

PART 2

REASONABLE ALTERNATIVES

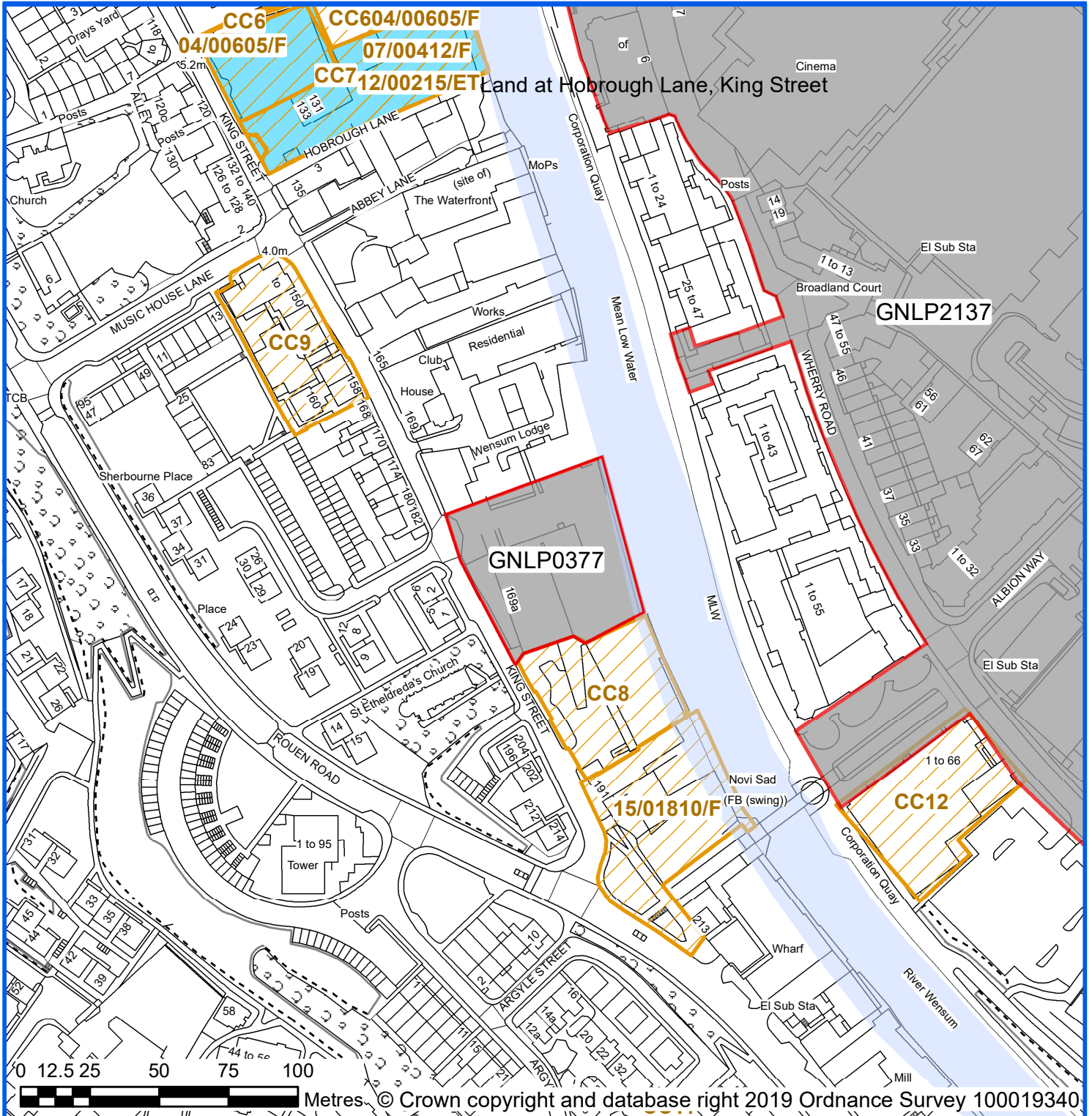
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Norwich				
Land east of King Street (King Street Stores & Sports Hall site)	GNLP0377	0.33	Residential development for a minimum of 40-50 dwellings with re provision of existing sports facility/centre	In the absence of evidence that the sports hall is surplus to requirements or any detailed information on how it might be replaced or re-provided allocation of the whole site would be premature and contrary to emerging policy. Existing allocation CC8 on the King Street Stores site only is suitable to carry forward in isolation and any future proposals to develop the sports hall could be progressed through a planning application.
Norwich Airport Park & Ride	GNLP0381	3.40	Redevelopment of site for small scale retail/food store, hotel, business/office use or mixed-use development	There is no requirement for the development proposed and no basis for the release of the Park and Ride site pending decisions on its replacement and the form of the future Park and Ride network in the context of the ongoing Transport for Norwich strategy review. However, once these decisions are clarified the site would be appropriate for release.
Site of Former Church, Heartsease Lane	GNLP0570	2.44	Residential as an alternative to church redevelopment	Site was previously a private sports club and most recently a (now demolished) place of worship. Site could be appropriate for a carefully designed and integrated housing development although proposals for redevelopment as a church with no residential element have recently been approved. Given the uncertainty over whether any housing is likely to be deliverable, the site is a reasonable alternative but is not preferred for allocation at the current time.
Land at Riverside	GNLP2137	11.68	Mixed use development including residential offices, increased leisure and recreational activities, hotels and retail	A more permissive and flexible policy is being taken forward for the city centre as a whole which should allow for diversification of uses and intensification of development. This site is considered to be a reasonable alternative but in the absence of further evidence on the precise form of development and the quantum of housing which might be deliverable a specific allocation is not considered appropriate at the current time.
Sainsbury Homebase Site, Hall Road Retail Park	GNLP3050	2.28	Housing	Development solely for residential purposes would result in an awkward and inappropriate relationship with neighbouring uses however site is considered to be a reasonable alternative to allow development potential to be assessed in the context of options for the retail park as whole but is not preferred for allocation. Current proposals to retain the retail use and subdivide the unit will mean that the site is now unlikely to come forward for alternative forms of development.

