

Site references						
Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
H001	part M039	part R24	part R22	Aylsham Way Industrial Estate, Aylsham Road	Housing and/or mixed use	Site allocated for mixed use development (housing and small business units) as part of site R22.
H002	part NOR0043	part R13	part R12	189-191 Aylsham Road		Site allocated for housing, possibly with starter business units, as part of R12.
H003	part M039	part R23	part R21	Melbourne Business Park, Arminghall Close		Site allocated for mixed use retail and housing development as part of R21.
H004	-	-	-	Land to rear of 180 Earlam Road	Housing	Site not allocated due to access and ownership issues.
	H006	-	-	Lincoln Ralphs Sports Hall and adjoining car park		Site not allocated to prevent loss of sports facilities.
H008	-	-	-	Land at Northumberland Street		Site retained as part of wider employment allocation rather than the housing use proposed.
H010	-	-	-	James I (ex public House), 29 Drayton Road		Site too small to allocate, but has been redeveloped for housing.
H011	-	-	-	Land at Eaton Golf Club (part)		Site not allocated due to access issues and loss of green space.

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H025	-	-	-	Bertram Books, Rosary Road		Site not allocated as housing development had already commenced early in plan making period, now largely complete.
H028	H028	Deleted site R34		165-175 Northumberland Street		The site was included in the final list of sites to be allocated in the Reg19 plan. However it was deleted from the plan before publication as the landowner indicated that the site was no longer available for development.
H034	H034	CC2		84-110 Ber Street	Housing	The site was deleted from the plan before adoption as the landowner indicated that the site was no longer available for development within the plan period.
H036	-	-	-	St Luke's Court, Aylsham Road		Site not allocated due to ownership issues.
H045	-	-	-	Mary Chapman Court		Site not allocated as already allocated in the Northern city centre area action plan (NCCAAP).
H046	-	-	-	Exeter Street car park		Sites too small to allocate, but

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H050	-	-	-	Land at The Avenues		have been redeveloped for social housing.
H051	-	-	-	Peckover Road		
H053	-	-	-	Dibden Road		Site not allocated as housing development commenced early in plan period, now complete.
E002	-	-	-	Victoria House, Queens Road	Office extension Multi-storey car park Possibly part residential	After consultation with site owners, the decision was taken not to allocate the site but to include it within the office development priority area designated under policy DM19 of the DM Policies Plan. Any future proposals would be assessed and determined in accordance with that policy.
E004	-	-	-	Land at former RAF Families Club, 2 Hurricane Way	Employment	Site designated as part of wider employment area under policy DM16 of the DM Policies Plan.
E006	-	-	-	Sweet Briar Road Industrial Estate		Sites designated for

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E007	-	-	-	Bowthorpe Employment Area		employment use under policy DM16 of the DM Policies Plan.
E008	Part forms E008a	Part forms R1	Part forms R1	Hall Road (including remaining former livestock market land and abattoir sites)	Employment	Majority of site designated for employment use under policy DM16, with area around Livestock Market allocated for employment development under site specific policy R1.
E009	-	-	-	Airport Industrial Estates (including the Vulcan Road estate)		Sites designated for employment use under policy DM16 of the DM Policies Plan.
E010	-	-	-	Mason Road / Mile Cross		
				Lane Area		
E011	-	-	-	Whiffler Road Industrial Estate		
E012	-	-	-	Europa Way		
E013	-	-	-	Guardian Road (including employment uses on the former Bowthorpe schools site adjacent)		
E014	-	-	-	Bayer Crop Science [now Briar Chemicals] (including current vacant land holdings)		

