account of and respects its location on the fringe of the campus and adjoining the University Broad, complements and integrates with existing and proposed campus development and protects and enhances the heritage significance and setting of the listed buildings within the campus.
- Generally low-rise development of 2 to 3 stories will be required in this location to minimise impact on adjoining residential properties and established open space.
- High quality landscaping, planting and biodiversity enhancements to reduce the impact of built development, providing for the retention and enhancement of existing landscape features and the creation of a substantial green edge to the University Broad;
- Include an enhanced pedestrian connection through the site from Bluebell Road to the Broad and linkages to and along the open river valley landscape to the south;
- Linking development to the university district heating network, where feasible and viable to do or providing alternative on site facilities where these are considered to minimise impacts which might arise from connection to the national grid.
- Development shall be car free, with access only for service vehicles and pick-up / drop-off for students.
- Development of the site will include a contribution to affordable housing in accordance with Policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

Notes GNLP0133-E:

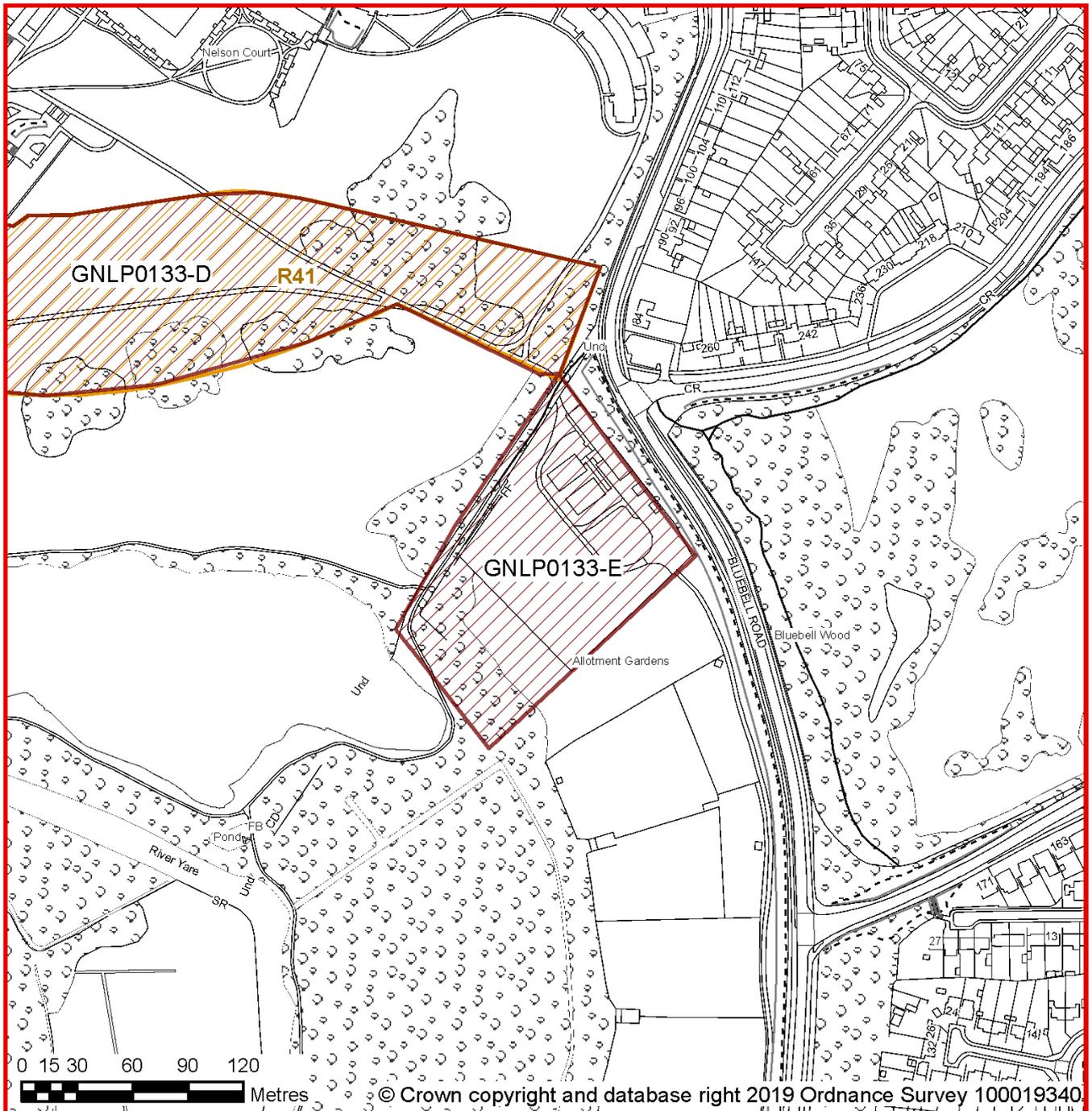
The site is likely to accommodate around 400 student bedrooms, equivalent to 160 homes.

NORWICH

Site Reference GNL0133-E
Location UEA - Land at the Grounds Depot site
Allocation Student Accommodation (400 student beds)
Area 1.60 ha

N
1:3,000
@ A4

Date Created: 31/10/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP0282

Land at Constitution Motors, 140-142 Constitution Hill (approx. 0.27 ha) is allocated for residential development. This will provide a minimum of 12 homes of which at least 4 homes (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with local character, respects and enhances the heritage significance of the adjoining locally listed former public house and preserves the trees on the eastern boundary and open setting of the playing fields to the rear.
- High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Constitution Hill.
- Addressing and remediating potential contamination from previous motor trade uses;
- Low-car development in accordance with policy 2 is appropriate in this location as it is on a high frequency bus route.

Notes GNLP0282:

The site is expected to accommodate approximately 12 homes. A mix of dwelling sizes would be appropriate. The development will include affordable housing, in accordance with Policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. The site has extant outline planning permission for residential development broadly, in accordance with the allocation.

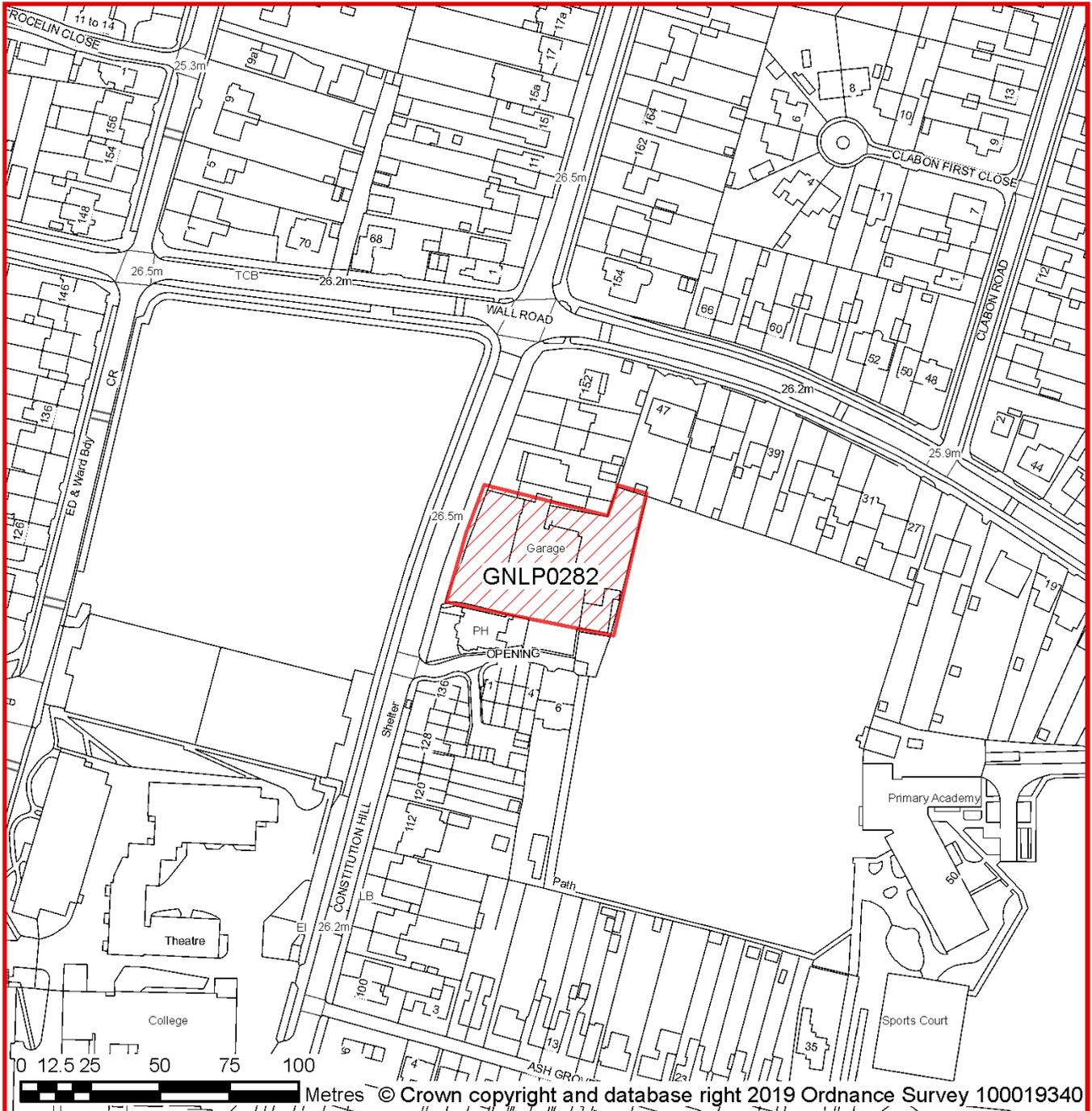
NORWICH

Greater Norwich Local Plan
Preferred Site

Site Reference GNL0282
Location Constitution Motors, 140-142 Constitution Hill
Allocation Residential Development (12 dwellings)
Area 0.27 ha

N
1:2,000
@ A4

Date Created: 31/10/2019



 Preferred Housing Allocation

POLICY GNLP0360

Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (approx. 21.90 ha) are allocated for residential led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to accommodate a minimum of 680 homes subject to confirmation through detailed master planning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan (which in total is expected to deliver a minimum of 2000 homes, of which at least 33% should be affordable.).

The development will achieve the following site-specific requirements:

- Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the site should not prejudice future development of or restrict options for the adjoining sites;
- Provision of an extended riverside walk along the south bank of the Wensum, and establishment of recreational routes along the eastern margin of the site to link with the existing Yare Valley Walk, as part of the integrated access and transportation strategy required by policy 7.1; and;
- Protection and enhancement of key green infrastructure assets and corridors within the site, preserving the integrity and wooded landscape character and biodiversity interest of the eastern margin of the Deal Ground around Carrow Abbey Marsh and Whitlingham Country Park to the east, maintaining the open character of the Yare Valley and long views toward the Broads and open countryside.

Notes GNLP0360:

The site is likely to accommodate at least 680 homes contributing to an overall target of 2,000 in the East Norwich strategic regeneration area. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing may be accommodated, subject to an acceptable design and layout being achieved and contingent on the scope for enhanced infrastructure provision and increased highway network capacity in the area.

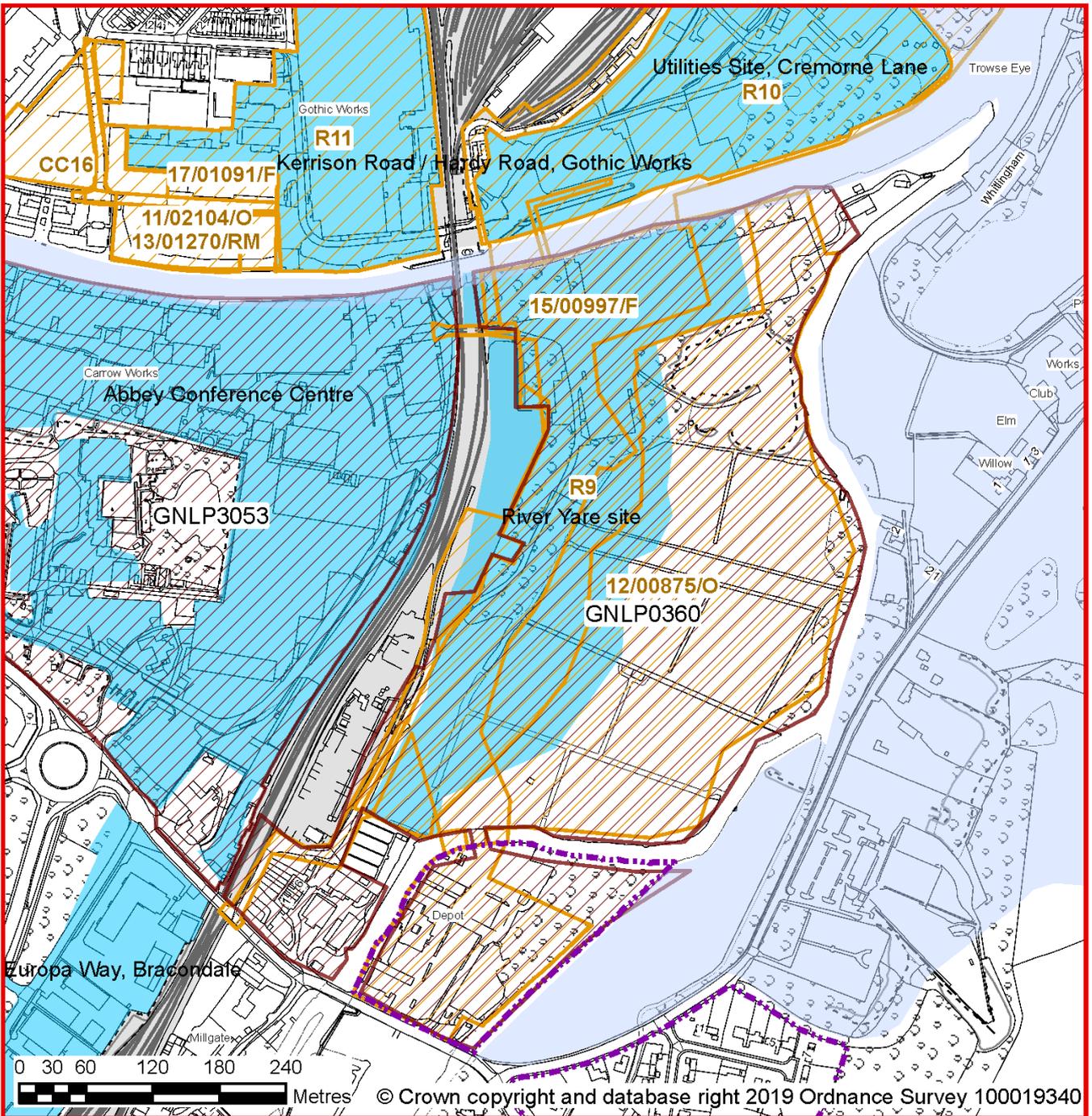
A significant proportion of the site falling within Norwich is allocated in the adopted 'Site allocations and site-specific policies' plan and the major part of it also benefits from outline permission for residential led mixed-use development, although this has not yet been progressed. This is a cross boundary allocation as part of this site also falls within South Norfolk jurisdiction (this is a single policy covering the cross-boundary site).

The anticipated release of the adjoining Carrow Works site for development presents the opportunity to achieve improved integration of the two sites including a potential new access route into the Deal Ground from Carrow Works passing under the rail line, which is due for upgrading in conjunction with the potential replacement of Trowse Swing Bridge. Regeneration of the two sites in conjunction with the Utilities site as a new gateway quarter could act as a catalyst for wider regeneration of East Norwich and beyond within the timeframe of this local plan. Relocation of the existing aggregate processing facility and railhead would be desirable to achieve comprehensive regeneration.

As an existing allocation this site is included in the housing commitment figure and has been considered in the calculation of the housing requirement.

NORWICH

Site Reference GNL0360
 Location Deal Ground Site, Trowse Pumping Station and May Gurney Site
 Allocation Mixed Use (680 dwellings within overall East Norwich regeneration area target of 2000)
 Area 21.90 ha



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-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority

POLICY GNLP0401

Former Eastern Electricity Headquarters, (Duke's Wharf) Duke Street (approx. 0.83ha) is allocated for mixed-use development which may include a minimum of 100 homes, (or, if the residential element is provided as student accommodation, at least 250 bedrooms). Affordable Housing provision should be in line with Policy 5, subject to viability. Employment, managed workspace, leisure, financial and professional services, education and cultural uses will also be acceptable as part of a balanced mix.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects its riverside context and prominent location within the City Centre Conservation Area, maintains and/or recreates strong built frontages to Westwick Street, Duke Street and the River Wensum, protects and enhances adjoining heritage assets and their settings, 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);
- Decommissioning and removal of the existing surface car parking;
- Seek to retain and secure the beneficial regeneration and reuse of existing riverside buildings, subject to viability;
- Provision of pedestrian links from Westwick Street to Duke Street and Dukes Palace Bridge and a riverside walk along the northern boundary of the site (if the existing river edge buildings are not retained);
- Inclusion of low-car or car-free housing, in accordance with policy 2, where consistent with scheme viability;
- High quality landscaping, planting and biodiversity enhancements;
- Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

Notes GNLP0401:

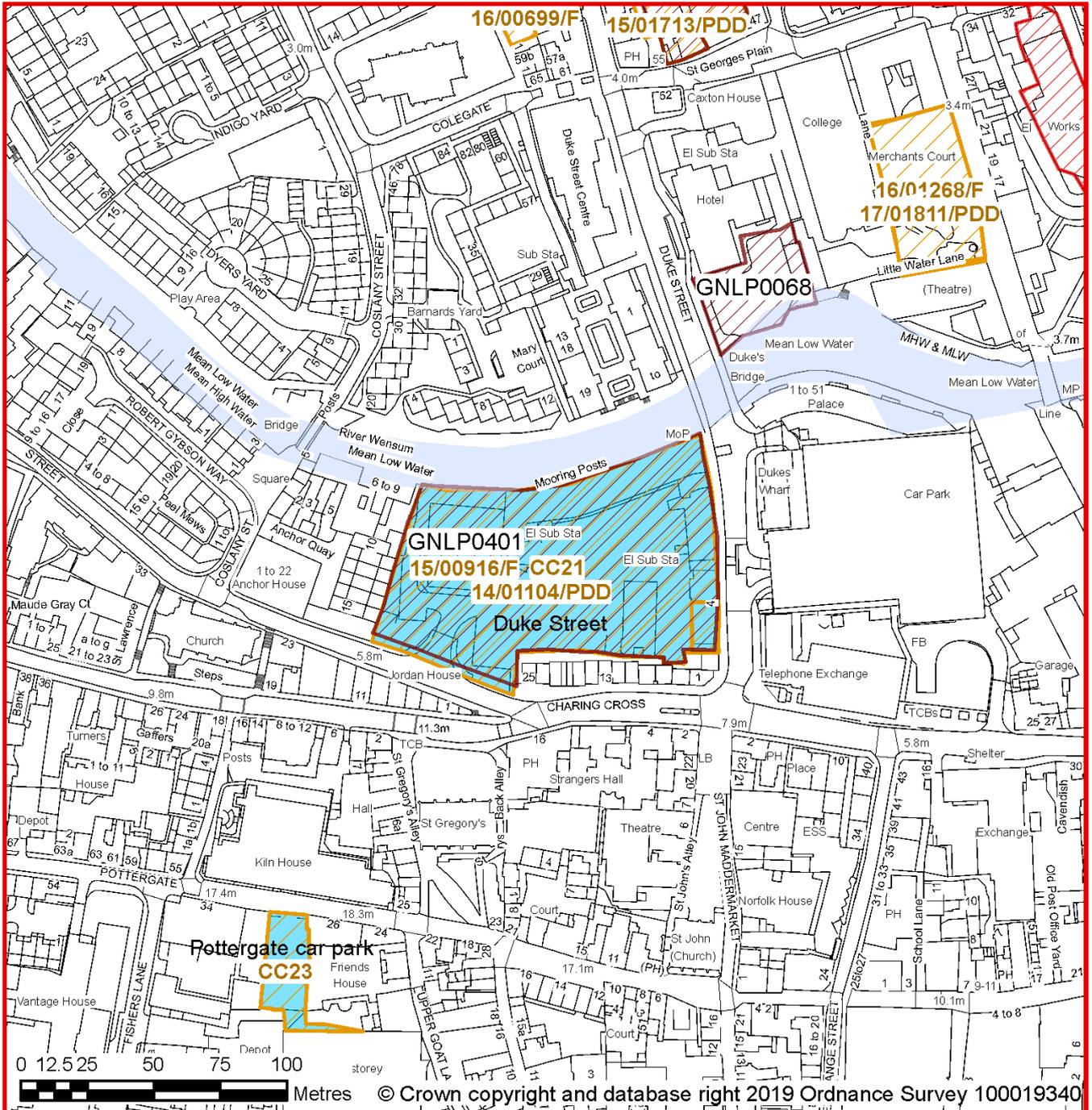
The site is likely to accommodate at least 100 homes, or if the site is developed to include student accommodation (at least 250 bedrooms) a contribution to affordable housing in accordance with Policy 5 including affordable housing with a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing may be accommodated, subject to an acceptable design and layout being achieved.

69 flats delivered through conversion of existing buildings under previous approved proposals are included in the existing housing commitment.

NORWICH

Site Reference GNL0401
 Location Land adjacent River Wensum (former EEB site) Duke Street
 Allocation Residential-led Mixed Use Development (100 dwellings min.) 1:2,087
 Area 0.83 ha @ A4

Date Created: 31/10/2019



-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Broads Authority

POLICY GNLP0409R

Land at Barrack Street/Whitefriars (approx. 3.78 hectares) is allocated for residential-led mixed-use development. This will include a minimum of 300 homes, of which at least 84 homes (or 28%) should be affordable. Offices and managed workspace, ancillary retail use, restaurants, bars, and recreational open space will be accepted as part of a balanced mix of uses.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects and takes advantage of its riverside context and location within and adjoining the City Centre Conservation Area.
- Enhances the setting of the City Wall scheduled ancient monument, protects and enhances adjoining heritage assets and their settings including key views from and into the site.
- 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);
- Re-establishment of the built frontage to Barrack Street;
- 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;
- Provision of integral and well-designed parking areas to serve proposed office users together with segregated areas of residents parking. Low-car development is appropriate and desirable in this location.
- Maximises the 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 (including the creation of a small garden square near the city wall) and the establishment and improvement of pedestrian and cycle routes north-south across the site from Jarrold Bridge to Barrack Street to connect with the existing cycle network.
- Provision of heritage interpretation related to the printworks;
- High quality landscaping, planting and biodiversity enhancements including protection of trees along the river edge;
- Provision of open space and playspace;
- Protection of bankside access for maintenance purposes.

Notes GNLP0409R:

The site was previously allocated in the adopted 'Site allocations and site-specific policies' plan in two parts. The western half nearest to Whitefriars identified for office development and the eastern half for mixed use development with housing and an

element of offices, reflecting aspirations to deliver the remaining consented phases of the partially completed St James's Place office quarter.

Consented proposals for both parts of the site as at April 2019 could potentially deliver up to 418 new homes (200 of which form part of the existing housing commitment), 8,100 sq.m of offices, open space, car parking to serve existing and proposed office users and ancillary retail and commercial uses.

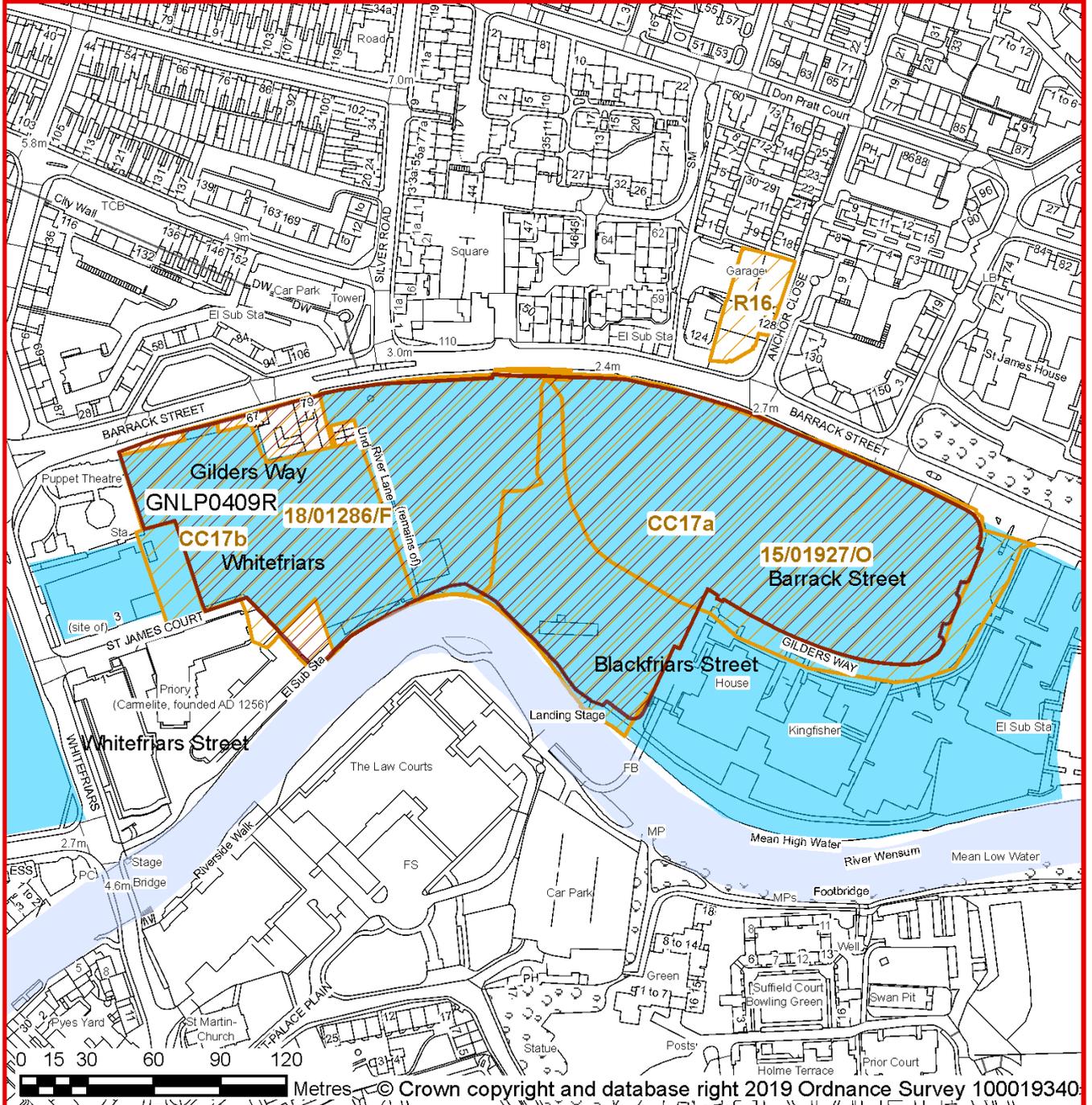
To allow for flexibility and the option of securing a larger element of office and commercial development to deliver economic benefits if market conditions permit, the minimum housing allocation has been set at 300 homes, although more housing may be accommodated subject to an acceptable design and layout being achieved. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

Site Reference GNL0409R
 Location Land at Barrack Street/Whitefriars
 Allocation Mixed Use (300 dwellings min.)
 Area 3.78 ha

N
 1:2,500
 @ A4

Date Created: 31/10/2019



POLICY GNLP0451

Land adjoining Sentinel House, (St Catherine's Yard) Surrey Street (approx. 0.38 hectares) is allocated for residential development. This will provide a minimum of 40 homes, of which at least 11 homes (or 28%) should be affordable (or, if developed for student accommodation, a minimum of 200 student bedrooms). Commercial uses including small scale retail, financial and professional services, restaurants/cafes or other main town centre uses will be accepted at ground floor level where compatible with adjoining residential uses.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects its location within the City Centre Conservation Area, protects and enhances adjoining heritage assets and their settings and protects amenity and outlook for existing and future residents;
- A car-free development is appropriate to be provided in this location;
- Provision of a safe and legible pedestrian route through the site to link Surrey Street to Queens Road and enable connections along Queens Road to the junction with All Saints Green and north to Ber Street via Chapel Loke.
- High quality landscaping, planting and biodiversity enhancements, open space including enhancement of trees along the frontage to Queens Road;

Notes GNLP0451:

The site was previously allocated for mixed use development of offices and housing in the adopted 'Site allocations and site-specific policies' plan alongside the adjacent Council-owned Queens Road car park, the majority of the existing car park is not proposed to take forward for reallocation in this plan. Around the same number of homes (or equivalent student bedrooms) may be deliverable from this smaller site without the car park being included, albeit that the development capacity of the allocation will be limited by the proximity of adjoining housing and the need to conserve and enhance heritage assets. By virtue of the allocation of this site for an equivalent number of dwellings in the previous local plan the site has already been considered in the calculation of the housing requirement. It should be noted that Sentinel House itself was originally put forward for consideration in the plan but has since been converted to housing under prior approval and is not expected to deliver any additional housing in the plan period.