NORWICH

Site Reference GNL0377
 Location Land East of King Street (Wensum Sports Hall)
 Allocation Residential Development
 Area 0.33 ha

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 @ A4

Date Created: 01/11/2019



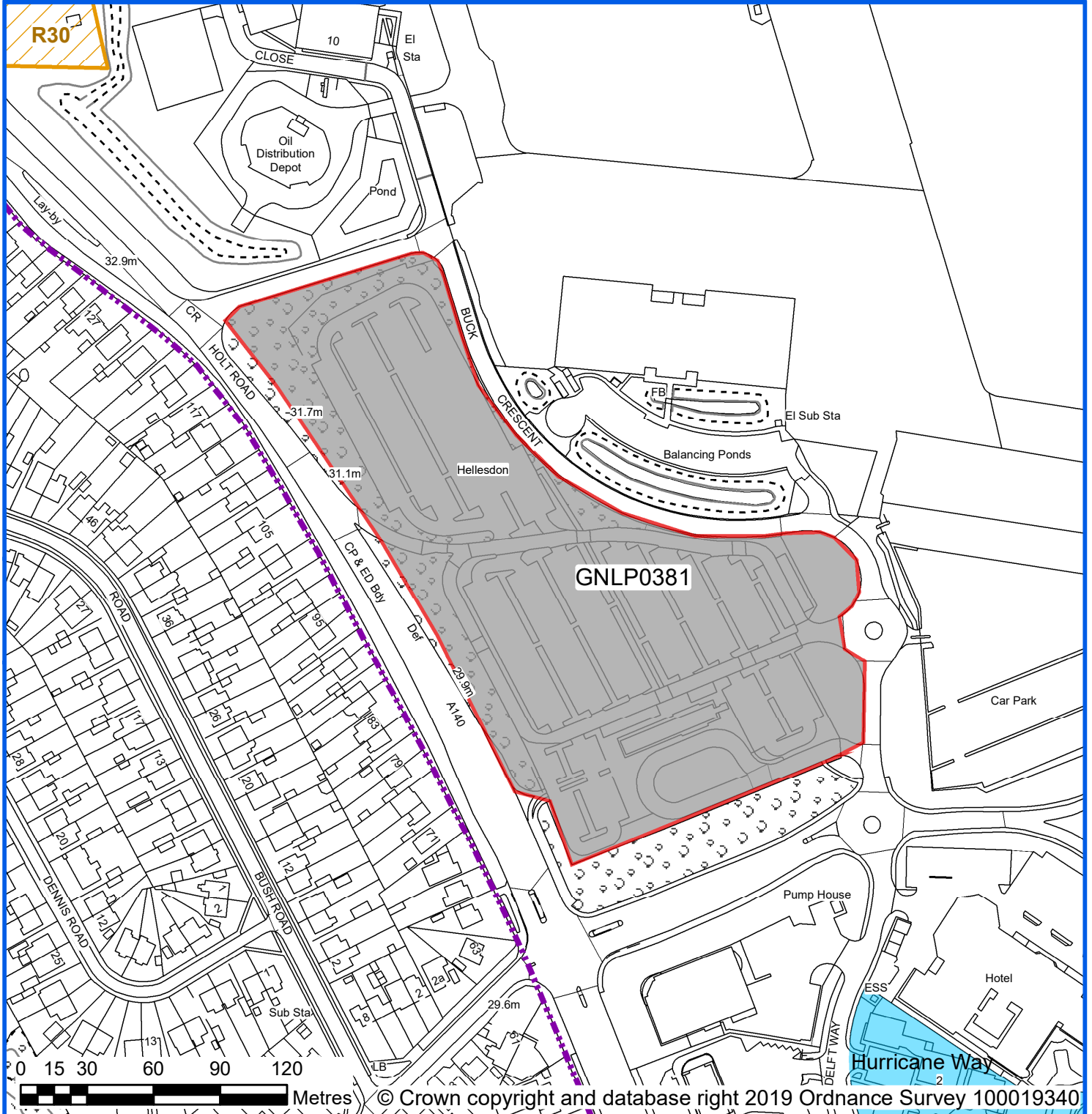
- Reasonable Alternative
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Broads Authority

NORWICH

Site Reference GNL0381
 Location Norwich Airport Park and Ride
 Allocation Residential Development
 Area 3.40 ha