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E015	E015 (H)	R12	R11	Kerrison Road / Hardy Road Gothic Works		Site allocated for housing led mixed use development, potentially including small-scale employment and river-related leisure uses under policy R11	
E016	Central part forms E030-1	Central part forms R31a	Central part forms R29a	Former H block and 6-14 Hurricane Way		Eastern part (6-14 Hurricane Way) forms part of a designated employment area under Policy DM16 of the DM Policies Plan. Western part designated as woodland under policy DM6. Central part (former H block) allocated for light industrial development and/or for small business uses under policy R29 (site a).	
E017	-	-	-	6 Liberator Road		Designated for employment use as part of wider employment area under policy DM16 of the DM Policies Plan.	
E018	-	-	-	55-85 Barker Street			
E019	-	-	-	Land at Swanton Road			
E020	-	-	-	25-27 Surrey Street		Offices	Sites not allocated as too small. All are included
E021	-	-	-	Land opposite 15 Surrey Street			

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E022	-	-	-	Land to south of 16 All Saints Green		within the office development priority area designated under policy DM19 of the DM Policies Plan. Any future office proposals would be assessed and determined in accordance with that policy and other relevant local plan policies.
E024	-	-	-	Green space on Surrey Street to north of St Catherines Close		Site not allocated as it is too small and would involve loss of green space. Any future office proposals would be assessed and determined in accordance with policies DM8 and DM19 of the DM Policies Plan and other relevant local plan policies.
E025	Small part included in M038	Small part included in R3	Small part included in R3	Hall Road	Employment	Most of site designated as part of wider employment area under policy DM16 of the DM Policies Plan. Small area of northern part allocated as part of district centre by policy R3.

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E026	Small part allocated as E003	Small part allocated as R28	Small part allocated as R26	City Trading Estate		Most of site designated as part of wider employment area under policy DM16. Small area in northern western part (accessed from Raynham Street) allocated for housing development under policy R26.
E027	-	-	-	Northumberland Street	Employment led mixed use	Western part of site designated as employment area under policy DM16 of the DM Policies Plan. Eastern part of site developed for housing inc. conversion of former factory..

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Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
E028	Parts allocated as NOR0045 and M049	Parts allocated as R39 and R38	Parts allocated as R36 and R35	Drayton Road Estate and City Care Site	Employment led mixed use	City Care Site (now Mile Cross Depot) allocated for mixed use development to include housing and small business workshop units under policy R36. Western part of Drayton Road Estate (adjoining Dolphin Path) allocated for housing as <i>Land at Havers Road</i> under policy R35; eastern part retained for employment use under policy DM16 of the DM Policies Plan.
E029	-	-	-	Carrow Works	Employment	Site designated for employment use under policy DM16 of the DM Policies Plan.
R001	Part M019	Part R21	R19	Land at 463-503 Sprowston Road	Food Store	Site developed November 2013 for a local food store. Residue of former draft allocation M019 (later R21) north of Windmill Road allocated for housing as site R19.

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Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
R002	-	-	-	Former Autowrappers factory, 73 Whiffler Road	Employment and retail	Site designated as part of wider employment area under policy DM16 of the DM Policies Plan; since redeveloped for car showrooms and business units.
R003	-	-	-	Riverside Retail Park, Albion Way	Primary retail area	Area neither allocated nor designated as primary retail area – its designation as part of a large district centre in the DM Policies Plan reflects its reclassification as such in the retail hierarchy defined by policy 19 of the JCS. Proposals in this area will be assessed and determined in accordance with policies DM18 and DM20 of the DM Policies Plan and other relevant local plan policies.

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Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
R004	-	Part in site R3	Part in site R3	Hall Road Retail Warehouse Park	Retail Warehouse Park	Northern part of site retained as designated retail warehouse park under policy DM25 of the DM Policies Plan, southern area part of wider allocation for district centre under policy R3 Proposals in this area will be assessed and determined in accordance with Policies DM18 and DM25 of the DM Policies Plan and other relevant local plan policies.
R005	-	-	-	39/39a and Toilet, Provisions Market	Retail	Site not allocated as too small and within city centre primary retail area, consequently no need to allocate specifically. Proposals affecting these premises will be assessed and determined in accordance with policies DM18 and DM20 of the DM Policies Plan and other relevant local plan policies.