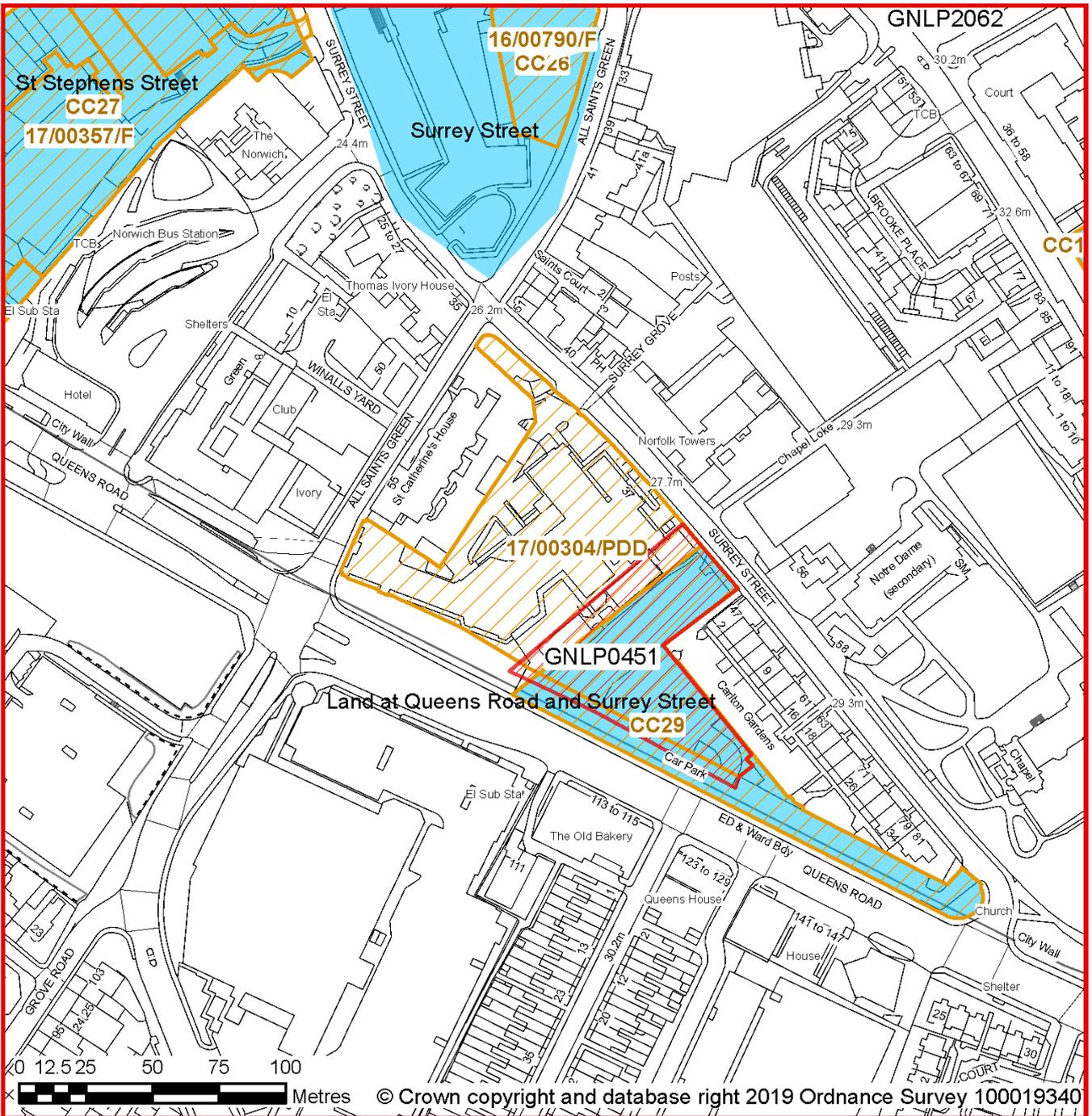
The site is expected to accommodate at least 40 homes or alternatively at least 200 student bedrooms. The site benefits from extant permission for development of 252-bedroom purpose built student accommodation (PBSA). This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing

may be accommodated, subject to an acceptable design and layout etc. being achieved and impacts on adjoining occupiers and on the character and setting of adjacent heritage assets being appropriately mitigated.

NORWICH

Site Reference: GNLP0451
 Location: Land adjoining Sentinel House, (St Catherine's Yard)
 Allocation: Residential Development (40 dwellings or 200 student beds min.)
 Area: 0.38 ha


 N
 1:2,087
 @ A4
 Date Created: 31/10/2019



-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

POLICY GNLP0506

Land at and adjoining Anglia Square, Norwich (approx. 4.79 hectares) is allocated for residential-led, mixed-use development as the focus for an enhanced and improved large district centre and to act as a catalyst for wider investment and redevelopment within the Northern City Centre strategic regeneration area as defined in policy 7.1 of this plan.

The site will deliver in the region of 1200 homes to provide affordable housing in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

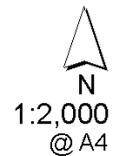
- Delivery of a comprehensive, mixed use regeneration scheme which can include residential development, student accommodation, retail units, offices and flexible workspace, hotel, leisure and hospitality uses and community facilities as part of a balanced mix;
- Phasing (where appropriate) to be agreed;
- A significantly improved retail/leisure offer providing a continuous active frontage between Magdalen Street and St Augustine's Street
- Removal of the derelict and long-term vacant buildings from the site, including Sovereign House and the existing multi-storey car park
- Delivery of replacement high quality decked public car parking to serve the large district centre;
- Achievement of high quality, locally distinctive and energy efficient design with scope for a landmark building or buildings providing a new focal point for the Northern City Centre and sited to conserve and enhance heritage assets and their settings;
- High quality landscaping, planting and biodiversity enhancements;
- Low-car or car-free housing where consistent with scheme viability;
- Significant improvements in connectivity and permeability across the site to deliver new and enhanced pedestrian and cycle links north-south between Edward Street and St Crispin's Road, and east-west between Magdalen Street and St Augustine's and improved integration with the surrounding network;
- High quality public realm improvements creating attractive, legible and user-friendly streets and public spaces both within the site and adjacent to it on Magdalen Street (including land under the flyover)
- A mobility hub featuring shared transport services (buses, car club and bike share) centred on Magdalen Street in the vicinity of the flyover that is easily accessible on foot and by bicycle to promote use of sustainable transport modes by residents, visitors and other users;
- Heritage interpretation measures to be incorporated in accordance with Policy 3 of this plan.

Notes GNLP0506:

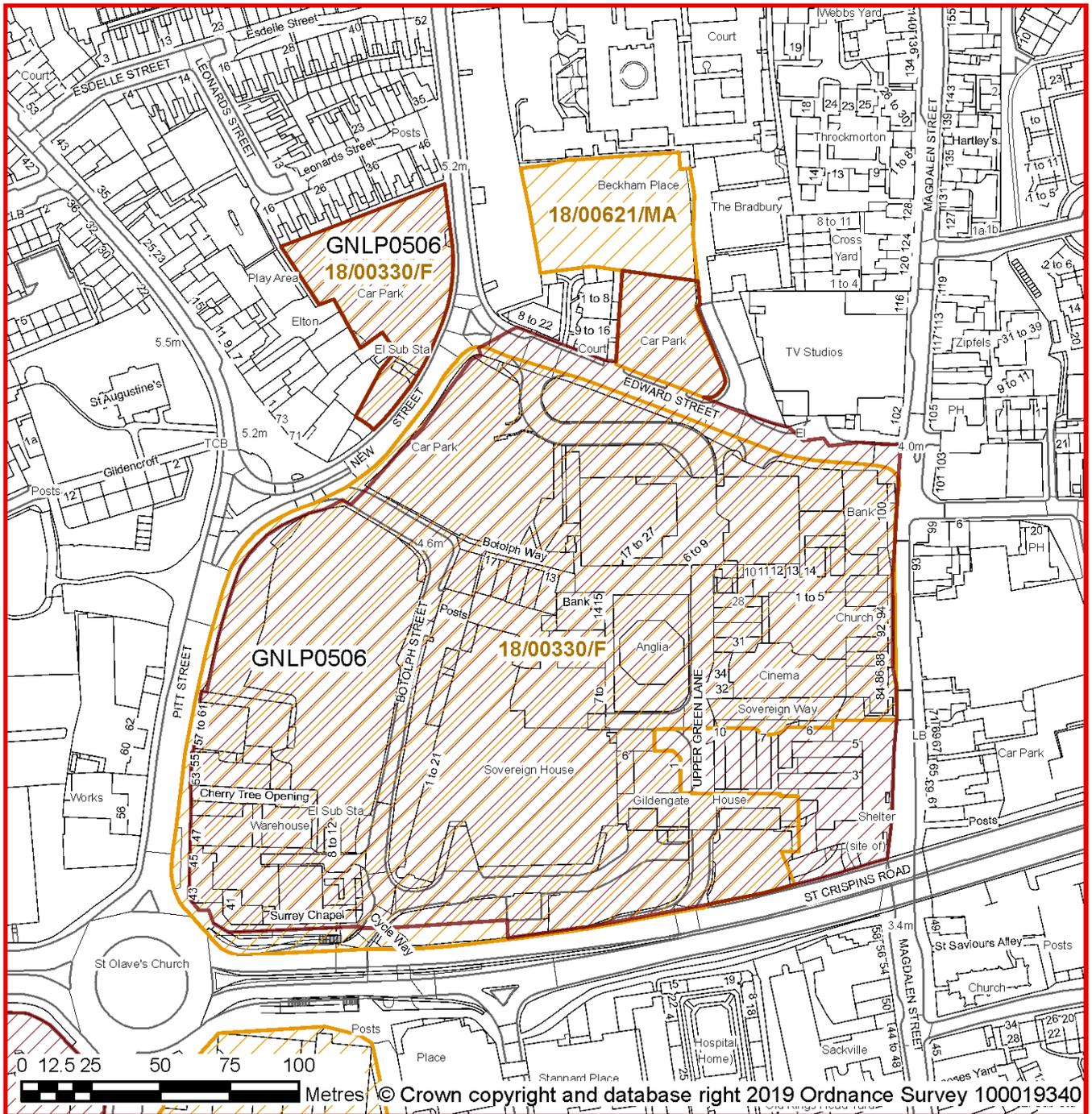
The site is likely to accommodate in the region of 1200 homes, a minimum of 120 of which will be affordable, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

Site Reference: GNLP0506
 Location: Anglia Square
 Allocation: Residential-led Mixed Use (In the region of 1200 dwellings)
 Area: 4.79 ha



Date Created: 06/11/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP2114

Land at and adjoining St Georges Works, Muspole Street (approx. 0.57 ha) is allocated for residential-led mixed use development. This has the potential to provide a minimum of 110 homes, of which at least 31 homes (or 28%) should be affordable, together with a minimum of 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.

The development will achieve the following site-specific requirements:

- Retention and conversion of the existing former factory buildings on site subject to viability;
- New build development, if proposed, to achieve a high quality locally distinctive and energy and water-efficient design which reinstates a strong built frontage along the west side of Muspole Street and respects the historic character of the area and the heritage significance of this part of the City Centre Conservation Area.
- Impacts of proposed development on existing residents and local businesses, including pubs, to be minimised.
- Key views toward the tower of St Georges Colegate to be protected and enhanced
- High quality landscaping and biodiversity enhancements to be provided on site, with scope for off-site contributions to public realm improvements and the creation of a new pedestrian square between Muspole Street and St George's Plain;
- Car free or low-car development in accordance with Policy 2 is appropriate in this location.

Notes GNLP2114:

The St Georges' Works site includes Seymour House and Lion House, Muspole Street and premises known as the Guildyard, Colegate which were historically part of the shoe factory complex so are included in the proposed allocation. The Guildyard and Seymour House have benefitted from prior approval consents for conversion to a total of 60 flats which are already included in the housing commitment. The central part of the site was previously allocated for residential development (minimum 40 dwellings) in the now expired Northern City Centre Area Action Plan and the principle of such development has been established by the grant of permission for a 53-dwelling scheme consistent with that allocation (Permission expired). The site has significant longer-term potential for regeneration and additional housing delivery but currently acts as the base for a range of small start-up companies in modernised managed workspace. Retention of the existing employment space on site is highly desirable as part of a wider initiative in the Northern City Centre Strategic Regeneration Area. Given the importance of retaining and extending employment opportunities in the city centre, it would not be appropriate to replace the existing employment uses in favour of housing. The policy consequently recognises that

there is scope for a flexible mix of both, allowing for up to 150 homes as an indicative maximum including employment space as part of a balanced mix.

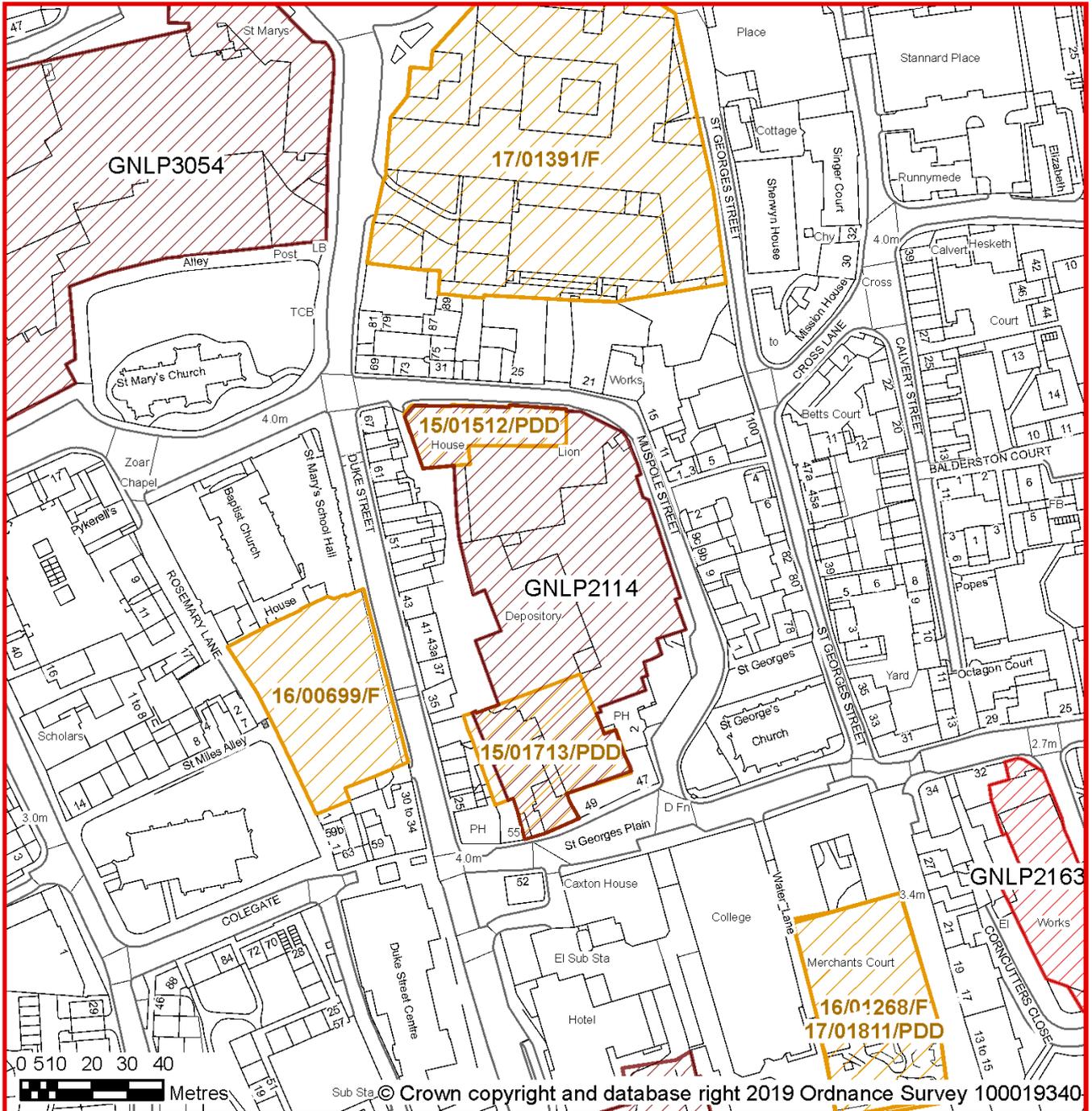
The site can accommodate between 110 & 150 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

Site Reference GNLP2114
 Location Land at and adjoining St Georges Works, Muspole Street
 Allocation Residential-led mixed use (minimum of 110 dwellings)
 Area 0.57 ha


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 @ A4

Date Created: 06/11/2019



-  Preferred Housing Allocation
-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP2159

Land at 84-120 Ber Street, 147-153 Ber Street and Mariners Lane Car Park (approx. 0.70 hectare) is allocated for housing development. This will provide a minimum of 150 homes, of which at least 42 homes (or 28%) should be affordable. Office or other commercial uses at ground floor level would also be acceptable with scope for educational uses in association with the adjacent Notre Dame High School being provided on the south-west side of Ber Street.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects the sensitive topography of the surrounding area and its prominent location within the City Centre Conservation Area, protects and enhances adjoining heritage assets and their settings including St John the Theologian's Church.
- Development must have regard to the landscape significance of the wooded ridge and long views from the east and southeast.
- A strong building line should be reinstated along both sides of Ber Street.
- High quality landscaping, planting and biodiversity enhancements;
- Low-car or car-free housing where consistent with scheme viability;
- Addressing potential contamination and ground stability issues through appropriate mitigation;

Notes GNLP2159:

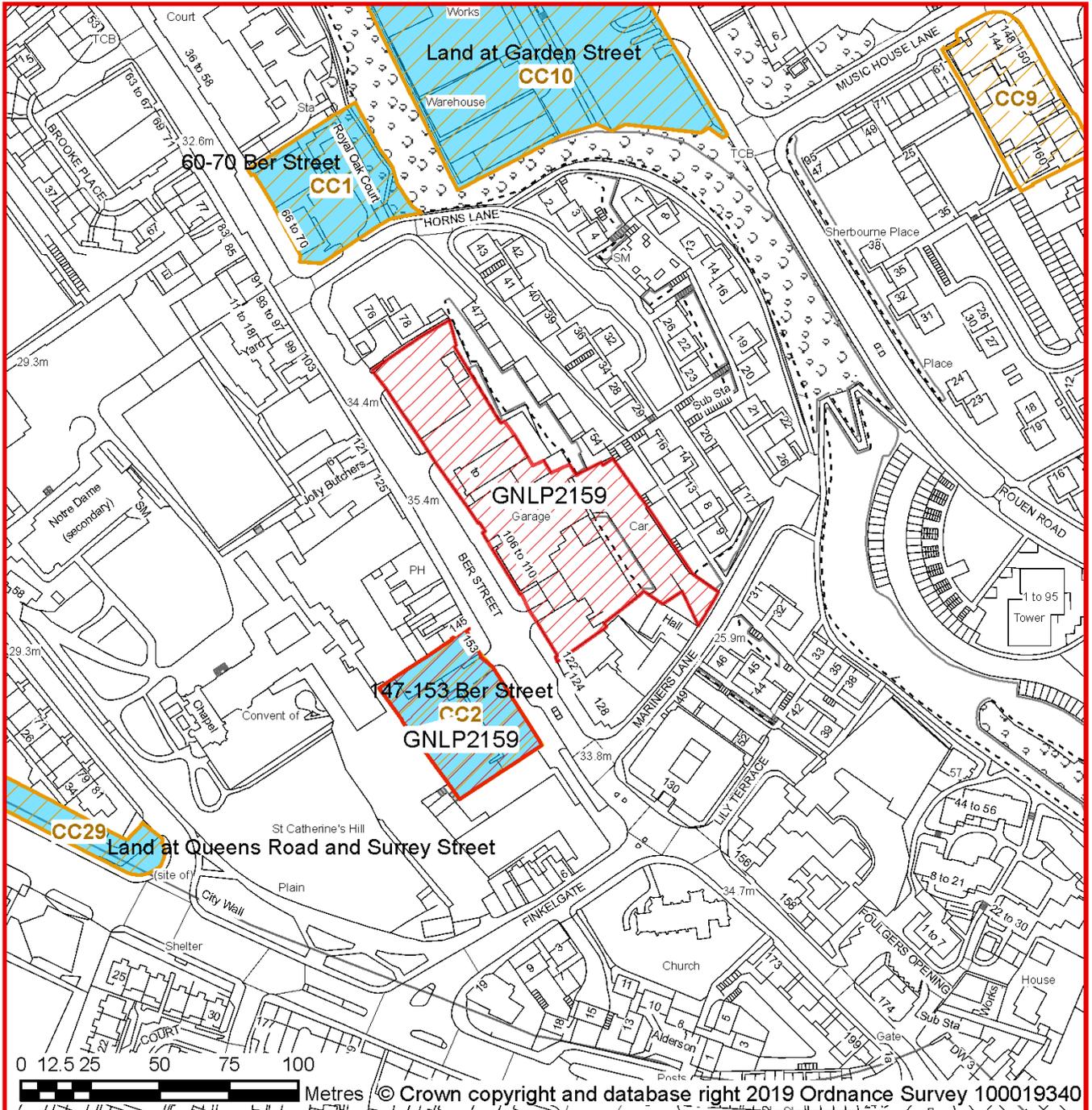
The site is expected to accommodate a minimum of 150 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. Part of the site on the south-west side of Ber Street (147-153 Ber Street) was allocated in the previous local plan for a minimum of 20 homes and is included within the housing commitment.

NORWICH

Site Reference GNL2159
 Location Land at 84-120 Ber St, 147-153 Ber Street and Mariners Lane Car Park
 Allocation Residential Development (150 dwellings)
 Area 0.70 ha

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 1:2,000
 @ A4

Date Created: 31/10/2019



-  Preferred Housing Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

POLICY GNLP2163

Friars Quay Car Park, Colegate (former Wilson's Glassworks site, approx. 0.13 hectares) is allocated for residential development. This will provide a minimum of 25 homes, of which at least 7 homes (28%) should be affordable. Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.

The development will achieve the following site-specific requirements:

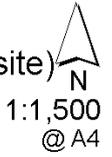
- Achievement of a high quality, locally distinctive design of a scale and form which respects the industrial heritage and historic character of the area and the heritage significance of this part of the City Centre Conservation Area, protects and enhances adjoining heritage assets and their settings;
- protects the amenity and outlook of adjoining residential occupiers.
- Removal of the existing poor-quality industrial buildings from the site and creation of strong building lines to the west side of Friars Quay, St George's Green and reinstatement of the built frontage to Colegate.
- High quality landscaping, planting and biodiversity enhancements.
- The site is suitable for low car or car free development in accordance with Policy 2.

Notes GNLP2163:

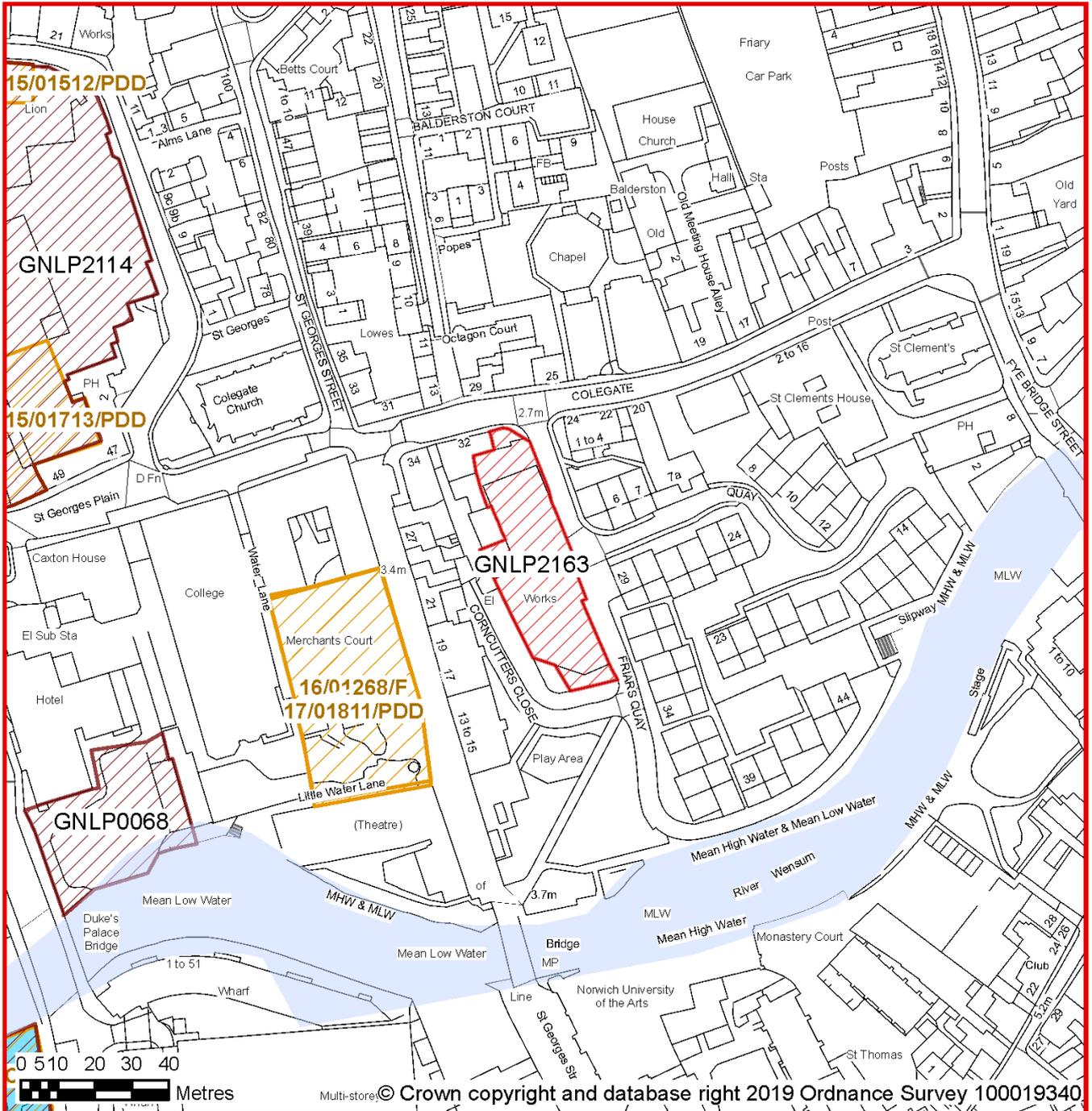
The site is expected to accommodate at least 25 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability, in accordance with Policy 5. The site was previously allocated in the now expired Northern City Centre Area Action Plan for residential-led mixed use development and has been subject to previous development proposals which were withdrawn before determination, accordingly the principle of housing development is accepted.

NORWICH

Site Reference GNL2163
 Location Friars Quay Car Park, Colegate (former Wilson's Glassworks site)
 Allocation Residential Development (minimum of 25 dwellings)
 Area 0.13 ha



Date Created: 31/10/2019



- Preferred Housing Allocation
- Preferred Mixed Use Allocation
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Broads Authority

POLICY GNLP2164

Land west of Eastgate House, Thorpe Road (approx. 0.19 ha) is allocated for residential development. This will provide in the region of 20 homes, of which at least 7 homes (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy efficient design of a scale and form which is in keeping with the character of adjoining development, respects the heritage significance of the immediately adjoining Thorpe Ridge Conservation Area and protects the amenity and outlook of adjoining residential occupiers.
- High quality landscaping, planting and biodiversity enhancements including the provision of new trees and enhancing the green frontage to Thorpe Road.
- Low-car or car free development in accordance with Policy 2, is appropriate in this location.

Notes GNLP2164:

The site is expected to accommodate in the region of 20 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. The site has been subject to previous outline proposals for residential development broadly in accordance with the allocation. Despite the refusal of a recent outline planning application in the absence of a mechanism to secure affordable housing, the principle of residential development is acceptable and has been supported.

NORWICH

Site Reference GNL2164
 Location Land west of Eastgate House, Thorpe Road
 Allocation Residential Development (20 dwellings)
 Area 0.19 ha

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 @ A4

Date Created: 31/10/2019



-  Preferred Housing Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

POLICY GNLP3053

Land at Carrow Works, Norwich (approx. 20.00 ha) is allocated for residential led mixed use development including housing, community, education and leisure facilities, local employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to accommodate a minimum of 1200 homes subject to confirmation through detailed master planning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan (which in total is expected to deliver a minimum of 2000 homes, of which at least 33% should be affordable).