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Date Created: 01/11/2019



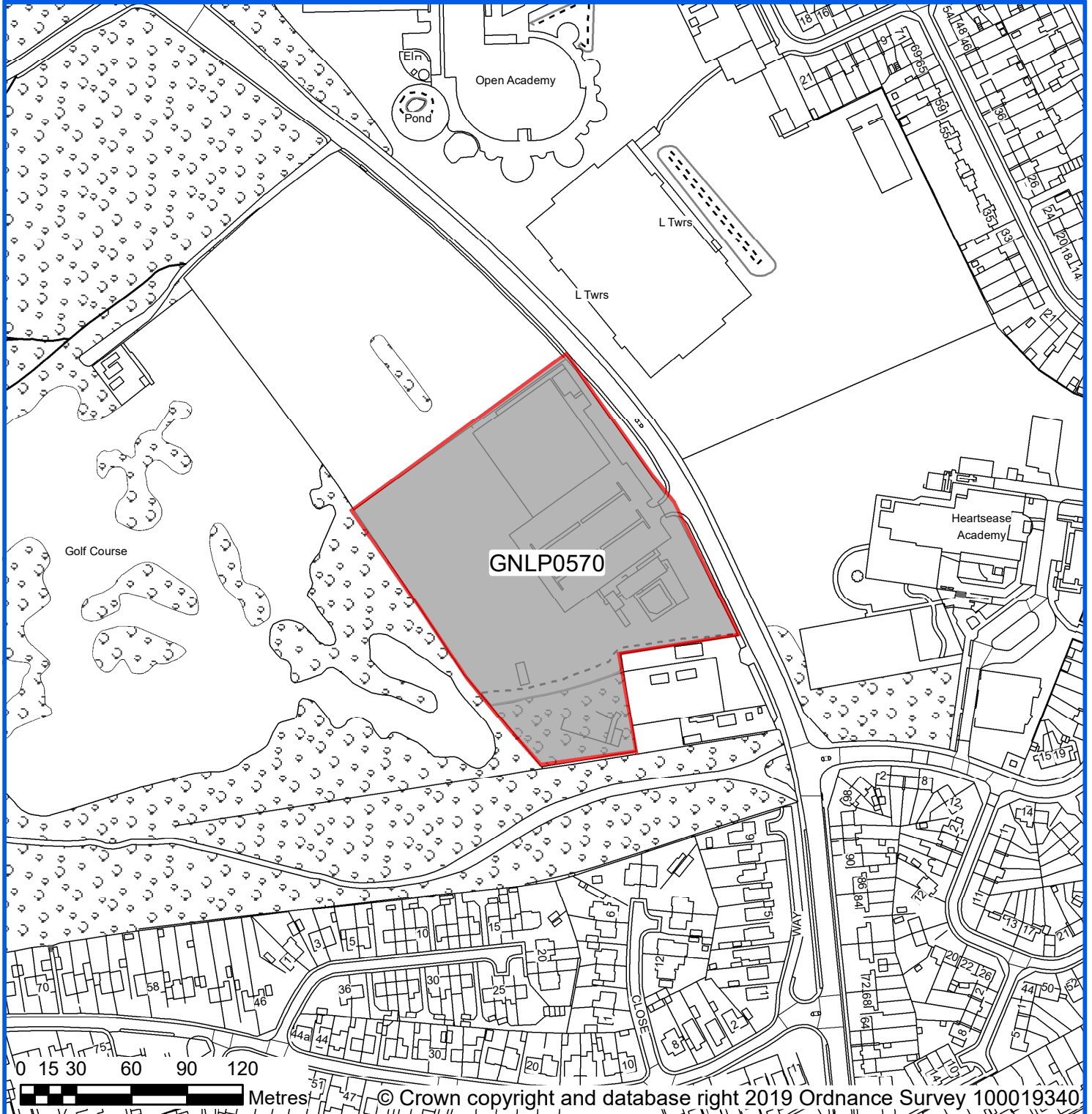
- Reasonable Alternative
- Existing Settlement Boundaries
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites

NORWICH

Site Reference GNL0570
Location Former Church, Heartsease Lane
Allocation Residential Development
Area 2.44 ha