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Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
R007	-	-	-	9-39 All Saints Green (John Lewis) & 25 Ber Street	Minor extension of primary retail area	Site not allocated but incorporated as a minor extension to the primary retail area designated under policies DM18 and DM20 of the DM Policies Plan.
R008	-	-	-	2-10 St Stephens Street & 11-25 Rampant Horse Street	Intensification of retail use	Site not allocated as already within city centre primary retail area, consequently no need to allocate specifically. Subsequently partly redeveloped and reconfigured as larger Marks and Spencer store: minor changes to boundaries of primary shopping area and defined retail frontage made in DM Policies Plan as a consequence. Future proposals will be assessed and determined in accordance with policies DM18 and DM20 of the DM Policies Plan and other relevant local plan policies.

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M001	-	-	-	Gooseberry Gardens and access thereto via existing allotments, Cathedral Precinct	Housing and education	Sites not allocated due to potentially significant impacts of development on the setting of the cathedral and other listed buildings, conservation area character, views, traffic, flood risk and designated open space.
M002	-	-	-	Land between Hooks Walk & Ferry Lane on West flank of Norwich School playing fields, Cathedral Precinct	Housing led mixed use, possibly with commercial or health-related uses	Sites not allocated due to potentially significant impacts of development on the setting of the cathedral and other listed buildings, conservation area character, views, flood risk and designated open space.
M003	-	-	-	Brownes Meadow Car Park and land to rear of 20 to 24 The Close	Mixed use: housing, commercial, educational and other uses	Site not allocated due to potentially significant impacts of development on conservation area character, setting of listed buildings, amenity, biodiversity, trees and flood risk.

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M004	-	-	-	Land to rear of 9-14a The Close and car park west of Horsefair House	Mixed use: residential, commercial and hotel uses	Site not allocated due to potentially significant impacts of development on listed buildings, historic plots and walls, access and trees.
M005	-	-	-	10 Barnard Road	Hotel and Leisure	Site not allocated for hotel and leisure uses, but remains designated as part of wider employment area under policy DM16 of the DM Policies Plan.

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M007	M007 and OU014	Deleted site R6		Former Lakenham Sports and Leisure Centre, Cricket Ground Road	Housing and open space	Site was initially proposed for allocation for housing and open space (it would have been numbered as site R6 in the pre-submission plan) but was deleted from the plan by a prior decision of the council's cabinet. Planning permission has since been granted on appeal for those uses. In the event that the approved proposals do not proceed the site remains designated for open space in the DM Policies Plan and future proposals would consequently be assessed and determined in accordance with policy DM8 of that plan and other relevant local plan policies.
M008	-	-	-	Norfolk Tower, Surrey Street	Mixed use retail, office and housing or hotel and student accommodation	The site was not allocated for these uses as loss of city centre office floorspace is not justified.

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M009	MO09	-	R42	Land west of Bluebell Road, Bartram Mowers Ltd	Initially housing, then housing for the elderly on reduced site	Site allocated for housing for the elderly, possibly including assisted living and/or extra care housing with open space, access and environmental improvements to the Yare Valley.
M019	M019	Part R23	-	Sprowston Road	Mixed use, food store and housing	The majority of the originally allocated site is now designated as part of Sprowston Road district centre subsequent to food store development. Remainder is allocated as R19 for housing development.

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M021	Part M020	CC17	CC16	Site at Kerrison Road	Mixed use including residential, commercial and community, uses	The southern part of the site is allocated for mixed use development to include residential, leisure, community, office and ancillary small retail uses under policy CC16. The central part is allocated for housing led mixed use development, potentially including provision of small-scale employment and river-related leisure uses under policy R12. The northern part is not allocated.
M023	M023 (part)	CC33	-	Westlegate/Timberhill (Westlegate Tower)	Primarily retail, housing and offices	Westlegate Tower not allocated in the adopted plan as development commenced during the plan making period and is now complete.