The development will achieve the following site-specific requirements:

- Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the sites should not prejudice future development of or restrict options for the adjoining sites; and
- Proposals will include an extended riverside walk along the south bank of the Wensum, and a potential new route into the Deal Ground under the rail line as part of the integrated access and transportation strategy required by policy 7.1.

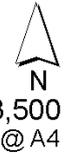
Notes GNLP3053:

Carrow Works was formerly the location for Britvic Soft Drinks Ltd. and Unilever UK Ltd., and is being promoted for redevelopment. The allocation site, which also includes Carrow House owned by Norfolk County Council, is likely to accommodate at least 1200 homes contributing to an overall target of 2000 in the East Norwich strategic regeneration area. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing may be accommodated, subject to viability, an acceptable design and layout being achieved and contingent on the scope for enhanced infrastructure provision and increased highway network capacity in the area.

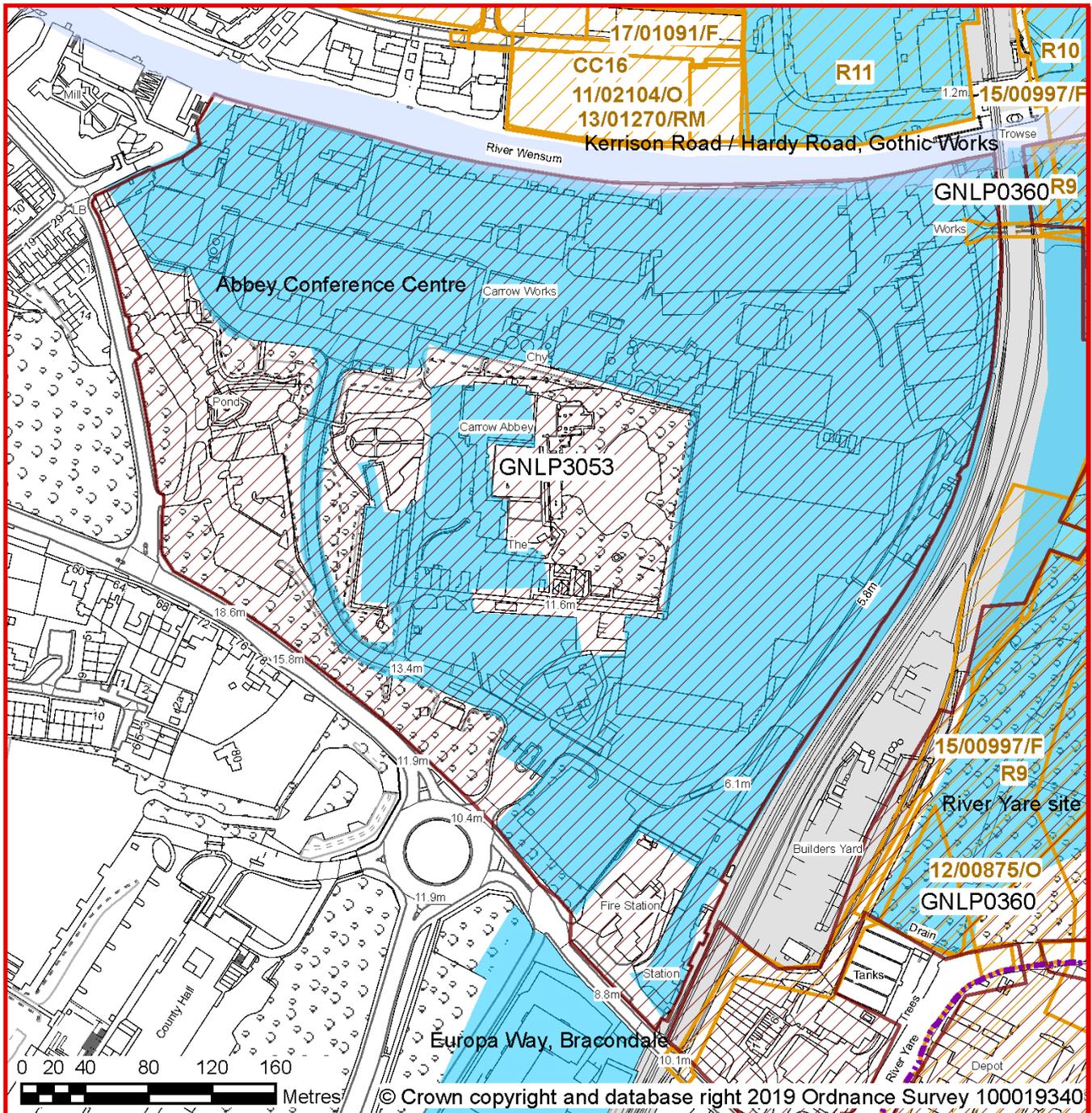
The release of the Carrow Works site for development presents the opportunity to achieve improved integration with the Deal Ground including a potential new access route into the Deal Ground from the site passing under the rail line, which is due for upgrading in conjunction with the replacement of Trowse Swing Bridge. Regeneration of the two sites in conjunction with the Utilities site as a new gateway quarter could act as a catalyst for wider regeneration of East Norwich and beyond within the timeframe of this local plan. Relocation of the existing aggregate processing facility and railhead would be desirable to achieve comprehensive regeneration.

NORWICH

Site Reference: GNLP3053
 Location: Carrow Works
 Allocation: Residential led mixed use development (1200 homes minimum)
 Area: 20.00 ha



Date Created: 08/11/2019



-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

POLICY GNLP3054

The site at St Mary's Works and St Mary's House (1.05 ha) is allocated for comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. The site will deliver a minimum of 150 homes including 42 (or 28%) units of affordable housing.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects its industrial context, the significance of listed buildings (including locally listed) on and off site, and the character and appearance of the City Centre Conservation Area;
- Conversion of the locally listed St Mary's Works factory including, the façade of the locally listed frontage to Oak Street / St Mary's Plain should be retained as part of a development scheme;
- Respect the setting of St Martin at Oak and St Mary Coslany churches and create enhanced views of the buildings;
- Achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the adjacent churchyards along with improved public access;
- The scale of buildings fronting onto St Martin's Lane and the two historic churches will be lower than those facing Duke Street and St Crispin's Road;
- Pedestrian and cycle access through the area will be created by the design of routes between St Mary's Plain and St Crispin's Road.
- Car free or low car housing in accordance with Policy 2 is appropriate in this location.

Notes GNLP3054:

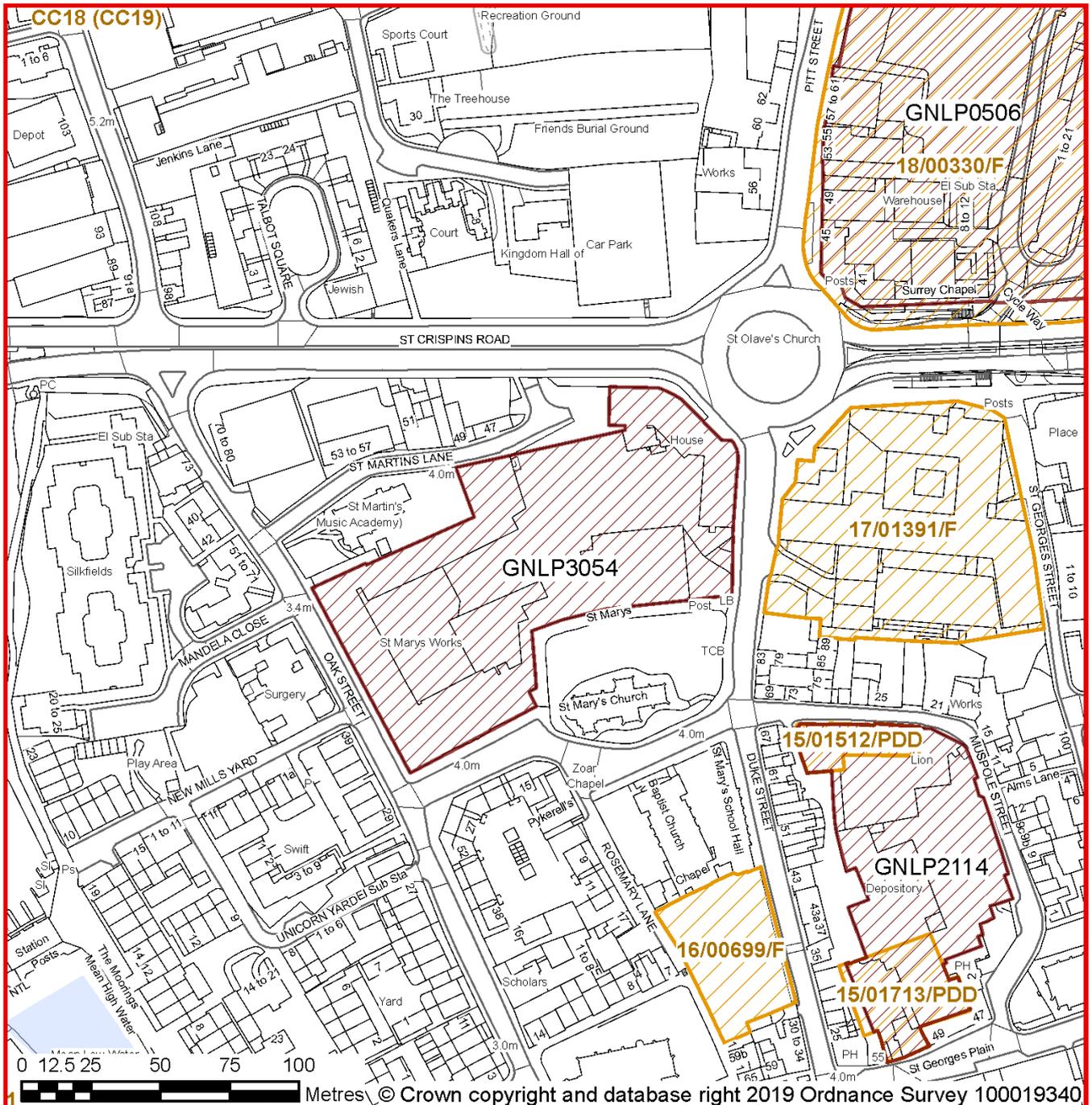
The site is situated in a prominent location within the Northern City Centre strategic regeneration area, as defined in policy 7.1 of this plan, and is likely to accommodate a minimum of 150 homes. It benefits from extant outline consent for redevelopment including around 151 residential units, office floor space, and a hotel.

NORWICH

Site Reference GNL3054
 Location St Mary's Works and St Mary's House
 Allocation Mixed Use
 Area 1.05 ha

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Date Created: 06/11/2019



-  Preferred Mixed Use Allocation
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing Allocations to be Carried Forward

POLICY CC2 147 – 153 Ber Street, Norwich

The site is reallocated together with 84-120 Ber Street and Mariners Lane Car Park. See POLICY GNLP2159.

POLICY CC3 10 – 14 Ber Street, Norwich (approx. 0.10 ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 10 homes, of which at least 3 (or 28%) should be affordable housing.

The development will achieve the following site-specific requirements:

- Retail or complementary uses in use classes A2/A3 at ground floor level
- Office development and residential uses on the upper floors.
- Strengthen the building line along Ber Street

Notes CC3:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development is already accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 10 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

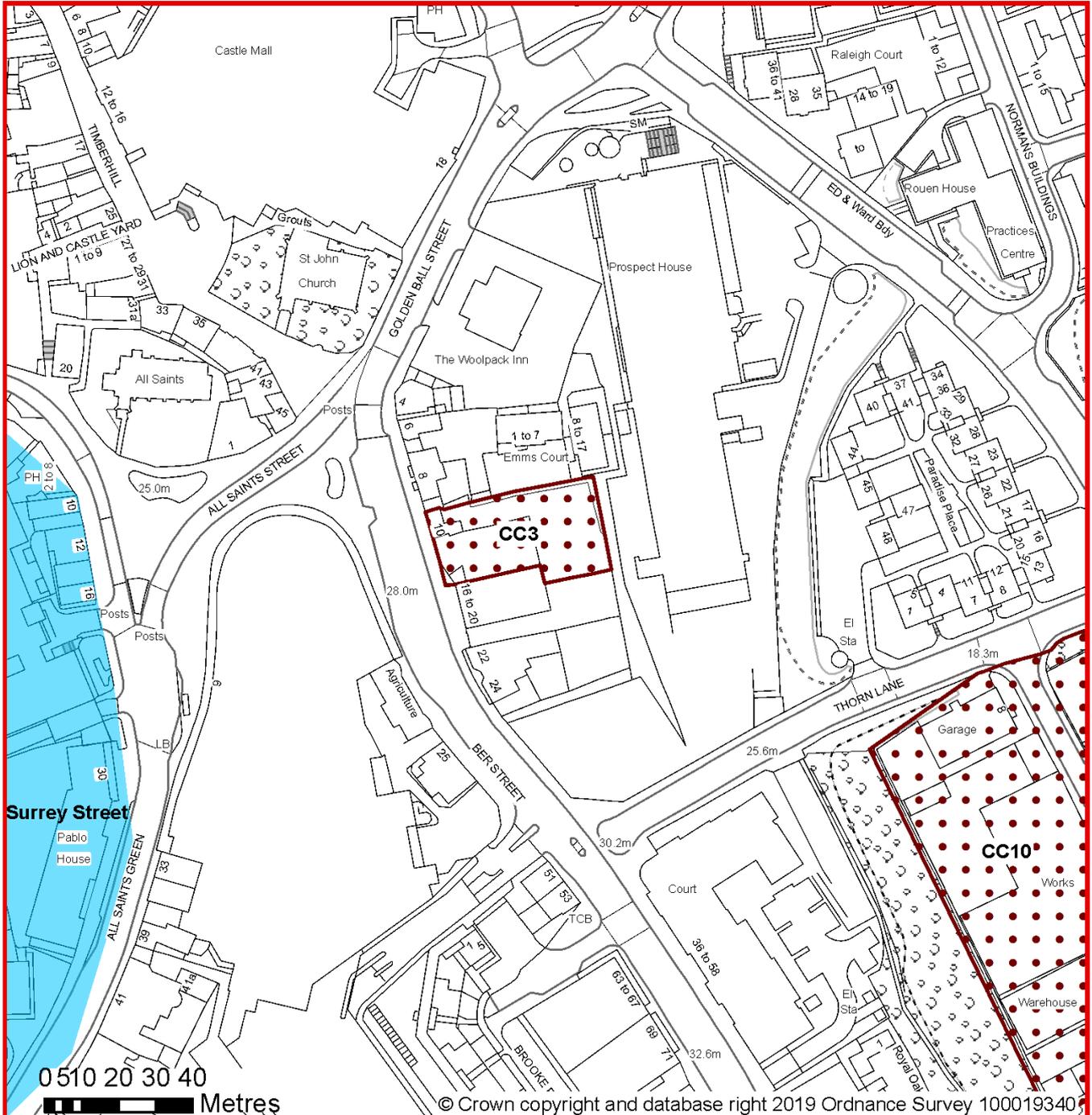
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC3
 Location 10 – 14 Ber Street, Norwich
 Allocation Residential-led mixed use development (Approx. 10 homes)
 Area 0.1 ha

(Also shown as commitments
on other maps)

1:1,500
@ A4

Date: 08/11/2019



Carried forward Mixed Use Allocation



Strategic Employment Site

POLICY CC4 Land at Rose Lane/Mountergate

(Rose Lane/Mountergate is proposed to be reallocated in two parts on modified boundaries, as follows:

POLICY CC4a Land at Rose Lane/Mountergate (Mountergate West, approx. 1.19 ha) is allocated for mixed-use development to include high quality office space, managed workspace and live-work units, and up to 50 homes to provide affordable housing in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

- Be mainly employment-led, integrated with residential uses
- Include other uses such as food/drink, and small-scale retail uses.
- Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality.
- Development should respect the setting of on-site listed buildings and be designed as far as possible to reflect the historic building plots and streets and to recreate street frontages,
- Provides an enhanced public realm, including open space and pedestrian/cycle links through the adjoining site CC4b to the riverside walk. Consideration should be given to retaining and enhancing the existing community open space to the rear of Boulton Street as part of integrated open space and green infrastructure network within the site
- A noise assessment is required, and the development must be designed to mitigate the impact of noise from the main road and from the late night activity zone.

NORWICH

Greater Norwich Local Plan Carried Forward Allocation

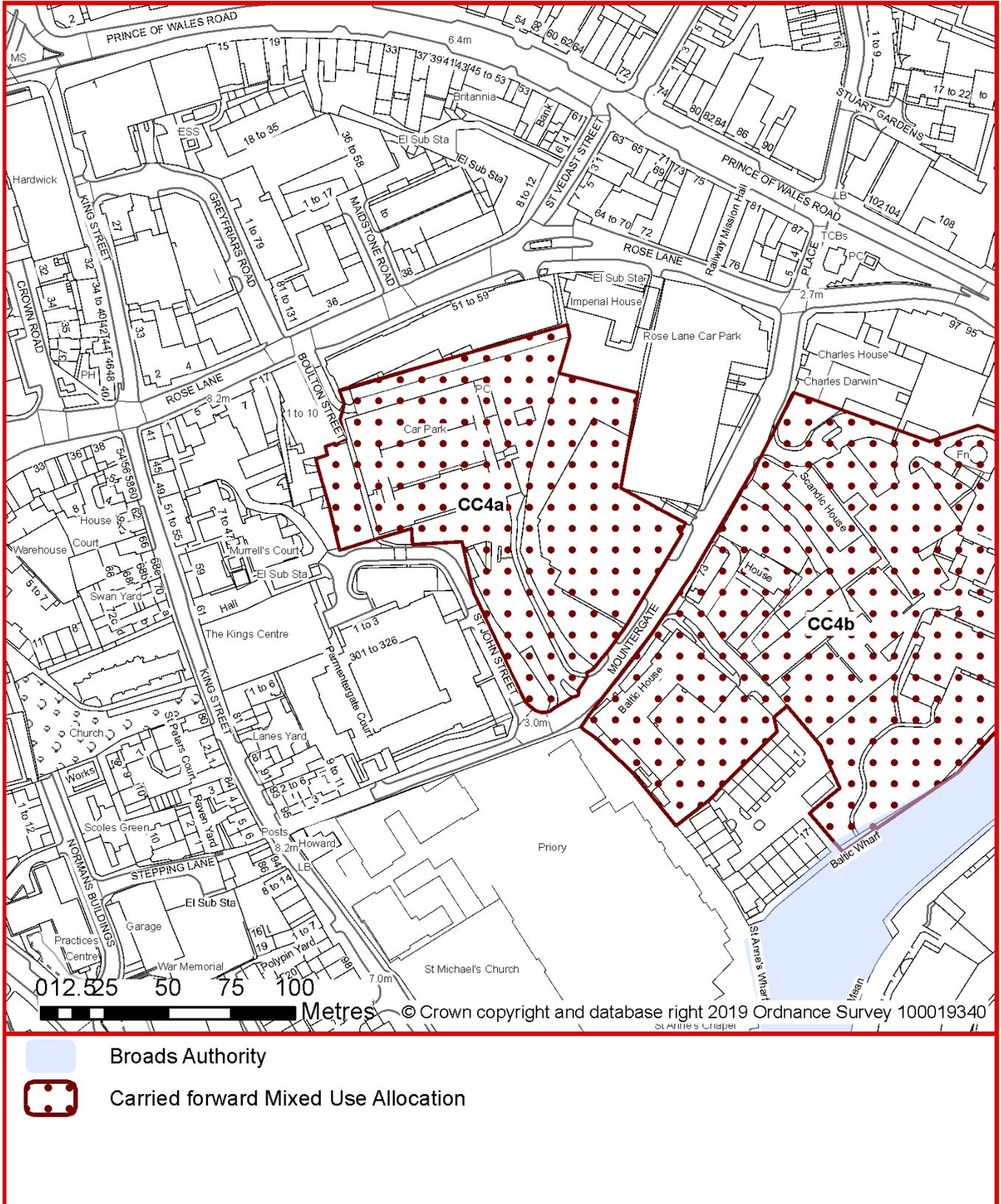
Site Reference
Location
Allocation
Area

CC4a
Land at Rose Lane/West Mountergate
Mixed use (50 homes, office, live-work)
1.19 ha

(Also shown as commitments
on other maps)



Date: 08/11/2019



-  Broads Authority
-  Carried forward Mixed Use Allocation

POLICY CC4b Land Mountergate/Prince of Wales Road (Mountergate East, approx. 2.40 ha) is allocated for mixed-use development. This may accommodate a minimum of 200 homes, to provide affordable housing in accordance with policy 5, subject to viability considerations; together with student accommodation, high quality office space, hotel and tourism uses, and other supporting main town centre uses taking advantage of the site's proximity to the rail station and river.

The development will achieve the following site-specific requirements:

- Development to be approached comprehensively to achieve effective integration of the historic buildings in the central part of the site into the overall development;
- Other uses may be provided as part of a balanced mix including hotel development (replacing or supplementing the existing hotel provision on site), student accommodation, educational facilities to support the adjacent Charles Darwin Primary Academy, high quality office space, managed workspace and live-work units, food/drink, small scale retail and uses supporting the evening and night-time economy. Night-time economy uses should not dominate the development and should be located to protect the amenity of adjoining residential and commercial occupiers.
- Achievement of a high quality, locally distinctive design of a scale and form which respects its location within the City Centre Conservation Area and adjacent to the St Matthews Conservation Area, conserves and enhances adjoining heritage assets and their settings and contributes to an overall enhancement of townscape quality.
- Development will respect and enhance the setting of on-site historic buildings including St Faiths House and the Weavers House and off-site buildings including the Train Station, Anglican Cathedral and Castle, and be designed as far as possible to reflect historic building plots and street lines and to recreate street frontages,
- Redevelopment, conversion or change of use of Baltic House for uses consistent with this policy will be supported if it becomes available in the plan period;
- A density of development commensurate with its location close to the train station mobility hub with a design that secures a significant overall reduction in the level of off-site surface car parking;
- Provides an enhanced public realm, including public open space and legible and permeable pedestrian/cycle routes to link through the adjoining site CC4a to Rose Lane and the new St Anne's Quarter development to King Street. A link should be provided from Mountergate to the river connecting with Prince of Wales Road via an extended and widened riverside walk;
- Retention and provision of public access to the currently private garden at the rear of the Hotel Nelson;
- High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge;
- Protection of bankside access for maintenance purposes.

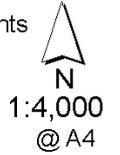
- Development should ensure a high level of flood resilience and incorporate appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding).

NORWICH

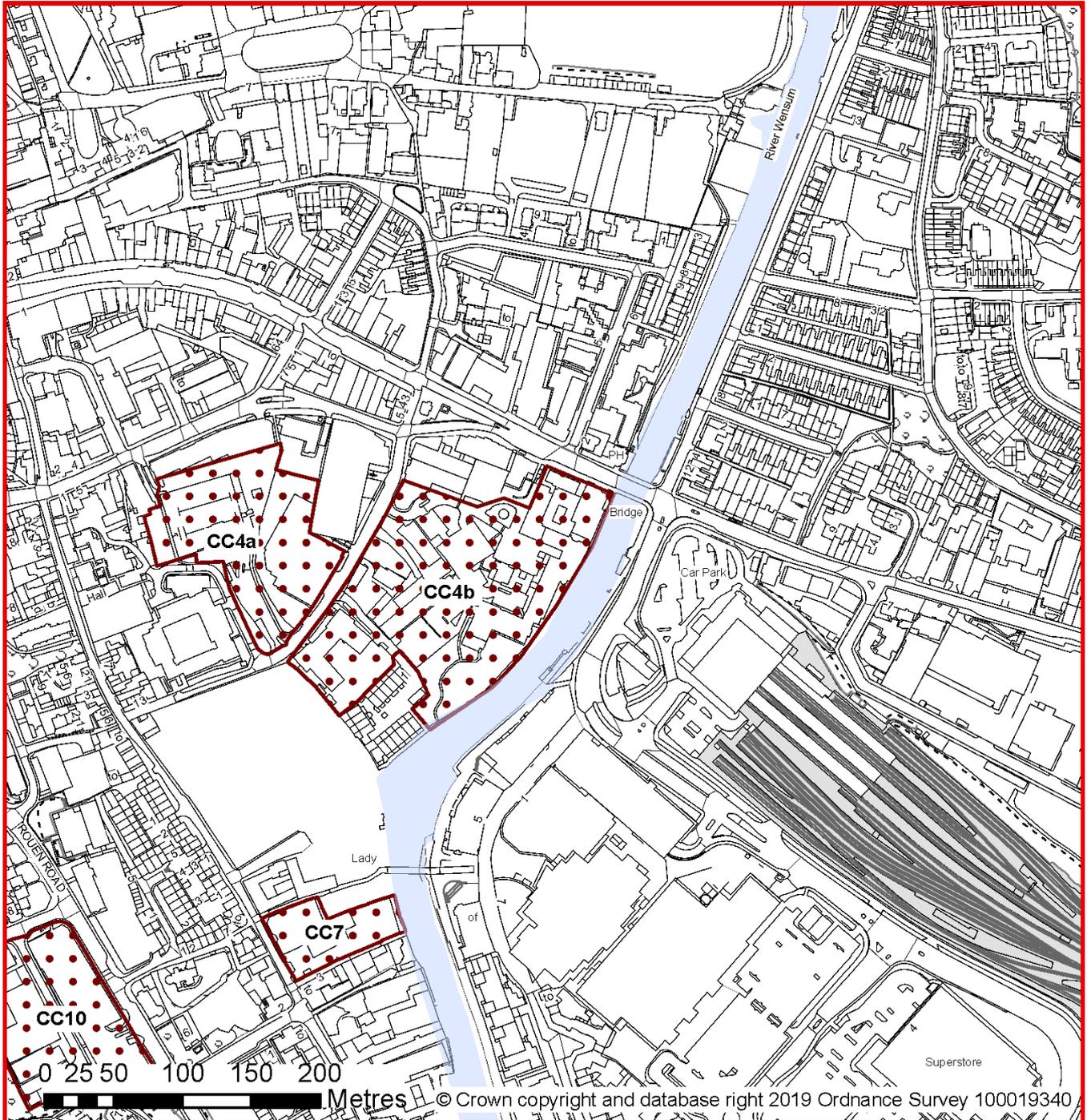
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC4b
Location Rose Lane/Prince of Wales Road (Mountergate East)
Allocation Mixed Use (200 homes, student accommodation, office space, tourism)
Area 2.40 ha

(Also shown as commitments
on other maps)



Date: 31/10/2019



-  Broads Authority
-  Carried forward Mixed Use Allocation

Notes CC4a and CC4b:

Sites CC4a and CC4b were identified in the previous Local Plan as a single allocation CC4. Within the area of the original allocation there has been limited redevelopment and change of use of premises and sites closest to Rose Lane. Completed developments include the refurbishment of the Union Building for managed workspace, conversion of Imperial House to flats, construction of the replacement Rose Lane Car Park and establishment of the Charles Darwin Primary Academy within former office buildings fronting Prince of Wales Road. Due to the recent completion of these developments, these premises are proposed to be excluded from the revised allocation. Emerging proposals providing for the potential redevelopment and replacement of the dated Hotel Nelson (Premier Inn) including complementary mixed-use development, strongly favour integration of that site within the allocation to exploit the potential of its river frontage.

Evidence from the GVA Employment and Town Centres study 2018 points to significant demand for high quality employment space for developing businesses in the digital creative sector and other sectors supporting the city centre economy, preferably requiring a location close to sustainable transport hubs. Accordingly, scope for a significant element of employment use is identified in site CC4a west of Mountergate to take advantage of its location close to Norwich Rail Station. Land east of Mountergate (CC4b) is promoted for a broader mix of uses with a significant element of residential use, effective integration of the Hotel Nelson site and possible reuse or redevelopment of offices at Baltic House. The general principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038.

As an existing allocation, 250 homes have been considered in the calculation of the housing requirement.

Sites CC4a and 4b are likely to accommodate at least 250 homes with around 50 being accommodated on site CC4a and 200 on site CC4b. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout being achieved.

POLICY CC7 Hobrough Lane, King Street, Norwich (approx. 0.35ha) is allocated for residential-led mixed use development. This will accommodate a minimum of 20 homes, of which at least 6 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Residential development with small scale retail and/or offices, food and drink, and tourist uses.
- Development will secure sensitive conversion of historic buildings fronting King Street including removal of the unsympathetic post-war alterations.
- New development should respect the historic integrity and setting of 125-129 King Street and conserve and enhance heritage assets and their settings in this part of the City Centre Conservation Area
- Development will enhance the public realm along King Street and Hobrough Lane and provide riverside access, potentially linking to the cycle/pedestrian route to Lady Julian Bridge
- Heritage interpretation to be provided as part of the scheme.

Notes CC7:

The site was allocated in the previous Local Plan and was subject to two previous approved schemes on adjoining parts of the site which together would have delivered a total of 20 homes. These permissions have expired, and the site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential use.