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1:3,000
@ A4

Date Created: 01/11/2019



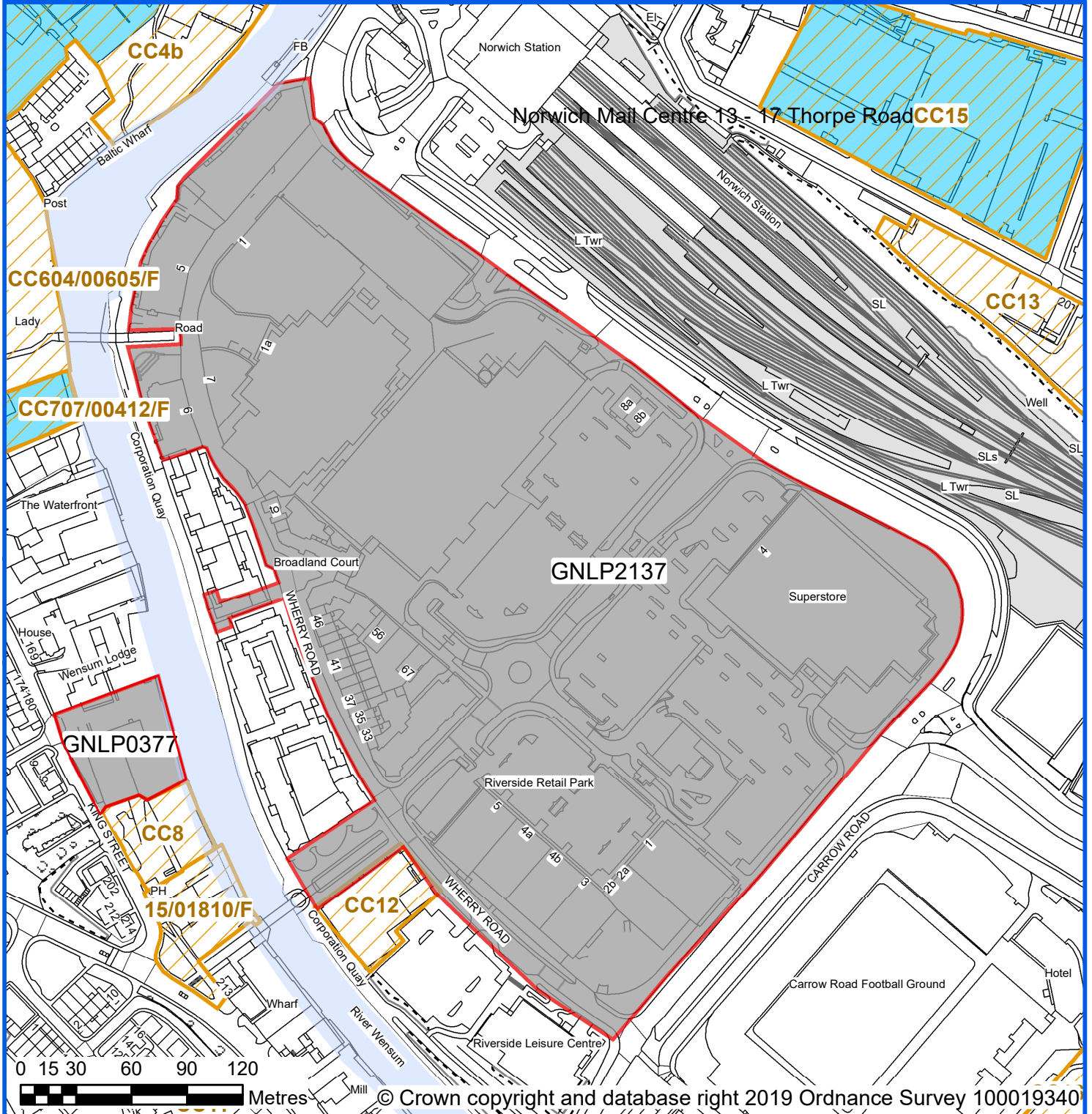
 Reasonable Alternative

NORWICH

Site Reference GNLP2137
Location Riverside
Allocation Mixed Use
Area 11.68 ha

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Date Created: 01/11/2019



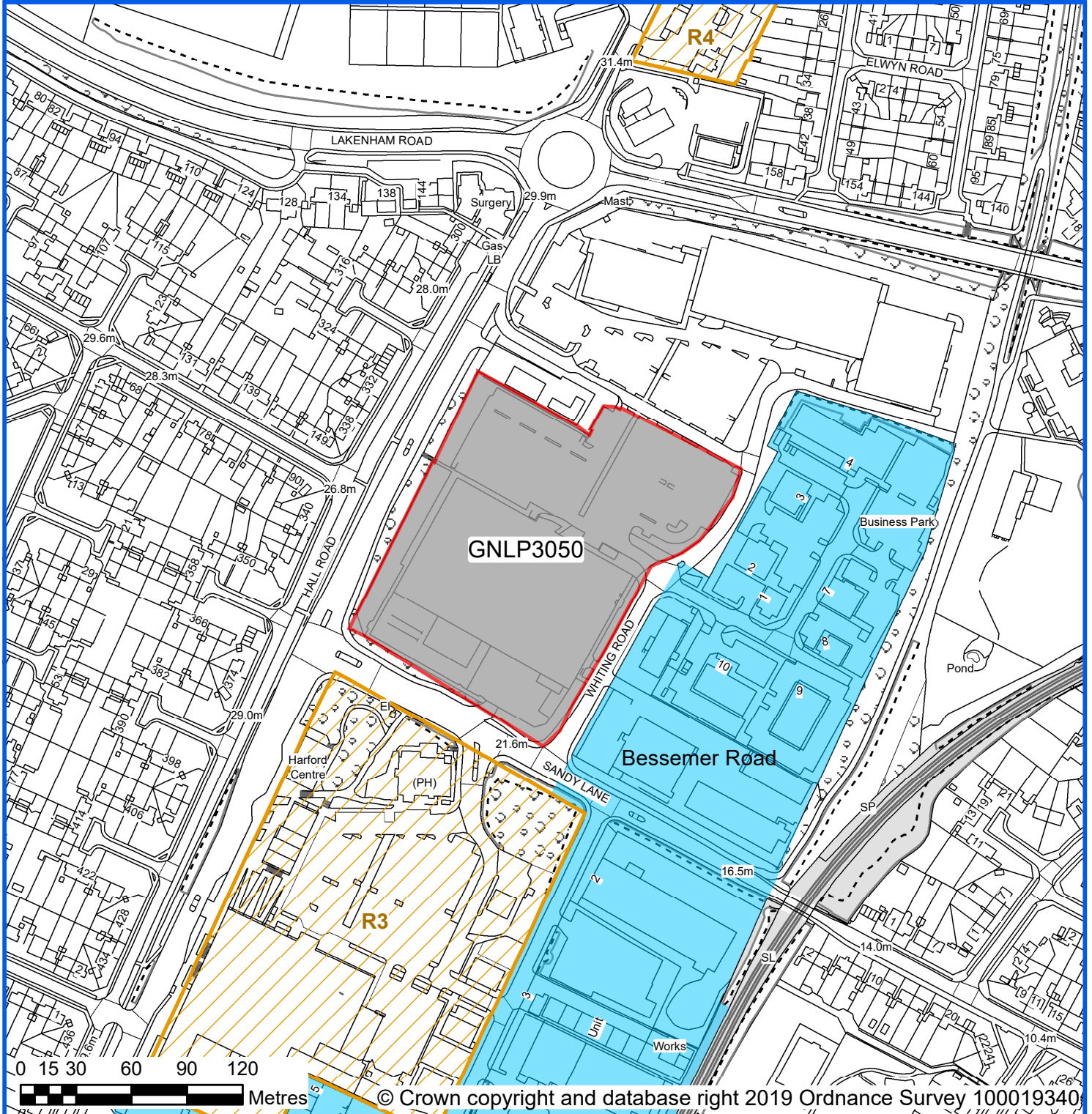
- Reasonable Alternative
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites
- Broads Authority

NORWICH

Site Reference GNLP3050
 Location Homebase Site, Hall Road Retail Park
 Allocation Residential Development
 Area 2.28 ha

