

Appendix A - Norwich (Area covered by Norwich City Council)

Table of Allocated Sites (Residential and Non-Residential) with reasons for selection

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Norwich				
Land adjacent to the River Wensum and the Premier Inn, Duke Street	GNLP0068	0.12	Residential led mixed-use development for a minimum of 25 homes or student accommodation 125 bedrooms.	This is a prominent brownfield site in the northern city centre which is long term vacant and offers the potential for beneficial regeneration and redevelopment including improved access to the river. The site benefits from extant planning consents for residential development and student accommodation development.
UEA - Land adjoining the Enterprise Centre at Earlham Hall (walled garden and nursery)	GNLP0133-BR	1.29	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 sqm of floorspace	The principle of development has been established by virtue of the existing local plan allocation (R39) and outline planning permission. Its allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). The site boundary includes undeveloped elements of the existing allocation. Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The revision to the boundary corrects an error made in the previous boundary proposed.
UEA – Land North of Cow Drive (the Blackdale Building, adjoining Hickling	GNLP0133-C	0.89	Student accommodation, (a minimum of 400 beds	The principle of development has been established by virtue of the existing local plan allocation (R40) and consented and partly completed scheme for student accommodation. Its

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House and Barton House)			(equivalent to 160 homes)) may include a small element of ancillary university related uses.	allocation remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). As an extant consent and previous allocation; this site is been counted in the commitment figures.
UEA – Land between Suffolk Walk and Bluebell Road	GNLP0133-DR	3.96	University related development for both academic and non-academic uses.	The principle of development for a large proportion of this site has been established by virtue of the existing local plan allocation (R41) as a strategic reserve for university expansion. The proposed enlarged boundary reflects work done to maximise developable area in this location as part of the UEA DFS 2019 refresh. Its allocation for development remains appropriate to support programmed expansion of the UEA as set out in the emerging Development Framework Strategy (DFS). The site boundary includes undeveloped elements of the existing allocation. Alternative versions of this site have been considered through the assessment process – see unallocated sites table. The revision to the boundary corrects an error made in the previous boundary proposed.
UEA - Land at the Grounds Depot Site, Bluebell Road	GNLP0133-E	1.60	Student accommodation, in the region of 400 beds (equivalent to	The site has been developed and in operational use for several years as a ground's maintenance depot. Although in a prominent and sensitive river valley location with respect to the campus and the UEA Broad, on balance it is considered that the

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			160 homes) which may include a small element of ancillary university related uses	site offers the best opportunity to accommodate limited development to support the expansion of the UEA and will enable further enhancement and greater public access to the river valley, with the proviso that any development must be sensitively designed and integrated into the landscape.
Land at Constitution Motors, 140-142 Constitution Hill	GNLP0282	0.27	Redevelopment for a minimum of 12 homes .	The site is located in a predominantly residential area and is appropriate for residential use. It now has benefit of outline planning permission and reserved matters application pending decision, as such has been counted in the commitment figures.
Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (formerly GNLP0360 21.90ha) Land at Carrow Works (formerly GNLP3053 20.00ha)	GNLP0360/3053/R10	48.82	The East Norwich Regeneration Area is allocated for residential led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational	<u>The Deal Ground</u> This strategic regeneration opportunity site in east Norwich and including land at Trowse has benefit of outline planning permission for up to 670 homes, commercial uses, recreational open space and transport infrastructure, valid until 2023. It is a long-term strategic development priority for Greater Norwich and would secure major economic and regeneration benefits but is subject to complex constraints identified through the HELAA. Development potential of this land alongside the neighbouring Utilities site and land available through the release of the former Carrow Works site is recognised through a wider strategic growth allocation across the three sites which is expected to deliver a total of approximately 4,000

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Utilities site (formerly R10 - 6.92ha)			<p>open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure.</p> <p>The site is expected to deliver in the region of 4000 homes subject to confirmation through detailed master planning as defined in policy 7.1 of this plan.</p>	<p>homes. <i>Note that the May Gurney site falls within Trowse parish and approximately 90 homes of the 670 approved are included within the housing commitment for Trowse parish.</i></p> <p><u>Land at Carrow Works:</u> 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 expected to contribute to an overall target of 4000 in the East Norwich strategic regeneration area. The site may also accommodate 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.</p> <p><u>Utilities site:</u> Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038.</p>

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				These sites were previously consulted upon as individual sites, for the Regulation 19 version of the draft plan the sites have been combined as a single strategic policy for clarity acknowledging the co-operative approach to masterplanning and deliverability of the sites.
Former Eastern Electricity Headquarters (Dukes Wharf), Duke Street	GNLP0401	0.83	Residential-led mixed-use development including a minimum of 100 homes (or at least 250 student bedrooms). May also include employment, managed workspace retail, leisure, financial and professional services, education and cultural uses.	This long-term vacant regeneration opportunity site was previously allocated for office-led development in the adopted local plan (CC21) but remains stalled despite a succession of consented schemes. Allocation in the GNLP is wholly appropriate to recognise its considerable potential for regeneration for both housing and commercial uses taking advantage of its riverside site and highly accessible city centre location close to the primary shopping area. Previous consents on this site have now expired. 30 units as detailed in the existing allocation are counted in the existing commitment, the site is expected to deliver an uplift of an additional 70 units.
Land at Whitefriars	GNLP0409AR	1.61	Residential led mixed use 220 dwellings	This key regeneration site in the city centre is long term vacant. It consists of existing adopted local plan allocations CC17b and part of CC17a. It benefits from current consent for development for a residential-led scheme, of which phase 1 of