As an existing allocation, 20 homes have been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 20 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More homes may be accommodated, subject to an acceptable design and layout etc. being achieved and heritage impact and other constraints being adequately addressed.

NORWICH

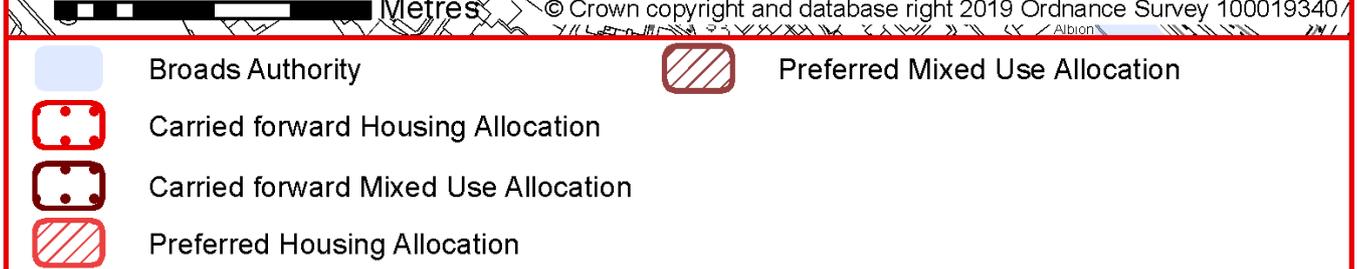
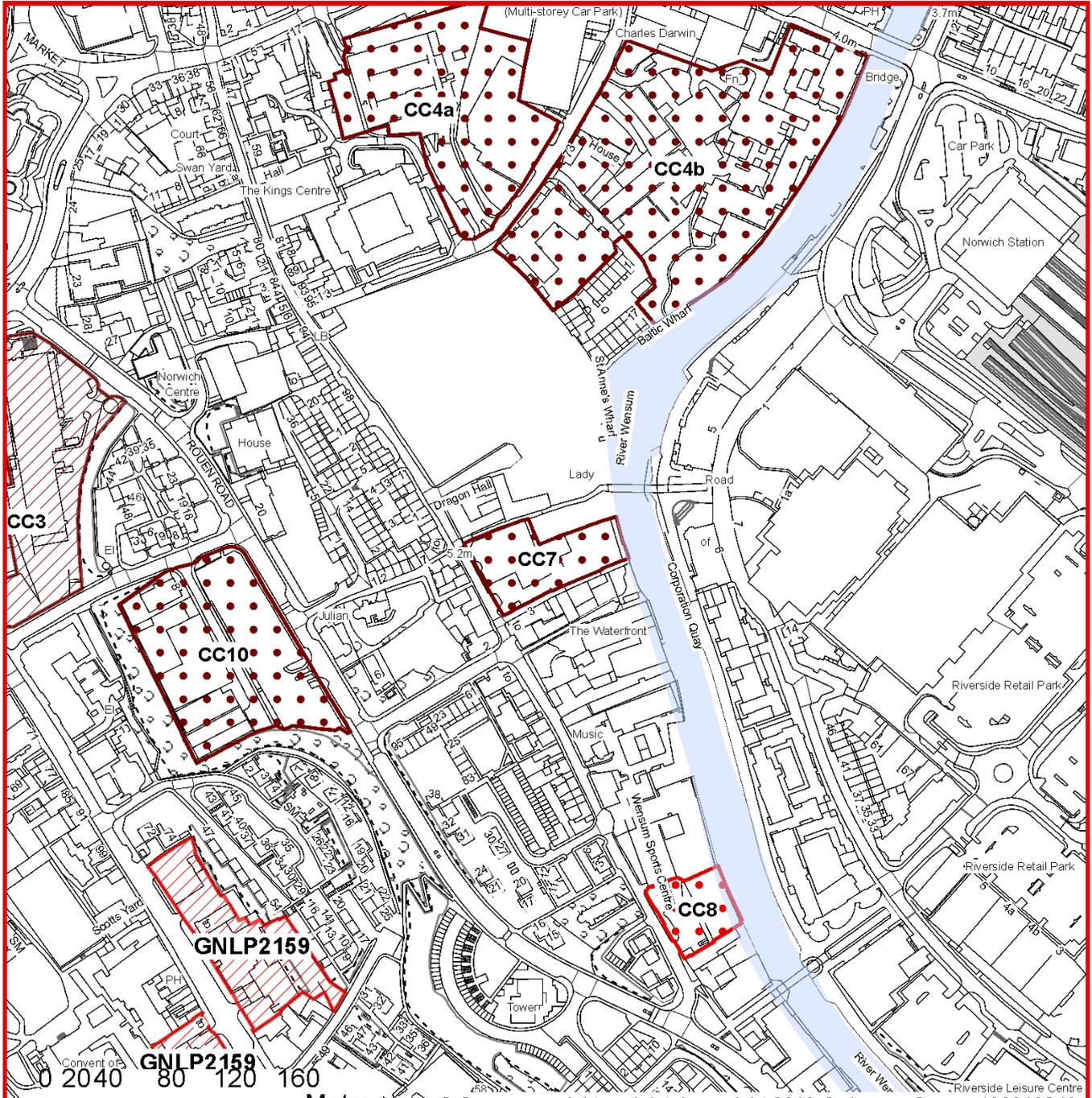
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC7
 Location Hobrough Lane, King Street Residential-led
 Allocation Mixed Use (20 homes)
 Area 0.35 ha

(Also shown as commitments
on other maps)

N
 1:3,500
 @ A4

Date: 31/10/2019



POLICY CC8 King Street Stores, Norwich (approx. 0.20ha) is allocated for residential use. This will accommodate a minimum of 20 homes, of which at least 6 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Development proposals will contribute to the regeneration of the King Street area by reinstating the historic street frontage of King Street and having regard to the significance of heritage assets and their settings in this part of the City Centre Conservation Area;
- Retain and enhance the locally listed structure on site;
- Provide access to the river potentially linking to the riverside walk to the Novi Sad bridge through the adjacent Ferryboat redevelopment site.

Notes CC8:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 20 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

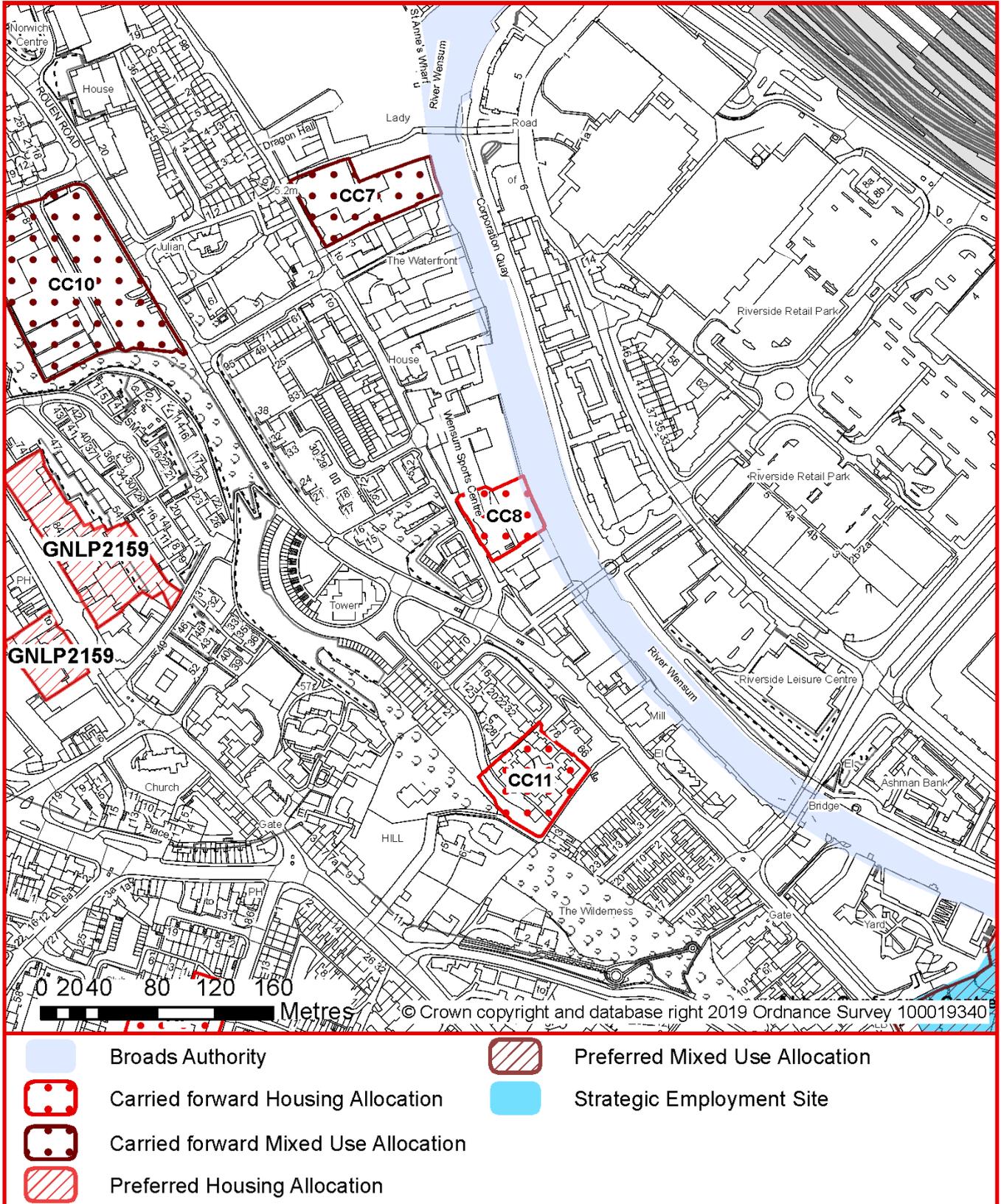
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC8
 Location King Street Stores, Norwich Residential
 Allocation Development (20 homes)
 Area 0.20 ha

(Also shown as commitments
on other maps)

N
 1:3,500
 @ A4

Date: 31/10/2019



POLICY CC10 Land at Garden Street and Rouen Road, Norwich (approx. 1.08ha) is allocated for mixed use development. This will accommodate approximately 100 homes, of which at least 28 (or 28%) should be affordable. This site could include an element of small-scale office/business units to cater for small business.

The development will achieve the following site-specific requirements:

- Vehicular access for residential development should be via Garden Street.
- Equivalent replacement public parking spaces will be provided as part of the scheme, accessed from Rouen Road.

Notes CC10:

The site was allocated in the previous Local Plan for housing but has not yet been developed. A previous option to provide a primary school on the site has not been progressed due to additional school capacity since becoming available in the city centre. The principle of development on the site has already been accepted and it is expected that development will take place later within the time-period of this Local Plan, likely within 10-15 years. The site is re-allocated for mixed use development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 100 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

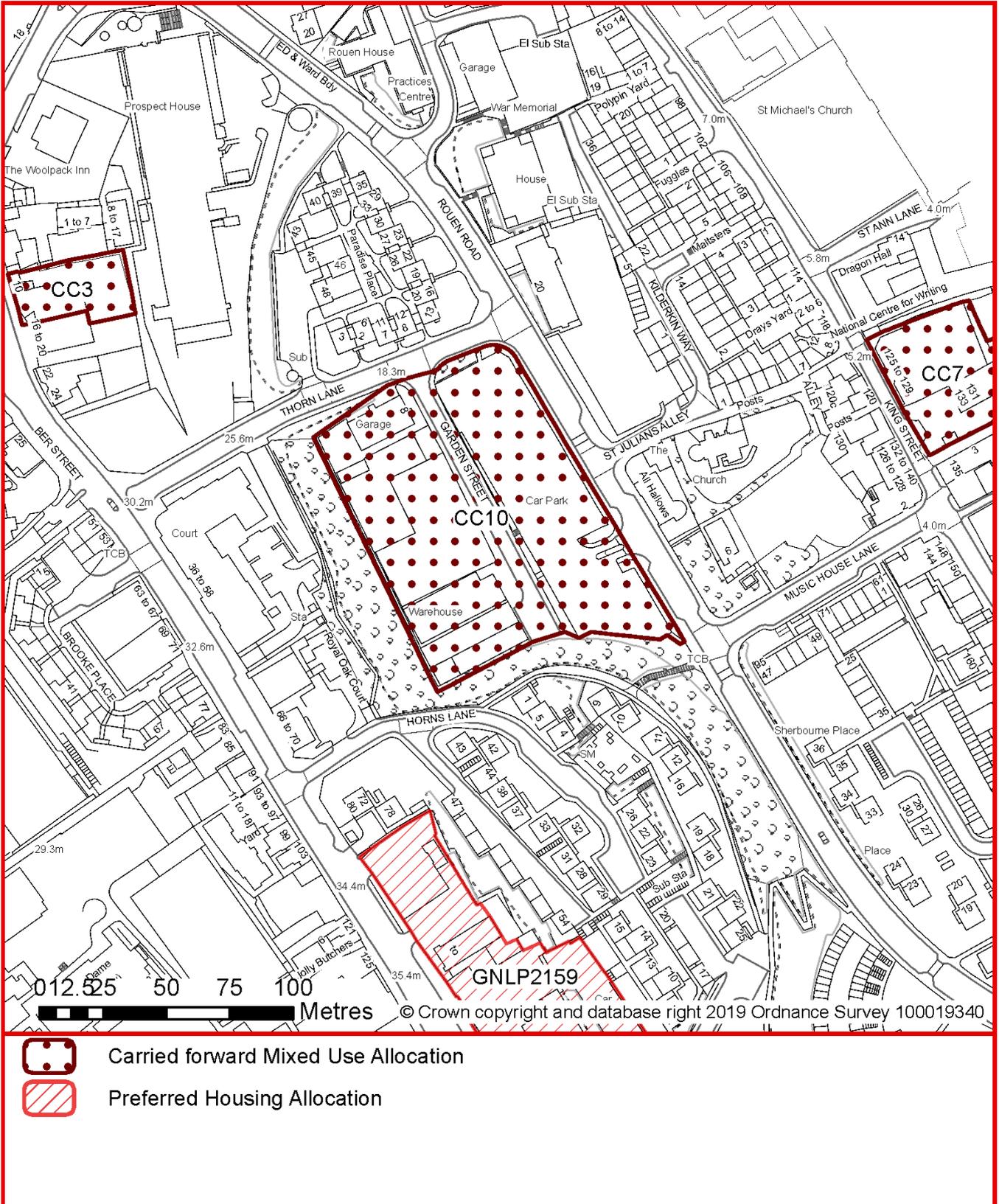
Greater Norwich Local Plan Carried Forward Allocation

Site Reference: CC10
 Location: Land at Garden Street and Rouen Road
 Allocation: Mixed Use
 Area: 1.08 ha

(Also shown as commitments on other maps)

N
 1:2,000
 @ A4

Date: 22/11/2019



POLICY CC11 Land at Argyle Street, Norwich (approx. 0.32ha) is allocated for residential development. This will accommodate 10-15 homes, of which at least 28% should be affordable.

The development will achieve the following site-specific requirements:

- The design of development must respect the adjacent wooded ridge and the setting of neighbouring listed and locally listed buildings
- Potential ground stability issues should be addressed in the design and configuration of new housing, with scope for the use of dwelling types employing lightweight modular construction.

Notes CC11:

The site was allocated in the previous Local Plan but has not yet been developed. Demolition of subsidence damaged bungalows previously on the site has been taken account of in the calculation of historic housing delivery. The principle of housing redevelopment on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate between 10 and 15 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability, but it is expected that as the land is in public ownership the site is capable of delivering a scheme of 100% affordable dwellings.

NORWICH

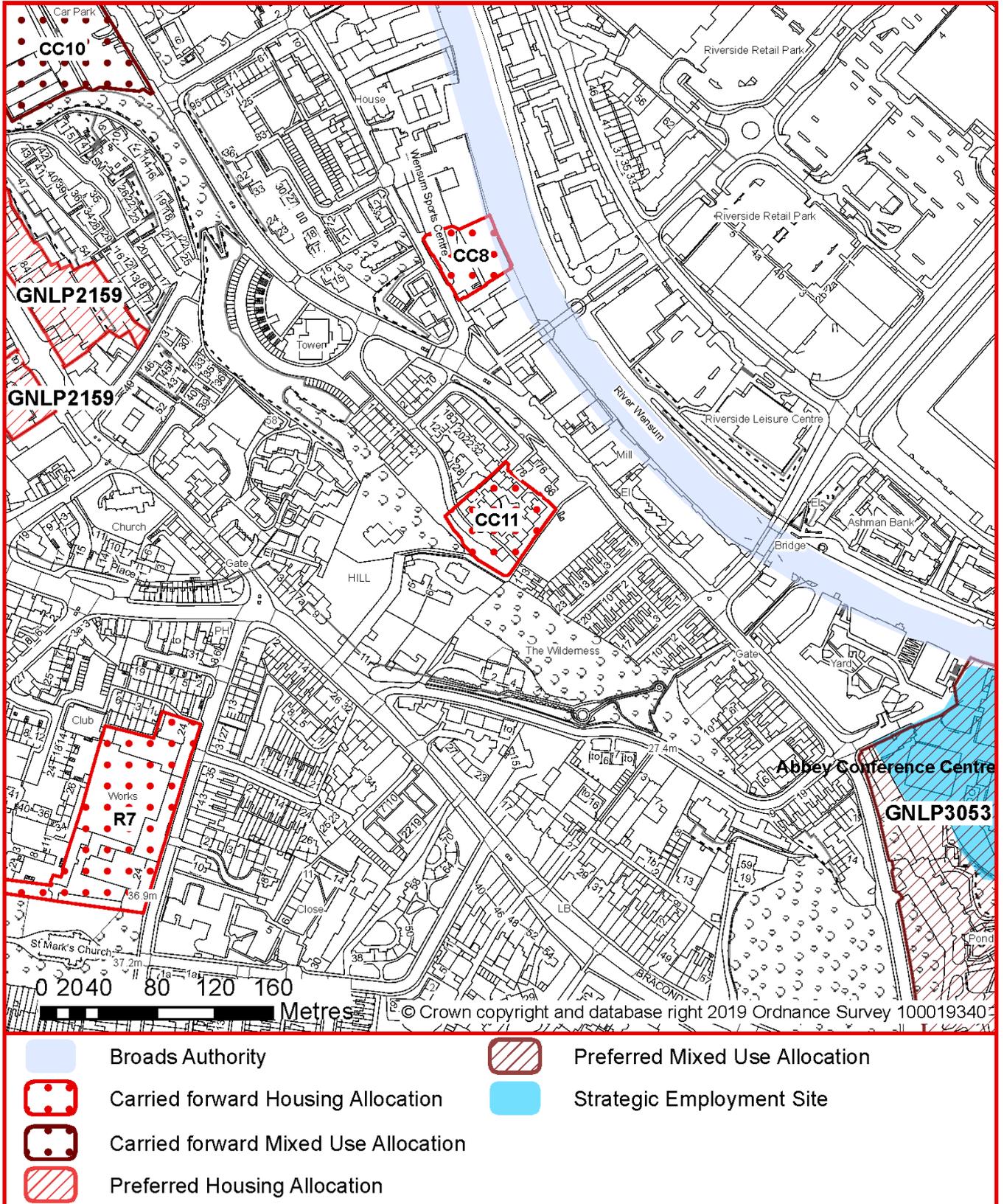
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC11
 Location Land at Argyle Street
 Allocation Residential Development (up to 15 homes)
 Area 0.32 ha

(Also shown as commitments
on other maps)


N
1:3,500
@ A4

Date: 31/10/2019



POLICY CC16 Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way, Norwich (approx. 2.23ha) is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses. This will accommodate a minimum of 270 homes, of which at least 76 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which respects its riverside context, has regard to its location on the edge of the Bracondale Conservation Area, ensures a high level of flood resilience and incorporates appropriate mitigation measures (including addressing identified risks from flooding from rivers and surface water flooding);
- Provide a public transport interchange on site and a public transport strategy for the wider east Norwich strategic regeneration area
- Provide public access to the river and a riverside walk/cycle link to facilitate the re-routing of national cycle route 1 / red pedalway to Whitlingham and connections to the regeneration opportunity sites to the south and east including the Deal Ground, the Utilities site and Carrow Works.
- Enhance the river frontage as a gateway to Norwich city centre
- Be designed to mitigate the impact of noise generation, light and odour pollution from adjacent industrial uses and the railway
- High quality green infrastructure, landscaping, planting and biodiversity enhancements particularly along the river edge and forming a setting for the stadium;

Notes CC16:

The site was allocated in the previous Local Plan and the western part of the original allocation at Geoffrey Watling Way has been developed. Much of the remaining land on the river frontage (Carrow Quay) has benefit of planning permission and the first phase of development is underway. Land at the football club car park and Groundsman's Hut site remains appropriate for development; the latter site has now got planning permission for 73 units of housing (Carrow View). The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate up to 200 homes on the currently undeveloped part of Carrow Quay site and a minimum of 70 homes on the groundsman's hut/car park site. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

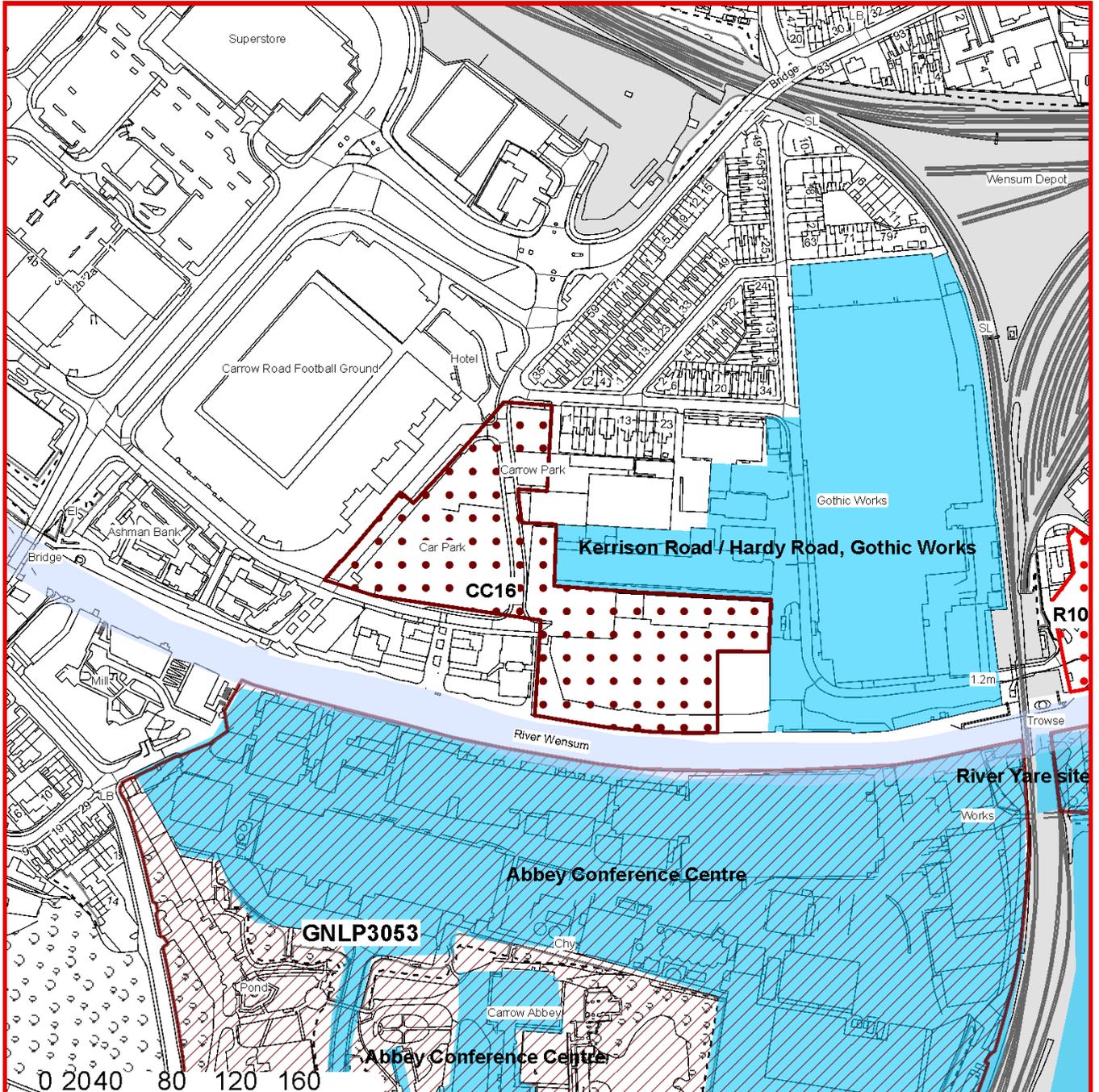
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC16
 Location Land adjoining Norwich Football Club north and east of Geoffrey Watling Way
 Allocation Mixed Use (Up to 270 homes)
 Area 2.23 ha

(Also shown as commitments on other maps)

N
 1:3,500
 @ A4

Date: 31/10/2019



POLICY CC17a and CC17b Land at Barrack Street/Whitefriars

See Policy GNLP0409R above

POLICY CC18 Land at 140-154 Oak Street and 70-72 Sussex Street, Norwich (approx. 0.36ha) is allocated for residential use. This will accommodate a minimum of 27 homes, of which at least 8 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which has regard to its location within the City Centre Conservation Area and secures an improvement in townscape.
- Create strong built frontages to Oak Street, Sussex Street and Chatham Street, if feasible, reinstating historic layouts by grouping buildings around an internal courtyard.

Notes CC18:

The site was allocated in the previous Local Plan as two separate sites CC18 and CC19 which are now in the same ownership. Neither allocation has yet been developed but the northern part fronting Sussex Street (previously CC19) has a previous unimplemented consent for 17 homes intended to be delivered as a co-housing scheme, with the land fronting Oak Street (CC18) having been allocated for a minimum of 10 homes. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 27 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

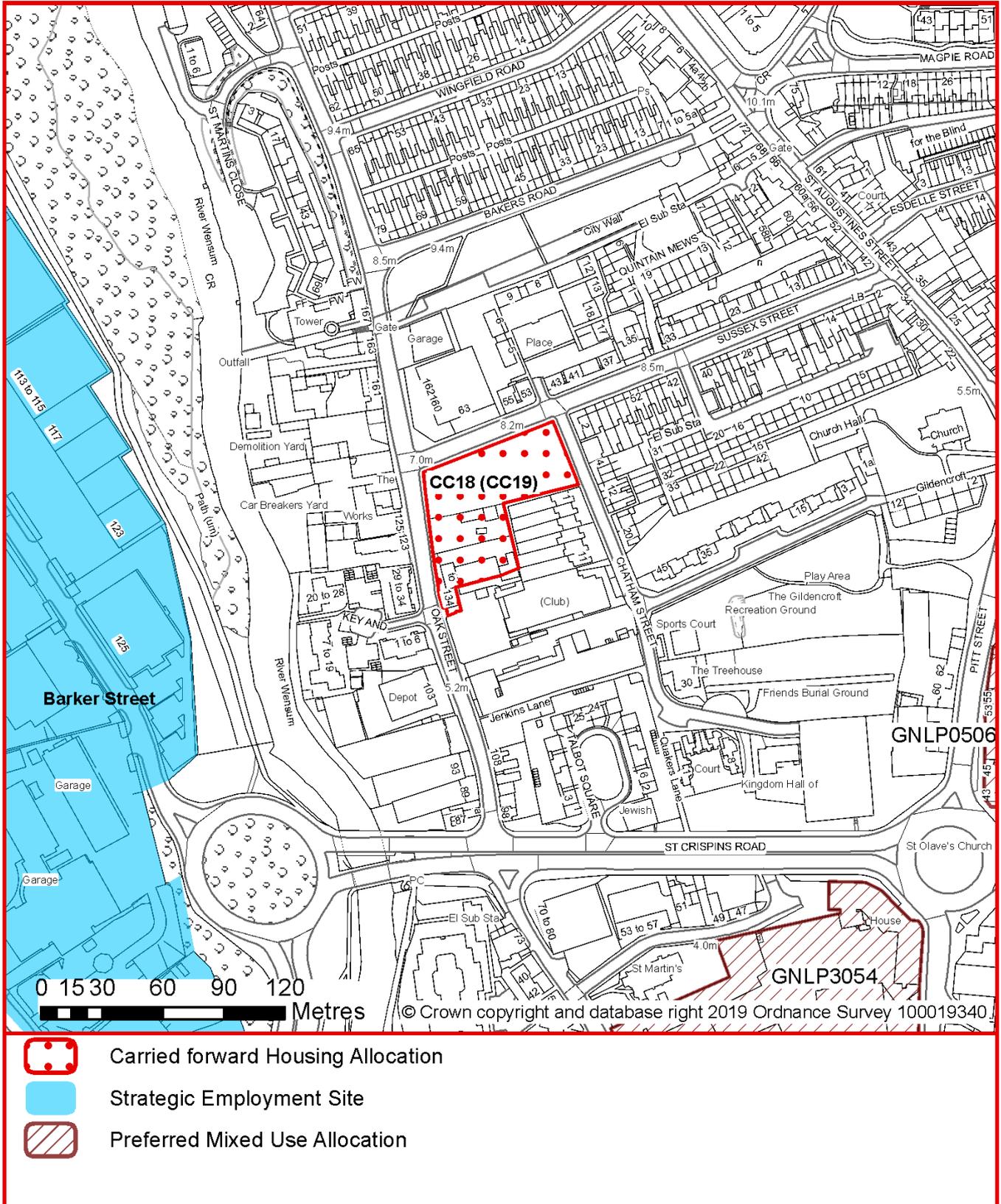
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC18 (CC19)
 Location Land at 140-154 Oak Street and 70-72 Sussex Street
 Allocation Residential Development (Minimum 27 homes)
 Area 0.36 ha

(Also shown as commitments
on other maps)

N
 1:2,500
 @ A4

Date: 06/11/2019



POLICY CC24 Land to rear of City Hall, Norwich (approx. 0.40ha) is allocated for mixed use development which may include residential, offices and managed workspace, food and drink and small-scale retail uses. The alternative option of a hotel development is supported and, if this option is progressed, scope for accommodating residential uses on part of the site should be investigated in order to retain its potential for housing delivery. If developed with an element of residential uses the site could accommodate a minimum of 20 homes, of which at least 6 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive and energy and water-efficient design of a scale and form which has regard to its prominent location within the City Centre Conservation Area, the significance of adjoining heritage assets and their settings, and its position forming part of the setting of the immediately adjoining Grade II star listed City Hall.
- Development should take account of and respect the original design concept of City Hall and its intended architectural context within a wider planned civic centre.
- If redevelopment involves the loss of trees on the St Giles Street frontage, the development should provide high quality green infrastructure, landscaping, planting and biodiversity enhancements;
- The scheme should deliver improved connectivity between the Forum and Norwich Lanes by improving and enhancing the north-south pedestrian route between St Giles Street and Bethel Street.