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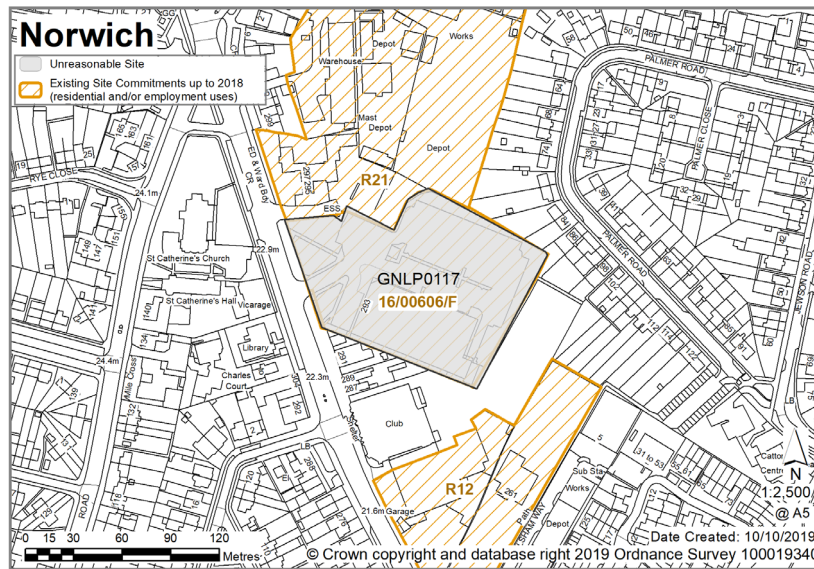
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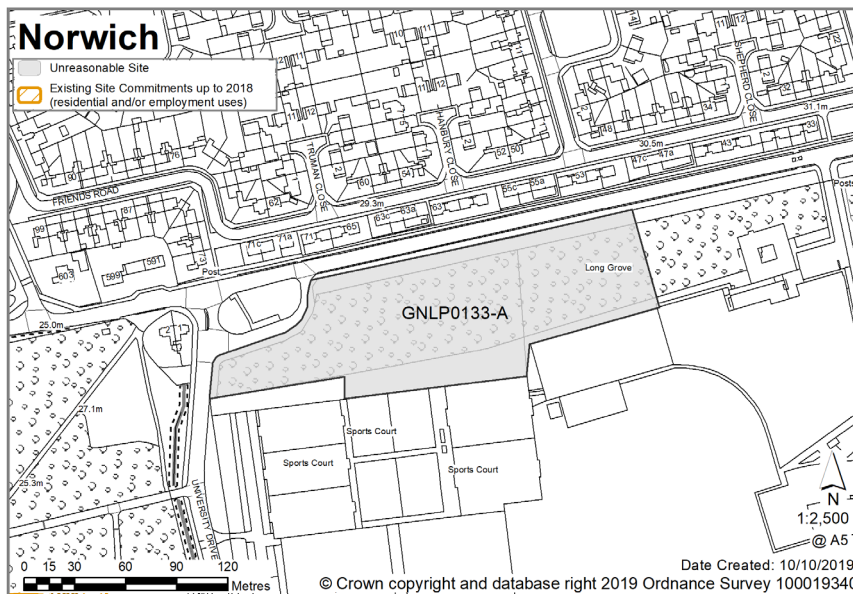
- Reasonable Alternative
- Existing Site Commitments up to 2018 (residential and/or employment uses)
- Strategic Employment Sites

UNREASONABLE SITES: Norwich

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Norwich				
293-297 Aylsham Road	GNLP0117	1.20	Retail development including supermarket/ food store	The proposed foodstore has been implemented and is open for trading