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				<p>three has commenced on site. The allocated site is expected to deliver 220 homes in accordance with the approved scheme. It is considered appropriate to progress this site to allocation as the affordable housing provision of the consent is on the un-commenced phases of this site; allocation protects affordable housing delivery expectations on the full developable area. Alternative versions of this site have been considered through the assessment process – see unallocated sites table.</p>
Land South of Barrack Street	GNLP0409BR	2.17	Residential led mixed-use development (200 dwellings),	<p>This key regeneration site in the city centre is long term vacant. It consists of the remainder of the existing adopted local plan allocation CC17a which has not been developed and does not fall within the boundary of proposed allocation GNLP0409AR. Outline and detailed consents on this site provide for 200 homes and offices to deliver the remaining phases of the St James Place office quarter which is counted in the existing commitment. The allocated site is expected to deliver an equal number of homes to the existing consent although it is understood that this may come forward through a revised application for the site. The boundary of this site is consistent with the boundary submitted for consideration by the landowner as part of the Regulation 18C consultation process. Alternative versions of this site have been considered through</p>

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				the assessment process – see unallocated sites table.
Land adjoining Sentinel House (St Catherine's Yard), Surrey Street	GNLP0451	0.38	Residential development (minimum 40 homes or 200 student bedrooms)	Following the conversion of Sentinel House to 199 apartments it is no longer appropriate to allocate the entire site as initially proposed although land to the east remains suitable for development. This is acknowledged in adopted local plan allocation CC29, albeit that the majority of the Queens Road Car Park will not now be available and is excluded. An allocation for housing or student accommodation reflects a form of development already supported in principle on this site. As the proposed site is part of previous allocation and subject to extant planning consent, the figures are counted in the current commitment.
Land at and adjoining Anglia Square	GNLP0506	4.79	Residential-led mixed-use development including in the region of 800 homes , student accommodation, retail units, offices and flexible workspace, hotel, leisure and hospitality uses	Anglia Square is a strategically important long-term regeneration priority in the northern city centre (previously allocated in the Northern City Centre Area Action Plan) which has great potential as a catalyst for area wide regeneration and the delivery of a significant quantum of housing contributing to Norwich's allocation requirement, alongside major economic benefits for the city and Greater Norwich as a whole. Following the outcome of the Public Inquiry by the Secretary of State in November 2020 to refuse consent for a mixed-use regeneration scheme including 1250 homes and commercial floorspace, a reduced

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			and community facilities as part of a balanced mix.	density of 800 is now proposed for allocation. The strategic importance and major regeneration benefits of the site require appropriate recognition in the GNLP. 198 units are counted in the existing commitment as part of an extant consent, the additional 602 units are counted as uplift.
Land known as 'Site 4', Norwich Airport	GNLP1061R	42.46	Aviation related employment	<p>The site falls within the operational area of Norwich Airport. Proposals for aviation related uses have been approved in outline as such the principal for this type of development in this location is accepted. 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.</p> <p>The GVA Employment, Retail and Town Centres Study shows no evidence of need for additional general-purpose strategic scale employment allocations given the surplus of existing unimplemented allocated sites, of which there are a number in the vicinity. The opportunity to deliver a major aviation related facility as consented would bring very significant economic benefits to the Greater Norwich area which may not be deliverable through other forms of development and whilst not viable at present its longer-term feasibility has yet to be tested.</p>

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				<p>This site provides a unique opportunity, it is the only site that can provide development for airport related uses; as such it should be secured for such before alternative uses are sought and evidenced.</p> <p>The site area proposed for allocation is smaller than the site area submitted by the landowner. The proposed allocation boundary omits the developed area to the northwest of the site which is currently in operational use and there is no known intention to cease this use. Alternative versions of this site have been considered through the assessment process – see unallocated sites table.</p>
Land at and adjoining St Georges Works, Muspole Street	GNLP2114	0.55	Residential led mixed-use development (to provide a minimum of 110 homes together with 5000sqm offices and managed workspace and potentially other ancillary uses such as small-scale retailing.)	The principle of development has been established through previous allocation of the site for housing development in the Northern City Centre Area Action Plan and a now expired planning permission for 57 homes. Consented office to residential conversion of the Guildyard, Colegate and Seymour House, Muspole Street could already deliver 60 flats counted in the existing commitment; the additional 50 units are counted as uplift. Outline regeneration proposals have been publicised alongside the nearby St Mary's Works site, for which there is a consented outline scheme, under the "Shoe Quarter" initiative. The building is currently used beneficially