Notes CC24:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for mixed-use development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site may accommodate at least 20 homes if developed for a mix of uses including residential. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

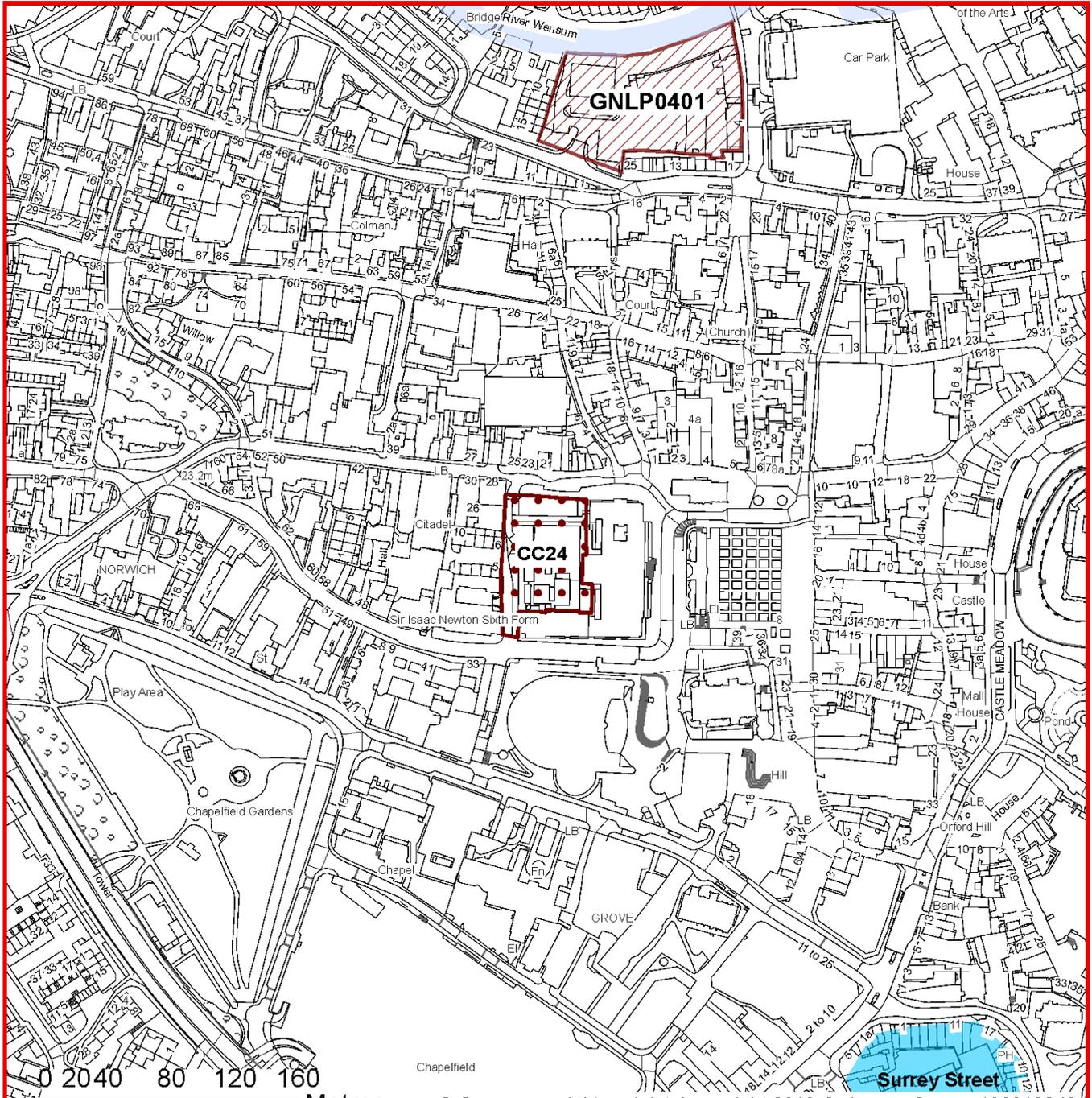
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC24
 Location Land to rear of City Hall
 Allocation Mixed Use
 Area 0.40 ha

(Also shown as commitments
 on other maps)

N
 1:3,500
 @ A4

Date: 31/10/2019



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-  Broads Authority
-  Carried forward Mixed Use Allocation
-  Preferred Mixed Use Allocation
-  Strategic Employment Site

POLICY CC29 Land adjoining and to the west of at Queens Road and Surrey Street, Norwich

See Policy GNLP0451 above.

POLICY CC30 Westwick Street Car Park, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 30 homes, of which at least 8 (or 28%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient and flood resilient design of a scale and form which has regard to its prominent gateway location within the City Centre and its position forming part of the historic setting of the City wall.
- Provide linkages through the site to the adjoining pedestrian network, including a connection with the riverside walk
- Vehicular access should be taken solely from Westwick Street
- Heritage interpretation, particularly of the city wall, to be provided on site.

Notes CC30:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate a minimum of 30 homes. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

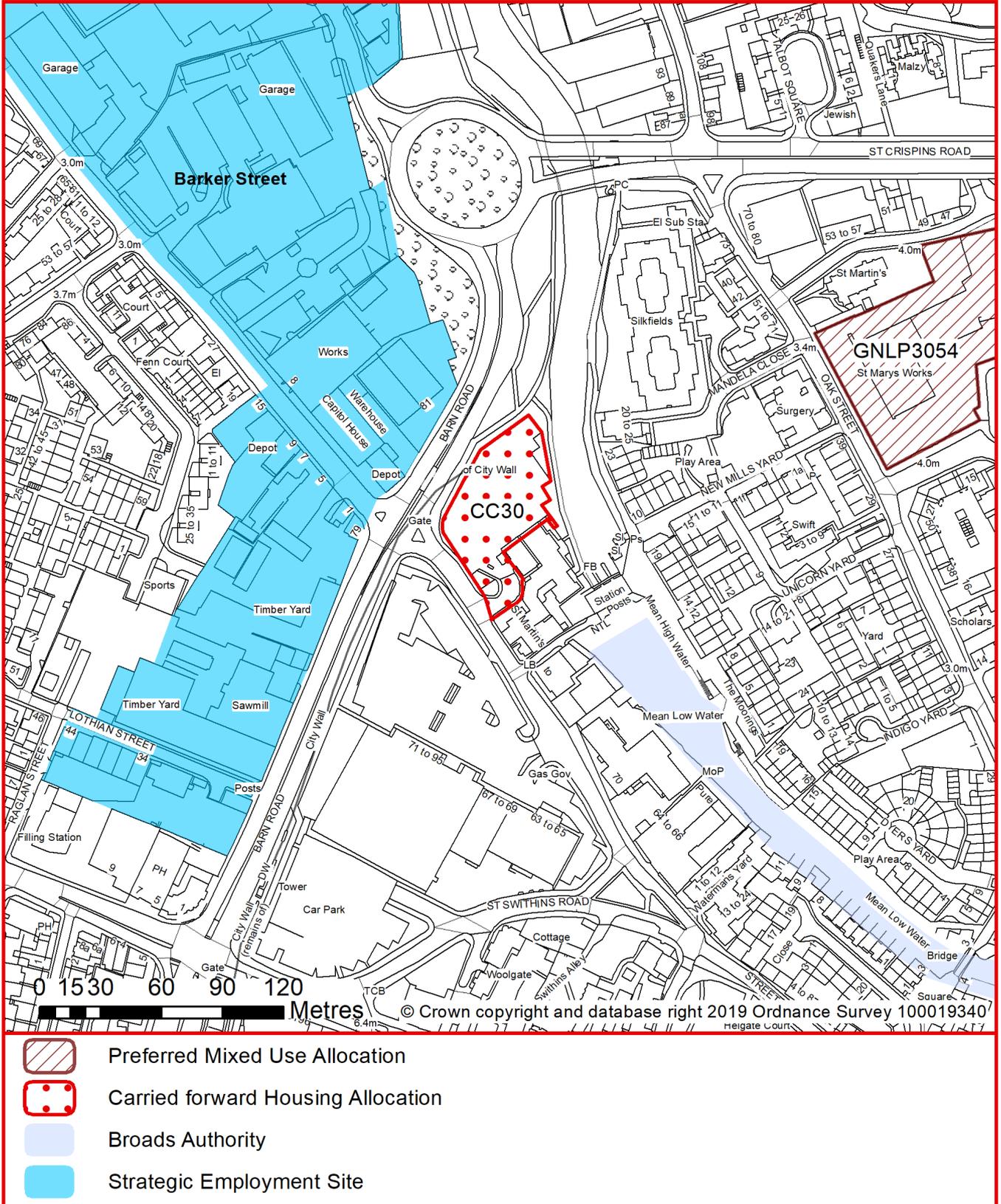
Greater Norwich Local Plan Carried Forward Allocation

Site Reference CC30
 Location Westwick Street Car Park
 Allocation Residential Development (Approx. 30 homes)
 Area 0.30 ha

(Also shown as commitments
on other maps)

N
 1:2,500
 @ A4

Date: 10/12/2019



POLICY R1 Land at The Neatmarket, Hall Road (approx. 4.50 hectare) is allocated for employment development and light industrial use (use classes B2/B8 and B1(c)). Ancillary office development and motor trade/car sales uses on the frontage to Hall Road will also be acceptable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, energy and water-efficient design
- Takes account of the need to protect adjoining residential occupiers from noise from proposed uses and future occupiers of the development itself from noise from the railway;
- Development should preferably be approached comprehensively. Piecemeal and/or phased development will be accepted only where it is demonstrated that retaining existing livestock market and ancillary uses on site will not result in unacceptable impacts on future occupiers and where the access and operational needs of those retained uses can be adequately addressed;
- High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including the retention and enhancement of existing on-site and adjacent trees;
- Potential contamination from previous uses and any risks arising from the proximity of the notifiable hazardous installation (Calor Gas) to the north should be assessed and mitigated;
- Development should include the construction of the main vehicular access road into the site as part of the first phase, incorporate a pedestrian and cycle link across the site to link with the Yare Valley Walk and the nearby Cooper Lane Picnic Area.
- Development should make provision for any off-site improvements to the junction of Hall Road and The Neatmarket necessary as a result of increased traffic generation from the site.

Notes R1:

The site was allocated in the previous Local Plan for employment development and part of the site is subject to detailed permission for a car sales use. The remainder of the site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for employment use.

NORWICH

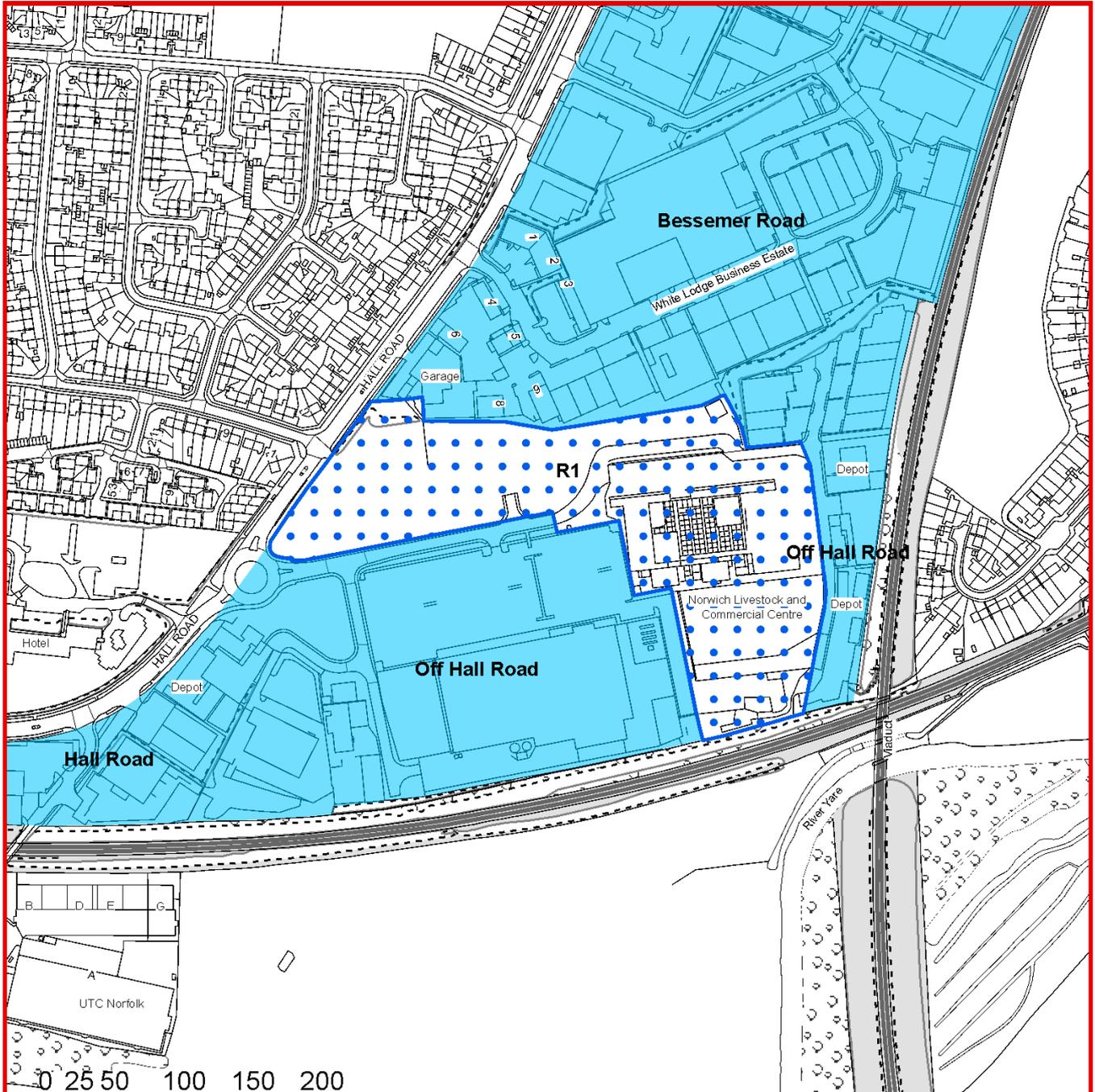
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R1
 Location Land at The Neatmarket, Hall Road
 Allocation Employment (B2/B8 and B1(c))
 Area 4.5 ha

(Also shown as commitments
on other maps)

N
 1:4,000
 @ A4

Date: 31/10/2019



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Carried forward Employment Allocation



Strategic Employment Site

POLICY R2 Ipswich Road Community Hub, 120 Ipswich Road, Norwich (approx. 0.80ha) is allocated for residential development which may be provided either as general needs housing or purpose-built accommodation for older people or people with special needs. Development consolidating and expanding the existing community support and educational facilities on site will also be acceptable. If developed for residential purposes the site is expected to accommodate a minimum of 15 homes, of which at least 5 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design of a scale and form which reflects its prominent gateway location at the southern approach to Norwich.
- Development should protect the setting of the adjacent County Wildlife site at Danby Wood, the informal open space at Danby Park and the ecological interest of the roadside nature reserve to the south.
- Potential ground stability issues should be addressed in the design and configuration of new development, with scope for the use of building types employing lightweight modular construction.
- High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme.
- A pedestrian link should be provided through the site to connect to the Yare Valley Walk and provision should be made for the improvement and enhancement of the existing footpath along its northern boundary;
- Vehicular access into the site should be provided from Ipswich Road, designed to minimise impact on the free flow of vehicular traffic and contributing to necessary highway and pedestrian safety improvements including a new pedestrian crossing point.

Notes R2:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development with the option of development or redevelopment for community uses. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 15 homes if developed for residential purposes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

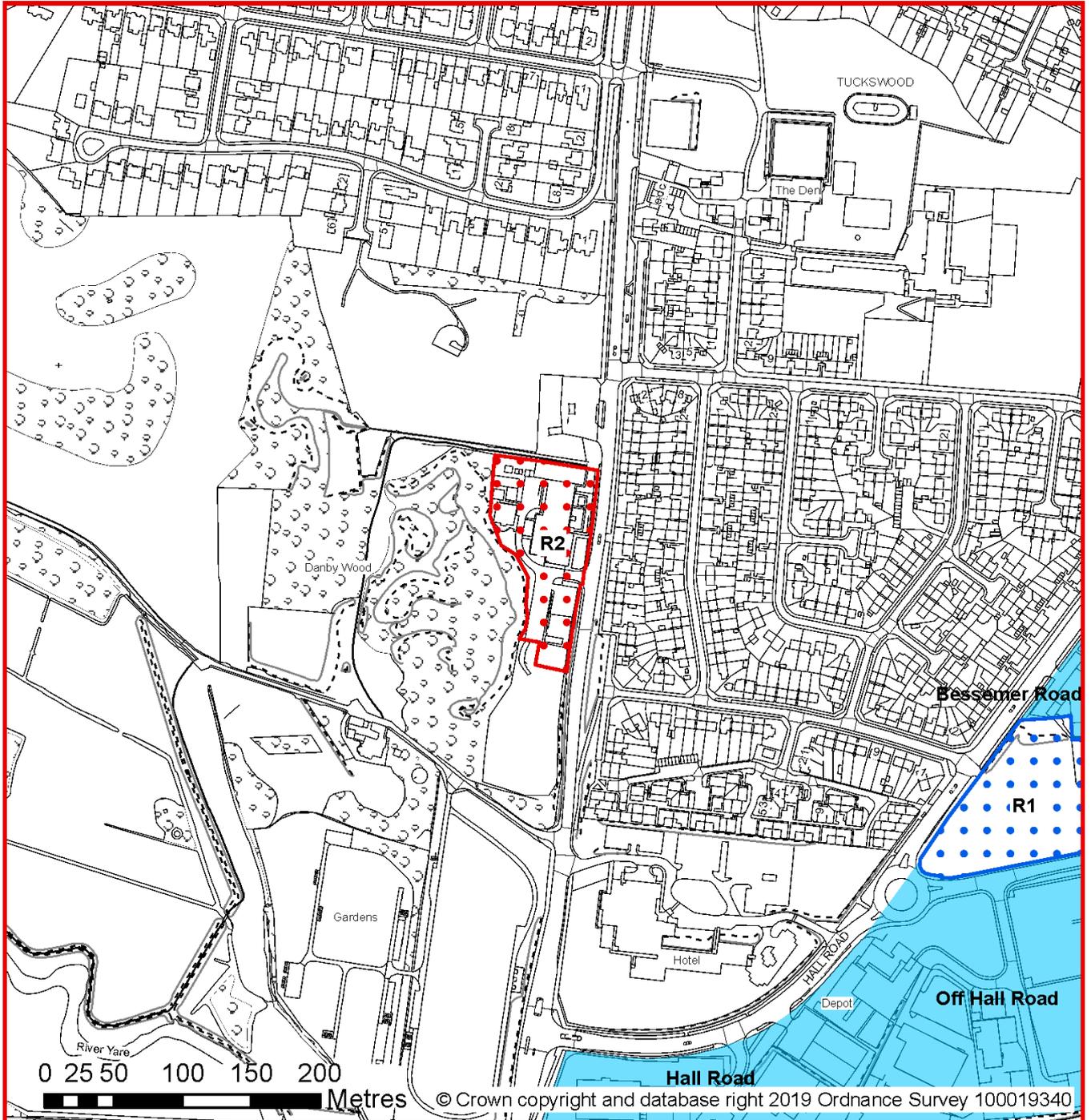
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R2
Location Ipswich Road Community Hub, 120 Ipswich Road
Allocation Residential development (up to 30 homes)
Area 0.8 ha

(Also shown as commitments
on other maps)


N
1:4,000
@ A4

Date: 31/10/2019



-  Carried forward Employment Allocation
-  Carried forward Housing Allocation
-  Strategic Employment Site

POLICY R7 John Youngs Limited, 24 City Road, Norwich (approx. 0.89ha) is allocated for residential development. This will accommodate a minimum of 45 homes, of which at least 15 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design of a scale and form which reflects and responds to the residential character of the surrounding area.
- Development should respect the heritage significance and setting of the adjacent listed St Marks Church and its graveyard and the surrounding locally listed residential terraces in City Road.
- Retain and convert the Victorian building in the north-east corner of the site for residential uses as part of the comprehensive development of the site, subject to viability
- Car free or low car development in accordance with Policy 2 is appropriate in this location.
- Vehicular access if required should be taken from City Road. A pedestrian/cycle link will be provided between Hall Road and City Road
- High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided as an integral part of the design of the scheme, to include protection of trees along the southern boundary and enhance the landscape setting of the site

Notes R7:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 45 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout being achieved and the need to have regard to conserving and enhancing the setting of adjoining heritage assets.

NORWICH

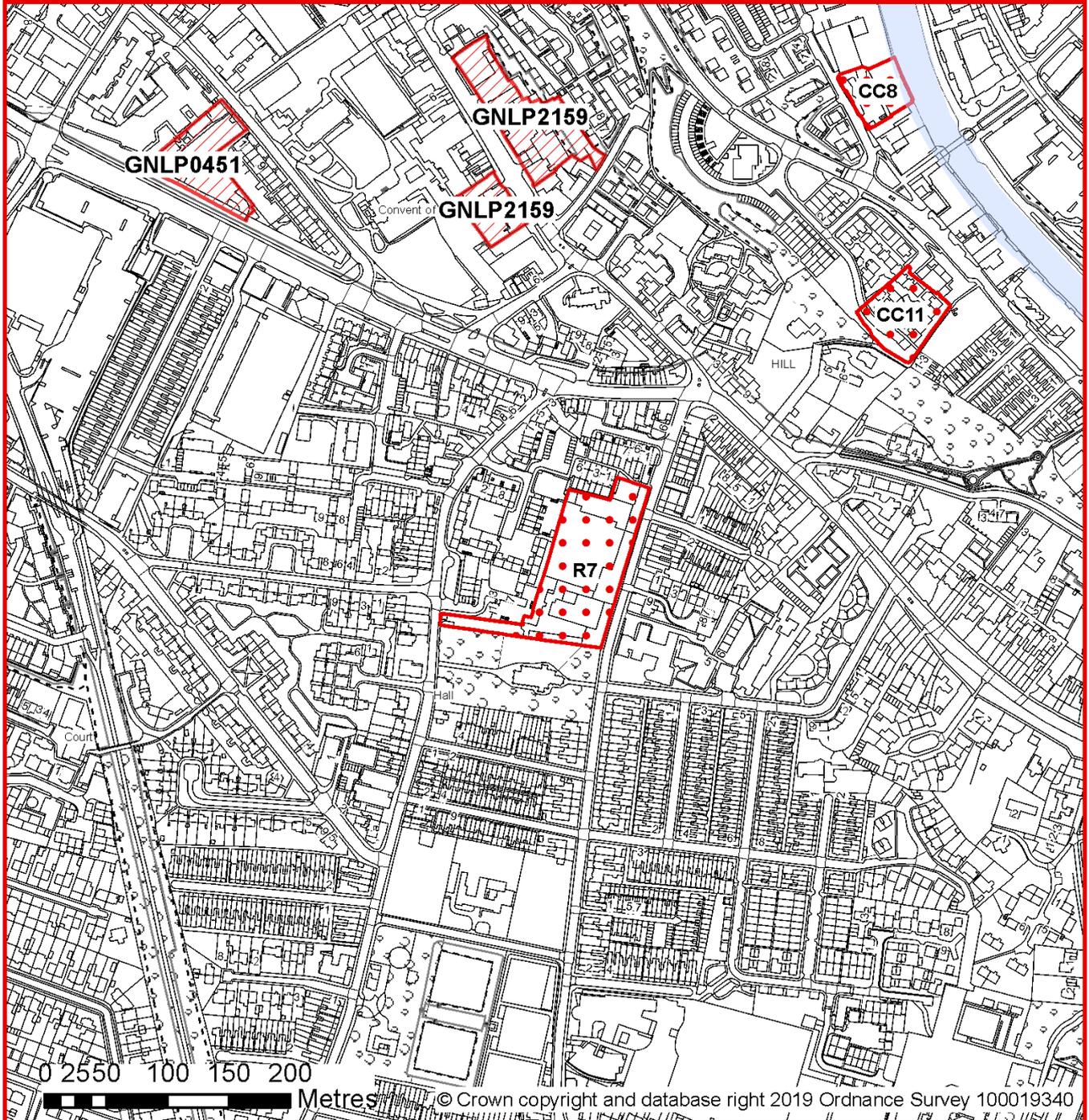
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R7
 Location John Youngs Limited, 24 City Road Residential
 Allocation development (Approx. 45 homes)
 Area 0.89 ha

(Also shown as commitments
on other maps)

N
 1:4,500
 @ A4

Date: 31/10/2019



-  Broads Authority
-  Carried forward Housing Allocation
-  Preferred Housing Allocation

POLICY R9 The Deal Ground, Norwich (approx. 8.10ha)

See policy GNLP0360 above

POLICY R10 Utilities site, Norwich (approx. 6.90ha) is allocated for residential led mixed-use development including housing, community, education and leisure facilities, local employment, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to accommodate a minimum of 100 homes subject to confirmation through detailed masterplanning of the wider East Norwich Strategic Regeneration Area as defined in policy 7.1 of this plan (which in total is expected to deliver a minimum of 2000 homes, of which at least 33% should be affordable).

The development will achieve the following site-specific requirements:

- Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1. Proposals for the site should not prejudice future development of or restrict options for the adjoining sites.
- Provision of a riverside walk along the frontage to the Utilities site on the northern bank of the River Wensum and provision of connections to the Football Club and the City Centre as part of the integrated access and transportation strategy required by policy 7.1. This should be designed to allow future extension of the pedestrian and cycle network to serve surrounding regeneration opportunity sites east of the city centre should they become available, including improved access routes to Kerrison Road and Hardy Road over or under the railway line north of Trowse Swing Bridge;
- Establishment of recreational routes along the eastern margin of the site with a potential link to Carey's Meadow as part of the integrated access and transportation strategy;
- Proposals will maintain the open character of the Yare Valley and preserve long views toward the Broads and open countryside;
- Effective integration with proposals for the area of the site immediately to the east falling within the Broads Authority area and covered by policy NOR1 of the adopted Broads Local Plan 2019 (or successor document); and
- Proposals should acknowledge the heritage significance of the site as a former power station as part of the requirement in policy 7.1 to protect and enhance heritage assets and their settings.

Notes R10:

The site was allocated in the previous Local Plan but has not yet been developed. Previous proposals were founded on the expectation of delivering a renewable power generation facility as an integral part of the development and although this option is not being actively pursued there is scope for local energy generation serving the wider area which is reflected in policy 7.1. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this Local Plan. The site is re-allocated for mixed use development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 100 homes contributing to an overall target of 2000 in the East Norwich strategic regeneration area. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing may be accommodated, subject to an acceptable design and layout being achieved and contingent on the scope for enhanced infrastructure provision and increased highway network capacity in the area.