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M025, M055	-	-	-	Adjacent to Bus Station, Surrey Street	Mixed use	Site not allocated as development commenced early in the plan period. Part of the site has been developed as a YMCA hostel and student accommodation is being built on the remainder of the site.
M032 (part), M034	M034 (part)	CC4 (part)		16-24 Ber Street	Part of mixed use site to include hotel, retail, leisure and residential	Numbers 16-24 Ber Street and land forming part of the Archant car park adjoining Thorn Lane Land are not available for housing development following consultation with land owners. Previously included within larger allocation CC4: 10-24 Ber Street, at Reg19 stage. The adopted plan allocates 10-14 Ber Street only as site CC3.
M033	M013 and M023	CC32 and CC33	CC28	St Stephens Street / Westlegate	Mixed use – primary retail frontage with residential and offices above	Site allocated for mixed use retail and office development under policy CC28.

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M037	-	-	-	Barn Road/ Timber Yard	Mixed use – retail warehousing and/or leisure with residential uses	Site not allocated as it would not have been available for development within the plan period
M039 (part)	M039 (part)	R13 (part)	-	Aylsham Road	Mixed use development	Land is not available for housing development following consultation with land owner. The site boundary has been altered to include 261-277 Aylsham Road only, excluding this part of the site. The residue of the site is allocated as site R12.
M044	M044	CC28	-	Fire Station. Bethel Street	Mixed use to include retail, office, hotel or leisure uses	Site not allocated in the adopted plan as planning permission has been granted for conversion for education use (a free school); the scheme is now complete and operating.

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Reg25 (1) draft plan Nov 09	Reg25 (2&2a) draft plan Jan/Jul 2011	Reg19 pre submission plan Aug 2012	Adopted plan Nov 2014	Site name	Proposed use	Outcome
M045	-	-	-	Magdalen Street Car Park	Mixed use retail, professional service, restaurant, office or leisure	No need to allocate as the southern part of site is already allocated through the NCCAAP as part of site WW1 for mixed use employment, housing and retail development and northern part for small business or workshop development under policy PS1.
M048	-	-	-	1-6b Craft Workshops Bowthorpe	Mixed use hot food takeaway and residential	Site not allocated due to viability issues.
M049	M049	R39	R36	Mile Cross Depot	Mixed use employment and housing	Site allocated for mixed use housing and small business workshop development through policy R36.
M050	Part NOR0045	Part R38	Part R35	Land at Havers Road	Mixed use employment and housing uses	Site allocated for housing development as part of site R35.
M051	-	-	-	41 All Saints Green	Office	Site not allocated as proposal best addressed through DM policies.

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M052	-	-	-	Colegate Car Park	Mixed use office with residential or non-residential institution	Site not allocated due to constraints arising from the archaeological significance of the site and the need to preserve the historically open setting of surrounding listed buildings.
M054	-	-	-	Magpie Printers Site	Mixed use retail and housing	Site too small to allocate.
M056	-	-	-	38 Surrey Street, Saints Court and land to north of Surrey Grove	Residential and offices	Site not allocated due to ownership issues and to prevent loss of green space.
M058	-	-	-	18a-26 St Stephens Street	Retail and cafe /restaurants on the ground floor. Mixed use on upper floors.	Sites not allocated as already within city centre primary retail area, consequently no need to allocate specifically.
M059	-	-	-	12 St Stephens Street		
-	M061 (Reg 25 (2a) stage)	CC25	-	Norfolk House, Exchange Street	Mixed use: retail/leisure/offices – plus residential and potential for education uses in Reg19 plan	Site not allocated in adopted plan as it has been converted for educational use (for Norwich City College)

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OU001	-	-	-	Area framed by Trafford Road, Southwell Road, Hall Road and Brian Avenue	Protection from tall developments	No specific policy has been produced for this area to address this issue as JCS and DM policy DM3 require development to be designed appropriately to respect the surrounding area.
OU002	-	-	-	Land at Mount Zion Family Life Centre, Heartsease Lane	Not specified	Since the proposal did not identify an alternative use for the site, any further proposals will be considered in relation to DM policies. The site has extant planning permission for a new church building and sports, pre-school and community facilities.