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				as managed workspace but in the event of more substantive development proposals the site can deliver a more substantial housing led development with significant regeneration benefits which should be acknowledged in the GNLP.
Friars Quay car park, Colegate (former Wilson's Glassworks site)	GNLP2163	0.13	Residential development (25 homes minimum). Offices or other commercial uses would be appropriate as a small element of the scheme on the frontage to Colegate.	This brownfield site was previously allocated in the Northern City Centre Area Action Plan for housing-led development and subject to a withdrawn planning application for residential development broadly similar to the GNLP submission. The principle of residential development has been established by virtue of the previous NCCAAP allocation and the development of the site (subject to detailed design) would offer regeneration benefits as well as contributing to the affordable and general needs housing requirement for the city. Accordingly it is suitable to identify in the GNLP.
Land West of Eastgate House, Thorpe Road	GNLP2164	0.19	Residential development (in the region of 20 homes)	Eastgate House (former offices) adjoining has recently been converted to residential apartments mainly under prior approval as permitted development, Graphic House immediately to the west (also previously offices) has recently implemented its permission for conversion to a student large HMO. The surface car park site between these two buildings is of restricted size but could support appropriate residential development in association with the established

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				newly converted residential accommodation adjoining. Given the surrounding pattern of uses it is considered that the site is appropriate to identify in the GNLP.
St Mary's Works	GNLP3054	1.05	Comprehensive mixed-use development to include residential and employment uses, with the possible addition of a hotel. (150 homes minimum)	This brownfield site was previously allocated in the Northern City Centre Area Action Plan. The site is situated in a prominent location within the Northern City Centre strategic regeneration area and is likely to accommodate a minimum of 150 homes. It benefits from existing outline consent for redevelopment including around 150 residential units, office floor space, and a hotel. 150 units have been counted as existing commitment.
147-153 Ber Street	CC2	0.18	Mixed use 20 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
10-14 Ber Street	CC3	0.11	residential led mixed use 10 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at Rose Lane/Mountergate (Mountergate West)	CC4a	1.20	Mixed-use 50 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected

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Land at Mountergate/Prince of Wales Road (Mountergate East)	CC4b	2.39	Mixed-use 200 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Hobrough Lane, King Street	CC7	0.35	residential led mixed use. 20 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
King Street Stores	CC8	0.21	Residential 20 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at Garden Street and Rouen Road	CC10	1.08	Mixed use 100 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at Argyle Street	CC11	0.32	Residential 15 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038

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Land at Lower Clarence Road	CC13	1.00	Residential 45 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Norwich Mail Centre, 13-17 Thorpe Road	CC15	1.52	Residential led mixed use 150 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way	CC16	2.23	mixed use 270 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at 140-154 Oak Street and 70-72 Sussex Street	CC18(part & CC19	0.27	Residential 27 homes	Allocation CC19 and part of allocation CC18 are now in the same ownership. These sites have been combined (omitting the remainder of CC18) and carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land to rear of City Hall	CC24	0.40	Mixed use, 20 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038

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Westwick Street Car Park	CC30	0.30	Residential 30 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at the Neatmarket, Hall Road	R1	4.51	Employment	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Ipswich Road Community Hub, 120 Ipswich Road	R2	0.78	Residential 15 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
John Youngs Limited, 24 City Road	R7	0.89	Residential 45 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Site of former Gas Holder at Gas Hill	R13	0.30	Residential 15 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land at Ketts Hill and east of Bishop Bridge Road	R14/15	1.65	Residential 80 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected

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Site of former Van Dal Shoes, Dibden Road	R17	0.54	Residential 25 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Site of former Start Rite Factory, 28 Mousehold Lane	R18	0.86	Residential 40 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land North of Windmill Road	R19	0.19	Residential 17 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land east of Starling Road	R20	0.27	Residential 23 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Two sites at Hurricane Way, Airport Industrial Estate	R29	Site A: 0.26 Site B: 2.28	Residential and Light industrial 30 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038

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Land at Holt Road	R30	1.33	Employment	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038. The site boundary has been revised from the existing allocation to omit the paddock to the north due to land ownership uncertainties
Heigham Water Treatment Works, Waterworks Road	R31	1.37	Housing le mixed use 60 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038. The site area has been revised (reduced) since the existing allocation due to landowner requirements to retain some of the area in operational use.
Site of former Earl of Leicester Public House, 238 Dereham Road	R33	0.14	Residential 10 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Mile Cross Depot	R36	4.40	Mixed use 170 dwellings	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
The Norwich Community Hospital	R37	5.30	hospital development	Allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this

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Site, Bowthorpe Road			and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. 80 dwellings	site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Three Score, Bowthorpe	R38	25.29	Urban extension. 900 dwellings	Residue of allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038
Land West of Bluebell Road, and north of Daisy Hill Court/Coral Court, Westfield View	R42	3.40	Older peoples residential 100 dwellings	Undeveloped residue of allocation carried forward from the 2014 Norwich Local Plan. The principle of development on this site has already been accepted and it is expected that it will be built out in the time period of this local plan up to 2038.