Note: The Utilities site is split between Norwich City and the Broads Authority Executive Area for planning purposes: the land immediately to the east of site R10 between the River Yare and the railway line falls within the planning jurisdiction of the Broads Authority. Policy NOR1 of the adopted Broads Local Plan 2019 (or successor document) provides for mixed use development of this adjoining land potentially providing up to 120 homes in addition to the housing potential of the site allocated within this plan. Development proposals will need to incorporate both areas and are required to comply with the site-specific policies of both local planning authorities.

NORWICH

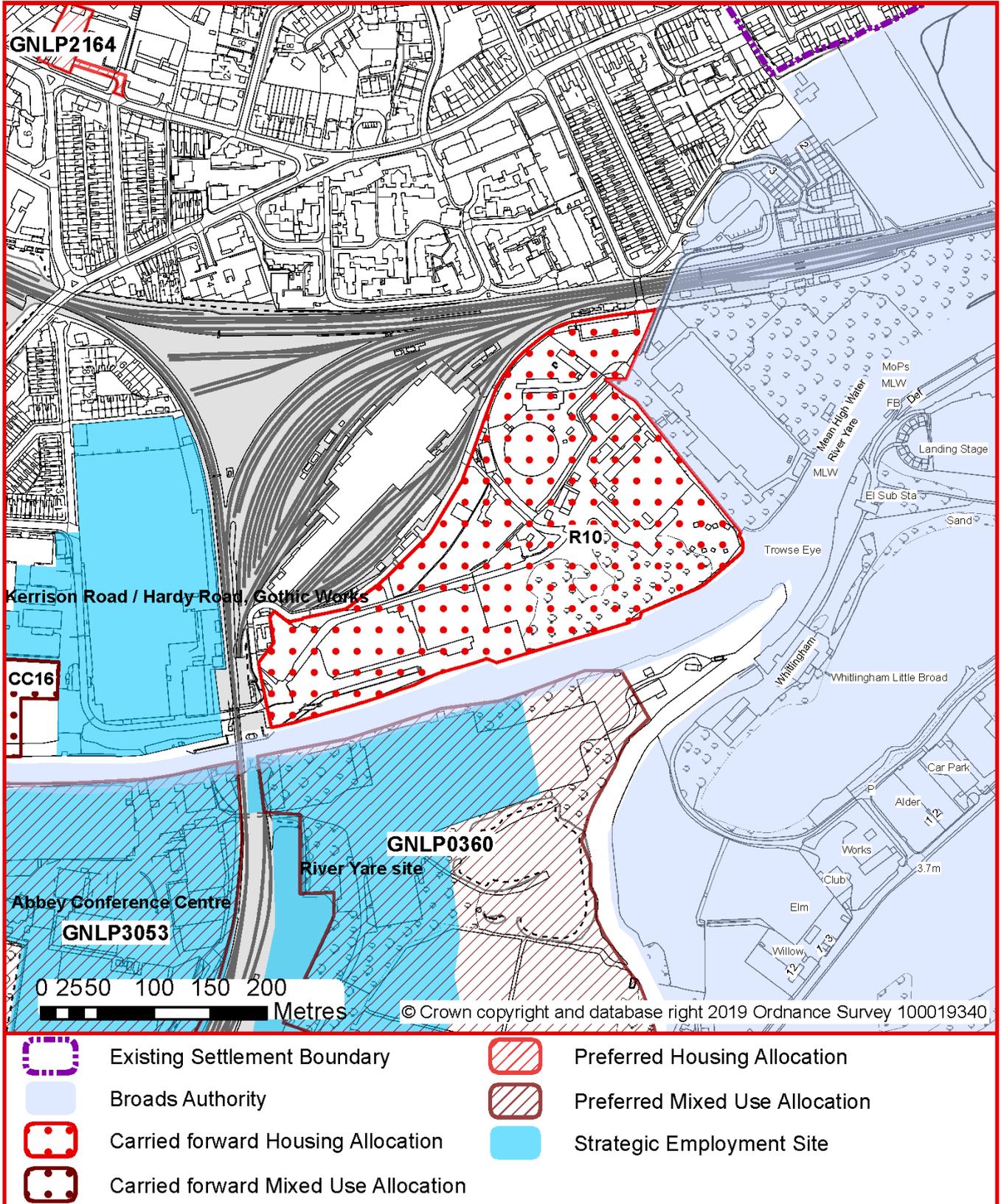
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R10
 Location Utilities site
 Allocation Mixed Use (100 homes)
 Area 6.9 ha

(Also shown as commitments
on other maps)

N
 1:4,500
 @ A4

Date: 31/10/2019



POLICY R13 Site of former Gas Holder at Gas Hill, Norwich (approx. 0.30ha) is allocated for residential development. This will accommodate a minimum of 15 homes, of which at least 5 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design of a scale and form which reflects and responds to its prominent location on the hillside east of the city centre adjacent to Thorpe wooded ridge.
- Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet Conservation Area and of the scheduled remains of St Leonards Priory.
- Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site;
- Development will not take place prior to the revocation of the hazardous substance consent.
- Site contamination arising from the former gas storage use should be addressed and mitigated.
- Car free or low car development in accordance with policy 2 is appropriate in this location.

Notes R13:

The site was allocated in the previous Local Plan but has not yet been developed. The gas holder previously on site has been decommissioned and removed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

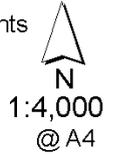
The site is likely to accommodate at least 15 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More housing may be accommodated, subject to an acceptable design and layout being achieved.

NORWICH

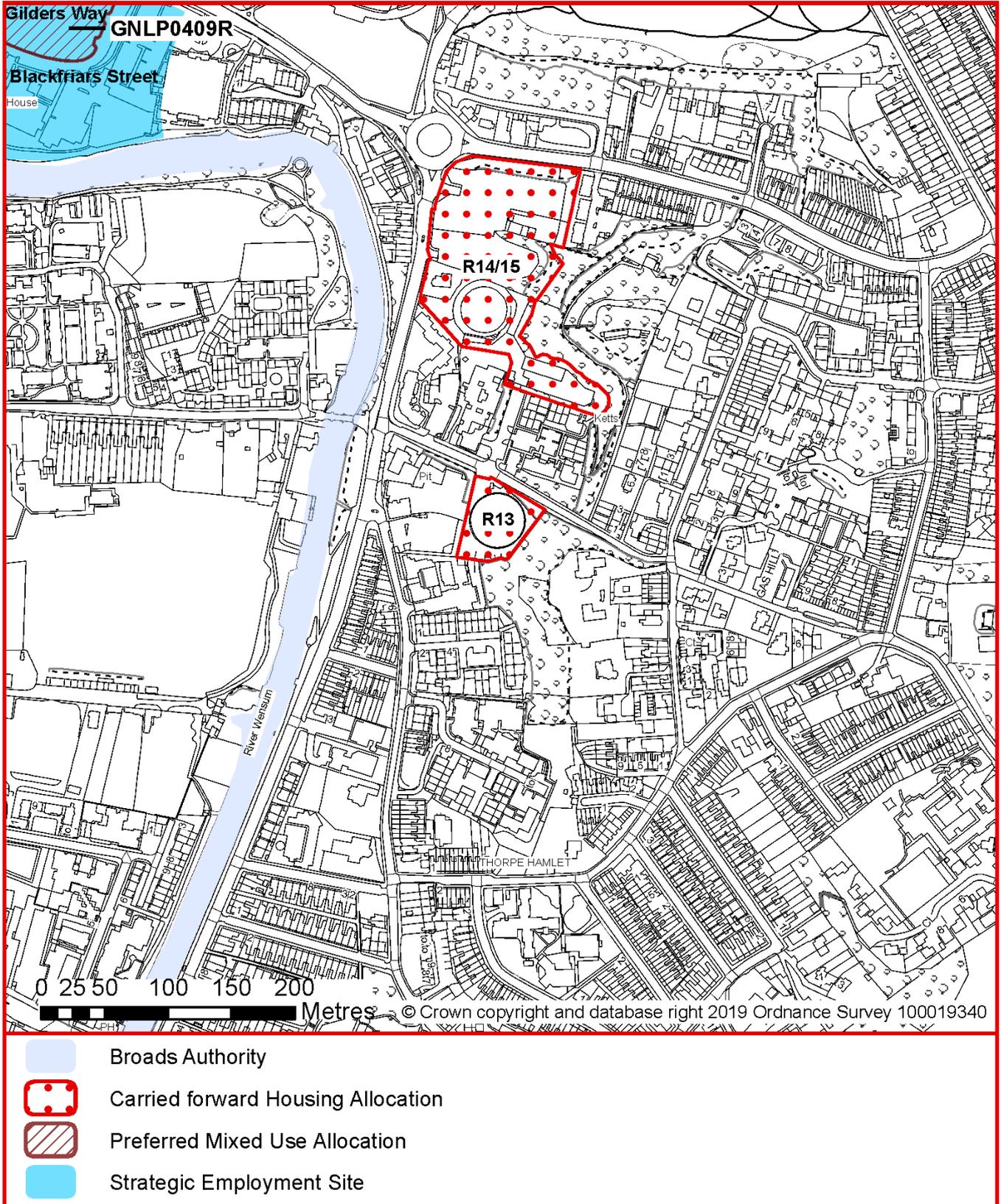
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R13
 Location Site of former Gas Holder at Gas Hill, Norwich
 Allocation Residential Development (Approx. 15 homes)
 Area 0.3 ha

(Also shown as commitments
on other maps)



Date: 31/10/2019



-  Broads Authority
-  Carried forward Housing Allocation
-  Preferred Mixed Use Allocation
-  Strategic Employment Site

POLICY R14/R15 Land at Ketts Hill and east of Bishop Bridge Road, Norwich (approx. 1.65ha) is allocated for residential development. This will accommodate a minimum of 80 homes, of which at least 26 (or 33%) should be affordable.

Site R15 combined with R14 as a single allocation.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design of a scale and form which reflects and responds to its prominent location adjacent to the hillside east of the city centre and to Thorpe wooded ridge.
- Development should respect the heritage significance and setting of the adjacent Thorpe Hamlet Conservation Area
- Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including retention and enhancement of tree planting to its northern boundary fronting Ketts Hill;
- Site contamination arising from the former gas storage use should be addressed and mitigated.
- The main vehicular access will be provided from Bishop Bridge Road.
- Car free development in accordance with Policy 2 is appropriate in this location.

Notes R14/R15:

The site was previously identified as two separate allocations in the adopted 'Site allocations and site-specific policies' plan, site R14 (Land East of Bishop Bridge Road) and R15 (Land at Ketts Hill and Bishop Bridge Road). The constraint on development imposed by the gasholder on the southern part has now been released following its demolition, subject to revocation of the hazardous substance consent. The site has not yet been developed. The principle of residential development on the land has already been accepted and it is expected that development will take place within the time-period of this Local Plan. The sites are accordingly re-allocated for residential development as a single allocation for a similar number of homes. The potential contribution from the previous allocations has been considered in the calculation of the housing requirement.

The site is likely to accommodate a minimum of 80 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

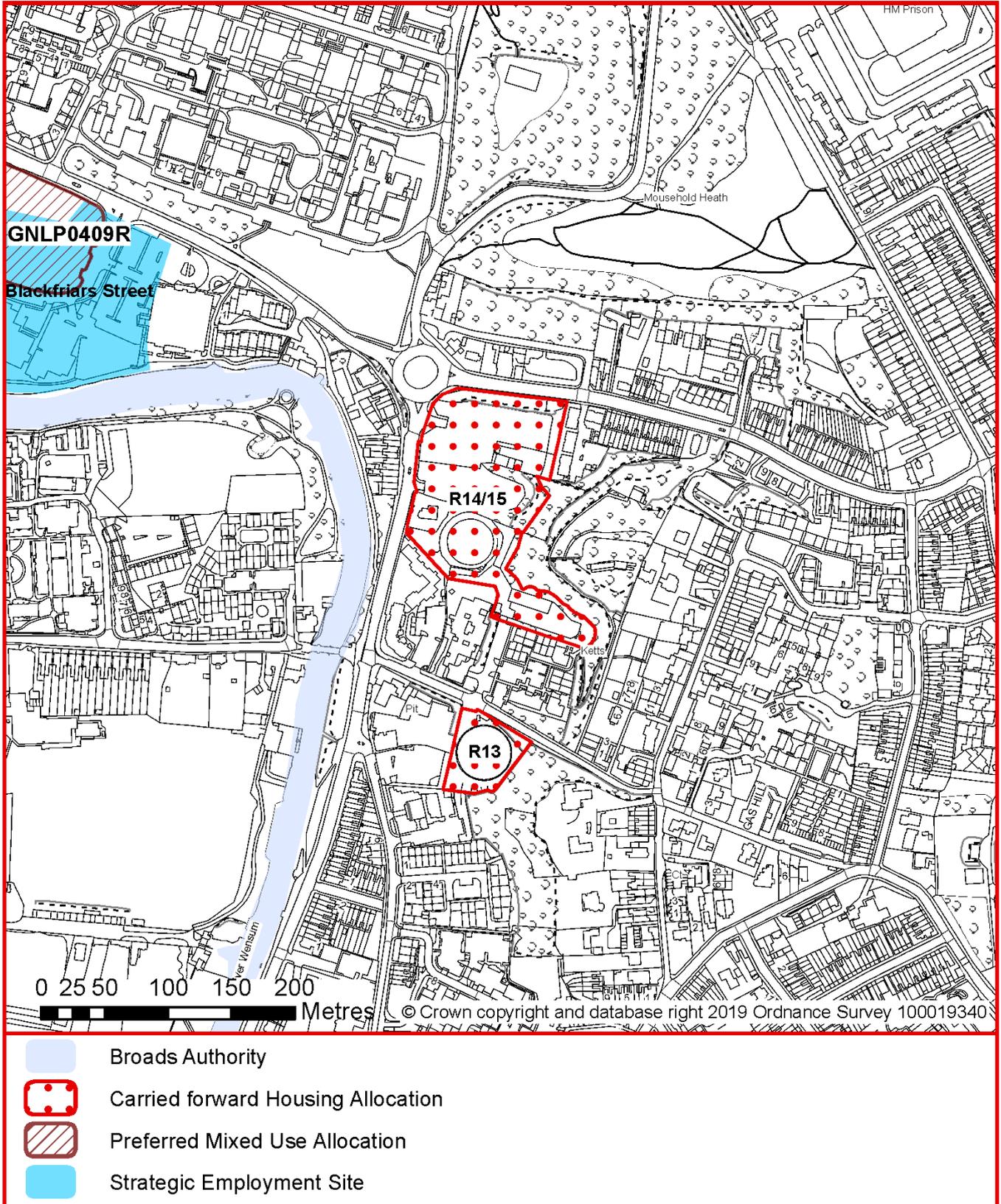
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R14/15
Location Land at Ketts Hill and east of Bishop Bridge Road
Allocation Residential Development (Approx. 80 homes)
Area 1.65 ha

(Also shown as commitments
on other maps)


N
1:4,000
@ A4

Date: 31/10/2019



POLICY R17 Site of former Van Dal Shoes, Dibden Road, Norwich (approx. 0.54ha) is allocated for residential development. This will accommodate a minimum of 25 homes, of which at least 8 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- The existing locally listed shoe factory building should be retained or converted, subject to viability. To this end an assessment of its suitability for conversion either in part or as a whole (taking account of the industrial heritage significance of the site) will be required;
- Where new buildings are proposed they should achieve high quality, locally distinctive, energy and water-efficient design of a scale and form which reflects its prominent location and the character and context of the surrounding predominantly residential area.
- Development should protect and enhance significant long views across the city (as identified in Appendix 8 of Norwich development management policies local plan (Adopted December 2014, or successor document));
- Site contamination arising from the former manufacturing use should be addressed and mitigated;
- Address access issues, including the potential stopping up or diversion of the highway subject to maintaining a pedestrian link across the site;
- Provide enhanced pedestrian and cycle links to Mousehold Avenue and Gertrude Road;
- Be designed to promote biodiversity and facilitate green infrastructure links to neighbouring green spaces and connections to Mousehold Heath. Existing trees on site should be retained and protected where practicable.

Notes R17:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

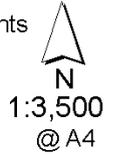
The site is likely to accommodate at least 25 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

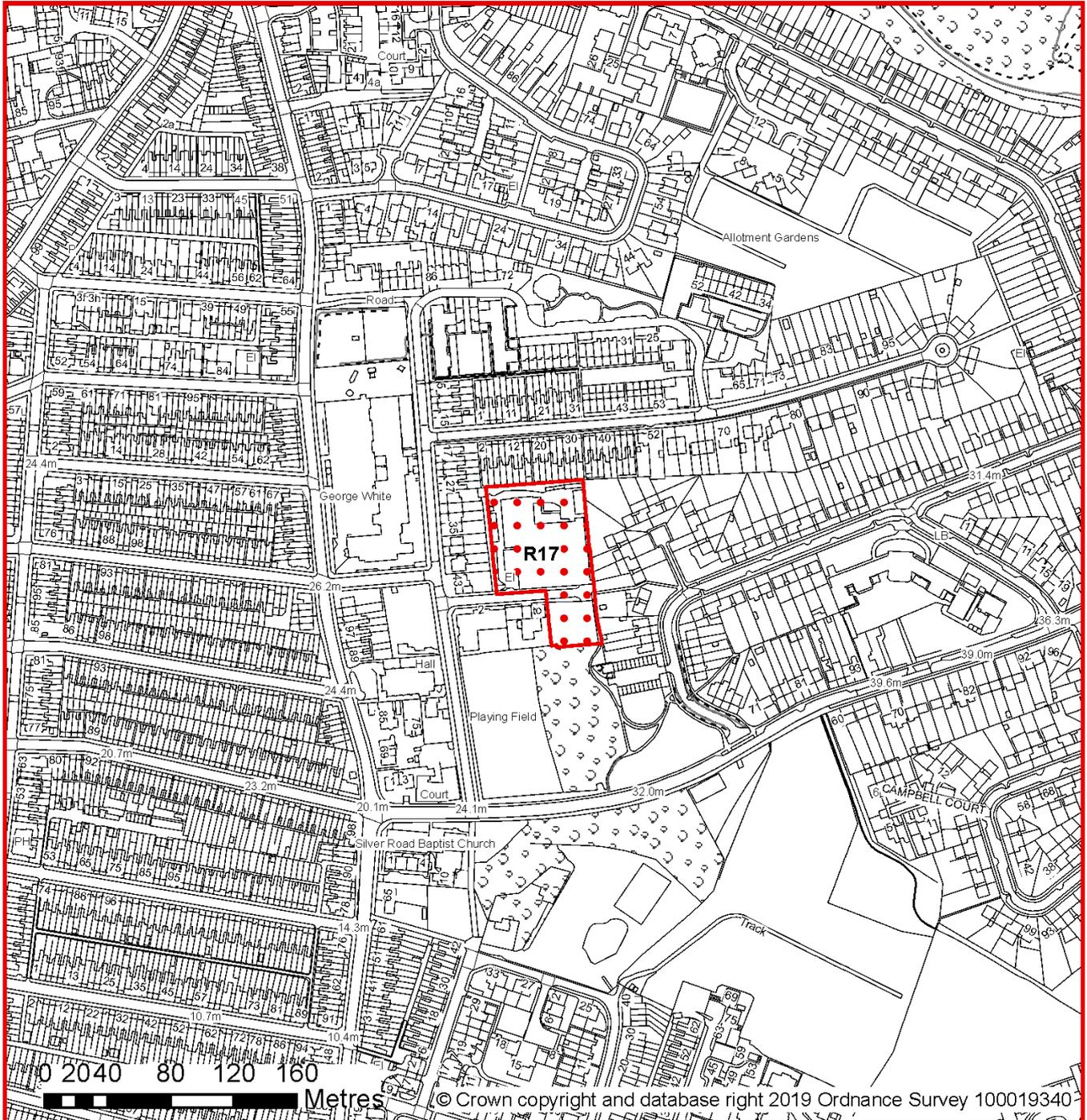
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R17
Location Site of former Van Dal Shoes, Dibden Road
Allocation Residential Development (Approx. 25 homes)
Area 0.54 ha

(Also shown as commitments
on other maps)



Date: 31/10/2019



Carried forward Housing Allocation

POLICY R18 Site of former Start Rite Factory, 28 Mousehold Lane, Norwich (approx. 0.87ha) is allocated for residential development. This will accommodate a minimum of 40 homes, of which at least 13 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design which responds to its prominent location on the outer ring road.
- The design must address the topography of the site and surface water drainage issues.
- A pedestrian/cycle link to Templemere should be provided
- Retain existing belt of woodland and scrub on south-west and south-east boundaries and enhance landscaping and green infrastructure through the site.
- Vehicular access should be taken from Mousehold Lane. Development should provide for all necessary highway and junction improvements to enable a right turn into the site and the integration and enhancement of the existing pedestrian crossing point
- Consideration should be given to rationalising access/servicing arrangements to enable a single shared access to adjoining commercial premises at 26 Mousehold Lane and remove the need for a separate access.

Notes R18:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate a minimum of 40 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

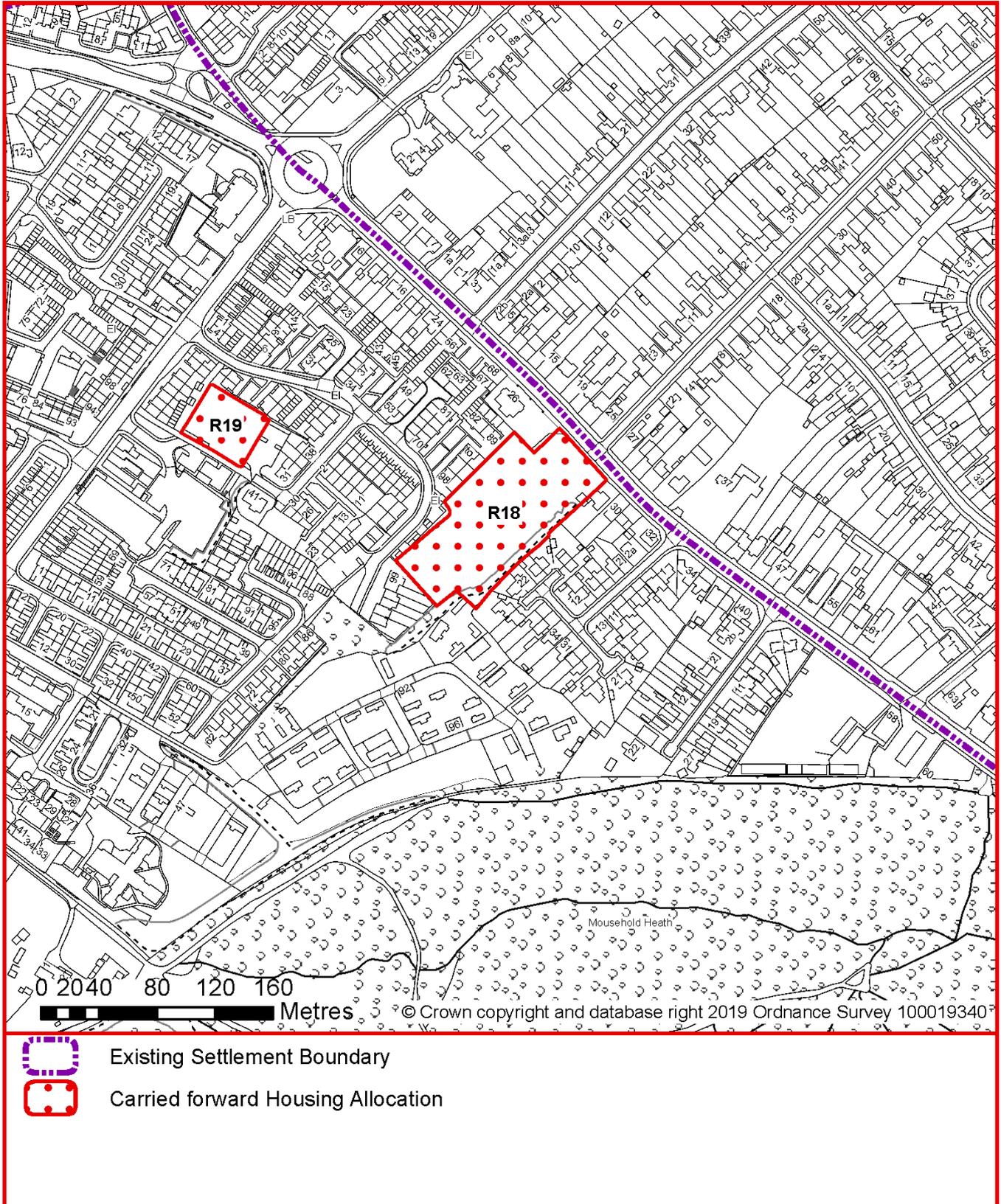
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R18
Location Former Start Rite Factory Site, 28 Mousehold Lane
Allocation Residential Development (Approx. 40 homes)
Area 0.87 ha

(Also shown as commitments
on other maps)



Date: 31/10/2019



POLICY R19 Land north of Windmill Road, Norwich (approx. 0.18ha) is allocated for residential development. This will accommodate in the region of 17 homes, of which at least 6 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design.
- Design to take account of differences in level between the site and adjoining residential properties and effectively addresses potential issues of overlooking loss of privacy and surface water flooding;
- Vehicular access to the site should be taken from the south via Millwright's Way, with pedestrian access retained via Windmill Road and links to Windmill Court and Templemere retained and enhanced
- Protection and enhancement of key green infrastructure, biodiversity and geodiversity assets within the site including replacement of trees on site, addressing the impact of adjacent trees on the site, and provision of a high-quality landscaping scheme.

Notes R19:

The site was allocated in the previous Local Plan and has been subject to planning permission for a development of 17 homes which has not been implemented. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development providing a comparable number of homes to the approved scheme. As an existing allocation with valid permission at the base date of the plan it has been considered in the calculation of the housing requirement.

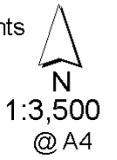
The site is likely to accommodate in the region of 17 homes. Development of the site will include a contribution to affordable housing in accordance with Policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

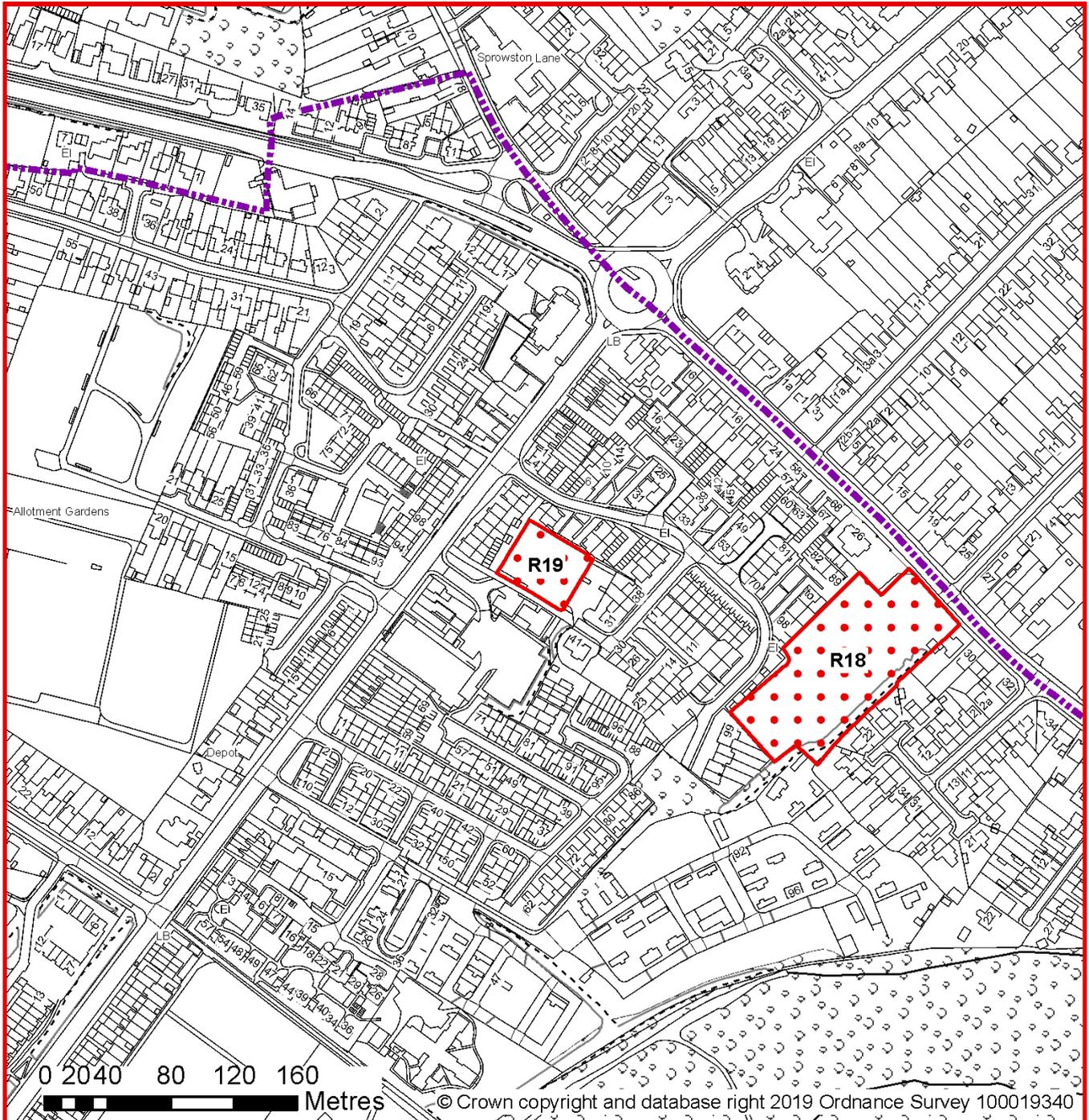
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R19
Location Land north of Windmill Road
Allocation Residential Development (Approx. 17 homes)
Area 0.18 ha

(Also shown as commitments
on other maps)



Date: 31/10/2019



Existing Settlement Boundary



Carried forward Housing Allocation

POLICY R20 Land east of Starling Road, Norwich (approx. 0.27ha) is allocated for residential development. This will accommodate a minimum of 23 homes, of which at least 8 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design which establishes a strong built frontage to Starling Road.
- The design should take account of heritage issues including its location on the fringe of the City Centre Conservation Area and locally listed terraces on Magpie Road;
- Site contamination arising from current and former industrial and motor trade uses should be addressed and mitigated;
- noise generation from road traffic and existing industrial and commercial uses should be addressed and mitigated;
- Comprehensive development is preferred but incremental development can be accepted where it would not compromise the development of the remainder of the site;
- As the allocation site is within multiple ownerships, shared access points are provided to keep the number of access points to a minimum.

