

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.
UEA – Land west of Bluebell Road	GNLP0133F	5.72	University related development e.g. teaching, research, accommodation, general infrastructure and ancillary uses	Development would be likely to have significant impacts on protected green space, green infrastructure and ecological networks.
The Alders, Cooper Lane	GNLP0184	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
Henderson Community Park, Ivy Road	GNLP0248 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
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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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
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 GNLP. 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 to demonstrate that the facility is surplus to requirements or a that a mechanism exists to replace or re-provide the sports facility elsewhere.</p>
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
Chapelfield	GNLP2077	3.66	Additional town centre uses including retail (A1), Leisure (D2) and food and drink (A3)	This proposal does not involve any substantive development but seeks a 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.
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.