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OU003-1 – OU003-15	-	-	-	University of East Anglia	Various university campus related developments	In the majority of cases allocation of the proposed sites is not necessary as they lie within the university campus and any proposals will be considered in relation to policy DM26. Sites at the former Blackdale School (R41) and between Suffolk Walk and Bluebell Road have been allocated and form part of the extended campus. Earlham Hall and neighbouring land to its east (Site R40) is allocated and is being developed for business uses.
OU003-19	-	-	-	Cyclist/pedestrian link UEA to Colney Lane (part in South Norfolk)	Public transport and cyclist/pedestrian link	Any detailed proposals to develop the cycle route would be considered against the relevant DM policies.

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OU004	-	-	-	Former Woolworth Store, Riverside Retail Park	Concert Hall, Arena or Sports Use	There is no need to allocate the site for such uses as it is part of a Large District Centre and any development proposals for the site will be considered against policy DM18 of the DM Policies Plan and other relevant policies. The store has since been subdivided and re-let to various retail operators.
OU005	-	-	-	The Wooded Ridge (runs from Thorn Lane, along Rouen Road and Argyle Street)	Protect as green space	The area is designated and protected as woodland and open space through policies DM6 and DM8 of the DM Policies Plan.
OU006	-	-	-	Existing tree and woodland belts within the areas zoned for shopping and employment in the area between Hall Road & the railway line	Protect as green space	The area is designated and protected as woodland and open space, and the northern part is also protected as a County Wildlife Site, through policies DM6 and DM8 of the DM Policies Plan.

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OU007	-	-	-	Area between Bunkers Hill Wood and the County wildlife sites in Yare Valley	Provide for green link within development site between Bunkers Hill Wood and Yare Valley	Site allocation R39 requires green links to be provided to serve the development. Outline planning permission for Three Score makes provision for such a link (as set out in the Parameters Plan accompanying the application).
OU008	-	-	-	Bracondale Grove	Protect as green space without public access	The area is designated and protected as woodland and open space through policies DM6 and DM8 of the DM Policies Plan.
OU009	-	-	-	Green space bordering ring road in front of Malzy Court	Protect as green space	Site not designated as green space as it is allocated for mixed use development in the adopted NCCAAP through policy SC1. Low scale residential development is proposed on the western part of the site adjacent to the single storey Malzy Court. Street trees are required on the development frontage.

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OU011	-	-	-	Bus station	Cycle storage	Site M055 (of which this site would have formed part) was not carried forward as it was already partially developed with extant planning permission for the remainder: no need to allocate
OU012	-	-	-	St Andrews and Blackfriars Hall	Concert Hall	Allocation is not necessary as it does not involve any change of use.
NOR00 05	-	-	-	Former Eaton Rise Service Station Ipswich Road	Housing	The site is too small to allocate for housing development due to ground conditions and site topography constraints restricting the amount of developable land.
NOR00 08	-	-	-	YMCA Hostel, 48-50 St Giles Street	Housing	Site not allocated as part of it has recently been redeveloped as a hostel.
NOR00 15	-	-	-	ABC Wharf, 161-165 King Street	Mixed use including employment	Site not allocated as proposed in order to retain premises for small businesses.

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NOR00 17	H034 (part)	CC3	CC2	Land adjacent to 147-153 Ber Street	Housing	Site H034 disaggregated as separate sites CC2 and CC3 in Reg19 plan. CC3 remains in adopted plan allocated for housing, renumbered as CC2.
NOR00 18	H034 (part)	CC2	-	Lind Garage 106-110 Ber Street		Site H034 disaggregated as separate sites CC2 and CC3 in Reg19 plan. Site CC2 not carried forward into adopted plan: landowner has indicated that site will not be developed in plan period.
NOR00 25	-	-	-	Norwich Union Car Park, Kings Lane/Ashby Street		Site not allocated subsequent to landowner's confirmation that it is unlikely to be available for development during the plan period.