Notes R20:

A larger site including land immediately to the north was allocated in the previous Local Plan for 45 homes. This has been partially delivered with the completion of 22 apartments on the former Cordova Buildings site. The remaining part of the allocation in two land parcels east of Starling Road has been subject to previous outline and detailed planning permissions for housing development but neither permission has been implemented. The principle of development on the remaining part of the original allocation has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development to deliver a number of homes equivalent to the capacity of the remaining land. As an existing partially undeveloped allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 23 homes. Development of this site will include affordable housing in accordance with Policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

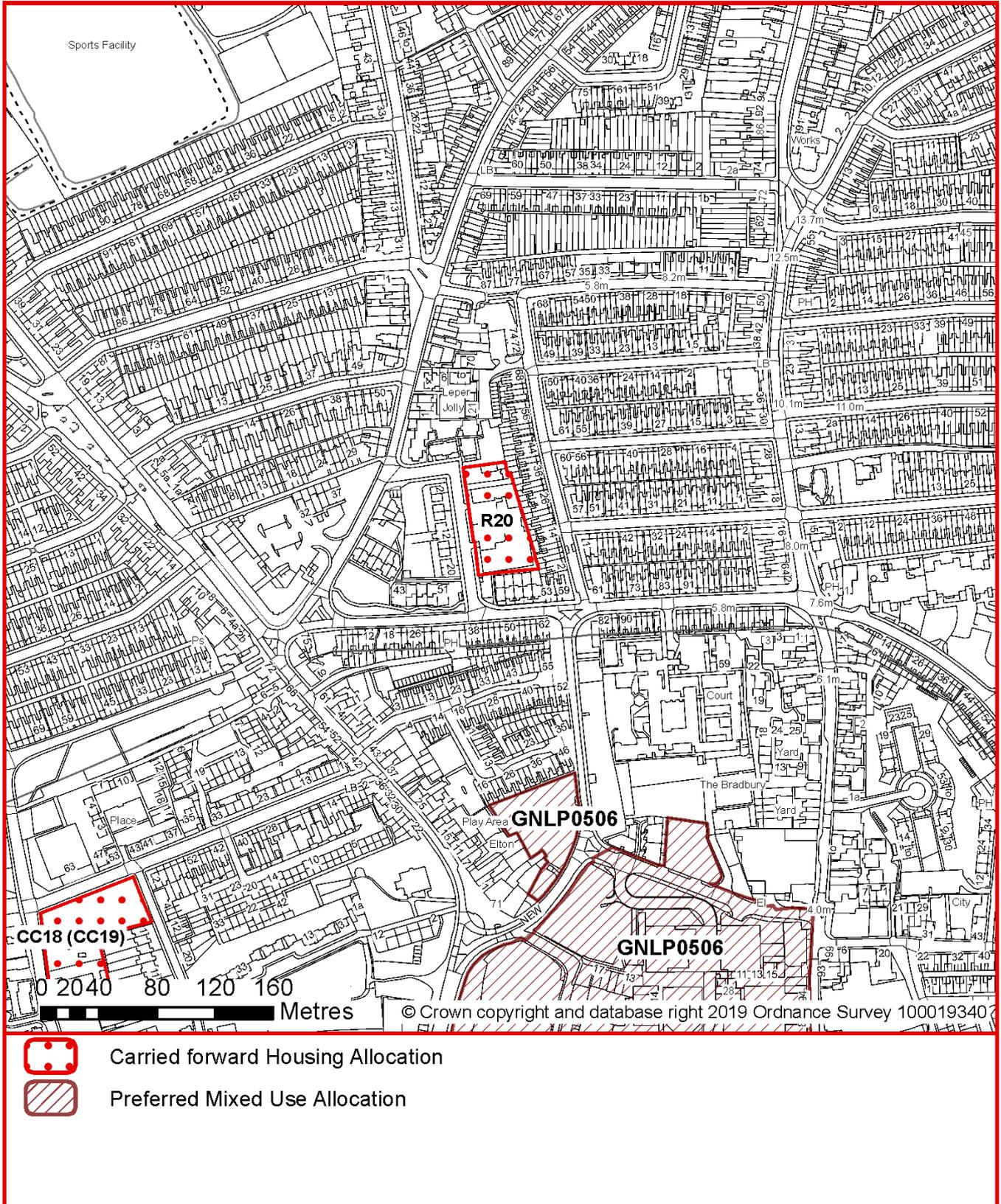
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R20
 Location Starling Road
 Allocation Residential Development (Approx. 23 homes)
 Area 0.27 ha

(Also shown as commitments
on other maps)


 N
 1:3,500
 @ A4

Date: 31/10/2019



POLICY R29 Two sites at Hurricane Way, Airport Industrial Estate, Norwich (Site A, land north of Gamecock Close and west of 6-14 Hurricane Way, (approx. 0.26 ha) and Site B, land between Hurricane Way and Stirling Road, (approx. 2.00 ha)) are allocated for residential led mixed use development. This will accommodate a minimum of 30 homes, of which at least 10 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Development should be approached in the context of a comprehensive masterplan for the Airport Industrial Estate as a whole;
- Achievement of a high quality, locally distinctive, energy and water-efficient design which provides for effective integration of the residential elements of any scheme with adjoining housing, segregation of proposed housing from surrounding employment areas and effective separation of residential and non-residential uses;
- Housing, if proposed on Site B, will be appropriate if in accordance with a comprehensive masterplan (to be produced). Vehicular access to be taken from Heyford Road.
- Residential development on Site A will be dependent on demonstrating that a suitable vehicular access can be achieved from the south via Gamecock Close.
- Light industrial development and/or small business uses on the frontage to Hurricane Way are acceptable providing they are not significantly detrimental to adjoining neighbouring residential occupiers.
- A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
- Development will make provision for retention of the north-south pedestrian and cycle link (that form part of the yellow pedalway) and bus link from Hurricane Way to Heyford Road via Site B.

Notes R29:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The scope for residential development on part of the site is acknowledged provided this can be delivered without resulting in unacceptable impacts on residential occupiers from existing or proposed employment uses. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 30 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

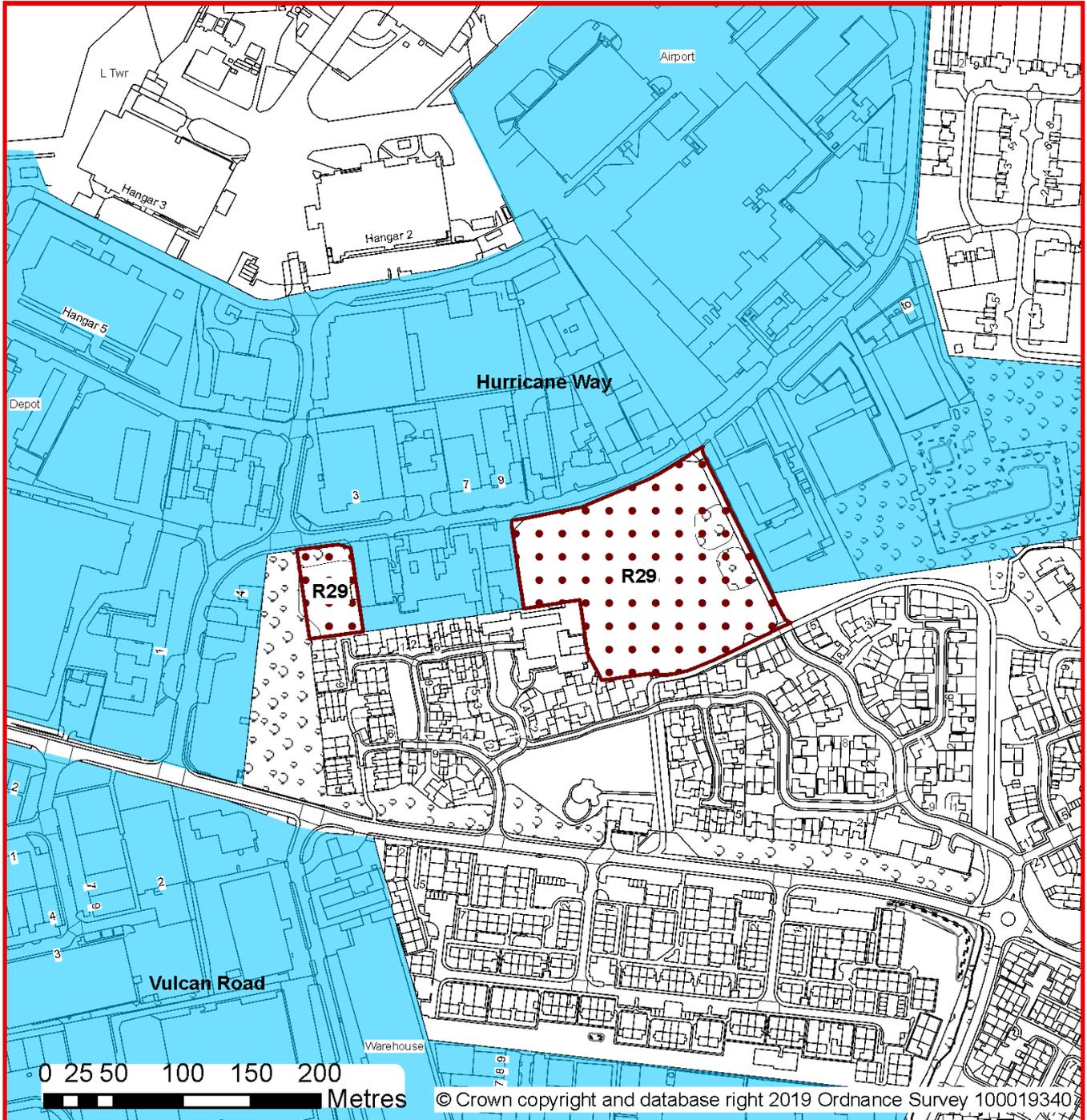
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R29
Location Two sites at Hurricane Way, Airport Industrial Estate
Allocation Residential-led mixed use development (Approx. 30 homes)
Area 2.26 ha

(Also shown as commitments
on other maps)


N
1:4,000
@ A4

Date: 31/10/2019



Carried forward Mixed Use Allocation



Strategic Employment Site

Policy R30: Land at Holt Road, Norwich (approx. 2.17ha) is allocated for general employment purposes (use classes B1b/c, B2 and B8).

The development will achieve the following site-specific requirements:

- provide vehicular access to the site from Gambling Close or from a single point of access onto Holt Road serving the entire site, providing this can be achieved without unacceptable impacts on highway safety or the free flow of traffic;
- promote sustainable transport to the site.
- provide appropriately for servicing, parking and other transportation requirements;
- demonstrate (through a noise impact assessment) that appropriate account has been taken of the potential impacts of noise from existing and proposed airport operations and noise generation from the development itself;
- incorporate suitable boundary treatment screening to the Holt Road frontage and mitigation measures to reduce the impact of the development on the outlook and living conditions of adjoining and nearby residents.
- ensure that any development is designed to comply with the requirements of Norwich Airport with regard to Airport safeguarding measures.

Notes R30:

This site was previously allocated in the Norwich Site Allocations and Site-Specific Policies plan for either:

- an extension to the airport, where justified in an airport masterplan produced and endorsed by Norwich City Council within two years from adoption of that plan (by December 2016), or
- for general employment uses.

A masterplan for Norwich Airport masterplan was not produced within that time period.

A masterplan has subsequently been produced and was endorsed by the city council In October 2019. This does not identify the land at Holt Road as required for airport related uses.

The site comprises 3 paddocks and is understood to be in multiple ownership. Part of the site has outline planning consent for vehicle hire.

NORWICH

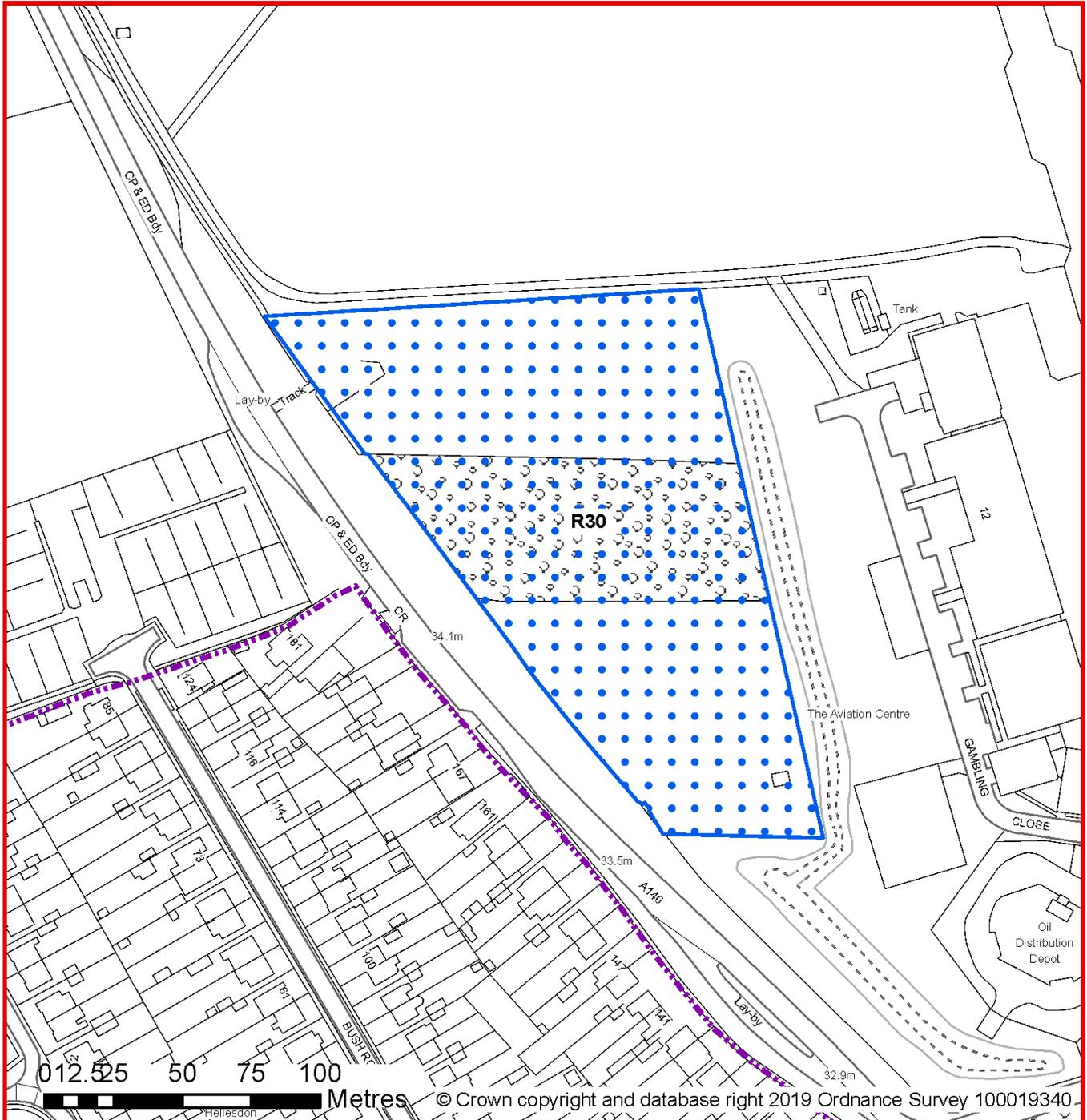
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R30
 Location Land at Holt Road
 Allocation General Employment Purposes (use classes B1b/c, B2 and B8)
 Area 2.17 ha

(Also shown as commitments
on other maps)

1:2,000
@ A4

Date: 06/11/2019



-  Existing Settlement Boundary
-  Carried forward Employment Allocation

POLICY R31 Heigham Water Treatment Works, Waterworks Road, Norwich (approx. 5.00ha) is allocated for housing led mixed use development and public open space. This will accommodate a minimum of 150 homes, of which at least 50 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient and flood-resilient design (including addressing identified risks from flooding from rivers and surface water flooding);
- The design must reflect the prominent riverside location and provide for the retention and enhancement of heritage assets within the site including the locally listed buildings and historic boundary wall on Waterworks Road;
- A small element of business or commercial use is acceptable subject to uses being compatible with the continuation of water treatment operations on the adjoining site to the west and subject to any required variation or revocation of hazardous substance consents pertaining to those operations;
- A minimum of 150 homes will be provided, depending on the appropriate mitigation measures undertaken, including the provision of adequate and appropriate access to the site;
- The land adjoining the River Wensum will provide a public open space with a publicly accessible riverside walk;
- A high-quality landscaping scheme is required which provides for the protection of trees on site and the provision and enhancement of green infrastructure and biodiversity links;
- Contamination from existing uses on site should be assessed and mitigated;
- An archaeological assessment will be required prior to development.

Notes R31:

This part of the water treatment works is identified as surplus to Anglian Water's operational needs and is planned to be decommissioned. The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential-led mixed use development and public open space. As an existing allocation it has been considered in the calculation of the housing requirement.

The majority of the site is within flood zone 2, whilst a small part of the site is in flood zone 3a. A site-specific flood risk assessment will need to be completed prior to the planning application stage. The area falling within flood zone 3a must not be developed for housing; instead, it should be included in the landscaping and open

space provision. Since the site is over 1 hectare, a flood risk assessment is required, and appropriate mitigation measures should be provided as part of the development.

Development of the site will only be possible subsequent to decommissioning and will require consultation with the Health and Safety Executive. Development should take into account possible site contamination.

This site is a regionally important “industrial garden”, as identified by the Norfolk Historic Gardens Survey. An archaeological survey is required before any development takes place and the design of the development should seek to retain the special characteristics of the site. Three buildings on site, Eastgate House, Pump House 1 and Pump House 2, are locally listed; these should be retained for re-use or converted to residential uses.

The site is likely to accommodate at least 150 homes. Development of this site will include affordable housing in accordance with policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More homes may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

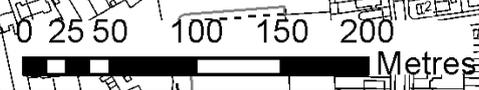
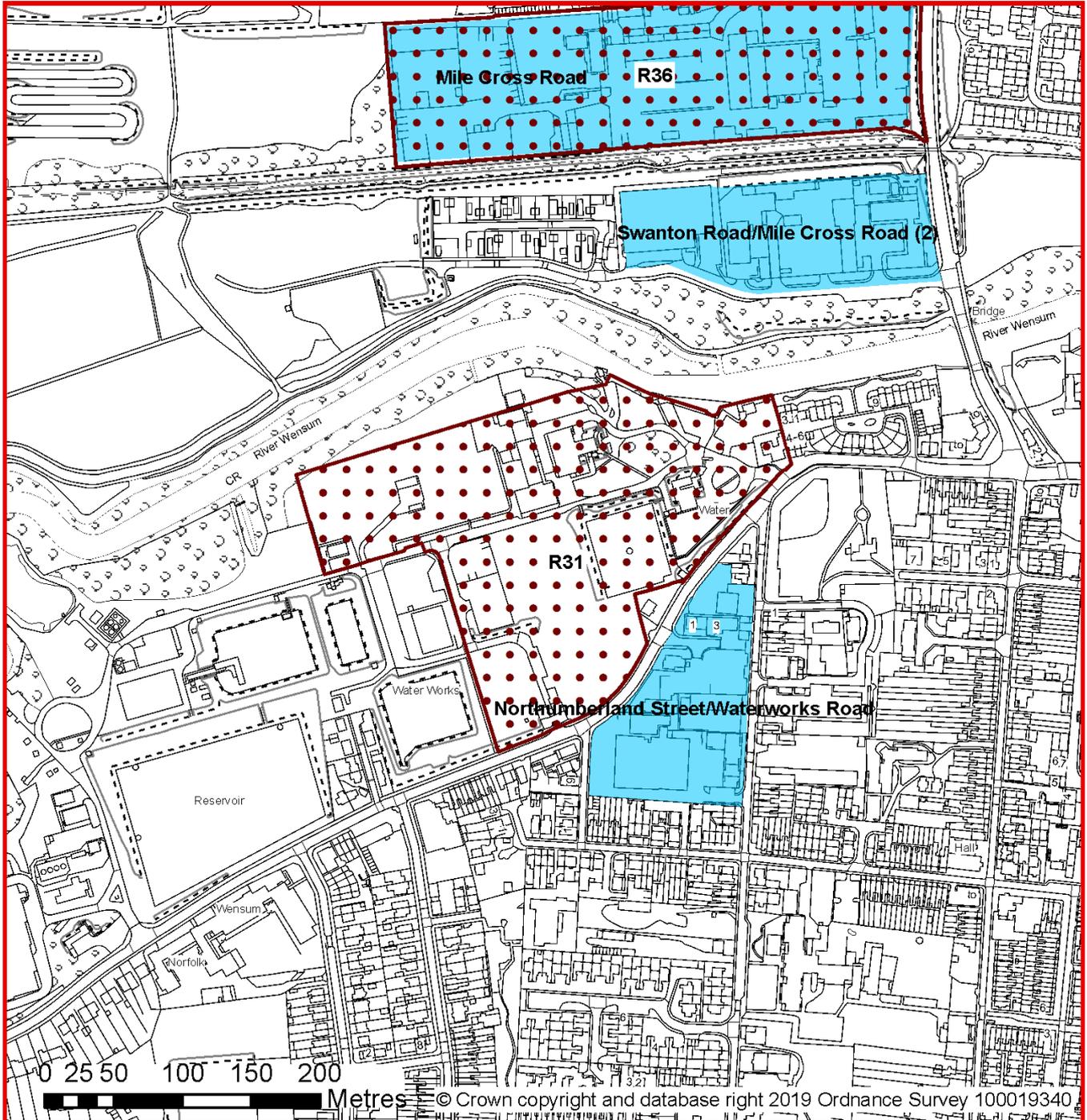
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R31
 Location Heigham Water Treatment Works, Waterworks Road
 Allocation Residential-led Mixed Use Development (Approx. 150 homes)
 Area 5.00 ha

(Also shown as commitments
on other maps)


N
1:4,000
@ A4

Date: 31/10/2019



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-  Carried forward Mixed Use Allocation
-  Strategic Employment Site

POLICY R33 Site of former Earl of Leicester Public House, 238 Dereham Road, Norwich (approx. 0.14ha) is allocated for residential development. This will accommodate in the region of 10 homes, of which at least 3 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design which reflects its prominent landmark location on a road junction and enhances the setting of the adjoining Earlham Cemetery;
- Development should be designed and configured to protect the amenity and outlook of existing adjoining and future residents, including adequate amenity space and mitigation of the impact of road traffic noise.
- Car free or low-car development in accordance with Policy 2 is acceptable in this location adjacent to the planning mobility hub at the junction of Dereham Road and Hotblack Road.
- Vehicular access, if provided, should take account of the proximity of the traffic light-controlled junction.
- Heritage interpretation will be required reflecting the previous use of the site.

Notes R33:

The site was allocated in the previous Local Plan and has been subject to a previous planning permission scheme but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate in the region of 10 homes. Development of this site will include affordable housing in accordance with policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability.

NORWICH

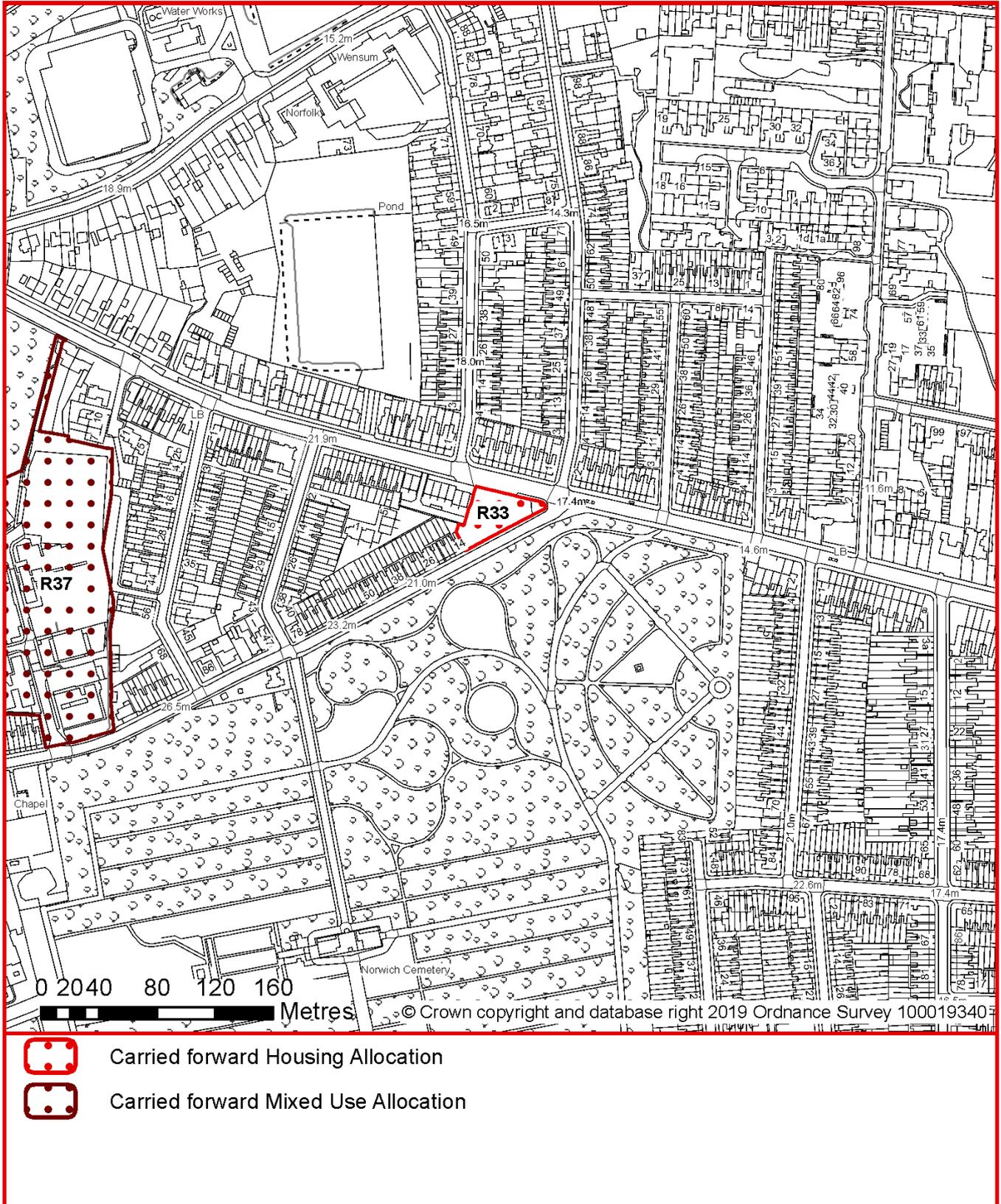
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R33
Location Former Earl of Leicester PH, 238 Dereham Rd
Allocation Residential Development (Approx. 10 homes)
Area 0.14 ha

(Also shown as commitments
on other maps)

N
1:3,500
@ A4

Date: 31/10/2019



POLICY R35 Land at Havers Road, Norwich (approx. 2.25ha) is allocated for residential development. This will accommodate in the region of 80 homes, of which at least 26 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient and flood resilient design (including addressing identified risks from flooding from rivers and surface water flooding);
- Contributes to the regeneration and enhancement of the area and respects its location adjoining the Wensum valley and Marriott's Way;
- Development should be approached comprehensively. Piecemeal or phased development will only be accepted exceptionally where the layout is designed and configured to facilitate future extension of residential development onto the remainder of the allocation as demonstrated by a masterplan for the wider allocation submitted as part of any proposals for a single part of the allocation, and it is demonstrated that any impact on future residential occupiers from adjoining retained industrial uses can be addressed and mitigated;
- A high-quality landscaping scheme is required which provides for the protection of trees on site, the provision and enhancement of green infrastructure and biodiversity links, integration of the Dolphin Path (which forms part of the orange pedalway) into the site to improve its setting and the inclusion of landscaped buffers to screen the site from adjoining employment uses;
- Potential contamination from previous uses on site should be assessed and mitigated.