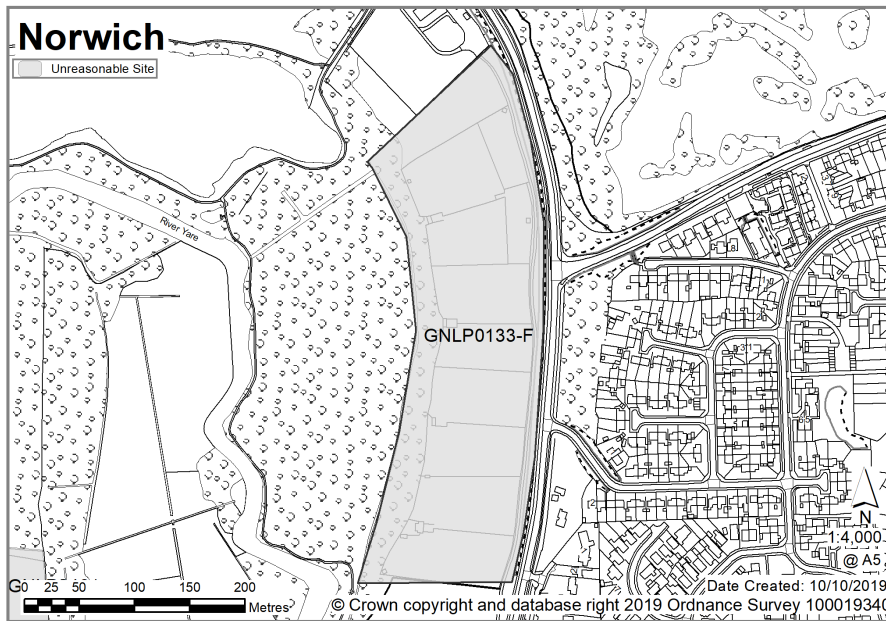


UEA - University Drive North	GNLP0133A	1.58	Additional Sport Park related development e.g. new sports pitches, car parking and ancillary uses	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
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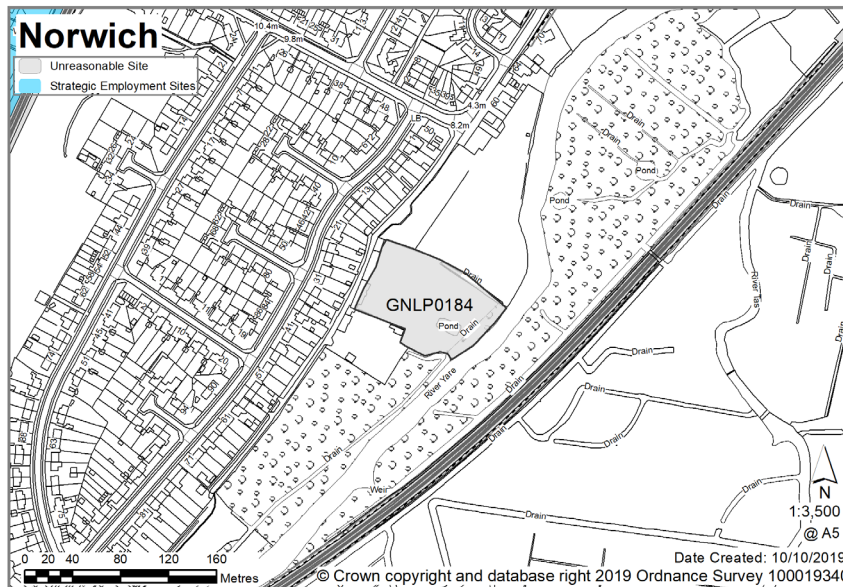


UEA – Land west of Bluebell Road	GNLP0133F	5.72	University related development e.g. teaching, research, accommodation,	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
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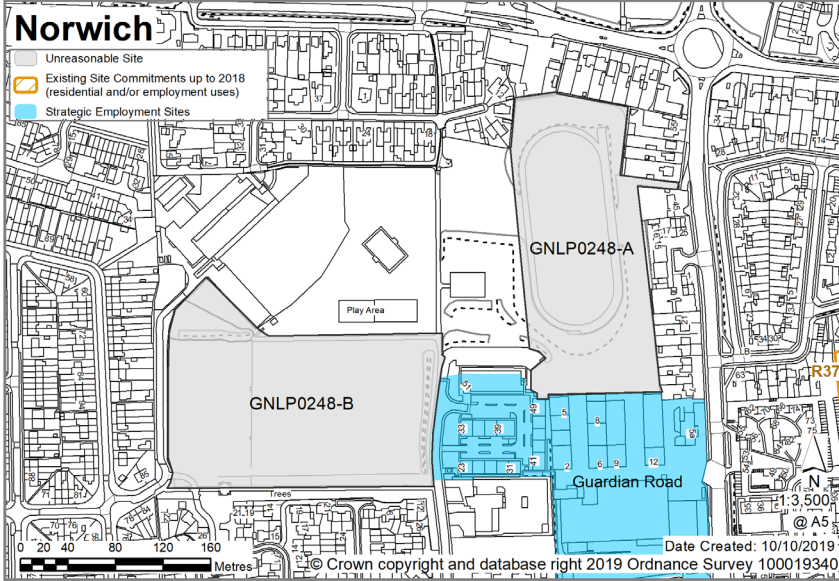
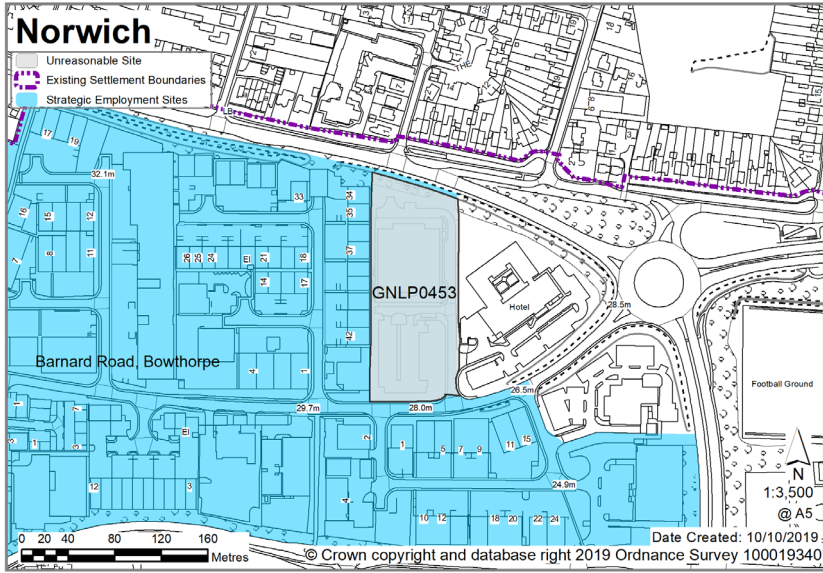
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			general infrastructure and ancillary uses	