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NOR00 42	M039 (part)	Parts of R23 and R13	Parts of R21 and R12	261-281 & 295 Aylsham Road and 1-5 Aylsham Way	Mixed Use housing, employment and retail	Site M039 subsequently disaggregated into two smaller allocations with intervening land excluded which landowners indicated would not be developable in the plan period. These smaller sites remain allocated in the plan respectively for mixed use development as site R21 (Land at Aylsham Road), which now has planning permission for retail development, and for housing as site R12 (261-277 Aylsham Road)
NOR00 82 (part)	NOR0082 (H)	CC18		Hunters Squash Club, Edward Street	Housing	Site not allocated in the adopted plan as housing development has commenced.

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NOR0092 (part)	NOR0092 (part)	Part R18	-	124 Barrack Street	Housing	Land is no longer available for housing development following consultation with land owner. The site boundary has been altered to include 126-128 Barrack Street only (allocated as site R16), excluding this part of the site.
NOR0093	NOR0093 (Reg 25(2)a only)	R19 (factory/car park only)	R17 (factory/car park only)	Van Dal Shoes and garage courts, Dibden Road/Crome Road	Housing	Sites not considered developable initially as landowner had stated it would be unlikely to be available for development during the plan period. Site NOR0093 consulted on again at Reg 25(2)a stage as landowner indicated that the factory site would after all be available and requested its reinstatement in the draft plan. Factory site and car park (but not garage courts) are allocated for housing in the adopted plan as site R17.
NOR0099	NOR0099	R14	-	Decco Site, Chalk Hill Works, Rosary Road	Mixed use with housing	

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NOR01 06	-	-	-	Woodside First School, Witard Road	Housing	Sites not allocated, subsequent to landowner's confirmation that they are unlikely to be available for development during the plan period.
NOR01 08	-	-	-	58 Mousehold Lane		
NOR01 10	M022 (part	CC5 (part)	CC4 (part)	Baltic House, Mountergate	Mixed use offices and housing	Sites part of larger Rose Lane/Mountergate mixed use allocation CC4 (including offices, housing, car park and open space) in adopted plan.
NOR01 12	M022 (part	CC5 (part)	CC4 (part)	Sites at Mountergate adjoining and to the south of Hotel Nelson, Mountergate		
NOR01 15				131-141 Dereham Road/ 15 Old Palace Road	Housing led mixed use	Site not allocated as part had planning permission and remainder was confirmed as being unavailable for development during the plan period.
NOR01 28				RAF Officers' Married Quarters, Dowding Road	Housing	Planning permission has been granted for housing development on part of the site, while the remaining part has been designated as open space under policy DM8 of the DM Policies Plan.
M037	M037a (H)	-	-	Canterbury Place	Mixed use	Sites not allocated

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M046	M046(H)	-	-	110-112 Barrack Street	Mixed use retail, professional service, restaurant or leisure uses	subsequent to landowner's confirmation that they are unlikely to be available for development during the plan period.
H030	H030	-	-	Former Civil Service Sports Ground, Wentworth Green	Housing	Site not allocated as housing development was approved and implemented early in the plan period.
H047	H047	Deleted site R46 (exclude s garages)	-	Sleaford Green	Housing	Part of site was included in the final list of sites proposed for allocation in the Reg19 plan as site R46 (Land at Pointers Field) but was deleted from the plan before publication after development commenced.
H048	H048	-	-	Vale Green		Sites not allocated as development approved and implemented.
H049	H049			Bowers Avenue		
NOR0073	NOR0073(H)	-	-	Spring Grove Laundry, Oak Street	Housing	Sites not allocated as development approved and implemented.
NOR0078	NOR0078(H)	-	-	Thorndick & Dawson, 75-81 Pottergate		
NOR0125	NOR0125(H)	-	-	Cumberland Hotel, 212-216 Thorpe Road		