Notes R35:

The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate in the region of 80 homes. Development of this site will include affordable housing in accordance with policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

The site is partially in Flood Zone 2 and is over 1 hectare in size. Therefore, a flood risk assessment is required for this site and appropriate mitigation measures must be provided as part of the development.

NORWICH

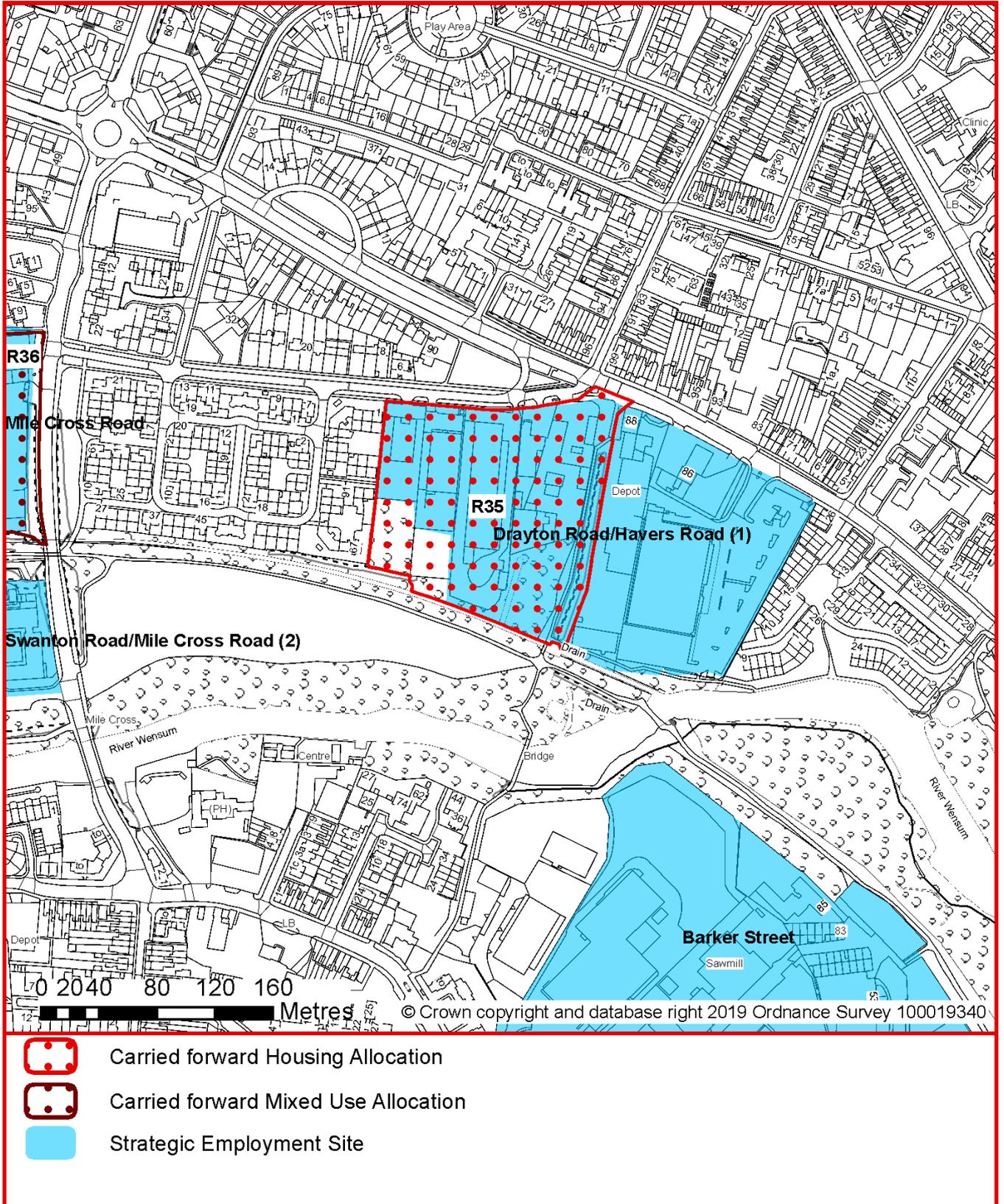
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R35
 Location Land at Havers Road
 Allocation Residential Development (Approx. 80 homes)
 Area 2.25 ha

(Also shown as commitments
on other maps)


 N
 1:3,500
 @ A4

Date: 31/10/2019



POLICY R36 Mile Cross Depot, Norwich (approx. 3.65ha) is allocated for mixed use development with residential and associated community uses. This will accommodate a minimum of 170 homes, of which at least 56 (or 33%) should be affordable.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design which reflects its prominent location on the edge of the river valley, the setting of the adjoining Mile Cross Conservation Area and the proximity of formal and informal recreational open space;
- High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site.
- The southern frontage of the site to Marriott's Way should be enhanced and landscape and pedestrian and cycle links provided through the site to link with the existing recreational route;
- Potential contamination from existing and previous uses on site, potential geological issues and potential impacts of noise and odour generation from the recycling centre on Swanton Road (so long as it is retained) should be assessed and mitigated.
- Vehicular access should be taken from Mile Cross Road with emergency access and pedestrian/cycle links provided to Valpy Avenue

Notes R36:

The site was allocated in the previous Local Plan for a mixed-use development of up to 75 homes and employment uses. Current aspirations on this Council-owned site are to deliver a residential-led scheme with a substantially increased number of homes, alongside associated community uses. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate a minimum of 170 homes. Development of this site will include affordable housing in accordance with policy 5, providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved, dependant on the mix of uses and geological constraints being overcome.

NORWICH

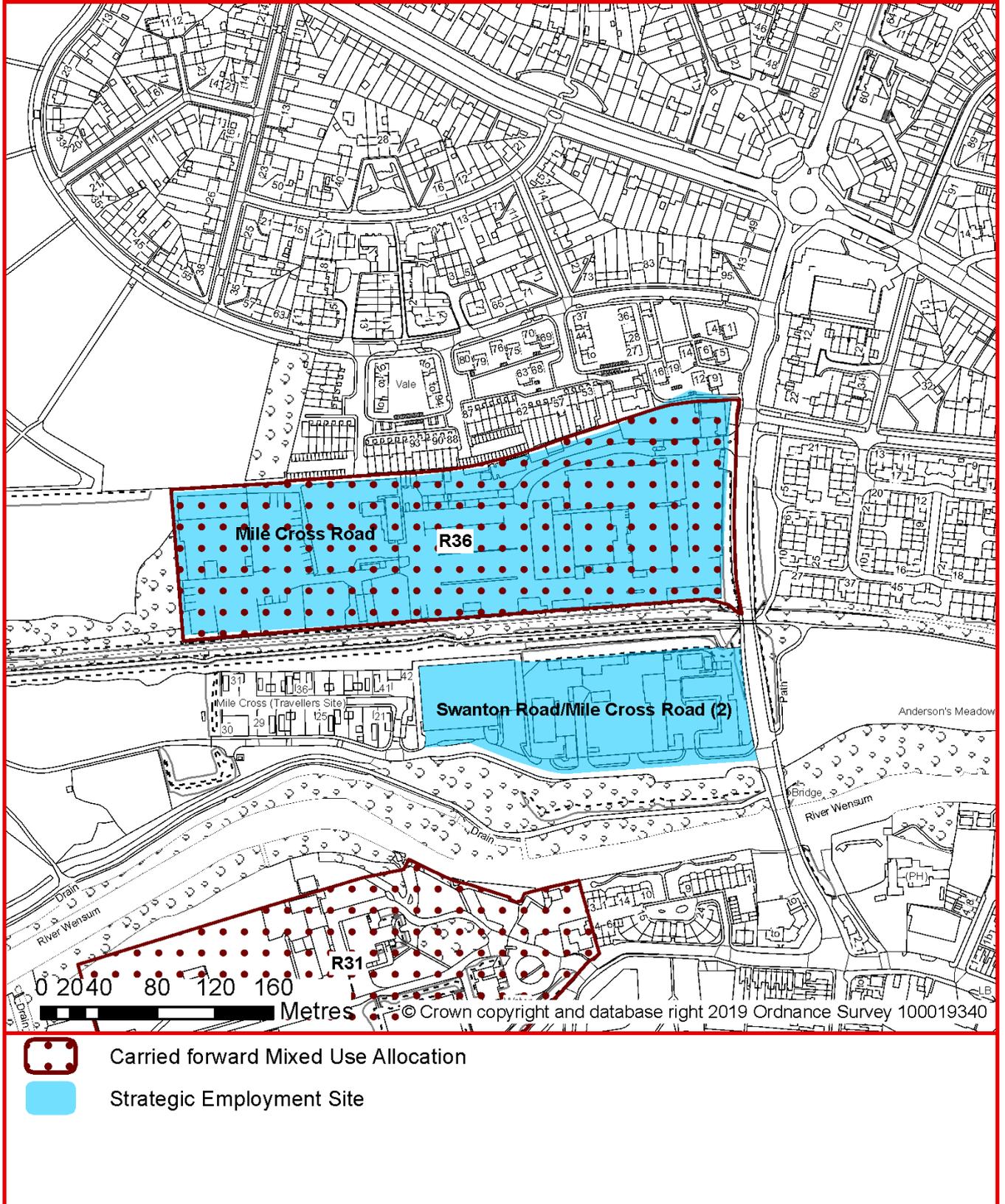
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R36
Location Mile Cross Depot
Allocation Mixed Use development with residential and associated community uses (Minimum of 170 homes)
Area 3.65 ha

(Also shown as commitments on other maps)

N
1:3,500
@ A4

Date: 31/10/2019



POLICY R37 The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.27 ha) is allocated for hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes, or equivalent, including 26 (or 33%) units of affordable housing.

The development will achieve the following site-specific requirements:

- Development should be approached in the context of a comprehensive masterplan for the Norwich Community Hospital site and should be consistent with and complementary to mixed use redevelopment proposals agreed in principle for the existing hospital;
- Achievement of a high quality, locally distinctive, energy and water-efficient design which reflects the prominent location of the site on the frontage to Bowthorpe Road and the proximity of formal open space and informal recreational open space including Earham Cemetery and Woodlands Park;
- Retention of the locally listed Woodlands House;
- Provide pedestrian and cycle links between Bowthorpe Road and Dereham Road via the Woodlands Park to the north of the site and to Godric Place
- High quality green infrastructure, landscaping, planting and biodiversity enhancements should be provided including formal and informal public and private open spaces within the site and the retention and enhancement of existing trees. Biodiversity links between the site and neighbouring green spaces will be protected and enhanced;
- Site contamination and geotechnical constraints should be assessed and mitigated;
- The design and configuration of development should have regard to the siting of existing telecommunications equipment on-site.

Notes R37:

Part of this site was allocated in the previous Local Plan for 80 homes in the expectation that it would be disposed of for development as part of the future rationalisation and redevelopment of the hospital. Although these redevelopment plans are still being progressed, the area of land considered surplus to NHS requirements has been reassessed and part of the original local plan allocation site is now identified for continued healthcare use under proposals since granted outline planning permission. Proposals for redevelopment of the main part of the hospital site make provision for key worker housing and housing for older people which is expected to address part of the housing need originally to have been met from the development of the local plan allocation site. The site has not yet been developed. The principle of development on the site has already been accepted, and it is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated on a larger boundary for a mix of uses including residential development which will be subject to review depending on evidence of needs provided by the NHS Trust. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate at least 80 homes.

NORWICH

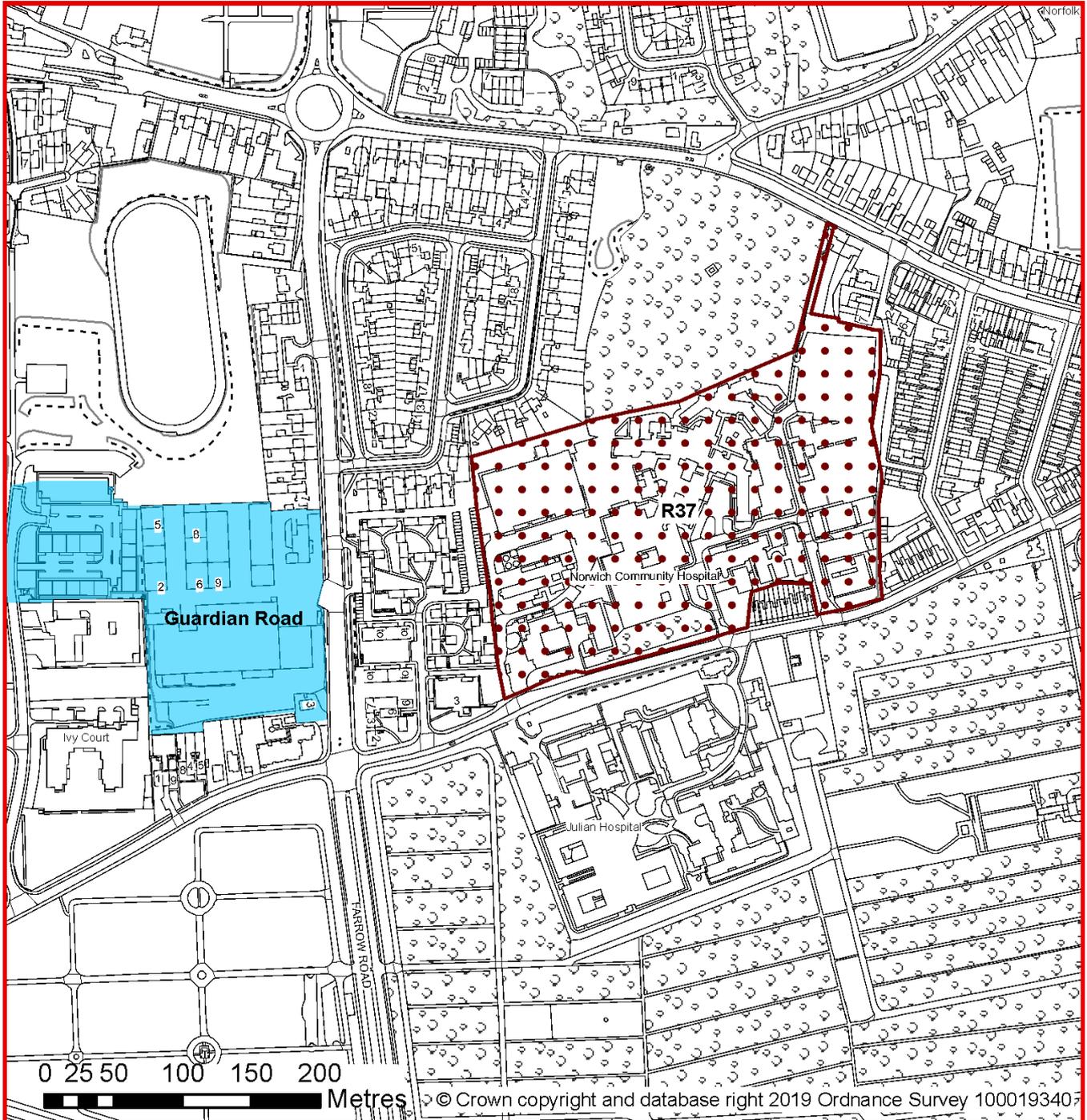
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R37
Location Norwich Community Hospital site, Bowthorpe Road
Allocation Mixed Use (minimum of 60 homes)
Area 1.22 ha

(Also shown as commitments
on other maps)

N
1:4,000
@ A4

Date: 31/10/2019



Carried forward Mixed Use Allocation



Strategic Employment Site

POLICY R38 Three Score, Bowthorpe, Norwich (approx. 25.29ha) is allocated for an urban extension including housing, open and play space and associated infrastructure. This will accommodate in the region of 900 homes to provide affordable housing in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

- Be planned as an exemplar development with a distinct character and identity, providing for exceptionally high standards of design, energy efficiency and flood resilience (including addressing identified risks from flooding from rivers and surface water flooding)
- Provide permeability through the site including connections to the existing strategic cycle network, new bus routes and a network of attractive and walkable pedestrian routes providing for safe and convenient movement within and between existing and proposed housing areas, the Bowthorpe district centre, the new village centre and the Yare valley and open countryside beyond
- Make provision for significant areas of recreational and informal open space, play space, green infrastructure (including retained woodland) and enhance ecological networks to support biodiversity and geodiversity
- Respect the character and distinctiveness of the surrounding area, to improve the setting of Bowthorpe Hall and the surrounding conservation area, preserve the open character of the Yare valley and distinctive landscape of the valley edge, and maintain strategic long views through and beyond the development area

Notes R38:

The site was allocated in the previous Local Plan for residential-led mixed-use development and is being developed in accordance with an approved masterplan. The site will deliver approximately 1000 homes as provided for in the outline planning permission. Development of the north-eastern part of the original allocation south of Clover Hill Road is being progressed and is partly complete. The remaining undeveloped phases of Three Score have the potential to deliver approximately 900 homes under current planning consents. Development of the rest of Three Score is expected to take place within the time-period of this Local Plan. The site is re-allocated for residential-led mixed use development including open space. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate in the region of 900 homes. This will include affordable housing providing a mix of affordable tenures consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

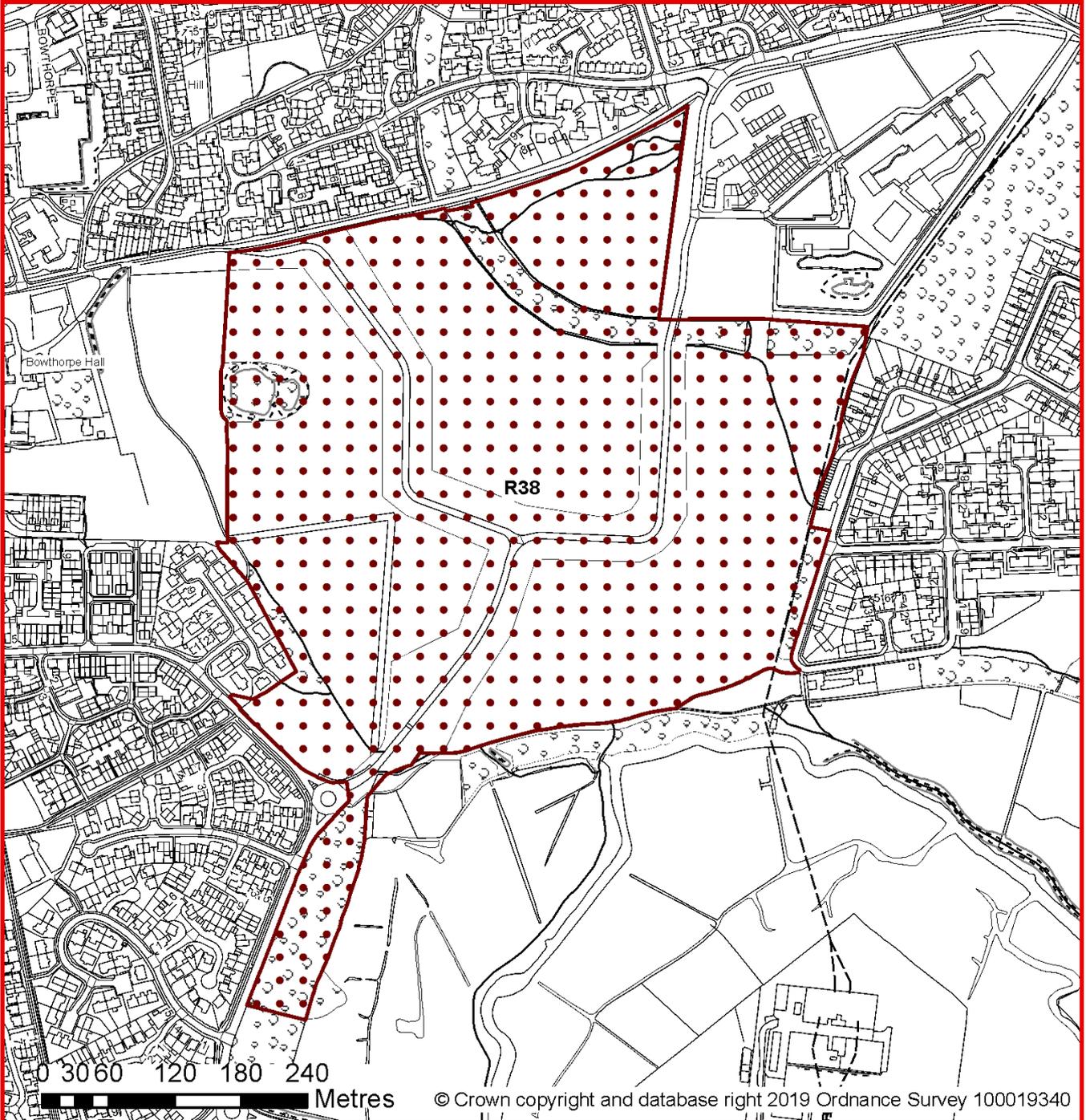
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R38
Location Three Score, Bowthorpe, Norwich
Allocation Urban extension including housing, open and play space and associated infrastructure (Approx. 900 homes)
Area 25.29 ha

(Also shown as commitments on other maps)


N
1:5,000
@ A4

Date: 31/10/2019



Carried forward Mixed Use Allocation

POLICY R39 Land adjoining the Enterprise Centre, Earlham Hall

See *GNLP0133-B* above.

POLICY R40 Land north of Cow Drive (the Blackdale Building, adjoining Hickling House and Barton House, University of East Anglia (previously *Former Blackdale School*))

See *GNLP0133-C* above

POLICY R41 Land between Suffolk Walk and Bluebell Road

See *GNLP0133-above*

POLICY R42 Land west of Bluebell Road, and north of Daisy Hill Court/Coralle Court, Westfield View, Norwich, (approx. 3.44ha) is allocated for residential development for older people (over 55s). This will accommodate up to 60 homes and/or elderly care accommodation planned as an extension to the existing development, to provide affordable housing contribution in accordance with policy 5, subject to viability considerations.

The development will achieve the following site-specific requirements:

- Achievement of a high quality, locally distinctive, energy and water-efficient design which reflects the sensitive and prominent location of the site in the Yare Valley and the adjoining Eaton Conservation Area;
- Development should minimise impact on the landscape of the Yare Valley and important views from and into the site;
- Development should deliver improvements to the strategic Yare Valley green infrastructure corridor, securing provision for 17.5 hectares of public open space on land adjoining the site and arrangements for its management and maintenance in perpetuity which will be provided for in the approved masterplan and planning obligations secured through legal agreement as part of the consented development. The public open space will provide improved pedestrian/cycle access to and within the valley, including improvements to the Yare Valley Walk;
- Protect and enhance environmental assets within and adjacent to the site, including the retention of tree belts;
- All dwellings should be built to the 'M4(2) Accessible and Adaptable Standard Homes' standard, of which a proportion should be built to M4(3) standard (fully wheelchair accessible).

Notes R42:

The site was allocated in the previous Local Plan and has been partially developed with 62 retirement apartments (20 of them affordable) and 58 supported care units. The principle of development on the remaining phases of the site has already been accepted through the previous local plan allocation which secures public recreational use and long-term maintenance and management of the open space immediately to the north. It is expected that development will take place within the new local plan time-period up to 2038. The site is re-allocated for residential development for older

people. As an existing allocation it has been considered in the calculation of the housing requirement.

The site is likely to accommodate up to 60 homes. This will include affordable housing contribution consistent with identified needs at the time of submission of a planning application and subject to viability. More may be accommodated, subject to an acceptable design and layout etc. being achieved.

NORWICH

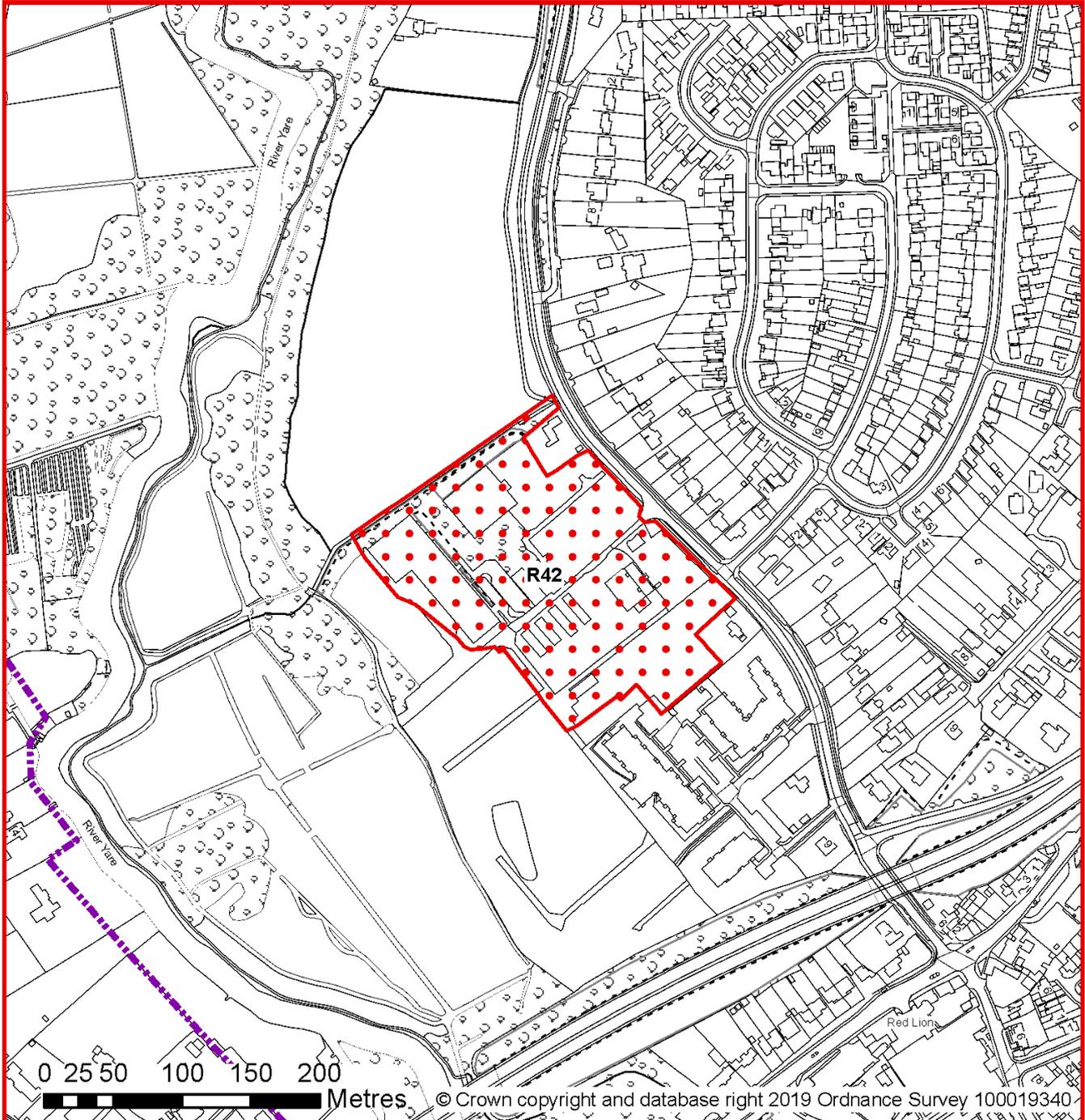
Greater Norwich Local Plan Carried Forward Allocation

Site Reference R42
Location Land west of Bluebell Road, & north of Daisy Hill Court/Coralle Court, Westfield View
Allocation Residential and/or elderly accommodation (Approx. 60 homes)
Area 3.44 ha

(Also shown as commitments
on other maps)


N
1:4,000
@ A4

Date: 31/10/2019



-  Existing Settlement Boundary
-  Carried forward Housing Allocation