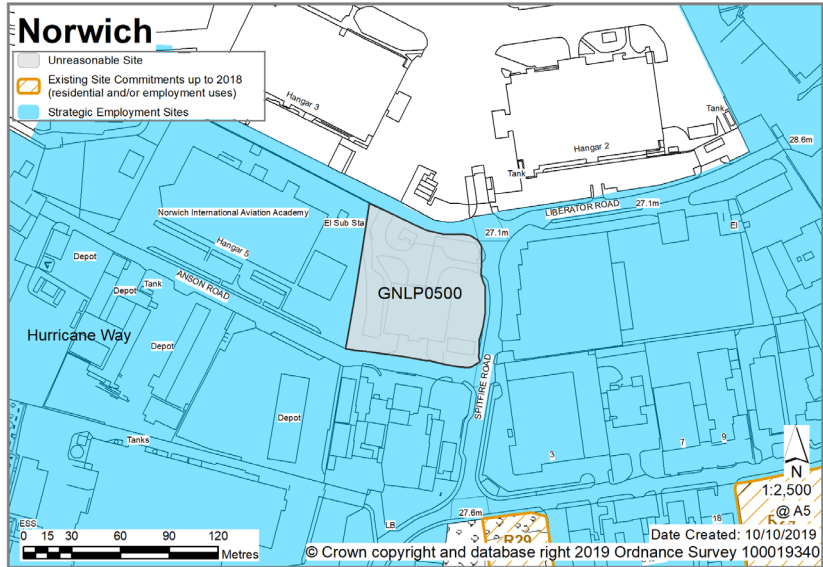
The Alders, Cooper Lane	GNLPO184	0.71	Residential (unspecified number)	Site proposed for limited housing development appropriate to its location in the Yare Valley and is too small to allocate individually. Has planning permission for a single dwelling
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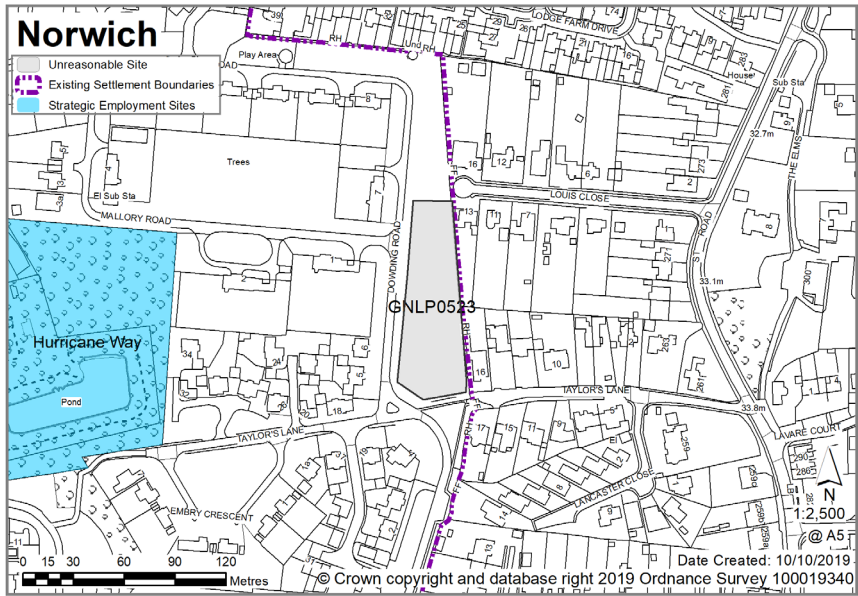
Henderson Community Park, Ivy Road	GNLPO248 A&B	5.65	Residential and/or light industrial development for an undetermined number of dwellings or employment units	The site comprises open space forming part of an established community park serving residential areas in west Norwich. In the absence of any evidence to justify the loss of the green space there is no basis to release the site for housing. In addition, there is no evidence of need for additional employment allocations
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
10 Barnard Road	GNLP0453	1.39	Approx. 2,400m2 of floor space for convenience retail and approx. 1,400m2 of floorspace for restaurants and cafes	This is an established indoor recreation facility within the Bowthorpe employment area. Proposals for hotel and replacement bowling alley previously refused and dismissed on appeal. No demonstrable need and capacity for the form of development proposed or any justification for the loss of the community recreation facility
				
Land to east of Spitfire Road and south of Anson Road	GNLP0500	0.64	120-bedroom hotel with associated car parking and landscaping	Hotel proposal already approved and being implemented

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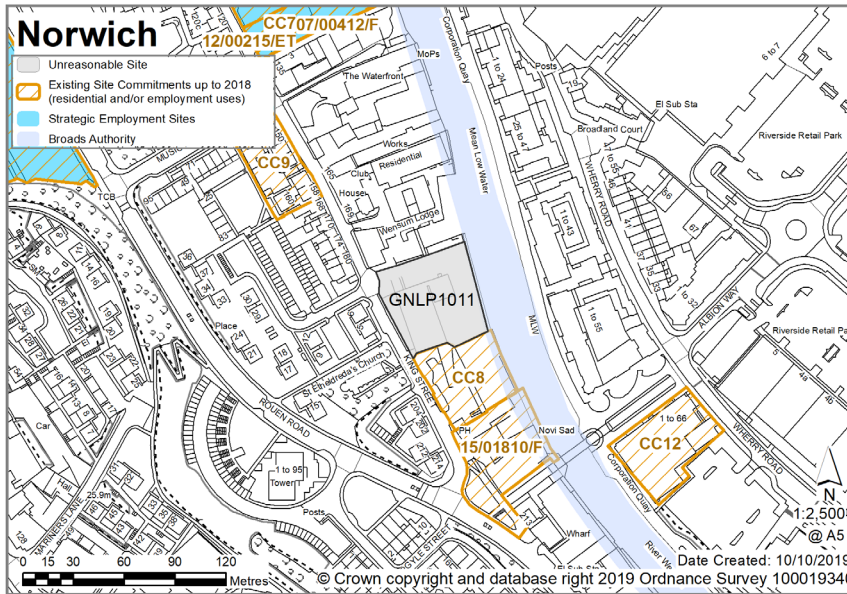


Dowding Road	GNLP0523	0.37	Residential development of up to 10 new dwellings	Site too small to meet the minimum allocation requirement and would involve the loss of protected open space
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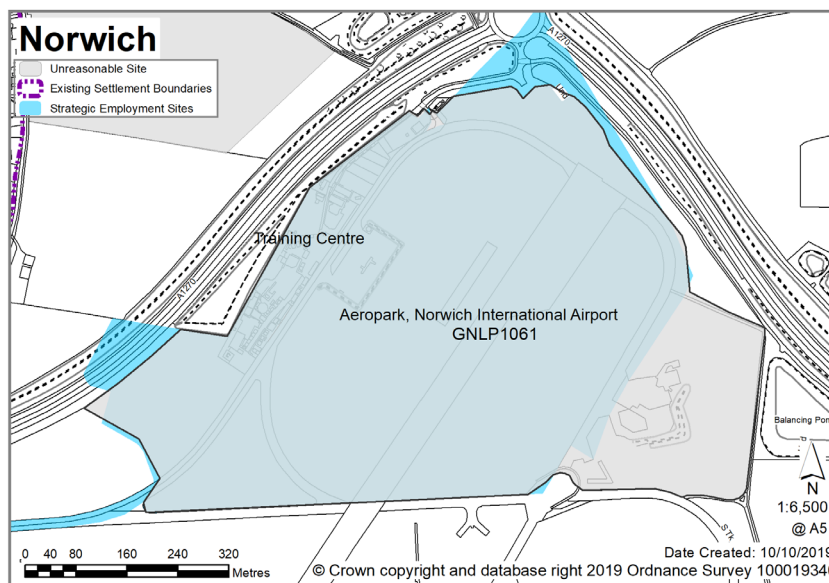


Wensum Lodge, 169 King Street	GNLP1011	0.26	Allocation to protect continued use a community sports facility	<p>This proposal involves no substantive development and protection of individual community facilities is not a matter for the GNL. Better considered in the context of a review of DM policies.</p> <p>Wensum Sports Hall site is not proposed to be allocated in the absence of evidence</p>
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				to demonstrate that the facility is surplus to requirements or a that a mechanism exists to replace or re-provide the sports facility elsewhere.

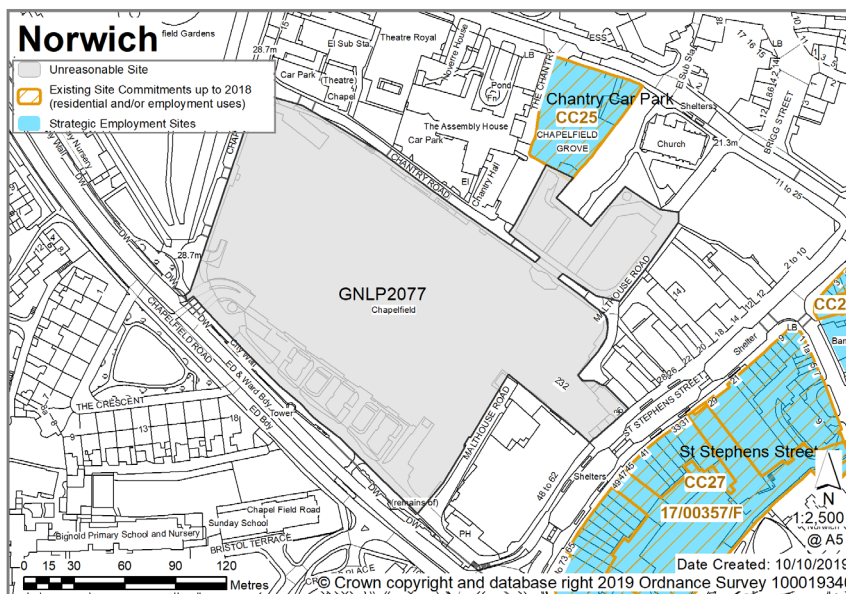


Imperial Park (formerly site 4), Norwich Airport (Partly within Broadland – Horsham St Faith Parish)	GNLP1061	46.50	General employment floorspace (B1c, B2, B8 and D1 with ancillary A1-A3 Use Classes)	The site falls within the operational area of Norwich Airport. Proposals for aviation related uses have been approved in outline but are not being progressed and this proposal seeks a reallocation for general employment use, which is also being pursued through a planning application. There is no evidence of need for new general employment allocations and the opportunity to deliver a major aviation related facility as consented would bring significant economic benefits
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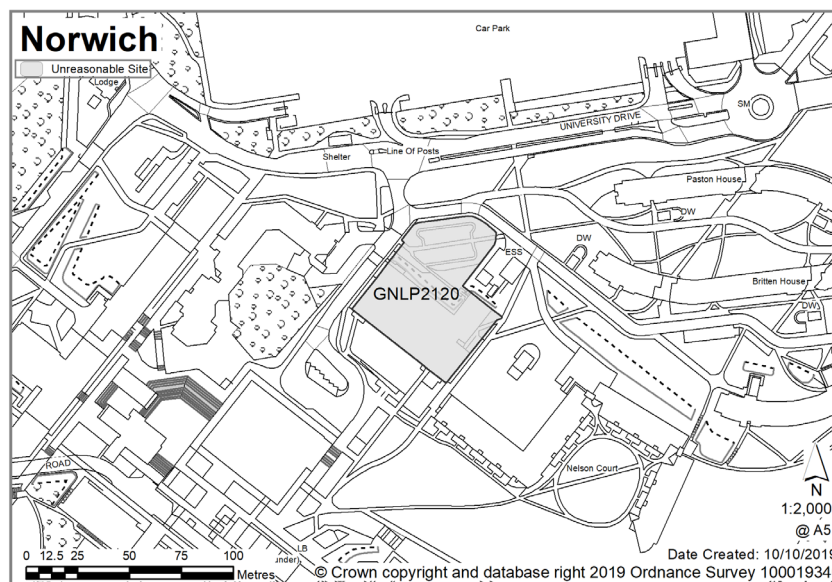


Chapelfield	GNLP2077	3.66	Additional town centre uses including	This proposal does not involve any substantive development but seeks a
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			retail (A1), Leisure (D2) and food and drink (A3)	more flexible approach to the acceptance of uses in the shopping centre. More appropriate to consider in the context of the city centre policy and future review of DM policies.



Congregation Hall, UEA	GNLP2120	0.33	Conference Centre	As a redundant building within the existing designated UEA campus, proposals for a conference centre could be considered through the specific DM policy for the campus or any equivalent successor policy.
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Adjoining Sainsbury Centre, UEA	GNLP2123	1.60	University related development possibly expansion of Sainsbury Centre	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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